

Cuyahoga Falls City Council
Minutes of the Public & Industrial Improvements Committee

June 19, 2023

Members: Meika Penta, Chair
Frank Stams
Adam Miller

Mrs. Penta called the meeting to order at 6:44 p.m. All members were present.

The minutes of the June 5, 2023 Public Improvements Committee meeting were approved as written.

Legislation Discussed:

Temp. Ord. B-59

Temp. Ord. B-60

Discussion:

Temp. Ord. B-59

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, without competitive bidding, with Jadco Construction Services, for emergency concrete and masonry repairs to the City-owned parking garage located at 2035 Old Town Loop, and declaring an emergency.

Mr. Tony Demasi, City Engineer, presented Temporary Ordinance B-59 to Council. The Blue Parking Deck located at 2035 Old Town Loop needed emergency repairs. Jadco Construction Services was available to complete the repairs in a timely and workmanlike fashion.

The Director of Public Service will be authorized to enter into a contract or contracts, without competitive bidding, with Jadco Construction Services, for emergency concrete and masonry repairs to the City-owned parking garages located at 2035 Old Town Loop. The Director of Finance will be authorized and directed to make payment for same from the Capital Projects Fund, Line Item Capital Outlay.

Mr. Demasi stated that, on April 19 of this year, Maintenance and Parks and Recreation made them aware of falling concrete under support beams in the parking garage. Jadco Construction Company, who is a construction company familiar with the Blue Garage, was immediately available at that time and support structures were installed that afternoon. Since that time, final repair plans have been prepared and Jadco Construction Services has prepared a final cost estimate and are available to make the other repairs in a reasonable fashion. Construction will begin in a few weeks and be completed in 5 weeks with a total cost of \$63,360. There is money in the budget for this type of work.

Ms. Nichols-Rhodes thanked the Parks and Recreation Department. During the Irish Festival, Ms. Sara Kline, Parks and Recreation Superintendent, and some other employees were stopping people

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because the barricade in the parking deck had been moved and people had parked where it was unsafe. They helped remedy the situation, and people moved their cars. She stated that this is another example of how people are working all the time behind the scenes to make sure everything is going smoothly and that people are safe.

Mr. Balthis stated that, over a decade ago, money was put into the garages every year. Maintaining the parking garages is not an inexpensive task. When Front Street opened, the Administration and recommended that money be put into the parking decks. He asked what they anticipate the needs will be with the parking decks over the next 5, 10 or 15 years.

Mr. Demasi stated that 2017 is when huge improvements were made to all three parking garages. Prior to that, they would spend approximately \$200,000 collectively for all three, which was not enough. They had a report prepared that forecasted the cost of repairs needed immediately and long term, and decided to make all of those repairs in 2017. One and a half million dollars was spent on the Blue Garage. Last year, they spent \$50,000 just on the Blue Garage. This year, that amount will be \$63,360. Moving forward, they might have to consider increasing that \$150,000 because of the natural wear and tear of the structure. This structure is 48 years old and it has a unique system that needs to be constantly maintained. He will be requesting money be put into the budget to repair these projects.

Mr. Balthis stated that everyone uses the decks and they are an important aspect of the success of downtown. He appreciates that made those repairs were made in 2017 and they continue to put money into maintaining the decks so that the City will have them for many years.

Mr. Miller moved to bring out Temp. Ord. B-60 with a favorable recommendation, second by Mr. Stams. Motion passed (3-0).

Temp. Ord. B-60

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, after publicly advertising for bids, for the replacement of the flat roof on the Water Treatment Plant chemical building, located at 2228 Munroe Falls Avenue, and declaring an emergency.

Tony Demasi, City Engineer, presented Temporary Ordinance B-60 to Council. The Director of Public Service will be authorized to enter into a contract or contracts, after publicly advertising for bids, for the replacement of the flat roof on the Water Treatment Plant chemical building, located at 2228 Munroe Falls Avenue. The Director of Finance will be authorized and directed to make payment for same from the Water Fund, Line Item Capital Outlay.

Mr. Demasi stated that this roof replacement was budgeted at \$140,000, which will provide the \$133,000 needed to repair the Water Treatment Plant Building roof. This project will begin this summer and be completed by October.

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Mrs. Penta asked if the other building roofs that are not being done because of the expense are going to last. Mr. Demasi stated that they would.

Mr. Stams moved to bring out Temp. Ord. B-60 with a favorable recommendation, second by Mr. Miller. Motion passed (3-0).

The meeting adjourned at 6:55 p.m.