

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

December 4, 2023

Members: Meika Penta, Chair
Frank Stams
Adam Miller

Mrs. Penta called the meeting to order at 7:23 p.m. Mr. Stams was absent.

The minutes of the July 17, 2023 and July 24, 2023 Public Improvements Committee were approved as written.

Legislation Discussed:

Temp. Ord. B-132

Temp. Ord. B-133

Discussion:

Temp. Ord. B-132

An ordinance authorizing the Director of Public Service to enter into a contract or contracts for the demolition of a structure located at 357 Steels Corners Road, and removal of demolition debris, and certifying the cost thereof to the County Fiscal Officer for collection in the manner provided by law, and declaring an emergency.

Mr. Tony Demasi, City Engineer, presented Temporary Ordinance B-132 to Council. The Building Official has declared the structure identified as 357 Steels Corners Road to be a dangerous building within the meaning of Chapter 1343 of the Summit County Codified Ordinances. The Building Official has provided notice to all owners and interested parties concerned with the buildings identified above, instructing such owners and interested parties as to the repairs required to make the buildings safe, ordering the owners to repair or demolish the buildings accordingly, and informing the owners and interested parties of their right of appeal under Section 1343.07 of said Chapter. No appeals of the Building Official's orders have been received and no remediation of the conditions found by the Building Official has been attempted or accomplished by any of the owners or interested parties.

Mr. Demasi stated that, on April 9, 2014, the Housing Division issued orders on the property located at 357 West Steels Corners Road regarding the unsafe condition of the garage. Housing has worked with the property owner to get the garage repaired, but there has been no progress since then. The Summit County Building Department ordered condemnation on the garage on March 6, 2023, nearly 9 years later. On March 31, 2023, a building permit was issued for those repairs, so there was hope that the garage would be repaired; however, to date, no work has been performed. The cost to demolish the garage is stipulated to be \$3,915.

Public & Industrial Improvements
December 4, 2023 – Page 2

Mr. Miller moved to bring out Temp. Ord. B-132 with a favorable recommendation, second by Mrs. Penta . Motion passed (2-0).

Temp. Ord. B-133

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the demolition of structures located at 600 Sill Avenue, and removal of demolition debris, and certifying the cost thereof to the County Fiscal Officer for collection in the manner provided by law, and declaring an emergency.

Mr. Tony Demasi, City Engineer, presented Temporary Ordinance B-133 to Council. The Building Official has declared the structures identified as 600 Sill Avenue to be a dangerous building within the meaning of Chapter 1343 of the Summit County Codified Ordinances. The Building Official has provided notice to all owners and interested parties concerned with the buildings identified above, instructing such owners and interested parties as to the repairs required to make the buildings safe, ordering the owners to repair or demolish the buildings accordingly, and informing the owners and interested parties of their right of appeal under Section 1343.07 of said Chapter. No appeals of the Building Official's order have been received and no remediation of the conditions found by the Building Official has been attempted or accomplished by any of the owners or interested parties.

Mr. Demasi stated that on October 3, 2012, the Housing Division issued orders to the property located at 600 Sill Avenue regarding again another unsafe garage. The garage has shingles missing and there are holes and wood rot present. The Housing Department has worked with the property owner since 2012 to get the garage repaired, but , since there was no progress, the Summit County Building Department issued a condemnation order on this property on March 6, 2023, over 10 years after the first violation orders were issued. On March 22, 2023, a building permit was issued for repairs, so there was hope that there would be repairs on this garage, but, to date, no work has been performed. These demolition costs are estimated to be \$3,515.

Paul Ilg, 600 Sill Avenue, Cuyahoga Falls, addressed Council. He stated that he did pull a permit and has been purchasing building material for the project. One of his major concerns is that there is a tree line on the property that is pushing in the foundation. He cannot get the other property owner to do anything. Mr. Wicks made a request that Council table this. The County has allotted him one year with the consideration of a permit of extension to get these repairs done. It does not make good sense to spend \$6,000 on the roof when he is going to lose the base of the garage. He appreciates everyone's concern and helpfulness and hopes they can table this and come to a resolution.

Mr. Demasi stated that his only involvement has been the demolition. He is not familiar with any tree issues or anything of that nature. The condemnation order has a 30-day deadline for these repairs, so that was back in March. The Housing Department works on these issues and, once all their avenues to get projects up to code have expired, then they come to him for demolition permits, and that is where they are now.

Public & Industrial Improvements
December 4, 2023 – Page 2

Mr. Miller moved to bring out Temp. Ord. B-133 with a favorable recommendation, second by Mrs. Penta. Motion passed (2-0).

The meeting adjourned at 7:31 p.m.