

**Cuyahoga Falls City Council**  
**Minutes of the Finance and Appropriations Committee Meeting**

**February 20, 2024**

**Members:** Mary Nichols-Rhodes, Chair  
Mike Brillhart, Vice Chair  
Meika Penta, Brian Ashton, Joe Siegfert

Ms. Nichols-Rhodes called the meeting to order at 6:30 p.m. All members were present.

**Legislation Discussed**

Temp. Ord. A-22

Temp. Ord. A-23

Temp. Ord. A-24

Temp. Ord. A-25

**Discussion:**

**Temp. Ord. A-22**

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the construction of a new Street Department Warehouse at 3159 Northampton Road, and declaring an emergency.

Mr. Tony Demasi, City Engineer, presented Temporary Ordinance A-22 to Council. The Director of Public Service will be authorized to enter into a contract or contracts, according to law, for the construction of a new Street Department warehouse at 3159 Northampton Road. The Director of Finance will be authorized to make payment for the same from the Local Fiscal Recovery Fund, line item Capital Outlay.

Mr. Demasi stated that the Street Department warehouse in Ward 8 is in need of replacement. The original building was built in mid-1960. Following the merger with Northampton Township in 1986, the building has been used by the City for various services, including auto repairs, paint and signs, and, most recently, as a warehouse. The new building will be located on the same parcel, but behind the salt barn. The new building will be 10,500 square feet and contain six garage bays, an office and a mezzanine for storage. It will be used for storing vehicles including backhoes and trucks. One of the bays will be used by Parks and Recreation for the same purpose. The low bid was for Seitz Builders, Inc. out of Broadview Heights. The project will start in a couple months and be done at the end of the year.

Ms. Nichols-Rhodes asked about the square footage of the old building. Mr. Demasi stated that he does not know, but it is less than six bays. It is three bays.

Mr. Stams thanked the Administration for their investment in Ward 8, recognizing that it does need improvement.

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Mr. Balthis asked when they are going to tear down the existing structure. Mr. Demasi stated that it would be this year. Once they build the new warehouse, they can tear down the old. It will probably be in the late fall, and that will be in conjunction with construction of the Fire Station.

Mr. Brillhart moved to bring out Temp. Ord. A-22 with a favorable recommendation, second by Mrs. Penta. Motion passed (5-0).

**Temp. Ord. A-23**

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the annual resurfacing and/or repair of various streets as described in Exhibit ‘A’ attached hereto, in the City of Cuyahoga Falls and authorizing the Director of Public Service to enter into a contract or contracts for pavement preservation on various streets within the City, and declaring an emergency.

Mr. Tony Demasi, City Engineer, presented Temporary Ordinance A-23 to Council. The Director of Public Service will be authorized to enter into a contract or contracts, according to law, for the resurfacing and/or repair of various streets as described in Exhibit ‘A’ attached to the original ordinance, in the City of Cuyahoga Falls. The Director of Public Service will be authorized to enter into a contract or contracts, according to law, for pavement preservation on various streets within the City. The Director of Finance will be authorized to make payment for the same from the Capital Projects Fund, Line Item Capital Outlay.

Mr. Demasi stated that this is the annual ordinance that will allow them to repair the various streets as needed. They completed the bidding of this on March 10. The ODOT Pricing Index for asphalt prices is two percent lower than last year and 20 percent lower than its all-time high in August of 2022, so they are hopeful that they can pave all the streets listed. The list was prepared by his office in conjunction with the Street Department. The roads are rated every two years, and the next time they will be rated is this year. This year, they are going to pave Loomis and Magnolia and, also, Silver Lake Avenue which has been on hold for the high school project.

Ms. Nichols-Rhodes stated that it is a third party who is rating all of the streets or segments of them on a 20-point rating system to produce a composite score. The ones that need it the most are paved first.

Mrs. Penta stated that, in Ward 3, residents are going to be happy about 26th Street between Sackett Avenue and Broad Boulevard. A lot of people utilize that area. They have done a lot of patchwork and it will be nice to have that section done.

Ms. Loza thanked the Administration and Mr. Demasi. This year, they are heavy on Ward 1 streets and they were long overdue. They were held off for several reasons. They did not want to jump the gun and pave them before the other projects were completed so that they would not tear them up.

Mr. Stams asked if, on the list for the street repairs, is it a balance between traffic and conditions and is there a weight given to either one of those.

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Mr. Demasi stated that those those roads that are heavily traveled get a different weighting system than local roads that might have a few hundred cars a day. Mr. Stams asked if it is always a combination of both. Mr. Demas stated that the composite score takes into account all 20 categories and the street type, whether it is arterial, collector or local street.

Mr. Stams asked if there are certain considerations given to a road that is in terrible condition but less traveled. Mr. Demasi stated that, on this list, many local streets that have a few hundred cars a day are being paved this year because they are in horrible condition. All of the arterial streets are in good shape. This year, the street list is heavy on local streets that are less traveled.

Mr. Brillhart moved to bring out Temp. Ord. A-23 with a favorable recommendation, second by Mrs. Penta. Motion passed (5-0).

**Temp. Ord. A-24**

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the replacement of the roofs at the Electric Department, Street Department, Water Treatment Plant, and the Water Stock Room in the City of Cuyahoga Falls, and declaring an emergency.

Mr. Tony Demasi, City Engineer, presented Temporary Ordinance A-24 to Council. The Electric Department, Street Department, and Water Stockroom are located at 2560 Bailey Road, Cuyahoga Falls, Ohio 44221. The Water Treatment Plant is located at 2228 Monroe Falls Avenue, Cuyahoga Falls, Ohio 44221. The Director of Public Service will be authorized to enter into a contract or contracts, according to law, for the replacement of the roofs at the Electric Department, Street Department, Water Treatment Plant, and Water Stock Room, in the City of Cuyahoga Falls. The Director of Finance will be authorized to make payment for the same from the Electric Fund, Water Fund, and Capital Projects Fund Line Item Capital Outlay.

Mr. Demasi stated that the roofs on the Electric Department and Street Department at the Service Complex and on the old filter building at the Water Treatment Plant are in need of replacement. These existing roofs vary from 21 years up to 33 years and older. They recently went out to bid on these replacements. All of the bids are posted on the website. The low bid for the Electric Department office would be AW Farrell out of Garfield Heights The low bid for the Street Department would be Terik Roofing out of Akron and the low bid for the Water Treatment Plant and Water Stockroom would be Building Technicians out of Madison, Ohio. The total cost of these bids is a little over \$2.2 million, so they are happy they came in under the budget, but they recognize that, when they tear off old roofs, many times there are issues underneath that cannot be seen until that happens. They need a reserve to make those types of repairs. The work will begin on all of these roofs this summer and each will only take a couple months to complete.

Ms. Nichols-Rhodes stated that they anticipate there likely could be some additional costs and, while hoping \$2.5 million will be sufficient, budgeted \$2.9 million. The roofs have a 30-year warranty, but are expected to last longer.

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Mr. Stams stated that he wanted to applaud Mr. Demasi and the Administration for its investment in the City's water. There was an ordinance not too long ago that was in front of Council for improvement of the City's drinking water. He wanted to thank the Administration for its leadership and the Federal government, because the Federal government is investing \$5 billion, but he is glad to see Cuyahoga Falls is out ahead of the others.

Mr. Brillhart moved to bring out Temp. Ord. A-24 with a favorable recommendation, second by Mrs. Penta. Motion passed (5-0).

**Temp. Ord. A-25**

An ordinance amending sections 945.02, 945.04, 945.06, and 945.14 of the Codified Ordinances, relating to the City Cemetery, and declaring an emergency.

Mr. Ball presented Temporary Ordinance A-25 to Council. This ordinance is changing some of the pricing structure for Oakwood Cemetery as listed within the ordinance.

Mr. Brillhart moved to bring out Temp. Ord. A-25 with a favorable recommendation, second by Mrs. Penta. Motion passed (5-0).

The meeting adjourned at 6:47 p.m.