

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

April 20, 2026

Members: Mary Nichols-Rhodes, Chair
Mike Brillhart, Vice Chair
Brian Ashton, Joe Siegferth, Susan Spinner

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

Legislation Discussed

Temp. Ord. A-27

Temp. Ord. A-28

Temp. Ord. A-29

Temp. Ord. A-30

Temp. Ord. A-31

Temp. Ord. A-32

Discussion:

Temp. Ord. A-27

An ordinance authorizing the Mayor to apply for, accept, and enter into a cooperative agreement with the Ohio Water Development Authority for the replacement of the 8" water main in Bailey Road, from Myrtle Avenue to McShane Drive, and declaring an emergency.

Mr. Bryan Hofman, Finance Director, presented Temporary Ordinance A-27 to Council. The City desires to obtain a loan from the Ohio Water Development Authority ("OWDA") for the Bailey Road water line improvements with the replacement of the 8" water main in Bailey Road from Myrtle Avenue to McShane Drive. The City intends to apply for an OWDA Fresh Water Loan Program loan for the construction costs of the Bailey Road water line improvements. The OWDA requires a government authority to pass legislation for the application of a loan and the execution of an agreement, as well as designating a repayment source.

Mr. Hoffman stated that as part of the rate structure and rate plan and capital projects for the Water Fund, they have identified projects going at least five years and beyond as whether to pay for those in cash or to borrow for those projects. This water line project is one they are planning on borrowing for. As they looked at the best way to do that, the Ohio Water Development Authority offers low-interest loans for these types of projects and at better rates that they can do at the capital markets. For this project, they need authorization to enter into a loan for the project and that is what this ordinance will do. Ms. Nichols-Rhodes asked if they have done this before. Mr. Hoffman stated that they have.

Mr. Brillhart asked what kind of rate are they anticipating. Mr. Hoffman stated that they vary from day to day to day and month to month. Generally speaking, they get about 25 to 50 basis points spread between what they are getting from Ohio Water Authority Loan program versus what they can do in the capital market. Right now, those rates are sitting between 3.25 and 3.5 percent

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Ms. Nichols-Rhodes stated that \$1.3 million is the amount for this particular project.

Ms. Nichols-Rhodes asked if there were any comments or questions from the public. There were none.

Mr. Brillhart moved to bring out Temp. Ord. A-27 with a favorable recommendation, second by Mrs. Spinner. Motion passed (5-0).

Temp. Ord. A-28

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the replacement of the 8” water main in Bailey Road, from Myrtle Avenue to McShane Drive, and declaring an emergency.

Mr. Tony Demasi, City Engineer, presented Temporary Ordinance A-28 to Council. The Director of Public Service will be authorized to enter into a contract or contracts, according to law, for the replacement of the 8" water main in Bailey Road, from Myrtle Avenue to McShane Drive. 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 the existing water main on Bailey Road has recently experienced significant breaks. The existing main was built in 1927 and is only six inches in diameter. Today, water mains must be an 8-inch minimal diameter. Design for the replacement began in 2023. There was a complex design that needed coordinated with the Water Pump Station and the 12-inch line at Indian Mountain Park. The project was bid and they received 9 bids. The lowest and best bid was from Clell Construction out of Hartville, Ohio. They anticipate work beginning in June of this year and be complete by the end of November. Clell Construction was the lowest and best bid at \$1,128,107 which is about seven and a half percent below their estimate.

Ms. Nichols-Rhodes stated that the total estimated cost is \$1.3 million and the budget capital outlay is the same amount.

Ms. Willis-Guarneri thanked the Water Department for how quickly the fixes have been. They have had a lot of issues and they have moved very quickly to get the moving traffic again. Mr. Demasi stated that Mr. Russ Kring was present this evening and has a great staff that work in all types of weather.

Ms. Nichols-Rhodes asked if there were any comments or questions from the public. There were none.

Mr. Brillhart moved to bring out Temp. Ord. A-28 with a favorable recommendation, second by Mrs. Spinner. Motion passed (5-0).

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Temp. Ord. A-29 (Sub. Dated 4/20/26)

An ordinance authorizing the Director of Public Service to amend Contracts numbered 8762 and 8762A with CTI Engineers, Inc. for additional professional engineering services related to the Water Treatment Plant improvements, and declaring an emergency.

Mr. Russ Kring, Water Utilities Superintendent, presented Temporary Ordinance A-29 to Council. Additional requirements from the Ohio Environmental Protection Agency require the rehabilitation of the existing 2MG clearwell noted during the General Plan review. Additional surveying was required to explore additional access to the site once the main driveway closes to the public. A corrosion control evaluation was required by Ohio EPA during the General Plan review.

The Director of Public Service will be authorized to amend Contracts numbered 8762 and 8762A with CTI Engineers, Inc. for additional professional engineering services related to the Water Treatment Plant improvements in an amount not to exceed \$138,000.00. The total contract price after modification as authorized herein shall not exceed \$1,488,000.00. The Director of Finance will be authorized to make payment for the same from the Water Fund, Line Item Capital Outlay.

Ms. Janet Ciotola, Law Director, stated that there was a very small typographical error in Line 15 of the original ordinance. It said “relocation” instead of “rehabilitation,” so they corrected that typo.

Mr. Kring stated that the City has contracted with CTI Engineers to design a new softener and pump building at the Water Treatment Plant. As required, they have submitted the general plan for that project to the Ohio EPA. The EPA is requiring some unexpected design modifications. The first of those is a corrosion control evaluation which will ensure this new treatment technology will not negatively affect the water chemistry. They want to make sure the lead does not seep through. The second issue is to modify the existing 2MG clearwell. They are requiring this because they are eliminating the 2MG clearwell, which was built in the 1930's, that currently acts as a backup when they need to put the main clearwell out of service and they will not be able to do that anymore. A lot of piping needs to be changed around and some interior things, so it is a significant change when it comes to design. That is the reason for the increase.

Ms. Nichols-Rhodes asked if this is an additional cost for those things that will be down the road. Mr. Kring stated that they will be included in the bid so they will not be a change ordinance for that actual work bid. This is just for the design and consulting fee.

Mr. Nichols-Rhodes stated that the legislation also mentioned needing additional access. Mr. Kring stated that they have gotten that worked out. They are exploring options to close off the main road that is used for the treatment plant which feeds the back side of Kennedy Park for the ball fields. As it sits now, traffic goes through the middle of the treatment plant. They are going to close that off. They explored the option of there being a road off of the ease way to feed Kennedy Park or Issaquah Street to feed the treatment plant. They are certain they are going to alter some things at

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Kennedy Park and they will not need either one of them. They are going to close off the main entrance and Kennedy Park will be fed off of Issaquah Street.

Ms. Nichols-Rhodes stated that the total cost is estimated to be \$138,000 and would come out of the budget and capital outlay which is a \$22 million project.

Ms. Willis-Guarneri asked when the project regarding Issaquah Street and Kennedy Park is going to happen. Mr. Kring stated that they do not have a time frame on that. He is current working with Ms. Sara Kline, Parks and Recreation Superintendent, to look at a few options. There are currently no plans, so it would be further down the road.

Ms. Nichols-Rhodes asked if there were any comments or questions from the public. There were none.

Mr. Brillhart moved to bring out Temp. Ord. A-29 (Sub. Dated 4/20/26) with a favorable recommendation, second by Mrs. Spinner. Motion passed (5-0).

Temp. Ord. A-30

An ordinance authorizing the Director of Public Service to execute a modification of Contract No. with Perrin Asphalt Company for the annual resurfacing and/or repair of various streets, and declaring an emergency.

Temporary Ordinance A-30 was substituted because the contract number was added.

Temp. Ord. A-30 (Sub. Dated 4/20/26)

An ordinance authorizing the Director of Public Service to execute a modification of Contract No. 9481 with Perrin Asphalt Company for the annual resurfacing and/or repair of various streets, and declaring an emergency.

Mr. Tony Demasi, City Engineer, presented Temporary Ordinance A-30 to Council. Under the authority of Ordinance 10-2026, the City, after competitive bidding, entered into Contract No. with Perrin Asphalt Company, for the annual resurfacing and/or repair of various streets. Due to cost savings achieved through the lowest and most responsible bid, the City intends to allocate the savings toward additional repairs on various streets.

The Director of Public Service will be authorized to execute a modification of Contract No. with Perrin Asphalt Company for the annual resurfacing and/or repair of various streets in an amount not to exceed \$500,000.00. The total contract price after modification as authorized herein shall not exceed \$3,899,992.90. The Director of Finance will be authorized to make payment for same, in an amount not to exceed \$500,000.00, from the Capital Projects Fund, Line Item Capital Outlay.

Mr. Demasi stated that, in March of 2026, they opened bids for the annual street resurfacing project. Perrin Asphalt was the lowest and best bidder. They are pleased with all the bids and, in particular, with Perrin's, which was about 10 percent below the estimate. They would like to

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increase their contract by \$500,000, which will keep them in budget and will allow them to complete the resurfacing of a couple roads. Portage Trail is in need of resurfacing. They had planned on paving it over the next couple years. With Council's approval, they would complete all of Portage Trail from Second Street to 10th Street. With the additional funds available, Portage Trail will now be resurfaced from Second Street to 13th Street.

Ms. Nichols-Rhodes stated that the total estimated cost is \$4,235,000. They are budgeted for \$3,775,000 and Capital Projects has two line items and then Utility Storm is going to have some part in this.

Mr. Bryan Hoffman, Finance Director, stated that in the program this year, they bid out under three separate line items in the budget. There is the normal program that they share with the Street Department with paving that is at \$3,775,000. They also have a stand-alone project in the budget for \$400,000. They broke that out as a capital line item in the budget and included that in the paving project. The other is a storm drainage program that they also put in this program.

Ms. Nichols-Rhodes stated that this is an additional up to \$500,000 that would be added to the contract for Perrin Asphalt.

Mr. Siegfert asked when the Portage Trail construction would start and the timeline for when that would end. Mr. Demasi stated that he does not have a time for that specific project. The paving program has many roads and he does not have a schedule for any of them. Once they do, they will put it out on their socials. Mr. Siegfert stated that they did a great job on the bidding process and the budgeting and being flexible and creative with the fund to increase the number of blocks they are going to do on Portage Trail.

Mr. Brillhart asked if any of the areas on Portage Trail would be dug and rebuilt. Mr. Demasi stated that they have contingencies in the project to dig out and rebuild parts of the road if needed. In particular, they are putting down a fiberglass Owens Corning-type of mat that will help provide more structure. They used that on Portage Trail from 13th Street to Norma Street and it looks good, so they are confident it would provide many years of service here.

Mr. Balthis stated that they appreciate everyone's work on this. The area of Portage Trail where they used the matting has held up very well. The businesses will not be happy during the construction, and they will communicate all that, but it will be good for everybody.

Mrs. Cebula stated that she is excited to get Portage Trail done, but is curious as to why the costs are 10 percent less than estimated. Mr. Demasi stated that most of the contractors were below the estimate and then a handful were above. He wants their estimates to be in the middle. That gives them confidence their numbers are good.

Ms. Nichols-Rhodes asked if there were any comments or questions from the public. There were none.

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Mr. Brillhart moved to bring out Temp. Ord. A-30 (Sub. Dated 4/20/26) with a favorable recommendation, second by Mrs. Spinner. Motion passed (5-0).

Temp. Ord. A-31

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purpose of purchasing a Megger Relay Test Set, and declaring an emergency.

Mr. Anthony Zumbo, Service Director, presented Temporary Ordinance A-31 to Council. The Electric Department will be testing relays at City Substations. The purchase by contract of the equipment, services, materials or supplies identified herein is through participation in a contract between the vendor and OhioBuys, a cooperative purchasing group, and is thus exempt from competitive bidding requirements pursuant to Ohio Revised Code 5125.04.

The Director of Public Service will be authorized to enter into a contract or contracts, according to law, for the purpose of purchasing a Megger Relay Test Set. The Director of Finance will be authorized to make payment for same from the Electric Fund, Line Item Capital Outlay.

Mr. Zumbo stated that this is a relay test set they are going to use in the substations. They are able to get this through a State contract, so the procurement is coming straight from Megger. They had this budgeted, and it is coming in just \$300 over what they had budgeted. They have a relay tester now that is a little outdated. This Megger unit also has additional training that for the substation employees, so it should be a more user-friendly in the future.

Ms. Nichols-Rhodes stated that the total estimated cost is \$110,303. It was budgeted for \$110,000.

Ms. Nichols-Rhodes asked if there were any comments or questions from the public. There were none.

Mr. Brillhart moved to bring out Temp. Ord. A-31 with a favorable recommendation, second by Mrs. Spinner. Motion passed (5-0).

Temp. Ord. A-32

An ordinance authorizing the Director of Public Service to enter into a contract or contracts without competitive bidding with Patriot Engineering and Environmental, Inc. for removal of underground storage tanks on Front Street, and declaring an emergency.

Ms. McKenzie Kaser, Assistant City Engineer, presented Temporary Ordinance A-32 to Council. As authorized by Ordinance 52-2024, the South Front Streetscape project is currently under construction, which requires new underground stormwater piping and infrastructure to be installed. During the excavation for this stormwater infrastructure at the locations of 1816 Front Street and 1914 Front Street, multiple previously unknown underground storage tanks were discovered and needed to be removed in a timely manner to allow for the South Front construction

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to progress on schedule. Ohio Revised Code Section 735.051 authorizes this Council to waive formal competitive bidding and advertising for contracts where there is a real and present emergency arising in connection with the operation and maintenance of a municipally-owned facility.

The Director of Public Service will be authorized to enter into a contract or contracts without competitive bidding with Patriot Engineering and Environmental, Inc. for the emergency removal of underground storage tanks on Front Street in the City of Cuyahoga Falls. The Director of Finance will be authorized and directed to make payment for same from the Capital Project Fund, Line Item Capital Outlay.

Ms. Kaser stated that Kenmore Construction has started construction on the west side of South Front Street to finish the streetscape project. While they were excavating for new storm water infrastructure, they found a previously-unknown storage tank. Typically when that happens, work stops and they have to engage an environmental firm to assess that. While that assessment was being performed, they moved to a different location to start underground storm water infrastructure at the soon-to-be new and improved public parking lot located at Hibachi. During that work, they found another underground storage tank. At that time, she contacted Patriot Engineering and Environmental, which is a consulting firm that they have used in the past, to assess the removal. They assumed there was one tank in each location. They were on site very quickly to help remove them. When they continued to excavate to remove that tank, they found a second tank. In the lot across from Hibachi, they ended up finding a total of four tanks. Patriot Environmental had one of their representatives on site collecting samples. All the tanks were empty or filled with water that had collected over time or sand, so they did not have any active chemicals or fuel in there. Those tanks were removed, back filled with stone and Kenmore Construction can now continue on with their install of the underground storm water for those two sections. They will have to do some additional work to remediate to get a subbase for the parking lots there.

Ms. Nichols-Rhodes stated that this particular legislation is because these surprises were found and it added to the cost of Patriot Engineering and Environmental. The total estimated cost is \$106,900. It will come from Capital Projects, which had already been budgeted for \$150,000.

Mr. Balthis thanked Ms. Kaser for how quickly she moved on this and getting this done.

Ms. Nichols-Rhodes asked if there were any comments or questions from the public. There were none.

Mr. Brillhart moved to bring out Temp. Ord. A-32 with a favorable recommendation, second by Mrs. Spinner. Motion passed (5-0).

The meeting adjourned at 6:59 p.m.