

**Cuyahoga Falls City Council
Minutes of the Community Development Committee**

September 16, 2024

Members: Joe Siegferth, Chair
Brian Ashton, Vice-Chair
Mary Nichols-Rhodes, Susan Spinner, Meika Penta

Mr. Siegferth called the meeting to order at 7:09 p.m. Mrs. Penta and Mr. Ashton were absent.

The minutes of the July 15, 2024 Community Development Committee meeting were approved as written.

Legislation Discussed:

Temp. Ord. A-70

Temp. Ord. A-80

Discussion:

Temp. Ord. A-70*

An ordinance approving a zoning map amendment for 2831 Bailey Road from R-4 urban density residential to MU-2 neighborhood center, and declaring an emergency.

The Applicant is requesting that the zoning classification for Parcel 02-03538 (2831 Bailey Road) be changed from R-4 Urban Density Residential to MU-2 Neighborhood Center. The map amendment will allow the applicant, Tim Carrabine, to improve the vacant lot into a parking lot for his business, Tim's Pizzeria, located at 2823 Bailey Road, which will provide a positive investment in this neighborhood center. The parking lot will be subject to the Development Code standards with respect to the surface and screening/buffering requirements.

Ms. Diana Colavecchio, Community Development Director, stated that what was presented at the public hearing is satisfactory to them. Based on the comments made in the Public Hearing, they do not see the need to present anything further at this time.

Mr. Siegferth thanked Mr. Carrabine for his business and service to the community. In turn, it is responsible and prudent to thank him in return by passing this legislation.

Mrs. Spinner asked how many more parking spaces they anticipate having once this improvement is made. Mr. Tim Carrabine, owner of Tim's Pizzeria, stated that there will be 18 parking spaces.

Ms. Nichols-Rhodes commended Mr. Carrabine for investing in the city and in a family-owned business. She asked how will it be paved. Mr. Carrabine stated that it will be paved with asphalt. Ms. Nichols-Rhodes stated that she appreciates that there will be ADA-accessible parking spaces. Mr. DeRemer stated that Tim's Pizzeria is located in his ward and he has been there numerous times. Parking is a nightmare and is dangerous with the tight road over there. There have been

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times when he did not go, because parking is treacherous and it was too much to find a spot. He received only one concern about the house next to it. He asked if there is any way they could take into consideration some kind of barrier for lighting going into the house. Other than that, he is 100 percent behind it and is looking forward to using the parking lot and making it easier for their patrons.

Mr. Balthis stated that he is happy to support this, and thanked Mr. Carrabine for committing himself to the community and for the jobs. There will be a staff review regarding screening and lighting. He asked if Mr. Kurtz could speak about what that would look like. He also asked if there will there be any kind of a storm water analysis.

Mr. Rob Kurtz, Planning Director, stated that, in terms of the screening, there will be a buffer needed to the north at the adjacent residential property, and also to the east. That could be a combination of landscaping and/or fencing. There is a fence over a portion of the northern property line, but they probably would recommend some arborvitae or something like that along that northern border particularly and then on the east as well. There will also be some lower foundation landscaping along the two streets, Erie Road and Bailey Road. As far as storm water management is concerned, it is under an acre, but he deferred to Mr. Demasi in that regard.

Mr. Tony Demasi, City Engineer, stated that it is under an acre, so there would not be a need to have a retention basin. They are taking an area that is grass and making it impervious. When the plans are reviewed, they will determine if they are causing a drainage issue for the neighbors and the water will be draining into the street. Those are the things they will be looking at.

Ms. Nichols-Rhodes moved to bring out Temp. Ord. A-70 with a favorable recommendation, second by Mrs. Spinner. Motion passed (3-0).

Temp. Ord. A-80

An ordinance approving and authorizing the purchase of various playground equipment from GameTime, and declaring an emergency.

Mr. Michael Fallis, Deputy Parks and Recreation Superintendent, presented Temporary Ordinance A-80 to Council. The City receives Community Development Block Grant (“CDBG”) funds from the Department of Housing and Urban Development. CDBG funds can be utilized to purchase playground equipment for city parks located in a low-to-moderate income area as determined by the U.S. census data, for limited clientele residents, and for adapted playground equipment to eliminate barriers to children living with a disability. The Department of Parks and Recreation desires to install ADA compliant and adaptive playground equipment at Valley Vista Park, located at 2790 Valley Road, Cuyahoga Falls, Ohio 44223, to eliminate barriers for children living with a disability. The CDBG Loan and Grant Review Committee authorized the purchase of various playground equipment from GameTime, in an amount not to exceed \$191,488.00, to be installed by the Parks and Recreation Department at Valley Vista Park.

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The City will be authorized to purchase various playground equipment from GameTime, in an amount not to exceed \$191,488.00, to be installed by the Parks and Recreation Department, at Valley Vista Park, located at 2790 Valley Road, Cuyahoga Falls, Ohio. The Director of Finance will be authorized to increase appropriations in the CDBG Fund, Line Item Capital Outlay by \$191,488.00 and decrease appropriations in the CDBG Fund, Line Item Other Operations by \$191,488.00 and to make payment for the same from the CDBG Fund, Line Item Capital Outlay.

Mr. Fallis stated that the Parks and Recreation Department has benefited greatly from the use of CDBG finances to increase accessibility and remove barriers in the City's parks. Some of the other projects completed with CDBG funding were the purchase of adaptive play equipment and outdoor exercise equipment for seniors. The City of Cuyahoga Falls has been so successful in being an innovative user of CDBG funds that Ms. Sara Kline, Parks and Recreation Superintendent, and Ms. Peggy Szalay, CDBG Entitlement Administrator, have been chosen to present at the National Recreation and Park Association Annual Conference in Atlanta, Georgia.

He stated that this ordinance is to start the rebuilding and replacing one of the most-used playgrounds at Valley Vista Park. With the completion of the Portage Trail Extension widening project winding up, they have already purchased new basketball posts and backboards. In Council's packets they have rendering of the proposed replaced equipment. There is a ramp structure up to six feet in height. It has multiple paths for children to follow. It includes integrated musical and sensory play panels. This is the first step in revitalizing Valley Vista Park and more amenities will be proposed. They have started cleaning the area after construction. The old tennis courts were removed and that area has been seeded for now. This winter, the restroom structure and the leaking wading pool will be removed to be replaced by a to-be-determined water feature. They have received a matching grant from GameTime for \$141,472.50. With the combination of the GameTime grant and the CDBG funds, this playground will be purchased without using any funds from the Parks budget.

Mr. Siegferth asked if this is to be delivered in 2025. Mr. Fallis stated that they will place an order after legislation has been approved and it makes its way through Finance within the next three weeks. He would not anticipate delivery happening this year. Most likely it would be delivered in 2025. Mr. Siegferth stated that the sensory panels are a great addition as well.

Mrs. Spinner congratulated Ms. Kline and Ms. Szalay. It is an amazing opportunity to share all the great things that they are doing in Cuyahoga Falls and a source of pride.

Ms. Loza congratulated them on the grant. She is one of two members of Council with small children and she has spent a lot of time in the City's parks in the last 11 and a half years. They spent a lot of time at Waterworks Park over the summer. She is glad to see that they are improving all of the City's parks. It is also important to have accessible equipment also for small children to make it easier for them get around the park.

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Ms. Rebecca Garner, 1336 West Bath Road, Cuyahoga Falls, stated that the parks are wonderful. She absolutely loves them, but Valley Vista Park is pretty torn up right now. She asked what it would take for the Community Development Department to look at providing environmentally safe water and fire protection to the residents of West Bath Road. Mr. Siegfert stated that that is not his committee. Ms. Garner asked which committee it would be. Mayor Walters stated that it would be the Public Improvements Committee.

Mr. Balthis stated that they should acknowledge and be grateful for what Parks and Recreation has accomplished. In the last 10, 20, 30 years, they have had so many needs in Parks and Recreation. It is always difficult to find the funding when there are so many demands. They cannot overemphasize the innovative way the different departments work together to get grants. They get amazing improvements to the community and it costs the taxpayers zero dollars. It is that type of approach, that type of innovative, out-of-the-box thinking that solves a lot of problem and could extend to solving problems such as providing water and things to people throughout the city. He stated that is glad to see the National Recreation and Park Association sees it the same way and has invited them to speak in Georgia. It is important that when people do things beyond expectations that they call it out, celebrate and be proud of it. He thanked everyone involved.

Ms. Nichols-Rhodes moved to bring out Temp. Ord. A-80 with a favorable recommendation, second by Mrs. Spinner. Motion passed (3-0).

The meeting adjourned at 7:26 p.m.