

**CUYAHOGA FALLS CITY COUNCIL**  
**Minutes of the Council Meeting**

**January 24, 2022**

- Call to Order:** Mr. Balthis at 6:30 p.m.
- Roll Call:** Mr. Ashton, present; Mr. Balthis, present; Mr. Brillhart, present; Mr. Gorbach, present; Mr. James, present; Ms. Loza, absent; Mr. Miller, present; Ms. Nichols-Rhodes, present; Mrs. Penta, present; Mrs. Spinner, present; Mr. Stams, present.
- Invocation:** Mrs. Spinner
- Pledge of Allegiance:** Mrs. Penta
- Approval of Minutes:** The minutes of the January 10, 2022 Council meeting were approved as written.
- Reports and Communications:** A Notice from the Ohio Division of Liquor Control regarding new Permit Number 5483315 to Manjushree Convenience, LLC, dba Oakwood Convenience Store, 2675 Oakwood Drive, Cuyahoga Falls, Ohio, 44221.

**New Legislation**  
(First Reading)

**Temp. Ord. A-10 (Finance)**

An ordinance authorizing the Mayor to enter into a contract or contracts, without competitive bidding, with InVeris for Police Department virtual reality training devices, and declaring an emergency.

**Temp. Ord. A-11 (Finance)**

An ordinance authorizing the Parks and Recreation Board to enter into a contract or contracts for interior improvements to Northampton Town Hall to increase the functionality of the structure and make the building compliant with the Americans with Disabilities Act, and declaring an emergency.

**Temp. Ord. A-12 (Finance)**

Declaring the improvement to certain parcels on an approximate 37.9 acre site west of Wyoga Lake Road and approximately 2,000 feet north of Steels Corners in the City to be a public purpose and exempt from taxation pursuant to ORC 5709.40(b); providing for the collection and deposit of service payments and specifying the purposes for which those service payments may be expended; authorizing school compensation payments; and declaring an emergency.

**Temp. Ord. A-13 (Finance)**

An ordinance approving and authorizing the execution of a tax increment financing and infrastructure agreement between the City, Wyoga Lake Road Development, LLC, Princeton Place Development, LLC and Princeton Crossroads Investment, LLC to provide for the construction of certain public infrastructure improvements, the acceptance of declarations of covenants and imposition of continuing priority lien relating to the imposition of minimum service payment obligations on Wyoga Lake Road Development, LLC and Princeton Place Development, LLC and declaring an emergency.

**Temp. Ord. A-14 (Public Improvements)**

An ordinance authorizing the Director of Public Service to enter into a contract or contracts with GPD Associates for the architectural design services for the construction of the new Electrical Division building, and declaring an emergency.

**Temp. Ord. A-15 (Public Affairs)**

An ordinance amending Section 565.04 (a) (8) of the Codified Ordinances, relating to park rules and regulations, and declaring an emergency.

**Temp. Ord. A-16 (Community Development)**

An ordinance authorizing the Director of Community Development to amend the Community Reinvestment Area Tax Exemption Agreement with Harbor Castings, Inc., to reflect the title of land transfer to CL Partners, LLC., and declaring an emergency.

Mr. Balthis moved to dissolve into Executive Session to discuss the purchase of property for public purposes and for the review of collective bargaining negotiations with legal counsel, second by Mr. Gorbach. Roll Call: Mr. Ashton, Yes; Mr. Balthis, Yes; Mr. Brillhart, Yes; Mr. Gorbach, Yes; Mr. James, Yes; Mr. Miller, Yes; Ms. Nichols-Rhodes, Yes; Mrs. Penta, Yes; Mrs. Spinner, Yes; Mr. Stams, Yes. Motion passes, 10-0. Council dissolved into Executive Session at 6:36 p.m.

Mr. Balthis moved to dissolve out of Executive Session. Roll Call: Mr. Ashton, Yes; Mr. Balthis, Yes; Mr. Brillhart, Yes; Mr. Gorbach, Yes; Mr. James, Yes; Mr. Miller, Yes; Ms. Nichols-Rhodes, Yes; Mrs. Penta, Yes; Mrs. Spinner, Yes; Mr. Stams, Yes. Motion passes, 10-0. Council dissolved out of Executive Session at 7:28 p.m.

Council recessed for the purpose of holding a Finance Committee and Public Affairs Committee meeting at 7:29 p.m. and reconvened at 7:36 p.m.

**Reports of Council's Standing Committees**  
(Third Reading)

**Planning & Zoning**

No Report.

**Finance & Appropriations:**

**Temp. Ord. A-1**

An ordinance authorizing the Mayor to enter into a contract or contracts for the purchase of certain property known as 222 Cochran Road, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. A-1, second by Mr. Gorbach. Motion passed, voice vote (10-0).

**Public Improvements:**

No Report

**Public Affairs:**

**Temp. Ord. A-3**

An ordinance authorizing the Mayor to enter into an agreement with the American Federation of State, County and Municipal Employees, Local 2662, effective July 1, 2021, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Ord. A-3, second by Mr. Miller. Motion passed, voice vote (10-0).

**Temp. Ord. A-4**

An ordinance authorizing the Mayor to enter into an agreement with the Fraternal Order of Police, Ohio Labor Council, Inc. effective July 1, 2021, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Ord. A-4, second by Mr. Miller. Motion passed, voice vote (10-0).

**Temp. Ord. A-5**

An ordinance authorizing the Mayor to enter into an agreement with the International Association of Firefighters, Local 494, effective July 1, 2021, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Ord. A-5, second by Mr. Miller. Motion passed, voice vote (10-0).

**Temp. Ord. A-6**

An ordinance establishing compensation levels for non-bargaining employees of the City of Cuyahoga Falls for the period of July 1, 2021 through June 30, 2024, and declaring an emergency.

Mr. Stams asked if this is a one-time payment and what the payment was for. Mr. Hoffman stated it was a one-time payment for full-time employees that worked throughout the pandemic in 2020.

Mr. Brillhart moved to adopt Temp. Ord. A-6, second by Mr. Miller. Motion passed, voice vote (10-0).

**Temp. Res. A-7 (Sub. Dated 1/18/22)**

A resolution recognizing the City of Cuyahoga Falls as a gateway community to the Cuyahoga Valley National Park and the Summit Metro Parks Systems, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Res. A-7 (Sub. Dated 1/18/22), second by Mr. Miller. Motion passed, voice vote (10-0).

**Temp. Res. A-8**

A resolution confirming the reappointment of Dr. Kristine Gill as the City of Cuyahoga Falls representative to serve on the Summit County Combined General Health District Board of Health for a four-year term beginning January 1, 2022 and ending December 31, 2025, and declaring an emergency.

Mr. Brillhart moved to adopt Temp. Res. A-8, second by Mr. Miller. Motion passed, voice vote (10-0).

**Community Development:**

**Temp. Ord. B-138**

An ordinance approving and authorizing the Mayor to execute and submit the Annual Action Plan to the U.S. Department of Housing and Urban Development for Program Year 2022, and declaring an emergency.

Mr. Ashton moved to adopt Temp. Ord. B-138, second by Mr. Gorbach. Motion passed, voice vote (10-0).

**Schedule of Committee Meetings**

Planning & Zoning:	Subject to Call.
Finance:	February 7, 2022, at 6:30 p.m.
Public Improvements:	February 7, 2022, a 6:35 p.m.
Public Affairs:	February 7, 2022, at 6:40 p.m.
Community Development:	February 7, 2022, 6:450 p.m.

**Miscellaneous Business**

Mr. Bryan Hoffman, Finance Director, stated that the Report 21 for January shows year-ending numbers for 2021. The City had a good year in 2021, and a lot of rebound from the 2020 pandemic numbers. In the General Fund, under Revenue, they saw significant increases in property taxes, in shared levy taxes and income tax numbers. Under Property Tax, there was approximately a 15-percent increase in property tax revenues in 2021 from 2020. Under Income Tax, there was an approximate 22-percent increase from 2020 income tax revenues. To compare that to 2019, it was approximately 13 percent, because they had a dip in 2020 and then started to see a rebound.

On the expense side, Mr. Hoffman cautioned Council that, when looking at the final number of unencumbered balance in the General Fund, none of the Personal Services line items show an anticipation of raises that would start effective July 1st, 2021. In 2022, they will be some retroactive payments made, so there will be a bit of a decrease in that fund balance for 2022. Under Municipal Tax, there was an increase in the General Fund line item. In total collections for 2021, there was an approximate 28-percent increase from 2021 and an approximate 21-percent increase in total income tax collections from 2019. In the Street Construction Maintenance and Repair Fund, there was a rebound in the gas tax and in the hotel-motel tax. Under the Gas Tax, they did see the highest gas tax they have had. On the hotel-motel side they were close, but did not get up to the 2019 numbers. Because of some mild winters the past couple of years, they were able to save on salt and some other items in the Street Construction Repair and Maintenance Fund in the past year, so they are in a favorable position to deal with snow removal this year.

In the Leisure Time Fund, revenue in the Natatorium has not risen to the pre-pandemic levels. They have seen a slight increase and have seen a rebound in memberships and daily passes at the Natatorium. They are maintaining on the expense side with part-time employees. Waterworks and the Brookledge both had exceptionally good years. There was an approximate 17-percent increase in revenue in Brookledge in 2021. Waterworks was even with 2019, which is as expected. Downview is similar to the Brookledge. The Quirk Cultural Center, on the revenue side, receives a subsidy from the General Fund, but on the expense side, those expenses were down in 2021 as the center was not open as often. In the Self-Insurance Fund, they continue to see the numbers from the medical prescription drug claims, so they had a flat year when it came to expenses on Self-Insurance.

Ms. Diana Colavecchio, Community Development Director, presented the last-quarter Community Development report indicating that the City is in a growth state. She also stated that the City is the lucky and proud recipient of a donated sculpture from Don Drumm that will be located in High Bridge Glens Park on Front Street.

Mr. Balthis thanked Ms. Colavecchio for all her department's work.

Ms. Spinner stated that she was excited about the Don Drumm sculpture going into High Bridge Glens Park, and the fact this it will be visible from Front Street.

Ms. Nichols-Rhodes stated that it is extremely exciting that 189 new jobs are coming here, working here and paying taxes and also shopping, dining and doing all those things that make a growth state in the city.

Ms. Nichols-Rhodes moved to excuse Ms. Loza from tonight's meeting, second by Mr. Gorbach. Motion passed, voice vote (10-0).

Mr. James moved to adjourn, second by Mr. Gorbach Motion passed, voice vote (10-0).

Meeting adjourned at 8:05 p.m.

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Russ Balthis, Council President

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Dana M. Capriulo, Clerk of Council