

**NEW LEGISLATION**

January 21, 2025

| <b>Temp. No.</b> | <b>Introduced</b> | <b>Committee</b> | <b>Description</b>  |
|------------------|-------------------|------------------|---|
| Sub B-6          | 1/13/25           | CD               | An ordinance amending Chapter 561.01 Nuisances and declaring an emergency.  |
| B-8              | 1/21/25           | CD               | An ordinance approving the application of Dale and Shelley Llewellyn, as owners of certain real property located at 1949 Theiss Road, to place said property into an agricultural district pursuant to Ohio Revised Code Chapter 929, and declaring an emergency. |

**PENDING LEGISLATION**

January 21, 2025

| <b>Temp. No.</b> | <b>Introduced</b> | <b>Committee</b> | <b>Description</b>  |
|------------------|-------------------|------------------|---|
| A-106            | 10/28/24          | CD               | An ordinance authorizing the Mayor to enter into a license agreement with the Brook Heights Community Association, LLC, for the purpose of constructing and maintaining monument signs in a portion of the city right-of-way and declaring an emergency.  |
| B-1              | 1/13/25           | Fin              | An ordinance authorizing the Mayor, as Director of Public Safety, to enter into a contract or contracts, without competitive bidding, with Flock Group, Inc. for the use and maintenance of Flock Cameras for use by the city's safety forces, and declaring an emergency.                          |
| B-2              | 1/13/25           | PI               | An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, with Osborn Engineering for professional engineering services for the resurfacing of Bailey Road from Front Street to Graham Road and declaring an emergency.                      |
| B-3              | 1/13/25           | PI               | An ordinance authorizing the director of public service to enter into a contract or contracts, according to law, with GAI Consultants for professional engineering services for the resurfacing of Munroe Falls Avenue, from Bailey Road to the last corporation limits and declaring an emergency. |
| B-4              | 1/13/25           | PA               | An ordinance amending the Traffic Control File, and declaring an emergency.   |

|     |         |    |   |
|-----|---------|----|---|
| B-5 | 1/13/25 | PA | An ordinance authorizing the Mayor to enter into a contract or contracts with the Ohio Attorney General Collection Enforcement section for purposes of providing delinquent collection services for the Cuyahoga Falls Mayor's Court, and declaring an emergency. |
| B-6 | 1/13/25 | CD | An ordinance amending Chapter 561.01 Nuisances and declaring an emergency.  |
| B-7 | 1/13/25 | CD | An ordinance implementing Sections 3735.65 through 3735.70 of the Ohio Revised Code, establishing and describing the boundaries of the Merriman Valley Schumacher Community Reinvestment Area in the City of Cuyahoga Falls and declaring an emergency.           |

|  |                 |
|--|-----------------|
| Committee Meeting Schedule<br>January 21, 2025 |                 |
| Planning & Zoning                              | Subject to Call |
| Finance  | 6:30            |
| Public Improvements                            | 6:35            |
| Public Affairs                                 | 6:40            |
| Community Development                          | 6:45            |
| Sustainability, Energy, &<br>Environment       | Subject to Call |

2  
3 CITY OF CUYAHOGA FALLS, OHIO

4  
5 ORDINANCE NO. - 2025

6  
7 AN ORDINANCE AMENDING CHAPTER 561.01 NUISANCES AND  
8 DECLARING AN EMERGENCY.

9  
10 WHEREAS, the City of Cuyahoga Falls wishes to update what is considered a nuisance.

11  
12 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County  
13 of Summit and State of Ohio, that:

14  
15 Section 1. Section 561.01 of the Codified Ordinances of the City of Cuyahoga Falls is hereby  
16 amended to read in full as follows (new text in **Bold Underline**, Deleted Text in ~~Strikethrough~~):

17  
18 561.01 NUISANCES.

19 The following items on private property are declared to be nuisances.

20  
21 (a) Any weeds which are spreading or maturing seeds, or about to do so, **namely** ragweed,  
22 ~~goldenrod~~, poison ivy, poison oak, **burdock, thistles, leafy spurge, field bindweed, tree**  
23 **of heaven, sumac, bamboo** or any other noxious or poisonous weeds or vines;

24  
25 (b) Any grass in excess of eight inches in height;

26  
27 (c) Any roots of trees which obstruct any portion of a sewer located on City property or within  
28 City easements **or damage a sidewalk to the point it requires repair;**

29  
30 (d) Any shrubs or bushes located within twenty feet of the intersection of two or more streets  
31 and abutting either the sidewalk or the normal sidewalk location if the shrubs or bushes  
32 exceed two feet in height above the surface of either the sidewalk or the normal sidewalk  
33 location;

34  
35 (e) Any tree, plant, bush or shrub the branches or trunk of which obstruct or impede traffic  
36 on any street or public place. Branches overhanging within nine (9) feet of the surface of any  
37 sidewalk or within thirteen and one-half (13 ½) feet of the surface of any street shall be  
38 deemed prima-facie to obstruct or impede traffic thereon;

39  
40 (f) Any tree or branch of any tree which is in danger of falling due to decay or rot or any other  
41 reason, or any tree which contains any disease or insects which can spread to other trees,  
42 ~~provided, however, that paragraphs (a) and (b) above shall not apply in those areas located~~  
43 ~~in R-1 Zoning Districts.~~

44  
45 Section 2. Any other ordinances and resolutions or portions of ordinances and resolutions  
46 inconsistent herewith are hereby repealed, but any ordinances and resolutions or portions of  
47 ordinances and resolutions not inconsistent herewith and which have not previously been  
48 repealed are hereby ratified and confirmed.

49  
50 Section 3. It is found and determined that all formal actions of this Council concerning and  
51 relating to the adoption of this ordinance were adopted in an open meeting of this Council and  
52 that all deliberations of this Council and of any of its committees that resulted in such formal  
53 action were in meetings open to the public, in compliance with all legal requirements including,  
54 to the extent applicable, Chapter 107 of the Codified Ordinances.  
55

56        Section 4. This ordinance is hereby declared to be an emergency measure necessary for the  
57 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga  
58 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two-thirds of  
59 the members elected or appointed to Council, it shall take effect and be in force immediately  
60 upon its passage and approval by the Mayor, otherwise, it shall take effect and be in force at the  
61 earliest period allowed by law.

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63

64 Passed: \_\_\_\_\_  
65 \_\_\_\_\_  
66 President of Council

67  
68 \_\_\_\_\_  
69 Clerk of Council

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71  
72 Approved: \_\_\_\_\_  
73 \_\_\_\_\_  
74 Mayor

1/21/25

2  
3 CITY OF CUYAHOGA FALLS, OHIO

4  
5 ORDINANCE NO. - 2025

6  
7 AN ORDINANCE APPROVING THE APPLICATION OF  
8 DALE AND SHELLEY LLEWELLYN, AS OWNERS OF  
9 CERTAIN REAL PROPERTY LOCATED AT 1949  
10 THEISS ROAD, TO PLACE SAID PROPERTY INTO AN  
11 AGRICULTURAL DISTRICT PURSUANT TO OHIO  
12 REVISED CODE CHAPTER 929, AND DECLARING AN  
13 EMERGENCY.  
14

15 WHEREAS, Ohio Revised Code (“R.C.”) Section 929.01 et seq. provides that a  
16 person who owns over 10 acres of contiguous agricultural land may place such  
17 land in an agricultural district and thereby have the land be recognized as such  
18 by the County Fiscal Officer for a renewable period not to exceed five years; and  
19

20 WHEREAS, any application filed under Ohio R.C. 929.02 for agricultural land  
21 located in a municipality is subject to review and approval by the legislative  
22 authority of the municipality; and  
23

24 WHEREAS, Dale and Shelley Llewellyn have filed an application to have the  
25 real property located at 1949 Theiss Road (Summit County Parcel No. 35-00520)  
26 placed into an agricultural district pursuant to Chapter 929 of the Ohio Revised  
27 Code; and  
28

29 WHEREAS, after a public hearing on February 3, 2025, this Council finds and  
30 determines that the application is complete and that the property qualifies for  
31 inclusion in an agricultural district pursuant to Chapter 929 of the Ohio Revised  
32 Code,  
33

34 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga  
35 Falls, County of Summit and State of Ohio, that:  
36

37 Section 1. This Council hereby approves the application of Dale and Shelley  
38 Llewellyn to have the real property located at 1949 Theiss Road (Summit County  
39 Parcel No. 35-00520) placed into an agricultural district pursuant to Chapter 929  
40 of the Ohio Revised Code for a period of five years.  
41

42 Section 2. Any other ordinances and resolutions or portions of ordinances  
43 and resolutions inconsistent herewith are hereby repealed, but any ordinances  
44 and resolutions or portions of ordinances and resolutions not inconsistent  
45 herewith and which have not previously been repealed are hereby ratified and  
46 confirmed.  
47  
48

49        Section 3. It is found and determined that all formal actions of this Council  
50 concerning and relating to the adoption of this ordinance were adopted in an  
51 open meeting of this Council and that all deliberations of this Council and of any  
52 of its committees that resulted in such formal action were in meetings open to  
53 the public, in compliance with all legal requirements, to the extent applicable,  
54 including Chapter 107 of the Codified Ordinances.  
55

56        Section 4. This ordinance is hereby declared to be an emergency measure  
57 necessary for the preservation of the public peace, health, safety, convenience  
58 and welfare of the City of Cuyahoga Falls and the inhabitants thereof, and  
59 provided it received the affirmative vote of two-thirds of the members elected or  
60 appointed to Council, it shall take effect and be in force immediately upon its  
61 passage and approval by the Mayor; otherwise it shall take effect and be in force  
62 at the earliest period allowed by law.  
63

64  
65 Passed: \_\_\_\_\_  
66 \_\_\_\_\_  
67 President of Council  
68

69 \_\_\_\_\_  
70 Clerk of Council  
71

72  
73  
74 Approved: \_\_\_\_\_  
75 \_\_\_\_\_  
76 Mayor

1/21/25

# **City of Cuyahoga Falls, Ohio**

## **Notice**

### **Special City Council Meeting**

Notice is hereby given that a Special City Council Meeting will be held on Monday, January 21, 2025 at 6:30 P.M. for the following purposes:

1. To introduce and discuss substitute temporary ordinance B-6.
2. To introduce temporary ordinance B-8.
3. To conduct any other business, including without limitation, rules suspensions and executive sessions necessary to accomplish the foregoing.

Dated at Cuyahoga Falls, Ohio this January 16, 2025.

Russ Balthis  
Council President



# **City of Cuyahoga Falls, Ohio**

## **Notice**

### **City Council Public Hearing**

Notice is hereby given that there will be a Public Hearing in the Council Chambers in The Natatorium, 2345 Fourth Street, Cuyahoga Falls, Ohio on Monday, February 3rd at 6:30 PM relative to the ordinance bearing temporary number B-8.

Temp. Ord. B-8

AN ORDINANCE APPROVING THE APPLICATION OF DALE AND SHELLEY LEWELLYN, AS OWNERS OF CERTAIN REAL PROPERTY LOCATED AT 1949 THEISS ROAD, TO PLACE SAID PROPERTY INTO AN AGRICULTURAL DISTRICT PURSUANT TO OHIO REVISED CODE CHAPTER 929 AND DECLARING AN EMERGENCY.

By Order of the Clerk of Council  
Dana Capriulo

Akron Legal News    January 24, 2025  
                                  January 28, 2025