

NEW LEGISLATION

January 27, 2025

Temp. No.	Introduced	Committee	Description
B-9	1/27/25	PZ	An ordinance accepting the Planning Commission's recommendation for the approval of a conditional zoning certificate for an outdoor sales lot at 41 Steels Corners Road for Falls Investment Properties LLC (Valley Motors) and declaring an emergency.
B-10	1/27/25	PZ	An ordinance approving a zoning map amendment for parcels located on Wyoga Lake Road north of Falls Commerce Parkway from MU-1 Rural Neighborhood Center to E-1 Employment District and declaring an emergency.
B-11	1/27/25	Fin	An ordinance appropriating Community Development Block Grant Carryover Funds for calendar year 2025, and declaring an emergency.
B-12	1/27/25	PI	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.

B-13

1/27/25

PA

An ordinance authorizing the Mayor to enter into a NOPEC Energized Community Grant Agreement with Northeast Ohio Public Energy Council, Inc. for energy efficiency or energy infrastructure projects and declaring an emergency.

CALENDAR

January 27, 2025

The following legislation will be up for passage at the Council Meeting on January 27, 2025.

Temp. No.	Introduced	Committee	Description
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.

Sub B-6	1/21/25	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.

PENDING LEGISLATION

January 27, 2025

Temp. No.	Introduced	Committee	Description
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.
Sub B-6	1/21/25	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.
B-8*	1/21/25	CD	An ordinance approving the renewal 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.

* A public hearing will be held on February 3rd for Temp. Ord. B-8.

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5 CITY OF CUYAHOGA FALLS, OHIO

6
7 ORDINANCE NO. - 2025

8
9 AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S
10 RECOMMENDATION FOR THE APPROVAL OF A CONDITIONAL
11 ZONING CERTIFICATE FOR AN OUTDOOR SALES LOT AT 41
12 STEELS CORNERS ROAD FOR FALLS INVESTMENT
13 PROPERTIES LLC (VALLEY MOTORS), AND DECLARING AN
14 EMERGENCY.

15
16 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by the
17 Planning Commission be submitted to Council; and

18
19 WHEREAS, on January 22, 2025 the Planning Commission recommended approval of the
20 conditional zoning certificate for an outdoor sales lot for Falls Investment Properties LLC (Valley
21 Motors) located at 41 Steels Corners Road; and

22
23 WHEREAS, such approval is given subject to all Planning Commission findings and provisions
24 contained in Project File CZ-25-00001; and

25
26
27 WHEREAS, such approval is necessary to determine that the conditional use and site plan are
28 satisfactory, serves the public interest, and is acceptable for recording.

29
30 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of
31 Summit, and State of Ohio:

32
33 Section 1. That the City Council approves the conditional zoning certificate for an outdoor
34 sales lot for Falls Investment Properties LLC (Valley Motors) located at 41 Steels Corners Road,
35 Cuyahoga Falls, Ohio. The subject property is located in an MU-3 District. The approved site
36 plan is depicted in Attachment "A," and the site plan is more fully described in Project File
37 CZ-25-00001.

38
39 Section 2. That any other ordinances or resolutions or portions of ordinances and resolutions
40 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions
41 not inconsistent herewith and which have not previously been repealed are hereby ratified and
42 confirmed.

43
44 Section 3. That it is found and determined that all formal actions of this Council concerning
45 and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and
46 that all deliberations of this Council and of any of its committees that resulted in such formal
47 action, were in meetings open to the public, in compliance with all legal requirements, to the extent
48 applicable, including Chapter 107 of the Codified Ordinances.

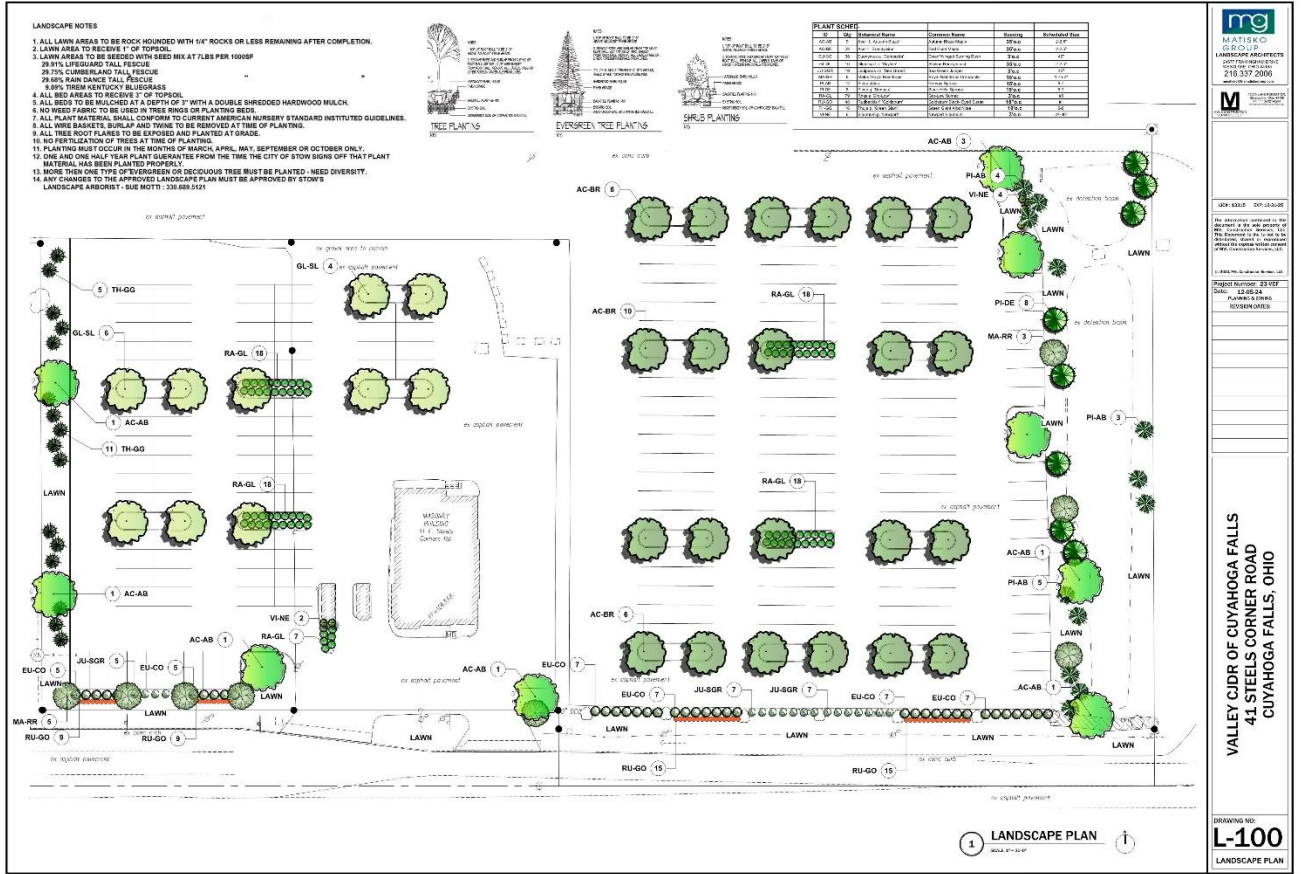
49
50 Section 4. That this ordinance is hereby declared to be an emergency measure necessary for
51 the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
52 Falls and the inhabitants thereof, for the reason that it is immediately necessary to permit timely
53 and appropriate development of this property, and provided it receives the affirmative vote of two
54 thirds of the members elected or appointed to Council, it shall take effect and be in force
55 immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in
56 force at the earliest period allowed by law.

57
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59 Passed: _____
60 _____
61 President of Council

62
63 _____
64 Clerk of Council

65 Approved: _____
66 _____
67 Mayor

Attachment A



M
 MTRC GROUP
 10000000000000

DATE: 12-20-24
 PROJECT NUMBER: 23-007
 PLANNING & DESIGN
 10000000000000

VALLEY CDDR OF CUYAHOGA FALLS
41 STEELS CORNER ROAD
CUYAHOGA FALLS, OHIO

DRAWING NO:
L-100
 LANDSCAPE PLAN

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5 CITY OF CUYAHOGA FALLS, OHIO

6
7 ORDINANCE NO. - 2025

8
9 AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR
10 PARCELS LOCATED ON WYOGA LAKE ROAD NORTH OF FALLS
11 COMMERCE PARKWAY FROM MU-1 RURAL NEIGHBORHOOD
12 CENTER TO E-1 EMPLOYMENT DISTRICT, AND
13 DECLARING AN EMERGENCY.

14
15 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by the
16 Planning Commission be submitted to Council; and

17
18 WHEREAS, on January 22, 2025, the Planning Commission considered a map amendment
19 from MU-1, Rural Neighborhood Center to E-1 Employment District for parcels 37-00010;
20 37-00054; and 37-00018; and recommended approval. The zoning map amendment totals
21 approximately 3.86 acres. The map amendment will allow the applicant, O’Harrow
22 Construction, on behalf of Alro Steel, to complete an expansion to the Alro Steel manufacturing
23 facility located at 4787 State Road.

24
25 WHEREAS, such approval is given subject to all Planning Commission findings and provisions
26 contained in Project File MAP-25-00001; and

27
28 WHEREAS, such approval is necessary to determine that the site plan is satisfactory, serves
29 the public interest, and is acceptable for recording.

30
31 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of
32 Summit, and State of Ohio:

33
34 Section 1. That the zoning classification for parcels located on Wyoga Lake Road north of
35 Falls Commerce Parkway (parcels 37-00010; 37-00054; and 37-00018) is hereby changed from
36 MU-1, Rural Neighborhood Center to E-1 Employment District. The zoning map
37 amendment totals approximately 3.86 acres. The map amendment will allow the applicant,
38 O’Harrow Construction, on behalf of Alro Steel, to complete an expansion to the Alro Steel
39 manufacturing facility located at 4787 State Road. The subject parcels are depicted on
40 Attachment “A”.

41
42 Section 2. That any other ordinances or resolutions or portions of ordinances and resolutions
43 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions
44 not inconsistent herewith and which have not previously been repealed are hereby ratified and
45 confirmed.

46
47 Section 3. That it is found and determined that all formal actions of this Council concerning
48 and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and
49 that all deliberations of this Council and of any of its committees that resulted in such
50 formal action, were in meetings open to the public, in compliance with all legal requirements, to
51 the extent applicable, including Chapter 107 of the Codified Ordinances.

52
53 Section 4. That this ordinance is hereby declared to be an emergency measure necessary for
54 the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
55 Falls and the inhabitants thereof, for the reason that it is immediately necessary to permit timely
56 and appropriate development of this property, and provided it receives the affirmative vote of two
57 thirds of the members elected or appointed to Council, it shall take effect and be in force
58 immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in
59 force at the earliest period allowed by law.

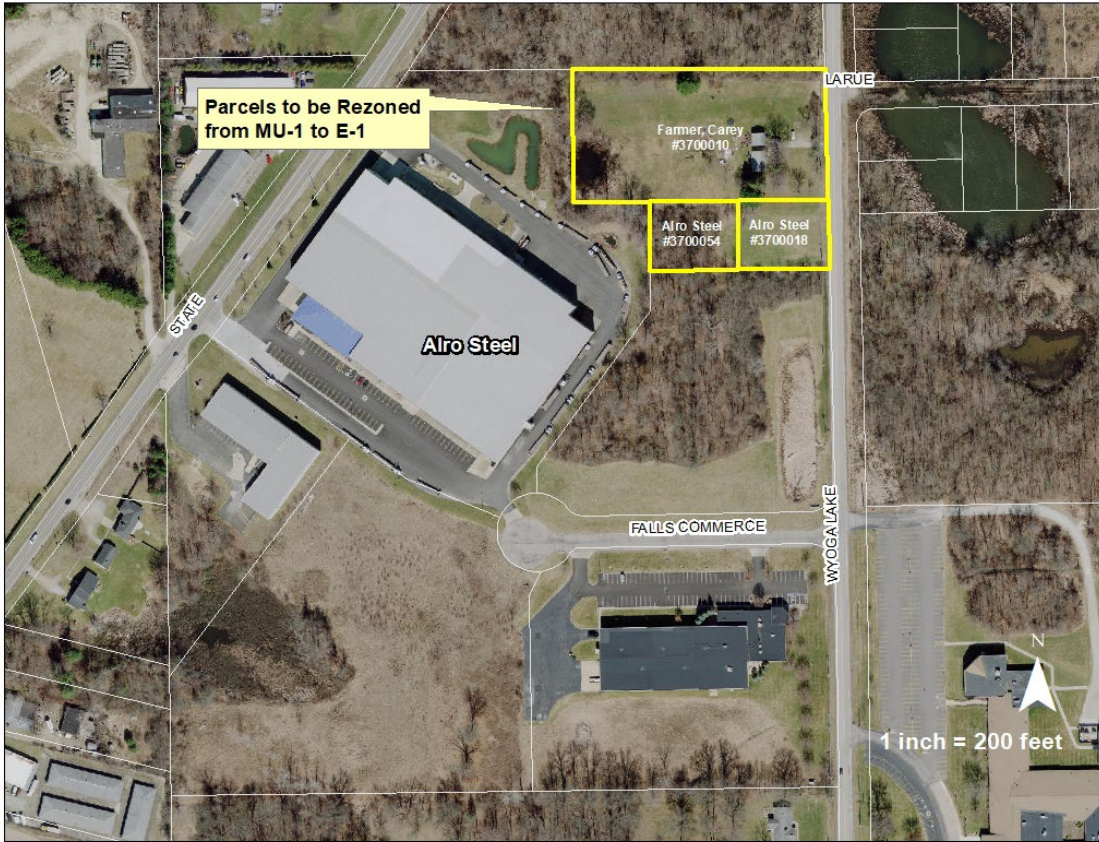
60 Passed: _____
61 _____
62 President of Council

63 _____
64 Clerk of Council

65
66 Approved: _____
67 _____
68 Mayor

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ATTACHMENT "A"



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2 CITY OF CUYAHOGA FALLS, OHIO

3
4 ORDINANCE NO. - 2025

5
6 AN ORDINANCE APPROPRIATING COMMUNITY DEVELOPMENT BLOCK
7 GRANT CARRYOVER FUNDS FOR CALENDAR YEAR 2025, AND
8 DECLARING AN EMERGENCY.
9

10 WHEREAS, the City of Cuyahoga Falls is the recipient of Community Development Block
11 Grant ("CDBG") funds through the Department of Housing and Urban Development; and
12

13 WHEREAS, the City of Cuyahoga Falls has available CDBG carryover funds, in the amount
14 of \$707,317; and
15

16 WHEREAS, it is necessary to appropriate these carryover funds from calendar year 2024 to
17 fund calendar year 2025 program operations; and
18

19 WHEREAS, this Council finds and determines after reviewing all pertinent information, that
20 the aforementioned appropriations in the amount of \$707,317 are necessary and in the best
21 interest of the City of Cuyahoga Falls;
22

23 NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Cuyahoga Falls, County
24 of Summit, State of Ohio, that:
25

26 Section 1. The Director of Finance is hereby authorized to increase appropriations in the
27 CDBG Fund, line item, Other Operations, by \$434,704 and line item, Capital Outlay by \$272,613
28 and make payments from the same.
29

30 Section 2. Any ordinance or resolutions or portions of ordinances and resolutions
31 inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent
32 herewith and which have not previously been repealed are hereby ratified and confirmed.
33

34 Section 3. It is found and determined that all formal actions of this Council concerning and
35 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and
36 that all deliberations of this Council and of any of its committees that resulted in such formal
37 action, were in meetings open to the public, in compliance with all legal requirements including
38 Chapter 107 of the Codified Ordinances.
39

40 Section 4. This ordinance is hereby declared to be an emergency measure necessary of the
41 preservation of the public peace, health, safety, convenience, and welfare of the City of Cuyahoga
42 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of
43 the members elected or appointed to Council, it shall take effect and be in force immediately
44 upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the
45 earliest period allowed by law.
46

47 Passed: _____

President of Council

Clerk of Council

54 Approved: _____

Mayor

55 1/27/25

2
3 CITY OF CUYAHOGA FALLS, OHIO
4 ORDINANCE NO. - 2025
5

6 AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE
7 TO ENTER INTO A CONTRACT OR CONTRACTS, ACCORDING TO LAW,
8 FOR THE ANNUAL RESURFACING AND/OR REPAIR OF VARIOUS
9 STREETS AS DESCRIBED IN EXHIBIT 'A' ATTACHED HERETO, IN THE
10 CITY OF CUYAHOGA FALLS AND AUTHORIZING THE DIRECTOR OF
11 PUBLIC SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS FOR
12 PAVEMENT PRESERVATION ON VARIOUS STREETS WITHIN THE CITY,
13 AND DECLARING AN EMERGENCY.
14

15 BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit and
16 State of Ohio:
17

18 Section 1. The Director of Public Service is hereby authorized to enter into a contract
19 or contracts, according to law, for the resurfacing and/or repair of various streets as
20 described in Exhibit 'A' attached hereto, in the City of Cuyahoga Falls.
21

22 Section 2. The Director of Public Service is hereby authorized to enter into a contract
23 or contracts, according to law, for pavement preservation on various streets within the
24 City.
25

26 Section 3. The Director of Finance is hereby authorized to make payment for the
27 same from the Capital Projects Fund, line-item Capital Outlay, and from the Storm Water
28 Fund, line-item Capital Outlay.
29

30 Section 4. Any other ordinances or resolutions or portions of ordinances and
31 resolutions inconsistent herewith be and the same are hereby repealed, but any
32 ordinances and resolutions not inconsistent herewith and which have not previously been
33 repealed are hereby ratified and confirmed.
34

35 Section 5. It is found and determined that all formal actions of this Council
36 concerning and relating to the adoption of this ordinance were adopted in an open
37 meeting of this Council, and that all deliberations of this Council and of any of its
38 committees that resulted in such formal action, were in meetings open to the public, in
39 compliance with all legal requirements, to the extent applicable, including Chapter 107
40 of the Codified Ordinances.
41

42 Section 6. This ordinance is hereby declared to be an emergency measure necessary
43 for the preservation of the public peace, health, safety, convenience and welfare of the
44 City of Cuyahoga Falls and the inhabitants thereof, and provided it receives the
45 affirmative vote of two thirds of the members elected or appointed to Council, it shall take
46 effect and be in force immediately upon its passage and approval by the Mayor; otherwise
47 it shall take effect and be in force at the earliest period allowed by law.
48

49 Passed: _____
50 _____
51 President of Council

52 _____
53 Clerk of Council
54

55 Approved: _____
56 _____
57 Mayor

Exhibit A

2025 Street Resurfacing List

<u>STREET</u>	<u>FROM</u>	<u>TO</u>
10 TH STREET	ROOSEVELT	SILVER LAKE
10 TH STREET	CHESTNUT	SACKETT
17 TH STREET	GRANT	HIGHBRIDGE
20 TH STREET	HIGHBRIDGE	GRANT
7 TH STREET	CHESTNUT	SACKETT
7 TH STREET	SACKETT	BROAD
7 TH STREET	ROOSEVELT	LINCOLN
AMERICANA DRIVE	CHATEAU	S. END
ANDERSON ROAD	MUNROE FALLS	MYRTLE
ANTOINETTE DRIVE	E. END	W. END
ARDELLA ROAD	PHILLIPS	HOFFMAN
BATH ROAD WEST	E. CORP LINE	NORTHAMPTON ROAD
BEACON HILL CIRCLE	BUCKINGHAM GATE	END
BROADWAY EAST	NEWBERRY	GERMAINE
CHATEAU DRIVE	WYOGA LAKE	AMERICANA
CROWN POINTE PARKWAY	HAAS	CROWNE RIDGE
CROWN RIDGE DRIVE	END	END
DREXMORE DRIVE	RAVENSHOLLOW	200' south
DWIGHT STREET	NORTHMORELAND	N. END
DWIGHT STREET	NORTHMORELAND	S. END
FRANCIS AVENUE	2 ND	9 TH
GARFIELD AVENUE	NORTHLAND	END
GARFIELD AVENUE	IRONWOOD	NORTHLAND
HANOVER STREET	BAILEY	BROADWAY E
HIGH STREET	CENTER	PORTAGE TRAIL
JENNINGS AVENUE	BAILEY	OAKWOOD
KENNEDY BOULEVARD	BAILEY	GOLF COURSE
KEYSER PARKWAY	HILLBROOK	CHART ROAD
LEHIGH AVENUE	HUDSON	CHARLES
LEIGHTON AVENUE	11 TH	12 TH
LEIGHTON AVENUE	10 TH	11 TH
MEREDITH LANE	NORTHAMPTON	CORP LINE
NORONA DRIVE	WYOGA LAKE BLVD.	END
ORLEN AVENUE	BAILEY	END
PHILLIPS DRIVE	WOODBROOK	ARDELLA
QUEENS GATE CIRCLE	BUCKINGHAM GATE	END
RAVENSHOLLOW DRIVE	KEYSER PARKWAY	N. END
ROCKLEDGE TRAIL	END	END
ROOSEVELT AVENUE	OAKWOOD	ELMWOOD
SCALA DRIVE	NORONA	TREESIDE

Exhibit A

2025 Street Resurfacing List

SEARL STREET	TALLMADGE	BROADWAY E.
SILVER LAKE AVENUE	13 TH	LILLIS
SUNCREST CIRCLE	SUNCREST	END
SUNCREST DRIVE	MUNROE FALLS	BAILEY
TREESIDE DRIVE	WYOGA LAKE BLVD	E. CORP LINE
VALLEY ROAD	PORTAGE TRAIL	STATE
VALLEY VIEW DRIVE	END	GRANT
WILLIS STREET	ORLEN	MUNROE FALLS
WYOGA LAKE BOULEVARD	WYOGA LAKE ROAD	CORP LINE

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. - 2025

6
7 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A
8 NOPEC ENERGIZED COMMUNITY GRANT AGREEMENT WITH
9 NORTHEAST OHIO PUBLIC ENERGY COUNCIL, INC. FOR
10 ENERGY EFFICIENCY OR ENERGY INFRASTRUCTURE
11 PROJECTS, AND DECLARING AN EMERGENCY.

12
13 WHEREAS, the City of Cuyahoga Falls is a member of the Northeast Ohio Public Energy
14 Council (“NOPEC”) and is eligible for the NOPEC Energized Community Grant for 2025, as
15 provided for in the NOPEC grant program guidelines.

16
17 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County
18 of Summit, and State of Ohio, that:

19
20 Section 1. The Mayor is hereby authorized to enter into a NOPEC Energized Community
21 Grant Agreement with NOPEC, Inc. for energy efficiency or energy infrastructure projects. The
22 Mayor, Director of Public Service, Director of Law, and other necessary City officials are
23 authorized to provide such other information and to execute such other documents, and do all
24 other actions as are necessary for and incidental to carrying out the requirements of this
25 ordinance and the terms of the Grant Agreement.

26
27 Section 2. Any other ordinances or resolutions or portions of ordinances and resolutions
28 inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent
29 herewith and which have not previously been repealed are hereby ratified and confirmed.

30
31 Section 3. It is found and determined that all formal actions of this Council concerning and
32 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and
33 that all deliberations of this Council and of any of its committees that resulted in such formal
34 action, were in meetings open to the public, in compliance with all legal requirements, to the
35 extent applicable, including Chapter 107 of the Codified Ordinances.

36
37 Section 4. This ordinance is hereby declared to be an emergency measure necessary for the
38 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
39 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of
40 the members elected or appointed to Council, it shall take effect and be in force immediately
41 upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the
42 earliest period allowed by law.

43 Passed: _____

President of Council

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47 _____

Clerk of Council

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51 Approved: _____

Mayor

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53 1/27/25

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, March 17th at 6:30 PM relative to the ordinance bearing temporary number B-10.

Temp. Ord. B-10

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PARCELS LOCATED ON WYOGA LAKE ROAD NORTH OF FALLS COMMERCE PARKWAY FROM MU-1 RURAL NEIGHBORHOOD CENTER TO E-1 EMPLOYMENT DISTRICT AND DECLARING AN EMERGENCY.

By Order of the Clerk of Council
Dana Capriulo

Akron Legal News January 31, 2025
 February 4, 2025