

CUYAHOGA FALLS CITY COUNCIL

Minutes of the Council Meeting

July 28, 2025

Call to Order: Mr. Balthis at 6:30 p.m.

Roll Call: Mr. Ashton, present; Mr. Balthis, present; Mr. Brillhart, present; Mr. DeRemer, present; Mr. James, present; Ms. Loza, present; Ms. Nichols-Rhodes, present; Mrs. Penta, present; Mr. Siegferth, present; Mrs. Spinner, present; Mr. Stams, present.

Invocation: Mrs. Spinner

Pledge of Allegiance: Mrs. Penta

Approval of Minutes: None

Reports and Communications: A Notice from the Ohio Department of Commerce, Division of Liquor Control, regarding New Permit Number 10002907-1 to The Italian Community of Akron, Inc, Leradici, 3411 Wyoga Lake Road, Cuyahoga Falls, Ohio, 44224.

A Notice from the Ohio Department of Commerce, Division of Liquor Control, regarding New Permit Number 05380177-10 to MM CS Services, LLC, Mapco, 641 W. Portage Trail, Cuyahoga Falls, Ohio, 44223.

New Legislation

(First Reading)

Temp. Ord. B-64 (Finance)

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, without competitive bidding, with KJ Excavation, for the maintenance and repair of the City's storm water system, and declaring an emergency.

Mr. James moved to recess Council to conduct a meeting of the Finance Committee, second by Mr. Brillhart. Motion passed, voice vote (11-0). Council recessed at 6:32 p.m. and reconvened at 6:40 p.m.

Reports of Council's Standing Committees

(Third Reading)

Planning & Zoning:

No Report.

Finance & Appropriations:

Temp. Ord. B-52

An ordinance authorizing the Mayor to apply for, accept, and enter into agreement a cooperative with the Ohio Development Water Authority for the replacement of the 4” water mains in Brookpark Drive, from Northampton Road to Eleanorora Drive, Eleanorora Drive, from Brookpark Drive East to Brookpark Drive West, Hoffman Drive, from Eleanorora Drive to Woodbrook Road and Woodbrook Road, from Northampton Road to Hoffman Drive, with an 8” water main, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. B-52, second by Mr. Brillhart. Motion passed, voice vote (11-0).

Temp. Ord. B-53

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 6” and 8” water mains on Oakwood Drive, from Monroe Avenue to Graham Road, with an 8” water main, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. B-53, second by Mr. Brillhart. Motion passed, voice vote (11-0).

Temp. Ord. B-54

An ordinance authorizing the Mayor to apply for, accept, and enter into a cooperative agreement with the Ohio Water Development Authority for the improvements to the Bailey Road and State Road booster pump stations, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. B-54, second by Mr. Brillhart. Motion passed, voice vote (11-0).

Temp. Ord. B-55

An ordinance authorizing the Parks and Recreation Board to enter into a contract or contracts, without competitive bidding, with IM Company, LLC., for emergency repairs needed to the first-floor restroom of the downtown pavilion, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. B-55, second by Mr. Brillhart. Motion passed, voice vote (11-0).

Temp. Ord. B-56

An ordinance providing for the issuance and sale of notes in the maximum principal amount of \$1,310,000, in anticipation of the issuance of bonds, for the purpose of paying the costs of acquiring, reconstructing, constructing, improving, equipping and installing 3,400 lineal feet of sanitary sewer lines, 3,550 feet of water main lines and 8,000 lineal feet of electrical conduit

wiring, related storm sewer lines and retention, erosion control and landscaping along Princeton Place Boulevard, Nottingham Trail, Bainbridge Trail and Kensington Court, together with all related and necessary appurtenances thereto, and declaring an emergency.

Mr. Balthis stated that he would be abstaining from voting on Temporary Ordinances B-56, B-57 and B-58 due to his employment with the law firm of Squire Sanders & Dempsey LLP, who are acting as the bond agents for these ordinances.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. B-56, second by Mr. Brillhart. Motion passed, voice vote (10-0-1). (Balthis)

Temp. Ord. B-57

An ordinance providing for the issuance and sale of notes in the maximum principal amount of \$730,000, in anticipation of the issuance of bonds, for the purpose of paying the costs of the construction, reconstruction, widening, improving, grading, draining and resurfacing of Wyoga Lake Road between Steels Corners Road and Seasons Road, together with all related and necessary appurtenances thereto, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. B-57, second by Mr. Brillhart. Motion passed, voice vote (10-0-1). (Balthis)

Temp. Ord. B-58

An ordinance providing for the issuance and sale of notes in the maximum principal amount of \$4,615,000, in anticipation of the issuance of bonds, for the purpose of paying the costs of the design and engineering, construction, reconstruction, widening, improving, grading, draining and resurfacing of, and installation of traffic controls along, and the intersections of State Road, Seasons Road and Wyoga Lake Road, and a traffic study of those roads and related areas, including but not limited to the extension, opening, improving, curbing or changing of the lines and traffic patterns of roads, highways, intersections, streets, bridges (both roadway and pedestrian), sidewalks, bikeways, medians and viaducts, providing signage, lighting systems, signalization, and installation of stormwater and flood remediation facilities, together with all related and necessary appurtenances thereto, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. B-58, second by Mr. Brillhart. Motion passed, voice vote (10-0-1). (Balthis)

Temp. Ord. B-64

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, without competitive bidding, with KJ Excavation, for the maintenance and repair of the City's storm water system, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. B-64, second by Mr. Brillhart. Motion passed, voice vote (11-0).

Public Improvements:

Temp. Ord. B-59

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the demolition of the Oak Park water tank, located within Oak Park near the intersection of Jefferson Avenue and Thirteenth Street, and declaring an emergency.

Mrs. Penta moved to adopt Temp. Ord. B-59, second by Mr. Stams. Motion passed, voice vote (11-0).

Temp. Ord. B-60

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for replacement of the 6” water main in Cedar Hill Road, West Portage Trail to Cedar Hill Circle, and Cedar Hill Circle, with an 8” water main, and declaring an emergency.

Mrs. Penta moved to adopt Temp. Ord. B-60, second by Mr. Stams. Motion passed, voice vote (11-0).

Temp. Ord. B-62

An ordinance authorizing the appropriation of certain interests in real property necessary for the improvement of Wyoga Lake Road between Seasons Road and E. Steels Corners Road, and declaring an emergency.

Mrs. Penta moved to adopt Temp. Ord. B-62, second by Mr. Stams. Motion passed, voice vote (11-0).

Public Affairs:

No Report.

Community Development:

Temp. Ord. B-32

An ordinance creating the Reserve at Boulder Estate Tax Increment Financing Incentive District; declaring improvements to the parcels within the incentive district to be a public purpose and exempt from real property taxation; requiring the owners of those parcels to make service payments in lieu of taxes; establishing a municipal public improvement tax increment equivalent fund for the deposit of those service specifying the payments; public infrastructure improvements that benefit or serve parcels in the incentive district; and declaring an emergency.

Mr. Siegferth moved to adopt Temp. Ord. B-32, second by Mr. Ashton. Motion passed, voice vote (11-0).

Temp. Ord. B-63

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 2025, and declaring an emergency.

Mr. Siegferth moved to adopt Temp. Ord. B-63, second by Mr. Ashton. Motion passed, voice vote (11-0).

Schedule of Committee Meetings

Planning & Zoning:	Subject to Call.
Finance:	Subject to Call
Public Improvements:	Subject to Call.
Public Affairs:	Subject to Call.
Community Development:	Subject to Call.

Miscellaneous Business

Mr. Bryan Hoffman, Finance Director, presented highlights of Report 21 to Council. He stated that this year, in the General Fund, Admissions Tax line item, they did not receive payment as quickly as last year, so there is a discrepancy there with the timing issue. The Interest line is on pace with their estimated budget amount and they are anticipating about \$1 million less than last year. That is not a concerning figure at this point in time.

In the Income Tax line items, Income Tax Revenue is up about 2.2 percent overall in the year. They look at three different things, withholding, individual tax and net profit tax. While the individual and net profit tax are still running below the 2024 number, withholding is still running at about 3 percent above 2024. Hopefully, as the year goes on, the other two categories will pick up steam.

In the Leisure Time Fund, Natatorium Charges For Services are up 5.2 percent over 2024. Waterworks is up approximately 3.3 percent. Brookledge is still down about 3.9 percent and Downview is still down about 10 percent over 2024. As the summer continues, they are hoping for better weather and that those numbers at the Brookledge and Downview will pick up.

In the Self-Insurance Fund, they are running well ahead of schedule. Hospitalization expenditures are down 13.4 percent. Prescription drugs up 16.3 percent. The gross is a little misleading, because the City receives refunds on the high-dollar prescription drugs that can be seen on the Revenue Line Item. The overall fund is running really well over 2024.

Ms. Diana Colavecchio, Community Development Director, presented the Economic Development Quarterly Report to Council. Before she began, she introduced the newest member of the Engineering Department, Mr. Wesley Carder.

Ms. Colavecchio stated that halfway through 2025, they are still in a state of flux. The largest projects have not yet been completed, so those numbers will not be seen in green on the report in terms of total investment value and total job numbers. The Bureau of Motor Vehicles that is moving out of the location on Graham Road to make way for the new Speedway is under construction. They have paved the parking lot and internal construction is about complete. They should be moving into the new location in August of this year. In Downtown, the old Acme Building and subsequently the church on Front Street has submitted plans to renovate that building into a venue that can be rented for parties, et cetera. Legacy 2020, the former Old Town Center converted into apartments, has submitted plans to add 11 new apartments. The apartments now there have been fully leased and the owner of that building felt that it was necessary to add apartments at this time. On Bailey Road, Ohio Kids Dental is currently remodeling the former Family Video Store, so look for some additional jobs on that side of the city.

Overall, in terms of housing cases, and these are specifically housing complaints, they have had a decrease of 349. The decrease is due to the fact that they no longer issue letters about debris on the curbs because the Sanitation Department has taken that over. They have a decrease of 9 new home permits, but an increase in zoning permits. Those are commercial permits.

The parking analysis conducted for Downtown has been completed and has indicated that there is more than enough parking in the downtown area. A copy of that report is available to anyone who would like one.

Progress on the Ponderosa building has stalled due to some plumbing issues and replacement of the grease track that was not part of the original plan and had to be added as a custom design.

They have tentatively set aside August 26th, at 6:00 p.m., at the Natatorium to have a public meeting to roll out the design of Phase II of the Old Mill Trail. Phase II will begin on East Bath Road and run behind the Old Mill Pond development, around the pond and end at the trail end located at People Parkway. They will get an official invite to everyone about that meeting.

Mr. Balthis thanked Ms. Colavecchio and welcomed Mr. Carder. He requested a copy of the parking study. He also stated that he is very excited about the trail extension.

Mr. James moved to adjourn, second by Mr. Brillhart. Motion passed, voice vote (11-0).

Meeting adjourned at 7:04 p.m.

Russ Balthis, Council President

Dana M. Capriulo, Clerk of Council