

NEW LEGISLATION

September 8, 2025

Temp. No.	Introduced	Committee	Description
B-65	9/8/25	Fin	A resolution accepting the amounts and rates of taxation as certified by the Summit County Budget Commission, authorizing the necessary tax levies, certifying such authorization to the County Fiscal Officer, and declaring an emergency.
B-66	9/8/25	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, without competitive bidding, with Altec Industries, for the purpose of replacing the truck body on the 2016 Altec Model M2-106 Digger Derrick, and declaring an emergency.
B-67	9/8/25	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the installation of above ground fuel storage tanks and associated equipment, and declaring an emergency.
B-68	9/8/25	Fin	An ordinance authorizing the Parks and Recreation Board to enter into a contract, with BOLD Designs & Recreation LLC for the installation of play equipment at Valley Vista Park, and declaring an emergency.

B-69	9/8/25	Fin	An ordinance authorizing the Parks and Recreation Board to enter into a contract, with Safe Slide Restoration for water slide paint and repairs at Water Works Family Aquatic Center, and declaring an emergency.
B-70	9/8/25	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, without competitive bidding, with Collins Excavating & Construction and D&C Construction & Excavating for the maintenance and repair of the City's storm water, sanitary sewer, and water distribution systems, and declaring an emergency.
B-71	9/8/25	Fin	An ordinance authorizing the Director of Public Service to enter into a cooperative agreement with the County of Summit, Ohio to share the cost of engineering of the North Main Street bridge over the Cuyahoga River.
B-72	9/8/25	PA	A resolution authorizing the Electric Utility Superintendent to represent the City of Cuyahoga Falls as a member of the Board of Trustees of American Municipal Power, Inc., and declaring an emergency.
B-73	9/8/25	PA	An ordinance amending the Traffic Control File, and declaring an emergency.

B-74	9/8/25	PI	An ordinance amending Ordinance No. 38-2025 for the purpose of including construction of a new training facility and training prop in the contract or contracts, and declaring an emergency.
B-75	9/8/25	CD	An ordinance approving text amendments to the Cuyahoga Falls Development Code, as more fully described and depicted herein, and declaring an emergency.
B-76	9/8/25	CD	An ordinance authorizing the Mayor to execute the revised Summit County Intergovernmental Memorandum of Understanding for Job Creation and Retention and Tax Revenue Sharing, and declaring an emergency.

CALENDAR

September 8, 2025

The following legislation will be up for passage at the Council Meeting on September 8, 2025.

Temp. No.	Introduced	Committee	Description
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No legislation up for passage.

PENDING LEGISLATION

September 8, 2025

Temp. No.	Introduced	Committee	Description
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No pending legislation.

CITY OF CUYAHOGA FALLS, OHIO

RESOLUTION NO. – 2025

A RESOLUTION ACCEPTING THE AMOUNTS AND RATES OF TAXATION AS CERTIFIED BY THE SUMMIT COUNTY BUDGET COMMISSION, AUTHORIZING THE NECESSARY TAX LEVIES, CERTIFYING SUCH AUTHORIZATION TO THE COUNTY FISCAL OFFICER, AND DECLARING AN EMERGENCY.

WHEREAS, the City, in accordance with the provisions of law, has previously filed Alternative Tax Budget Information with the Summit County Fiscal Officer for the fiscal year beginning January 1, 2026; and

WHEREAS, on August 4, 2025, the Budget Commission of Summit County certified its action thereon to the City, together with an estimate by the County Fiscal Officer of the rate of each tax necessary to be levied by the City and what part thereof is without and what part thereof is within the Charter tax limitation.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cuyahoga Falls, County of Summit and State of Ohio, that:

Section 1. The amounts and rates of taxation as determined by the Budget Commission in its certification, are hereby accepted.

Section 2. There shall be and hereby is levied on the tax duplicate of the City the rate of each tax necessary to be levied within and without the Charter limitation as follows:

			County Fiscal Officer's Estimate of Tax Rate to be Levied	
Purpose	Amount to be Derived from Levies Inside Charter Limit	Amount Approved by Budget Commission outside Charter Limit	Inside Charter Limit	Outside Charter Limit
General Fund	\$16,106,692		10.40	
Police Pension	\$464,616		.30	
Fire Pension	\$464,616		.30	

Section 3. The Clerk of Council is authorized to forward a certified copy of this resolution to the County Fiscal Officer.

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

41 Section 5. It is found and determined that all formal actions of this Council concerning and
42 relating to the adoption of this resolution were adopted in an open meeting of this Council and
43 that all deliberations of this Council and of any of its committees that resulted in such formal
44 action were in meetings open to the public, in compliance with all legal requirements, including
45 Chapter 107 of the Codified Ordinances.
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47 Section 6. This ordinance is hereby declared to be an emergency measure necessary for the
48 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
49 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two-thirds of
50 the members elected or appointed to Council, it shall take effect and be in force immediately
51 upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the
52 earliest period allowed by law.
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55 Passed: _____

President of Council

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60 Clerk of Council
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63 Approved: _____

Mayor

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65 9/8/2024

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. – 2025

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS, WITHOUT COMPETITIVE BIDDING, WITH ALTEC INDUSTRIES, FOR THE PURPOSE OF REPLACING THE TRUCK BODY ON THE 2016 ALTEC MODEL M2-106 DIGGER DERRICK, AND DECLARING AN EMERGENCY.

WHEREAS, the Electric Department will be replacing the body and remounting the digger derrick on the 2016 Altec Model M2-106 Digger Derrick.

WHEREAS, the 2016 Model M2-106 Digger Derrick is an Altec vehicle, therefore Altec is the only company that can replace and remount the equipment.

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

Section 1. The Director of Public Service is hereby authorized to enter into a contract or contracts, without competitive bidding, with Altec Industries, for the purpose of replacing the truck body on the 2016 Altec Model M2-106 Digger Derrick.

Section 2. The Director of Finance is hereby authorized to make payment for same from the Electric Fund, line item Capital Outlay.

Section 3. Any other ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Chapter 107 of the Codified Ordinances.

Section 5. This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

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61 President of Council
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65 Clerk of Council
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69 Approved: _____
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71 Mayor
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73 9/8/25

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. - 2025

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS, ACCORDING TO LAW, FOR THE INSTALLATION OF ABOVE GROUND FUEL STORAGE TANKS AND ASSOCIATED EQUIPMENT, AND DECLARING AN EMERGENCY.

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

Section 1. The Director of Public Service is hereby authorized to enter into a contract or contracts, according to law, for the installation of above ground fuel storage tanks and associated equipment.

Section 2. The Director of Finance is hereby authorized to make payment for same from the Capital Projects Fund, line item Capital Outlay.

Section 3. Any other ordinances and resolutions or portions of ordinances and resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions or portions of ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Chapter 107 of the Codified Ordinances.

Section 5. This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof for the reason that the supplies and services are necessary for the daily functioning of the Municipal Garage, and provided it receives the affirmative vote of two-thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

Passed: _____

President of Council

Clerk of Council

Approved: _____

Mayor

9/8/25

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5 CITY OF CUYAHOGA FALLS, OHIO

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7 ORDINANCE NO. - 2025

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9 AN ORDINANCE AUTHORIZING THE PARKS AND RECREATION
10 BOARD TO ENTER INTO A CONTRACT, WITH BOLD DESIGNS &
11 RECREATION LLC FOR THE INSTALLATION OF PLAY EQUIPMENT
12 AT VALLEY VISTA PARK, AND DECLARING AN EMERGENCY.
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15 WHEREAS, the City obtained quotes for the installation of play equipment and BOLD Designs
16 and Recreation LLC provided the best pricing and is a Certified Playground Safety Inspector by
17 National Parks and Recreation Association standards.
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19 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County
20 of Summit and State of Ohio, that:
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22 Section 1. The Parks and Recreation Board is hereby authorized to enter into a contract or
23 contracts, with BOLD Designs & Recreation LLC for the installation of play equipment at Valley
24 Vista Park.
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26 Section 2. The Director of Finance is hereby authorized to make payment for same from
27 Recreation Levy Fund, line item Capital Outlay.
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29 Section 3. Any other ordinances and resolutions or portions of ordinances and resolutions
30 inconsistent herewith are hereby repealed, but any ordinances and resolutions or portions of
31 ordinances and resolutions not inconsistent herewith and which have not previously been
32 repealed are hereby ratified and confirmed.
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34 Section 4. It is found and determined that all formal actions of this Council concerning
35 and relating to the adoption of this ordinance were adopted in an open meeting of this Council
36 and 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 5. This ordinance is hereby declared to be an emergency measure necessary for
41 the preservation of the public peace, health, safety, convenience and welfare of the City of
42 Cuyahoga Falls and the inhabitants thereof, and provided it receives the affirmative vote of
43 two-thirds of the members elected or appointed to Council, it shall take effect and be in force
44 immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in
45 force at the earliest period allowed by law.
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56 Passed: _____

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66 9/8/25

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President of Council

Clerk of Council

Mayor

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. - 2025

AN ORDINANCE AUTHORIZING THE PARKS AND RECREATION BOARD TO ENTER INTO A CONTRACT, WITH SAFE SLIDE RESTORATION FOR WATER SLIDE PAINT AND REPAIRS AT WATER WORKS FAMILY AQUATIC CENTER, AND DECLARING AN EMERGENCY.

WHEREAS, Water Works Family Aquatic Center fiberglass slides are now over 20 years old and are reaching their effective life cycle; and

WHEREAS, Safe Slide Restoration has completed slide repairs at Water Works Family Aquatic Center in the past and has expertise in water park fiberglass slide painting and repairs.

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

Section 1. The Parks and Recreation Board is hereby authorized to enter into a contract or contracts, with Safe Slide Restoration for water slide paint and repairs at Water Works Family Aquatic Center.

Section 2. The Director of Finance is hereby authorized to make payment for same from Recreation Levy Fund, line item Capital Outlay.

Section 3. Any other ordinances and resolutions or portions of ordinances and resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions or portions of ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements including Chapter 107 of the Codified Ordinances.

Section 5. This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof, and provided it receives the affirmative vote of two-thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

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President of Council

Clerk of Council

Mayor

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. – 2025

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS, WITHOUT COMPETITIVE BIDDING, WITH COLLINS EXCAVATING & CONSTRUCTION AND D&C CONSTRUCTION & EXCAVATING FOR THE MAINTENANCE AND REPAIR OF THE CITY'S STORM WATER, SANITARY SEWER, AND WATER DISTRIBUTION SYSTEMS, AND DECLARING AN EMERGENCY.

WHEREAS, the quantity of outstanding work related to water service lines, sanitary laterals, and sanitary and storm mains is more than can be handled in a timely manner by City personnel.

WHEREAS, Collins Excavating & Construction and D&C Construction & Excavating are able to complete the work in a timely and workmanlike manner.

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

Section 1. The Director of Public Service is hereby authorized to enter into a contract or contracts, without competitive bidding, with Collins Excavating & Construction and D&C Construction & Excavating, for the maintenance and repair of the City's storm water, sanitary sewer, and water distribution systems.

Section 2. The Director of Finance is hereby authorized to make payment for same from the Water Fund, Sewage and Disposal Fund, Storm Drainage Utility Fund, Other Operations, and line item Capital Outlay.

Section 3. Any other ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Chapter 107 of the Codified Ordinances.

Section 5. This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

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61 President of Council
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69 Approved: _____
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71 Mayor
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73 9/8/25

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3 CITY OF CUYAHOGA FALLS, OHIO
4 ORDINANCE NO. - 2025
56 AN ORDINANCE AUTHORIZING THE DIRECTOR OF
7 PUBLIC SERVICE TO ENTER INTO A COOPERATIVE
8 AGREEMENT WITH THE COUNTY OF SUMMIT, OHIO TO
9 SHARE THE COST OF ENGINEERING THE NORTH MAIN
10 STREET BRIDGE OVER THE CUYAHOGA RIVER, AND
11 DECLARING AN EMERGENCY.
1213 WHEREAS, it is necessary to have a cooperative agreement between the City of
14 Cuyahoga Falls and the County of Summit, Ohio, to share the cost of the North Main
15 Street bridge over the Cuyahoga River.
1617 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
18 County of Summit and State of Ohio:
1920 Section 1. The Director of Public Service is hereby authorized to enter into a
21 cooperative agreement with the County of Summit, Ohio to share the cost of engineering
22 of the North Main Street bridge over the Cuyahoga River.
2324 Section 2. The Director of Finance is hereby authorized to make payment for same
25 from the Capital Projects Fund, line item Capital Outlay.
2627 Section 3. Any other ordinances or resolutions or portions of ordinances and
28 resolutions inconsistent herewith be and the same are hereby repealed, but any
29 ordinances and resolutions not inconsistent herewith and which have not previously been
30 repealed are hereby ratified and confirmed.
3132 Section 4. It is found and determined that all formal actions of this Council
33 concerning and relating to the adoption of this ordinance were adopted in an open
34 meeting of this Council, and that all deliberations of this Council and of any of its
35 committees that resulted in such formal action, were in meetings open to the public, in
36 compliance with all legal requirements, including Chapter 107 of the Codified
37 Ordinances.
3839 Section 5. This ordinance is hereby declared to be an emergency measure necessary
40 for the preservation of the public peace, health, safety, convenience and welfare of the
41 City of Cuyahoga Falls and the inhabitants thereof, and provided it receives the
42 affirmative vote of two thirds of the members elected or appointed to Council, it shall take
43 effect and be in force immediately upon its passage and approval by the Mayor; otherwise
44 it shall take effect and be in force at the earliest period allowed by law.
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48 Passed: _____

President of Council_____
Clerk of Council

56 Approved: _____

Mayor

58 9/8/2025

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4 CITY OF CUYAHOGA FALLS, OHIO5
6 RESOLUTION NO. – 2025
78 A RESOLUTION AUTHORIZING THE ELECTRIC UTILITY
9 SUPERINTENDENT TO REPRESENT THE CITY OF
10 CUYAHOGA FALLS AS A MEMBER OF THE BOARD OF
11 TRUSTEES OF AMERICAN MUNICIPAL POWER, INC., AND
12 DECLARING AN EMERGENCY.
1314 WHEREAS, the City of Cuyahoga Falls (“City”) is a member of American Municipal
15 Power, Inc. (AMP), a non-profit corporation in the State of Ohio whose members are Ohio
16 municipal corporations that own and operate electric utility systems, and
1718 WHEREAS, AMP exists for a public purpose, namely to assist the municipally-owned
19 electric systems of the State of Ohio in obtaining safe, reliable and reasonably priced
20 electric power for their citizens and customers, and
2122 WHEREAS, AMP’s affairs are managed by a Board of Trustees (“Board”) consisting, as
23 of the date hereof, twenty-one (21) voting members elected or otherwise approved by the
24 members, who meet from time to time at AMP’s headquarters in Columbus, Ohio or at
25 other locations as designated by the Board, and
2627 WHEREAS, the City has been elected to a term as member of the AMP Board of
28 Trustees, and
2930 WHEREAS, the City desires to change its designee on the AMP Board to allow
31 flexibility in scheduling and responsibilities for AMP duties.
3233 NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cuyahoga Falls,
34 County of Summit and State of Ohio, that:
3536 Section 1. The Electric Utility Superintendent, as an incident of his or her official
37 capacity be, and is hereby designated for the period of his or her service, the
38 representative of the City on the Board to act on behalf of the City in the discharge of its
39 duties as a Trustee and that the Electric Utility Superintendent be and hereby is,
40 delegated authority to designate in writing an alternate to such representative to serve in
41 his or her stead during any period he or she may be unable to represent the City.
4243 Section 2. Any representative of the City designated above is authorized and
44 empowered, acting for, in the name of and on behalf of the City, and as the City’s agent,
45 to exercise all the functions, powers, rights and privileges, and to fulfill the obligations
46 and without limitation to attend and take part in meetings of the Board and of
47 Committees of the Board, and to vote on and otherwise act with respect to all matters
48 that may properly come before the Board or any Committee of the Board, and to do or
49 cause to be done all acts, and to take all steps as may in each case be, in the opinion of
50 such representative, necessary or desirable in order to represent the City and exercise its
51 functions, powers, rights and privileges, and fulfill its obligations, as a Trustee of AMP
52 and to carry out the full intent and purpose of this Resolution and the purposes and
53 powers of AMP.

54 Section 3. The representative shall receive no compensation from AMP for services as
55 a Trustee but shall be entitled to have AMP and its related entities provide meals, lodging
56 or transportation related to service as Trustee or, alternatively, to receive reimbursement
57 from AMP for reasonable out-of-pocket expenses associated with their services as
58 representative for the City as Trustee, all in accordance with AMP's policies and
59 procedures.

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61 Section 4. Any other ordinances and resolutions or portions of ordinances and
62 resolutions inconsistent herewith are hereby repealed but any ordinances and resolutions
63 or portions of ordinances and resolutions not inconsistent herewith and which have not
64 been previously repealed are hereby ratified and confirmed.

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66 Section 5. It is found and determined that all formal actions of this Council
67 concerning and relating to the adoption of this resolution were adopted in an open
68 meeting of this Council and that all deliberations of this Council and of any of its
69 committees that resulted in such formal action were in meetings open to the public, in
70 compliance with all legal requirements, including Chapter 107 of the Codified
71 Ordinances.

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73 Section 6. This resolution is hereby declared to be an emergency measure necessary
74 for the preservation of the public peace, health, safety, convenience and welfare of the
75 City of Cuyahoga Falls and the inhabitants thereof, and provided it received the
76 affirmative vote of two-thirds of the members elected or appointed to Council, it shall take
77 effect and be in force immediately upon its passage and approval by the Mayor; otherwise
78 it shall take effect and be in force at the earliest period allowed by law.

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81 Passed: _____

President of Council

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Clerk of Council

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89 Approved: _____

Mayor

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CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. – 2025

AN ORDINANCE AMENDING THE TRAFFIC CONTROL FILE, AND
DECLARING AN EMERGENCY.

WHEREAS, site-specific traffic control regulations of the City are established and maintained in the “Traffic Control File,” a document established and maintained by the Chief of Police pursuant to Chapter 305 of the Codified Ordinances; and

WHEREAS, Section 305.02 of said Chapter requires that amendments to the Traffic Control File be made only through legislation passed by City Council.

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

Section 1. Upon the recommendation of the Traffic Committee, the Traffic Control File is hereby amended as follows:

Amending the Traffic Control File to prohibit parking on the north side of Francis Avenue from 8th Street to 75’ east of 8th Street.

Amending the Traffic Control File to include the following items at the Creekside subdivision:

- Stop Sign on Sandalwood Lane at Chart Road
- Stop Sign on Creekside Trail at Chart Road
- Stop Sign on Crestwood Circle at Creekside Trail
- Stop Sign on Northbrooke Circle at Tanglewood Lane
- Install 25 MPH speed limit signs on all roads in the development with no additional speed signage other than the 2 signs posted at development entrances.

Amending the Traffic Control File to prohibit parking on the even addresses (south) side of Wyandotte Avenue.

Amending the Traffic Control File to permit parking on the even (west) side of 25th Street between Chestnut Blvd. and Wyandotte Avenue.

Section 2. The Chief of Police is hereby authorized to note in the Traffic Control File the proper legends.

Section 3. The Mayor or his designee is hereby authorized to cause the installation or removal of the proper signage reflecting the above amendments.

Section 4. Any other ordinances and resolutions or portions of ordinances and resolutions inconsistent herewith are hereby repealed but any ordinances and resolutions or portions of ordinances and resolutions not inconsistent herewith and which have not been previously repealed are hereby ratified and confirmed.

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

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

Passed: _____

President of Council

Clerk of Council

Approved: _____

Mayor

9/8/25

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. – 2025

AN ORDINANCE AMENDING ORDINANCE NO. 38-2025 FOR THE PURPOSE OF INCLUDING CONSTRUCTION OF A NEW TRAINING FACILITY AND TRAINING PROP IN THE CONTRACT OR CONTRACTS, AND DECLARING AN EMERGENCY.

WHEREAS, Ordinance No. 38-2025 passed on July 14, 2025, approved entering into a contract or contracts, according to law, for the demolition and replacement of Fire Station 4, but inadvertently omitted construction of a new training facility and training prop in Section 1; and

WHEREAS, this amendment to Ordinance No. 38-2025 is necessary to clarify the contracts are for the demolition and replacement of Fire Station 4 and construction of a new training facility and training prop.

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

Section 1. Section 1. of Ordinance No. 38-2025 is hereby amended as follows (new language bolded):

Section 1. The Mayor, as Director of Public Safety, is hereby authorized to enter into a contract or contracts, according to law, for the demolition and replacement of Fire Station 4 **and construction of a new training facility and training prop.**

Section 2. The Director of Finance is hereby authorized to make payment for same from the Capital Projects Fund, line item, Capital Outlay.

Section 3. Any ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements including Chapter 107 of the Codified Ordinances.

Section 5. This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof, and provided it receives the affirmative vote of two-thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

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President of Council

Clerk of Council

Mayor

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5 CITY OF CUYAHOGA FALLS, OHIO6
7 ORDINANCE NO. - 20258
9 AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE
10 CUYAHOGA FALLS DEVELOPMENT CODE, AS MORE
11 FULLY DESCRIBED AND DEPICTED HEREIN, AND
12 DECLARING AN EMERGENCY.
1314 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions
15 made by the Planning Commission be submitted to Council, and
1617 WHEREAS, after thorough review of the Development Code it was determined that
18 multiple updates were required in order to successfully implement the objectives of the
19 General Land Use Plan; and
2021 WHEREAS, on September 3, 2025 the Planning Commission recommended the
22 approval of multiple amendments to the Development Code as more fully described in
23 Project File TXT-25-00017.
2425 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
26 County of Summit, and State of Ohio:
2728 Section 1. That the text amendments are summarized in Exhibit A. A full copy of
29 the proposed text amendments to the Development Code are on file with the Clerk of
30 Council.
3132 Section 2. That any other ordinances or resolutions or portions of ordinances and
33 resolutions inconsistent herewith be and the same are hereby repealed, but any
34 ordinances and resolutions not inconsistent herewith and which have not previously
35 been repealed are hereby ratified and confirmed.
3637 Section 3. That it is found and determined that all formal actions of this Council
38 concerning and relating to the adoption of this ordinance were adopted in an open
39 meeting of this Council, and that all deliberations of this Council and of any of its
40 committees that resulted in such formal action, were in meetings open to the public, in
41 compliance with all legal requirements, to the extent applicable, including Chapter 107
42 of the Codified Ordinances.
4344 Section 4. That this ordinance is hereby declared to be an emergency measure
45 necessary for the preservation of the public peace, health, safety, convenience and
46 welfare of the City of Cuyahoga Falls and the inhabitants thereof, for the reason that it
47 is immediately necessary to permit timely and appropriate development of this property,
48 and provided it receives the affirmative vote of two thirds of the members elected or
49 appointed to Council, it shall take effect and be in force immediately upon its passage
50 and approval by the Mayor; otherwise it shall take effect and be in force at the earliest
51 period allowed by law.
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59	Passed: _____	_____
60		President of Council
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64		Clerk of Council
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67	Approved: _____	_____
68		Mayor

Exhibit A

DEVELOPMENT CODE REVIEW – 2025					9/3/25
#	Section	Title	Current Issue(s)	Proposed Change	
1	1111.08	Administration and Enforcement	“zoning certificate” is not contained in Code	Added “zoning certificate” term.	
2	1111.09	Penalties	No penalty for not obtaining a zoning certificate after construction completed	Revised schedule of fees	
3	Chapter 1113.10 & 1113.11	Minor & Major Site Plan Procedures	Expiration “Effect of Approval” for Major and Minor Site Plan conflicting/confusing language; Major site plan uses “deemed approved”	2 years must begin construction; 42 months to complete; Revised to deemed denied;	
4	1113.12	1113.12	Landscape bond language not consistent w/ agreement form used	Made consistent with existing practice to allow cash deposit or performance bond.	
5	1115	Definitions	Lot Coverage and building area definitions are partially redundant and causes confusion	Clarified definitions	
6	1115	Definitions	Existing definition of dwelling unit, strictly reading, does not allow an “in-law suite”	Revised definition of a “dwelling unit” to allow but with limitations	
7	1115	Commercial Vehicles	There are two separate definitions; the definition that applies to residential storage is broad	Delete “commercial vehicle” definition	
8	1122	Street Cross Sections & T-shaped street ends	Concerned about lack of on-street parking; T-shaped street ends causes access issues for service vehicles	Require a modification to the street sections to provide for additional parking (on-street or other); limit use of T-shaped street end to 4 or fewer dwelling.	
9	1123.04 & 1133.02 D	1123.04 C 1 c	Curb cut and driveway width are used interchangeably and confusion about where measured; Drive-thru queuing area not adequate	Specified that measurement of driveway taken at the ROW; added note that curb radius based on turning moment; For drive-thrus, expanded minimum queuing area and added requirement for bypass lane.	
10	1124.02, 1126 & 1132.19	Open Space	Redundant sections regarding open space and required open space for residential developments is minimal	Incorporated subsections from 1124.02 into Chapter 1126; increased minimum open space required	
11	1124.05	Public & Community Facilities (In-lieu-of-Dedication)	Existing language is not consistent with current practice; doesn’t anticipate application to a minor site plan or mf development without subdivision process.	Revised to reflect current practice and more clearly give the City authority on use of funds.	
12	1131 & 1133.02	Use Table, Use Type Categories & Limited Use Standards	Vape shops are currently allowed as a retail use in commercial districts with no specific limitations	Allow as a limited use in C-1 Districts with 2,640’ buffers of schools and other vape shops; hours of operation limitations	

DEVELOPMENT CODE REVIEW – 2025					9/3/25
#	Section	Title	Current Issue(s)	Proposed Change	
13	1131 & 1133.02	Use Table, Use Type Categories & Limited Use Standards	Marijuana Dispensaries are currently allowed as a retail use in commercial districts with no specific limitations	Allow as a limited in C-1 Districts with 2,640' buffer from a church, public library, public playground, public park, or school; and one (1) mile of another marijuana dispensary.	
14	1131.05 & 1133.03	Use Table, Use Type Categories & Conditional Use Standards	Pawn Shops & Payday Loans – the conditions are in a footnote	Conditions moved from footnote of Use Table to 1133.03	
15	1131.05 (B)(5) & 1133.02 (B)(1)	Use Table, Use Type Categories & Limited Use Standards	Child/Adult Care Facility is not permitted as an accessory use; i.e. daycare in a church	Revise definition of neighborhood/public assembly to include daycare as an accessory use; Add to limited use criteria for neighborhood/public assembly uses. No more than 10% of principal use	
16	1131 & 1133.02	Limited Uses	No standards for institutional, i.e. schools, churches; assisted living/nursing uses in residential districts.	Revised conditions to require use of Chapter 1143 for these uses when located residential districts; Updated Use Table for primary schools	
17	1132	Residential Lot and Design Standards Table 1132-2	Table is confusing and difficult to use (staff & residents) –too much info for one table; row titles are not common to all; Many footnotes some warranted to be in text of code	Divided into 3 tables; Single-Family; Attached Single Family; and Multi-Family; reduced footnotes	
18	1133.03	Conditional Uses	No reference to conditional uses are also subject to the limited use standards in 1133.02; A duplicate “Vehicle Repair Facility” section is located in the Conditional Use Subsection. This is wrong place and it is redundant - it is correctly located in 1133.02 E 2;	Language added to reference limited use standards in 1133.02 Vehicle repair section deleted from 1133.03	
19	1135	Wireless Communication	Amendments to make consistent w/ the small cell ordinance	Updated per Law Dept.	
20	1142.01	Applicability	Needs clarification	Amendments clarify this chapter’s application for principal and accessory structures and specifies district	
21	1142.02 (A)(3)&(4)	Storage Buildings	Unclear of the need for this; causes confusion with 1142.01(D) 80 sq. ft.	Delete #3 “storage buildings”	
22	1142.02 (C)1	Garages	The minimum 400 sq. ft. 2-car garage requirement often causes hardships for replacement of detached garages on smaller lots	Revised to exclude “small lots” (those less than 6,000 sq. ft.)	

DEVELOPMENT CODE REVIEW – 2025					9/3/25
#	Section	Title	Current Issue(s)	Proposed Change	
23	1142.02 (A)	Attachments	Regulations for stoop, deck, porch encroachments difficult to follow for staff/residents	Reorganized to combine attachments, extensions and projections; created table for allowed encroachments	
24	1142.03	1142.03 (5) Residential driveways	It is not clear that only one curb cut per lot is permitted unless certain conditions are met	Language clarified to make clear when the exception applies	
25	1142.05	Lighting Design	Lighting standards only specifically apply to multi-family developments excluding single family districts	Added lighting standards for single-family districts Added additional façade lighting restrictions	
26	1145.03	Weeds	Bamboo grasses not included	Updated	
27	1145.04 (C)	Tree Protection	Inadequate standards for tree protection during construction	Updated	
28	1145.05	Street Trees	Update Tables 1145-22 & 1145-23 recommended and prohibited tree list per	Updated	
29	1145.07	Landscape Design and Screening/Buffers	Review to determine if requirements are strict enough, particularly for conditional uses; Tables are difficult to follow with large footnote list	Re-format tables; move language from footnote to main text; add language to require additional screening measures to mitigate potential impacts to adjacent neighborhoods; Increased buffer widths for medium and heavy buffers	
30	1145.07	Landscape Design and Screening/Buffers	Electrified Fencing - State law prohibits banning in non-residential districts but allows for some regulation.	Require a transition buffer for electrified fences	
31	1145.09	Fencing	Fence standards for residential districts are not distinct from commercial districts; Restrictions for fences in mixed districts needs to be clarified, i.e. prohibit chain link in mixed districts “open” % standard is confusing; no setback from ROW	Separated into residential; general; mixed use subsections; clarified open (picket) fences to be 40% aggregate opening; added 1’ setback from ROW and added driveway to existing 3’ separation requirement	
32	1146.06 & Table 1146-29	Signs	Illumination language needs clarified Permanent signs allowed on vacant land	Clarified exception for electronic message centers; Removed “vacant land” from permanent sign table	
33	2.2.1	Site Standards in CN Districts	Site Standards table did not consider attached dwellings in CN districts	Table revised	

DEVELOPMENT CODE REVIEW – 2025				9/3/25
#	Section	Title	Current Issue(s)	Proposed Change
34	Appendix C	Fee Schedule	No fee for failing to submit permit and in-lieu-of payment not specified	Comprehensive review completed in 2022. Updated penalty & in-lieu-of

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3 CITY OF CUYAHOGA FALLS, OHIO4
5 ORDINANCE NO. – 20256
7 AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE
8 THE REVISED SUMMIT COUNTY INTERGOVERNMENTAL
9 MEMORANDUM OF UNDERSTANDING FOR JOB
10 CREATION AND RETENTION AND TAX REVENUE
11 SHARING, AND DECLARING AN EMERGENCY.
1213 WHEREAS, the City is currently a party to the Summit County Intergovernmental
14 Memorandum of Understanding for Job Creation and Retention and Tax Revenue Sharing
15 (“Job Creation and Retention MOU”), together with most other communities in Summit
16 County; and
1718 WHEREAS, the Job Creation and Retention MOU provides for the sharing of a portion
19 of income tax revenue between participatory communities in certain circumstances where
20 a business relocates from one community to another community; and
2122 WHEREAS, the participating communities recently met and have proposed revisions
23 to the Job Creation and Retention MOU to update the payroll threshold that activates the
24 agreement; and
2526 WHEREAS, the Job Creation and Retention MOU requires the participating
27 communities to re-execute the same when a substantive revision is agreed to by the
28 participating communities; and
2930 WHEREAS, the revised Job Creation and Retention MOU will take effect on October
31 1, 2025; and
3233 WHEREAS, this Council finds and determines, after reviewing all pertinent
34 information, that it is necessary and in the best interest of the City of Cuyahoga Falls to
35 authorize the Mayor to execute and deliver the revised Job Creation and Retention MOU.
3637 NOW THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
38 County of Summit, and State of Ohio, that:
3940 Section 1. The Mayor is hereby authorized to execute the revised version of the Job
41 Creation and Retention MOU, which will take effect on October 1, 2025.
4243 Section 2. Any ordinances or resolutions or portions of ordinances and resolutions
44 inconsistent herewith are hereby repealed, but any ordinances and resolutions not
45 inconsistent herewith and which have not previously been repealed are hereby ratified
46 and confirmed.
4748 Section 3. It is found and determined that all formal actions of this Council concerning
49 and relating to the passage of this ordinance were taken in an open meeting of this
50 Council and that all deliberations of this Council and of any committees that resulted in
51 those formal actions were in meetings open to the public, in compliance with all legal
52 requirements including Chapter 107 of the Codified Ordinances.
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55 Section 4. This ordinance is hereby declared to be an emergency measure necessary
56 for the preservation of the public peace, health, safety, convenience and welfare of the
57 City of Cuyahoga Falls and the inhabitants thereof, and provided it receives the
58 affirmative vote of two-thirds of the members elected or appointed to Council, it shall take
59 effect and be in force immediately upon its passage and approval by the Mayor; otherwise
60 it shall take effect and be in force at the earliest period allowed by law.

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63 Passed: _____

President of Council

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Clerk of Council

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71 Approved: _____

Mayor

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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, October 20th, at 6:30 PM relative to the ordinance bearing temporary number B-75.

Temp. Ord. B-75

AN ORDINANCE APPROVING TEXT AMENDMENTS
TO THE CUYAHOGA FALLS DEVELOPMENT CODE, AS
MORE FULLY DESCRIBED AND DEPICTED HEREIN, AND
DECLARING AN EMERGENCY.

By Order of the Clerk of Council
/s/ Dana Capriulo