

NEW LEGISLATION

November 10, 2025

Temp. No.	Introduced	Committee	Description
B-94	11/10/25	PZ	An ordinance approving text amendments to the Cuyahoga Falls Development Code adopting both a definition and regulations restricting the locations of vape shops, as more fully described and depicted herein, and declaring an emergency.
B-95	11/10/25	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, without competitive bidding, with JCI Jones for the purchase of liquid chlorine to be utilized for water treatment throughout 2026, and declaring an emergency.
B-96	11/10/25	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purpose of upgrading the underground subtransmission cables leaving Valley Substation, and declaring an emergency.
B-97	11/10/25	SEE	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, after receiving public proposals, for the purpose of constructing a City-owned 20 MW AC solar array located at the Hardy Road Landfill; authorizing the Director of Public Service to enter into a lease agreement with the City of Akron; and declaring an emergency.

CALENDAR

November 10, 2025

The following legislation will be up for passage at the Council Meeting on November 10, 2025.

Temp. No.	Introduced	Committee	Description
B-88	10/27/25	Fin	An ordinance amending Section 921.06 of the Codified Ordinances, relating to termination of service, and declaring an emergency.
B-89	10/27/25	Fin	An ordinance establishing annual appropriations of money for the current expenses, capital expenditures and other expenses of the City of Cuyahoga Falls for the fiscal year ending December 31, 2026, and declaring an emergency.
B-90	10/27/25	Fin	An ordinance authorizing the Mayor to enter into a contract or contracts, without competitive bidding, with NEOGOV for human resources and payroll management software and related services for a period not to exceed three years, and declaring an emergency.
B-91	10/27/25	Fin	An ordinance authorizing Director of Public Service to enter into a contract or contracts, according to law, for the replacement of the 6" water main with an 8" water main, on Valley Road, from Maitland Avenue to the intersection of Valley Road and State Road, and declaring an emergency.

B-92

10/27/25

PA

A resolution confirming the reappointment of Dr. Patrick Blakeslee as the City of Cuyahoga Falls representative to serve on the Summit County Combined General Health District Board of Health for a four-year term beginning January 1, 2026 and ending December 31, 2029, and declaring an emergency.

PENDING LEGISLATION

November 10, 2025

Temp. No.	Introduced	Committee	Description
B-88	10/27/25	Fin	An ordinance amending Section 921.06 of the Codified Ordinances, relating to termination of service, and declaring an emergency.
B-89	10/27/25	Fin	An ordinance establishing annual appropriations of money for the current expenses, capital expenditures and other expenses of the City of Cuyahoga Falls for the fiscal year ending December 31, 2026, and declaring an emergency.
B-90	10/27/25	Fin	An ordinance authorizing the Mayor to enter into a contract or contracts, without competitive bidding, with NEOGOV for human resources and payroll management software and related services for a period not to exceed three years, and declaring an emergency.
B-91	10/27/25	Fin	An ordinance authorizing Director of Public Service to enter into a contract or contracts, according to law, for the replacement of the 6" water main with an 8" water main, on Valley Road, from Maitland Avenue to the intersection of Valley Road and State Road, and declaring an emergency.

B-92

10/27/25

PA

A resolution confirming the reappointment of Dr. Patrick Blakeslee as the City of Cuyahoga Falls representative to serve on the Summit County Combined General Health District Board of Health for a four-year term beginning January 1, 2026 and ending December 31, 2029, and declaring an emergency.

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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 GENERAL DEVELOPMENT CODE
11 ADOPTING BOTH A DEFINITION AND REGULATIONS
12 RESTRICTING THE LOCATIONS OF VAPE SHOPS, AS
13 MORE FULLY DESCRIBED AND DEPICTED HEREIN, AND
14 DECLARING AN EMERGENCY.
1516 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions
17 made by the Planning Commission be submitted to Council, and
1819 WHEREAS, the proliferation and unregulated operation of vape shops and the
20 products they sell, including highly addictive substances, have been demonstrably
21 shown by scientific evidence and public health reports to increase youth initiation and
22 use, significant public health burdens and healthcare costs and negative impacts on
23 community aesthetics and perceived safety issues; and
2425 WHEREAS, it is the finding of the City of Cuyahoga Falls that the regulation of vape
26 shops is necessary to mitigate adverse impacts, safeguard the health of its youth,
27 reduce the public health burden and preserve the character and safety of its
28 neighborhoods; and
2930 WHEREAS, on September 3, 2025 the Planning Commission recommended the
31 adoption of a definition and locational restrictions for vape shops, which were included
32 in the proposed amendments to the Development Code as more fully described in
33 Project File TXT-25-00017; and
3435 WHEREAS, pursuant to General Development Code Sub-Section 1113.06(E)(3)(b)(3),
36 Council desires to adopt locational restrictions and amend the definition of vape shops
37 to differ from the definition adopted by the Planning Commission.
3839 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
40 County of Summit, and State of Ohio:
4142 Section 1. That Council hereby approves text amendments to the Cuyahoga Falls
43 General Development Code and adopts both a definition and regulations restricting the
44 locations of vape shops, as set forth in Exhibit A, attached hereto and made a part of
45 this ordinance.
4647 Section 2. That any other ordinances or resolutions or portions of ordinances and
48 resolutions inconsistent herewith be and the same are hereby repealed, but any
49 ordinances and resolutions not inconsistent herewith and which have not previously
50 been repealed are hereby ratified and confirmed.
5152 Section 3. That it is found and determined that all formal actions of this Council
53 concerning and relating to the adoption of this ordinance were adopted in an open
54 meeting of this Council, and that all deliberations of this Council and of any of its
55 committees that resulted in such formal action, were in meetings open to the public, in
56 compliance with all legal requirements, to the extent applicable, including Chapter 107
57 of the Codified Ordinances.
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59 Section 4. That this ordinance is hereby declared to be an emergency measure
60 necessary for the preservation of the public peace, health, safety, convenience and
61 welfare of the City of Cuyahoga Falls and the inhabitants thereof, and provided it
62 receives the affirmative vote of two thirds of the members elected or appointed to
63 Council, it shall take effect and be in force immediately upon its passage and approval
64 by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed
65 by law.

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73 Passed: _____
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75 President of Council

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78 Clerk of Council
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81 Approved: _____
82 _____
83 Mayor

11/10/25

84 **Exhibit A**

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87 **1131.03 USE TYPE CATEGORIES**

- 88 D. Retail Use Category. The Retail Use category consists of buildings that provide display and
- 89 on-site exchange of merchandise for general consumers. Consumption or use of the product
- 90 or merchandise typically is intended for off-premises, although small elements of the retail
- 91 use may provide for on-premise consumption or use.
- 92

93 *New #16:*

94 *"Vape Shop". Any business whose principal product line for retail sale is alternative nicotine*

95 *products or vape juice, or both. For the purposes of this section, alternative nicotine products*

96 *refer to any products or devices that employ an electronic heating element, power source,*

97 *electronic circuit, battery, or other electronic, chemical, or mechanical means to produce a vapor*

98 *that delivers nicotine to the person inhaling from the device, including electronic cigarettes,*

99 *electronic cigars, electronic hookahs, electronic bongs, and electronic pipes, whether*

100 *manufactured, distributed, marketed, or sold as an electronic cigarette, electronic cigar; or*

101 *electronic pipe, and/or accessories therein, including but not limited to, tanks, coils, pod*

102 *cartridges, drip tips, vape battery kits, replacement coils, vape adapters, atomizers, and*

103 *rebuildable tools. For the purposes of this section, vape juice refers to any liquid that contains*

104 *compounds containing pharmaceutical grade vegetable glycerin, propylene glycol, nicotine, food*

105 *grade flavoring, water, and can be used for vaping by means of an alternative nicotine product.*

106 *For purposes of this code section, principal shall mean that alternative nicotine products, vape*

107 *juice, or both constitute at least 20% of the floor sale area and/or businesses' aggregate retail*

108 *sales determined by assessing the annual total monetary value of all products and/or services*

109 *sold.*

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111 **1133.02 LIMITED USES**

- 112 D. Retail Uses.

113 *New #5:*

114 *Vape Shop. In Districts where Vape Shop is a Limited Use, Subject to Specific Conditions*

115 *("o"), the following specific standards apply:*

- 116 a. The property where such is located shall be a minimum of 2,640 ft. from any school
- 117 property or any property occupied by an existing use of the same specific type.
- 118 b. No such use shall be operated or open for business between the hours of 12:00
- 119 midnight and 8:00 a.m.
- 120
- 121

Table 1131-1: Zoning Districts and Uses

Key:
X = Allowed in Planning Area
O = Limited Use only allowed subject to Specific Use standards
All undesignated uses are considered prohibited
✓ = Allowed Use subject to general zoning district and design standards
◆ = Conditional Use only allowed subject to conditional zoning Certificate

Zoning Districts → ↓ Use Types and Use Categories	Residential Neighborhoods							Mixed-Use Districts						General Districts				Special Overlay Districts		
	R-R	R-1	R-2	R-3	R-4	R-5	R-6	MU-1	MU-2	MU-3	MU-4	MU-5	MU-6	C-1	E-1	M-1	NP-1	R-C	R-M	H
Planning Areas																				
Cuyahoga River (CRA)					X	X	X		X		X	X	X		X				X	✖
State-Portage Trail (SPT)		X	X	X	X	X			X	X	X			X	X	X		X	X	✖
Bailey -Munroe Falls (BMF)		X	X	X	X	X			X	X	X			X	X	X		X	X	✖
Northampton (NH)	X	X	X	X		X		X		X					X		X	X	X	✖
Merriman Valley Schumacher (MVS)	Refer to Title 5 for district and uses in the MVS Area																			
Retail Uses																				
Convenience Store								✓	✓	✓	✓	✓	✓	✓	✓					
Grocery Store								✓	✓	✓	✓	✓	✓	✓						
Supermarket										✓	✓	✓		✓						
Neighborhood Merchandise								✓	✓	✓	✓	✓	✓	✓						
General Merchandise										✓	✓	✓	✓	✓						
Warehouse Merchandise											✓			✓						
Garden Center										✓	✓		✓	✓	✓					
Restaurant, Dine-In								✓	✓	✓	✓	✓	✓	✓						
Commercial Equipment and Supply														✓	✓	✓				
Theater										✓	✓	✓	✓	✓						
Service Station with Convenience Store								O	O	O	O	O	O	O	O					
Drive-Thru Establishments								O	O	O	O	O	O	O	O					
Outdoor Sales - Limited								O	O	O	O	O	O	O						
Outdoor Sales Lot														O	O	O				

Table 1131-1: Zoning Districts and Uses

Key:
X = Allowed in Planning Area
O = Limited Use only allowed subject to Specific Use standards
All undesignated uses are considered prohibited
✓ = Allowed Use subject to general zoning district and design standards
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Zoning Districts → ↓ Use Types and Use Categories		Residential Neighborhoods							Mixed-Use Districts						General Districts				Special Overlay Districts		
		R-R	R-1	R-2	R-3	R-4	R-5	R-6	MU-1	MU-2	MU-3	MU-4	MU-5	MU-6	C-1	E-1	M-1	NP-1	R-C	R-M	H
	Marijuana Dispensary														O						
	Vape Shop														O						

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3 CITY OF CUYAHOGA FALLS, OHIO4
5 ORDINANCE NO. - 20256
7 AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC
8 SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS,
9 WITHOUT COMPETITIVE BIDDING, WITH JCI JONES FOR THE
10 PURCHASE OF LIQUID CHLORINE TO BE UTILIZED FOR WATER
11 TREATMENT THROUGHOUT 2026, AND DECLARING AN
12 EMERGENCY.
1314 WHEREAS, liquid chlorine is one of the four chemicals that the City uses to treat its raw
15 water before distribution into the water system; and
1617 WHEREAS, Contract #9194—2025 Chemical Bid—Liquid Chlorine allowed the option to
18 extend the contract's bid price for an additional year; and
1920 WHEREAS, JCI Jones has offered to extend the same unit price per ton for liquid chlorine
21 for 2026; and
2223 WHEREAS, JCI Jones has been the lowest bidder of chlorine for at least the last 12 years.
2425 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County
26 of Summit and State of Ohio:
2728 Section 1. The Director of Public Service is hereby authorized to enter into a contract or
29 contracts, without competitive bidding, with JCI Jones for the purchase of liquid chlorine to be
30 utilized for water treatment throughout 2026.
3132 Section 2. The Director of Finance is hereby authorized to make payment for same from the
33 Water Fund, line item Other Operations.
3435 Section 3. Any other ordinances or resolutions or portions of ordinances and resolutions
36 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions
37 not inconsistent herewith and which have not previously been repealed are hereby ratified and
38 confirmed.
3940 Section 4. It is found and determined that all formal actions of this Council concerning and
41 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and
42 that all deliberations of this Council and of any of its committees that resulted in such formal
43 action, were in meetings open to the public, in compliance with all legal requirements, to the
44 extent applicable, including Chapter 107 of the Codified Ordinances.
4546 Section 5. This ordinance is hereby declared to be an emergency measure necessary for the
47 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
48 Falls and the inhabitants thereof and provided it receives the affirmative vote of two-thirds of the
49 members elected or appointed to Council, it shall take effect and be in force immediately upon
50 its passage 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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56	Passed: _____	_____
57		President of Council
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62		Clerk of Council
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66	Approved: _____	_____
67		Mayor
68	11/10/2025	

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3 CITY OF CUYAHOGA FALLS, OHIO4
5 ORDINANCE NO. – 20256
7 AN ORDINANCE AUTHORIZING THE DIRECTOR OF
8 PUBLIC SERVICE TO ENTER INTO A CONTRACT OR
9 CONTRACTS, ACCORDING TO LAW, FOR THE PURPOSE
10 OF UPGRADING THE UNDERGROUND
11 SUBTRANSMISSION CABLES LEAVING VALLEY
12 SUBSTATION, AND DECLARING AN EMERGENCY.
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15 WHEREAS, the Electric Department will be upgrading the subtransmission cables
16 leaving the Valley Substation; and17
18 WHEREAS, the Electric Department has solicited and received public bids for this
19 work; and20
21 WHEREAS, the Electric Department will be contracting out the construction of a new
22 duct bank through Valley Vista Park with Premium Utility Contractor; and23
24 WHEREAS, Premium Utility Contractor will install underground conduit encased in
25 concrete as well as construct a protective raceway for the cables to enter the Valley
26 Substation; and27
28 WHEREAS, the Electric Department will pull in new cables through the completed duct
29 bank and complete the cable terminations.30
31 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
32 County of Summit and State of Ohio, that:33
34 Section 1. The Director of Public Service is hereby authorized to enter into a contract
35 or contracts, according to law, for the purpose of upgrading the underground
36 subtransmission cables leaving the Valley Substation.37
38 Section 2. The Director of Finance is hereby authorized to make payment for same from
39 the Electric Fund, line item Capital Outlay.40
41 Section 3. Any other ordinances or resolutions or portions of ordinances and
42 resolutions inconsistent herewith are hereby repealed, but any ordinances and
43 resolutions not inconsistent herewith and which have not previously been repealed are
44 hereby ratified and confirmed.45
46 Section 4. It is found and determined that all formal actions of this Council concerning
47 and relating to the adoption of this ordinance were adopted in an open meeting of this
48 Council, and that all deliberations of this Council and of any of its committees that
49 resulted in such formal action, were in meetings open to the public, in compliance with
50 all legal requirements, to the extent applicable, including Chapter 107 of the Codified
51 Ordinances.
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55 Section 5. 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 provided it receives the affirmative vote of two-thirds of the
58 members elected or appointed to Council, it shall take effect and be in force immediately
59 upon its passage and approval by the Mayor; otherwise it shall take effect and be in force
60 at the earliest period allowed by law.

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62 Passed: _____
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64 President of Council

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66 _____
67 Clerk of Council

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70 Approved: _____
71 _____
72 Mayor

11/10/25

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4 CITY OF CUYAHOGA FALLS, OHIO5
6 ORDINANCE NO. - 2025
78 AN ORDINANCE AUTHORIZING THE DIRECTOR OF
9 PUBLIC SERVICE TO ENTER INTO A CONTRACT OR
10 CONTRACTS, AFTER RECEIVING PUBLIC PROPOSALS,
11 FOR THE PURPOSE OF CONSTRUCTING A CITY-OWNED
12 20 MW AC SOLAR ARRAY LOCATED AT THE HARDY
13 ROAD LANDFILL; AUTHORIZING THE DIRECTOR OF
14 PUBLIC SERVICE TO ENTER INTO A LEASE AGREEMENT
15 WITH THE CITY OF AKRON; AND DECLARING AN
16 EMERGENCY.
1718 WHEREAS, current legislation for renewable energy tax credits will expires soon; and
1920 WHEREAS, the Electric Department will be generating 20 MW AC of electricity via
21 renewable solar power; and
2223 WHEREAS, the Electric Department will enter into a partnership with the City of
24 Akron to lease the closed Hardy Road Landfill to house the solar array; and
2526 WHEREAS, the solar array will enable the Electric Department to stabilize the cost of
27 power over the next 25 to 35 years by reducing the amount of energy the city has to
28 purchase as well as peak shaving; and
2930 WHEREAS, the Electric Department has solicited and received public proposals for
31 this work.
3233 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
34 County of Summit and State of Ohio:
3536 Section 1. The Director of Public Service is hereby authorized to enter into a contract
37 or contracts, after receiving public proposals, for the purpose of constructing a City-
38 owned 20 MW AC solar array located at the Hardy Road Landfill.
3940 Section 2. The Director of Public Service is hereby authorized to enter into an
41 Agreement with the City of Akron for the lease of the Hardy Road Landfill for the purpose
42 stated in Section 1.
4344 Section 3. The Mayor, Director of Public Service, Director of Finance, Director of Law,
45 and other necessary City officials are authorized to provide such other information and
46 to execute such other documents, and do all other actions as are necessary for and
47 incidental to carrying out the requirements of this ordinance.
4849 Section 4. The Director of Finance is hereby authorized to make payment for the same
50 from the Electric Fund, line item Other Operations and Capital Outlay.
5152 Section 5. Any other ordinances and resolutions or portions of ordinances and
53 resolutions inconsistent herewith be and the same are hereby repealed, but any
54 ordinances and resolutions or portions of ordinances and resolutions not inconsistent
55 herewith and which have not previously been repealed are hereby ratified and confirmed.
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58 Section 6. It is found and determined that all formal actions of this Council
59 concerning and relating to the adoption of this ordinance were adopted in an open
60 meeting of this Council and that all deliberations of this Council and of any of its
61 committees that resulted in such formal action were in meetings open to the public, in
62 compliance with all legal requirements including, to the extent applicable, Chapter 107
63 of the Codified Ordinances.
64

65 Section 7. This ordinance is hereby declared to be an emergency measure necessary
66 for the preservation of the public peace, health, safety, convenience and welfare of the
67 City of Cuyahoga Falls and the inhabitants thereof and for the further reason that the
68 renewable energy tax credits will expire soon, and provided it receives the affirmative vote
69 of two-thirds of the members elected or appointed to Council, it shall take effect and be
70 in force immediately upon its passage and approval by the Mayor; otherwise it shall take
71 effect and be in force at the earliest period allowed by law.
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74 Passed: _____

President of Council

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81 Approved: _____

Clerk of Council

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Mayor

85 11/10/2025