

**CUYAHOGA FALLS CITY COUNCIL**  
**Minutes of the Council Meeting**

**October 27, 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:** Mr. James

**Approval of Minutes:** The minutes of the September 22, 2025 and October 13, 2025 Council Meetings were approved as written.

**Reports and Communications:** None

**New Legislation**  
(First Reading)

**Temp. Ord. B-88 (Finance)**

An ordinance amending Section 921.06 of the Codified Ordinances, relating to termination of service, and declaring an emergency.

**Temp. Ord. B-89 (Finance)**

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.

**Temp. Ord. B-90 (Finance)**

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.

**Temp. Ord. B-91 (Finance)**

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.

**Temp. Res. B-92 (Public Affairs)**

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.

**Reports of Council's Standing Committees**  
(Third Reading)

**Planning & Zoning:**

**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.

Mrs. Spinner moved to amend Temp. Ord. B-75 with Temp. Ord. B-75 (Sub. Dated 10/27/25), second by Mr. Siegferth. Motion passed, voice vote (11-0).

Mrs. Spinner stated that this ordinance is being amended with B-75 (Sub. Dated 10/27/25) in order to remove #12 from the text amendments to the Cuyahoga Falls Development Code that Council is voting on as a slate. The restrictions on vape stores have been removed so that they can be discussed at a later date.

**Temp. Ord. B-75 (Sub. Dated 10/27/25)**

An ordinance approving text amendments to the Cuyahoga Falls Development Code, as more fully described and depicted herein, and declaring an emergency.

Mrs. Spinner moved to adopt Temp. Ord. B-75 (Sub. Dated 10/27/25), second by Mr. Siegferth. Motion passed, voice vote (11-0).

**Temp. Ord. B-80**

An ordinance authorizing and approving the re-plat of the Final Subdivision Plat for the Towns at Steels Corners development located on Steels Corners Road east of Wyoga Lake Road, and declaring an emergency.

Mrs. Spinner moved to adopt Temp. Ord. B-80, second by Mr. Siegferth. Motion passed, voice vote (11-0).

**Finance & Appropriations:**

**Temp. Ord. B-81**

An ordinance authorizing the Director of Finance to enter into a contract or contracts, with Wichert Insurance Services, Inc. for the professional services necessary to manage the City's risk management and insurance program and for the purchase of public entity insurance coverages, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. B-81, second by Mr. Brillhart. Motion passed, voice vote (11-0).

**Temp. Ord. B-82**

An ordinance authorizing the Director of Public Service to apply for Federal Surface Transportation Block Grant (STBG) funds programmed by the Akron Metropolitan Area Transportation Study (AMATS), for the resurfacing of Graham Road, from State Road to Bath Road, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. B-82, second by Mr. Brillhart. Motion passed, voice vote (11-0).

**Temp. Ord. B-83**

An ordinance authorizing the Director of Public Service to apply for Federal Surface Transportation Block Grant (STBG) funds programmed by the Akron Metropolitan Area Transportation Study (AMATS), to improve the Portage Trail Corridor, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. B-83, second by Mr. Brillhart. Motion passed, voice vote (11-0).

**Temp. Ord. B-84**

An ordinance authorizing the Director of Public Service to apply for Federal Surface Transportation Block Grant (STBG) funds programmed by the Akron Metropolitan Area Transportation Study (AMATS), for the resurfacing of Riverview Road, between Bath Road and Bolanz Road, and declaring an emergency.

Ms. Nichols-Rhodes moved to amend Temp. Ord. B-84 with Temp. Ord. B-84 (Sub. Dated 10/27/25), second by Mr. Brillhart. Motion passed, voice vote (11-0).

**Temp. Ord. B-84 (Sub Dated 10/27/25)**

An ordinance authorizing the Director of Public Service to apply for Federal Surface Transportation Block Grant (STBG) funds programmed by the Akron Metropolitan Area Transportation Study (AMATS), for the resurfacing of Riverview Road, between Bath Road and Bolanz Road, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. B-84 (Sub. Dated 10/27/25), second by Mr. Brillhart. Motion passed, voice vote (11-0).

**Temp. Ord. B-85**

An ordinance authorizing the Director of Public Service to apply for Federal Surface Transportation Block Grant (STBG) funds programmed by the Akron Metropolitan Area Transportation Study (AMATS), for the resurfacing of Wyoga Lake Road, between East Steels Corners Road and Graham Road, and declaring an emergency.

Ms. Nichols-Rhodes moved to amend Temp. Ord. B-85 with Temp. Ord. B-85 (Sub. Dated 10-25-75), second by Mr. Brillhart. Motion passed, voice vote (11-0).

**Temp. Ord. B-85 (Sub. Dated 10/27/25)**

An ordinance authorizing the Director of Public Service to apply for Federal Surface Transportation Block Grant (STBG) funds programmed by the Akron Metropolitan Area Transportation Study (AMATS), for the resurfacing of Wyoga Lake Road, between East Steels Corners Road and Graham Road, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. B-85 (Sub. Dated 10/27/25), second by Mr. Brillhart. Motion passed, voice vote (11-0).

**Temp. Ord. B-86**

An ordinance authorizing the Director of Public Service to execute a modification of Contract No. 9258 with Supreme Concrete & Excavation, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. B-96, second by Mr. Brillhart. Motion passed, voice vote (11-0).

**Temp. Ord. B-87**

An ordinance authorizing the Director of Public Service to execute a modification of Contract No. 9075 with Kenmore Construction Company, Inc., for the South Front Streetscape project, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. B-87, second by Mr. Brillhart. Motion passed, voice vote (11-0).

Asked Hoffman when Binder will be delivered since next week's legislation has 2026 budget.

**Public Improvements:**

No Report.

**Public Affairs:**

No Report.

**Community Development:**

No Report.

**Schedule of Committee Meetings**

Planning & Zoning:	Subject to Call.
Finance:	November 3, 2025, at 6:30 p.m.
Public Improvements:	Subject to Call.
Public Affairs:	November 3, 2025 at 6:35 p.m.
Community Development:	Subject to Call.

**Miscellaneous Business**

Mr. Balthis thanked Council for its support for Megan's Way Out. This is a real tragedy and they appreciate all the work that her parents and supporters have done to make positive change in the community. Thank you very much.

Ms. Diana Colavecchio, Community Development Director, stated that at Council's desks are the quarterly report. Year to date compared to last year, there is a decrease of \$23.3 million in proposed development. There are projects on the first page that are in the multi-million-dollar range, such as Reserve at Boulder Estates and Silver Birch Assisted Living that they are sure will make up the deficiencies once completed. Akron Children's Hospital's new facility is open now on Portage Trail. The Bureau of Motor Vehicles is opened in the old Emidio's Party Center, and the Sheetz that is under construction should be completed by the end of May. Ohio Kids Dental and the other Sheetz on Main Street that came down and was rebuilt is open as well.

Two weeks ago, Ms. Mary Spaugy, Community Development Deputy Director, and she had the opportunity to attend an Ohio Economic Development Conference that occurred in Akron. In past years, it has always been held in Columbus. Last year, they decided to branch out and started holding conferences around the state. Last year, it was held in Toledo, and, this year, they chose Akron. That provided them with a great opportunity to try to harness some of the attention for that conference and bring some of those conference attendees to Cuyahoga Falls. The night before the conference started, they used Metro buses to bring people to see Downtown. They found out at the conference some of the attendees were actually staying at the Sheraton, and many found our downtown without them guiding them down. Many of them were so completely interested they want to come back with their families and spouses to spend more time. They felt that getting about 80 people to Downtown exponentially shall impact as they continue to market Downtown to people outside of the region.

The Community Development Department is very happy that Council was able to support the many code changes. The Department worked well over a year to try to piece together a variety of code changes that made the most sense as they continue to work through issues that arise in all of Council's wards. She appreciates their support in passing that legislation. In the future, if Council see other issues with the development code, they bring them to the Development Department and they can come back with some additional changes down the road.

She is especially proud that the City is on board with supporting Megan's Way Out. Thank you to her family and group of wonderful supporters. It was such a heartfelt story they shared with all of them.

Mr. Bryan Hoffman, Finance Director, presented Report 21 to Council. In the General Fund, they have not yet seen the last month of Admissions Tax from Blossom Music Center, so that number has not changed from the previous month. All numbers and revenues in the General Fund are continuing as planned. Under Municipal Income Tax, they are continuing to see a general slowdown in the growth of the city in income tax. So far, this year has kind of leveled off and, in Report 21 this month, they will see it is slightly negative. They anticipate it to continue that trend throughout the remainder of this year. Under the Street Construction Maintenance and Repair Fund on the Hotel-Motel tax side through September, they are seeing a 10.3 percent growth there. Under Leisure Time and the Parks facilities, the Natatorium is up 6 percent over last year. At the golf course, they are up 3.5 percent and Downview, they are up just over a percent from this time last year. Council will remember all throughout this year, those last two departments are fairly weather dependent, so it has been nice to see that, with the nicer weather, these facilities had turned positive and are doing pretty well this year. Under the Self-Insurance Fund, they are continuing to see the same trend they have seen all year. Medical is down, while Prescription Drugs are still up. A lot of that is due to one case that, in previous years, was on the medical side, and they have done some things to switch that over to the prescription drug side. Throughout this year, the trend has been positive when it comes to expenses over the premiums that they are taking in. Hopefully, this year, if that continues, they might do a premium holiday for the employees in the city.

Mr. Michael Roberto addressed Council and announced his candidacy in 2026 for the open State Senate seat in District 27.

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

Meeting adjourned at 7:00 p.m.

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Russ Balthis, Council President

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Dana M. Capriulo, Clerk of Council