

Cuyahoga Falls City Council
Minutes of the Public & Industrial Improvements Committee

February 2, 2026

Members: Brian Ashton, Chair
Gary DeRemer, Vice Chair
Nikki Cebula, Rachel Loza, Marie Willis-Guarneri

Mr. Ashton called the meeting to order at 6:30 p.m. All members were present.

Legislation Discussed:

Temp. Ord. A-7 (Sub. Dated 2/2/26)

Discussion:

Temp. Ord. A-7 (Sub. Dated 2/2/26)

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the MudBrook Trail Phase 2, increasing appropriations, and declaring an emergency.

Mr. Bryan Hoffman, Finance Director, and Mr. Tony Demasi, City Engineer, presented Temporary Ordinance A-7 (Sub. Dated 2/2/26) to Council. The Director of Public Service will be authorized to enter into a contract or contracts, according to law, for the Mud Brook Trail Phase 2, in the City of Cuyahoga Falls. The Director of Finance will be authorized to make payment for same from the Mudbrook - Mill Pond Public Improvement Tax Increment Equivalent Fund, Line Item Capital Outlay.

Mr. Hoffman stated that they put \$2.9 million into the 2026 budget for this project. After they determined the best proposal on this project, that proposal was over and above what was budgeted. After going through an analysis, they realized that they needed to increase appropriations by approximately \$600,000. Because of the timing of the Tax Incremental Financing cash flows in that fund, they are still receiving dollars and revenues over the next three years and had planned to make an advancement from the General Fund over to the Tax Incremental Financing Fund to pay for the entire portion of that project. The Tax Incremental Financing Fund will repay the General Fund over the next three years in the amount that is borrowed. The ordinance required a change in language to indicate the appropriations increase and the advancement increase.

Mr. Demasi stated that this project is construction of the second phase of the Mudbrook Trail. The first phase was completed in 2022 and extends from Wyoga Lake Road to Bath Road. The second phase of the trail will begin at Bath Road and extend to PeopleCare Park Drive behind the homes on Old Mill Drive and behind Menard's and Buffalo Wild Wings. Bids were opened on December 16, 2025 and Vizmeg Landscape, Inc. was the lowest and best bidder. Their bid was \$3,332,417. This project is being funded through the Mill Pond TIF. They were also successful in obtaining a \$500,000 grant from ODNR. The contractor is scheduled to begin tree clearing in mid-March and trail work shortly thereafter. The trail should be substantially complete by early 2027 and fully completed by the summer of 2027.

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Mr. Ashton stated that this trail is utilized by so many citizens. Every time he is there, there are multiple cars and people enjoying it. This is a wonderful addition to the existing portion of the trail and the people will be happy they are expanding the pathway.

Mr. Stams congratulated Community Development Director Ms. Spaugy, along with former Community Development Director Ms. Colavecchio for their work on this project.

Mr. Brillhart stated that people are pleased and happy with Phase 1. This will be a real showpiece and plus for the whole city. He gave a shout-out to the Administration, Director Spaugy and also to Planning Director Mr. Kurtz for the hard work that's been done on this project.

Mr. Balthis stated that Phase I has been a success and he is sure Phase II will be. It is important to highlight the planning that went into this project and the use of Tax Incremental Financing, which brings resources the City that it would not otherwise. Not only are they able to do a great project, but they do it with minimizing the need to take money out of other city needs. These things don't happen accidentally, so he appreciates the work of the Administration.

Ms. Loza moved to bring out Temp. Ord. A-7 (Sub. Dated 2/2/26) with a favorable recommendation, second by Mrs. Cebula. Motion passed (5-0).

The meeting adjourned at 6:38 p.m.