

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

**March 23, 2026**

- Call to Order:** Mr. Balthis at 6:30 p.m.
- Roll Call:** Mr. Ashton, present; Mr. Balthis, present; Mr. Brillhart, present; Mrs. Cebula, present; Mr. DeRemer, present; Ms. Loza, present; Ms. Nichols-Rhodes, present; Mr. Siegferth, present; Mrs. Spinner, present; Mr. Stams, present; Ms. Willis-Guarneri, absent.
- Invocation:** Mrs. Spinner
- Pledge of Allegiance:** Ms. Loza
- Approval of Minutes:** The minutes of the February 9, 2026, February 23, 2026 and March 9, 2026 Council Meetings were approved as written.
- Reports and Communications:** None

**New Legislation**  
**(First Reading)**

**Temp. Ord. A-20 (Planning & Zoning)**

An ordinance authorizing and approving the Final Development Plan for Conservation a Residential Overlay and Preliminary Subdivision Plat for Park Ridge Preserve on Parcel Number 3502964, and declaring an emergency.

**Temp. Ord. A-21\* (Planning & Zoning)**

An ordinance approving text amendments to the Cuyahoga Falls General Development Code, adopting regulations regarding best management practices for storm water facilities, as more fully described and depicted herein, and declaring an emergency.

**Temp. Ord. A-22 (Finance)**

An ordinance creating the position of Power System Manager, amending Exhibit A of Ordinance 84-2024, and establishing the compensation level for this non-bargaining position, and declaring an emergency.

**Temp. Ord. A-23 (Public Improvements)**

An ordinance amending Sections 929.07 and 929.09 of the Codified Ordinances of the City of Cuyahoga Falls, Ohio, Title 9, Chapter 929, "Storm Drainage Utility," in the City of Cuyahoga Falls, Ohio, and declaring an emergency.

**Temp. Ord. A-24 (Public Improvements)**

An ordinance amending Part Thirteen of the Codified Ordinances of the City of Cuyahoga Falls, Ohio, Building Code, by amending Chapter 1310, “Flood Plain Administration,” and declaring an emergency.

**Temp. Ord. A-25 (Public Improvements)**

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, with the Ohio Drilling Company, for the cleaning, inspection, and repair of City drinking wells #7, #16, and #21, and declaring an emergency.

**Temp. Ord. A-26 (Public Improvements)**

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the improvement of Wyoga Lake Road, from East Steels Corners Road to Seasons Road, and declaring an emergency.

**\*A public hearing for Temporary Ordinance A-21 is scheduled for Monday, May 4, 2026.**

**Executive Session**

Mr. Brillhart moved to dissolve into Executive Session authorized by Ohio Revised Code 121.22(G)(2) to discuss the potential purchase of property for public purposes, second by Ms. Nichols-Rhodes. Roll Call: Mr. Ashton, Yes; Mr. Balthis, Yes; Mr. Brillhart, Yes; Mrs. Cebula, Yes; Mr. DeRemer, Yes; Ms. Loza, Yes; Ms. Nichols-Rhodes, Yes; Mr. Siegfert, Yes; Mrs. Spinner, Yes; Mr. Stams, Yes. Motion passed, voice vote (10-0). Council dissolved into Executive Session at 6:35 p.m.

Mr. Brillhart moved to dissolve out of Executive Session, second by Ms. Nichols-Rhodes. Roll Call: Mr. Ashton, Yes; Mr. Balthis, Yes. Mr. Brillhart, Yes; Mrs. Cebula, Yes; Mr. DeRemer, Yes; Ms. Loza, Yes; Ms. Nichols-Rhodes, Yes; Mr. Siegfert, Yes; Mrs. Spinner, Yes, Mr. Stams, Yes. Motion passed, voice vote (10-0). Council dissolved out of Executive Session at 7:25 p.m.

Council recessed at 7:26 p.m. to hold a Public Improvements Committee meeting. Council reconvened at 7:33 p.m.

**Reports of Council’s Standing Committees**

(Third Reading)

**Planning & Zoning:**

No Report.

**Finance & Appropriations:**

**Temp. Ord. A-14**

An ordinance authorizing the Mayor to apply for, accept, and enter into a Water Supply Loan Account Agreement with the Ohio EPA on behalf of the City for replacing non-copper water service lines, designating a repayment source for the loan, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. A-14, second by Mr. Brillhart. Motion passed, voice vote (10-0).

**Temp. Ord. A-15**

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for replacing non-copper water service lines, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. A-15 second by Mr. Brillhart. Motion passed, voice vote (10-0).

**Public Improvements:**

**Temp. Ord. A-11**

An ordinance authorizing the Parks and Recreation Board to enter into a contract or contracts, without competitive bidding, with Site Technology Inc., for repairs to the Cuyahoga Falls High School Tennis Courts, and declaring an emergency.

Mr. Ashton moved to adopt Temp. Ord. A-11, second by Ms. Loza. Motion passed, voice vote (10-0).

**Temp. Ord. A-16**

An ordinance authorizing the Parks and Recreation Board to enter into a contract or contracts, with PlayCore Wisconsin Inc., dba Gametime, for the purchase and installation of a splashpad at Valley Vista Park, and declaring an emergency.

Mr. Ashton moved to adopt Temp. Ord. A-16, second by Ms. Loza. Motion passed, voice vote (10-0).

**Public Affairs:**

**Temp. Res. A-17 (Sub. Dated 3/16/26)**

A resolution expressing support for and urging passage of Issue 5, the Cuyahoga Falls Library levy, at the Primary Election to be held on May 5, 2026, and declaring an emergency.

Ms. Loza moved to adopt Temp. Ord. A-17 (Sub. Dated 3/16/26), second by Mr. Stams. Motion passed, voice vote (10-0).

**Temp. Res. A-18**

A resolution declaring the month of March as Developmental Disabilities Awareness Month in the City of Cuyahoga Falls, and declaring an emergency.

Ms. Loza moved to adopt Temp. Ord. A-18, second by Mr. Stams. Motion passed, voice vote (10-0).

**Temp. Ord. A-19**

An ordinance amending Part Seven of the Codified Ordinances of the City of Cuyahoga Falls, Ohio, Business Regulation Code, by the enactment of Chapter 755, “Temporary Outdoor Special Events & Mobile Food Vendors,” and declaring an emergency.

Ms. Loza moved to adopt Temp. Ord. A-19, second by Mr. Stams. Motion passed, voice vote (10-0).

**Community Development:**

No Report.

**Schedule of Committee Meetings**

Planning & Zoning:	April 6, 2026, at 6:30 p.m.
Finance:	April 6, 2026, at 6:35 p.m.
Public Improvements:	April 6, 2026, at 6:40 p.m.
Public Affairs:	Subject to Call.
Community Development:	Subject to Call.

**Miscellaneous Business**

Mr. Bryan Hoffman, Finance Director, presented Report 21 to Council. He stated that in the General Fund, in the State levy to share taxes of local government funding throughout this year, the State portion of it is up above 11.1 percent and the County portion is up 1.9 percent. The new line item is the adult use tax. To date, they have brought in \$501,810.83. That figure does have some backup taxes that were awarded to the City through last year, as well, so that number will not be quite as high moving forward. The operating transfers in income taxes were very flat in 2025. They will continue to forward income tax dollars on a budgeted basis until the end of the year.

In the Street Construction Maintenance Repair line items, the increase in expenses is primarily for road salt this winter. Under The Parks and Recreation facilities, through February of 2026, the Natatorium is up 4.1 percent on charges for services. They keep a close eye on membership numbers, whether it be monthly, yearly or daily, and they have not seen a big fluctuation or trend. They have been flat to generally increasing over time. The Waterworks presale is at 29.4 percent over 2025. The golf course and Downview are obviously weather-dependent facilities, and they were able to operate a little bit through February, where, last year, they were not able to operate as

many days. There are some strong numbers through February for the golf course and Downview Sports. In the Self-Insurance Fund, last year, they had expenses that were rising very rapidly. Through two months, they have moderated. In the Hospitalization and Dental line item, they are up 2.1 percent over 2025 and in the prescription drug line items they are down about 21 percent over 2025 for 2026. Those numbers tend to fluctuate a little bit. They will have better trends as they get through June, July and August in expenses in the Self-Insurance Fund.

Ms. Nichols-Rhodes stated that the Law Department distributed pamphlets with information about the Neighborhood Mediation Program. When there is a dispute between neighbors that does not concern legal matters, such tree branches, use of easement or snowplowing, it is a nice thing for residents to use this mediation with their neighbor. On Friday the 13th, they had the crazy wind storm and more than 6,000 residents in Cuyahoga Falls had lost power. They are lucky because the City owns its electric department, so all of those linemen and people that went out to repair only had to worry about Cuyahoga Falls. They did a phenomenal job, because they were out in the wind and it was very challenging. By Monday, everyone was back in power. She is proud of the work they did and thanked the City for keeping Council updated on closings. Mr. Rod Troxell, the Electric Superintendent, is going to be here on April 6th on some legislation and will explain the event to Council.

Mr. Balthis stated that he couldn't agree with Ms. Nichols-Rhodes more. His power went out for three to four hours, but one of his colleague's power was out for four days and the other was out for three and a half days. He very much appreciates all the work of the men and women in the Electric Department.

Ms. Alicia Sturkie and her daughter, Ms. Camille Sturkie, addressed Council regarding the rental properties at 1783 to 1991 25 Street, including their address, 1789 25<sup>th</sup> Street. They requested Council's help to address longstanding conditions at this property concerning deferred maintenance and resident concerns. People have been hesitant to speak openly about these matters. Some households are month to month, some include children, and some are financially or medically vulnerable. They are asking for the building and the history of these conditions to be looked at carefully and to be directed to the proper department and agency. Mr. Balthis directed them to Community Service Director Spaugy for help in getting in touch to the appropriate department.

Mrs. Spinner Moved to excuse the absence of Ms. Willis-Guarneri, second by Ms. Nichols-Rhodes. Motion passed, voice vote (10-0).

Mr. Brillhart moved to adjourn, second by Ms. Nichols-Rhodes. Motion passed, voice vote (10-0).

Meeting adjourned at 7:53 p.m.

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Russ Balthis, Council President

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Dana M. Capriulo, Clerk of Council