

CUYAHOGA FALLS CITY COUNCIL

Minutes of the Council Meeting

July 13, 2026

Call to Order: Mr. Balthis at 6:30 p.m.

Roll Call: Mr. Ashton, present; Mr. Balthis, present; Mr. Brillhart, present; Mrs. Cebula, absent; Mr. DeRemer, present; Ms. Loza, present; Ms. Nichols-Rhodes, present; Mr. Siegferth, present; Mrs. Spinner, present; Mr. Stams, present; Ms. Willis-Guarneri, present.

Invocation: Mrs. Spinner

Pledge of Allegiance: Mr. DeRemer

Approval of Minutes: The minutes of the June 22, 2026 Council and Committee-of-the-Whole meetings were approved as written.

Reports and Communications: A letter received from Mayor Walters dated July 6, 2026 regarding appointments to the Tree Board and Cuyahoga Falls Library Board.

A Fiscal Officer's Certificate from Mr. Bryan Hoffman, Director of Finance, regarding the Fire Station.

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Mr. Brillhart moved to recess Council to conduct a meeting of the Committee-of-the-Whole, second by Ms. Nichols-Rhodes. Motion passed, voice vote (10-0). Council recessed at 6:40 p.m. and reconvened at 6:42 p.m.

Reports of Special Committees

Mr. Balthis moved to confirm Mayor Walter's appointment of Cathy Meacham to the Tree Board and Christine Stewart to the Cuyahoga Falls Library Board, second by Mr. Brillhart. Motion passed, voice vote (10-0).

New Legislation (First Reading)

Temp. Ord. A-43 (Planning & Zoning)

An ordinance accepting the Planning Commission's recommendation for the vacation of Merlin Lane, Larue Drive, a portion of Montclair Drive, and the consolidation of sixty-one (61) lots in the Seasons Road Subdivision No. 1, located at Seasons Road and Wyoga Lake Road, and declaring an emergency.

Temp. Ord. A-44 (Planning & Zoning)

An ordinance accepting the recommendation of the Planning Commission for the construction of “Seasons Reserve,” a 224-unit multi-family development for Northcoast Design Build located at the southeast corner of Seasons Road and Wyoga Lake Road, and declaring an emergency.

Temp. Ord. A-45 (Finance)

An ordinance providing for supplemental and/or amended appropriations of money for current operating expenses and capital expenditures of the City of Cuyahoga Falls, and authorizing the transfer and advances of appropriations within and for the various funds hereinafter set forth, and declaring an emergency.

Temp. Ord. A-46 (Finance)

An ordinance amending Ordinance No. 106-2025 for the purpose of amending Section 1 to increase expenditure totals and amending Exhibit A to include more vehicles, and declaring an emergency.

Temp. Ord. A-47 (Finance)

An ordinance providing for the issuance and sale of bonds in the maximum aggregate principal amount of \$4,530,000, for the purpose of paying the costs of various public infrastructure projects, and declaring an emergency.

Temp. Ord. A-48 (Finance)

An ordinance providing for the issuance and sale of bonds in the maximum principal amount of \$8,400,000, for the purpose of paying the costs of the acquisition, construction and equipping of a new fire station and fire training center to be built as a replacement for, and including demolition of, Cuyahoga Falls Fire Station 4, including but not limited to, a new station, training classrooms and training tower, together with all necessary appurtenances thereto, and declaring an emergency.

Temp. Ord. A-49 (Finance)

An ordinance authorizing the Director of Public Service to enter into a contract or contracts with Premium Utility Contractor for modifications to the Valley Substation Duct Bank Project, and declaring an emergency.

Temp. Ord. A-50 (Finance)

An ordinance authorizing the Mayor to enter into a contract or contracts for the purchase of certain property known as 2222 Issaquah Street, and declaring an emergency.

Temp. Ord. A-51 (Finance)

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, with Survalent Technology Corp., for the replacement of the Supervisory Control and Data Acquisition Platform for the Water Utilities Department, and declaring an emergency.

Temp. Ord. A-52 (Finance)

A resolution accepting and modifying the recommendations of the Tax Incentive Review Council and the Community Reinvestment Area Housing Council concerning Enterprise Zone and Community Reinvestment Area tax exemption agreements within the City of Cuyahoga Falls, and declaring an emergency.

Temp. Ord. A-53 (Public Improvements)

An ordinance authorizing the Parks and Recreation Board to enter into a contract or contracts, with Ingersoll Landscape, for the design and installation of landscaping and a new staircase on 2223 Front Street (Parcel #0218225), and declaring an emergency.

Temp. Res. A-54 (Public Improvements)

A resolution authorizing the Mayor to apply for and accept financial assistance in the form of a grant or loan from the Ohio Public Works Commission for replacement of water mains on Marcia Blvd, High Point Rd to 26th St, 28th St, Marcia Blvd to the cul-de-sac, 27th St, Marcia Blvd to Broad Blvd, 26th St, and Broad Blvd to Sackett Ave, and declaring an emergency.

Temp. Res. A-55 (Public Improvements)

A resolution authorizing the Mayor to apply for and accept financial assistance in the form of a grant or loan from the Ohio Public Works Commission for the improvement of State Road, from Quick Road to Boulder Boulevard, and declaring an emergency.

Temp. Ord. A-56 (Public Affairs)

An ordinance to approve the current replacement pages to the Cuyahoga Falls Codified Ordinances, and declaring an emergency.

Temp. Ord. A-57 (Public Affairs)

An ordinance amending Chapter 353 “Parking Meters” of the Cuyahoga Falls Codified Ordinances, and declaring an emergency.

Temp. Ord. A-58 (Community Development)

An ordinance authorizing the Director of Community Development to amend a Community Reinvestment Area Tax Exemption Agreement to reflect the title of land transfer and name change, and declaring an emergency.

Temp. Ord. A-59 (Community Development)

An ordinance approving and authorizing the Mayor to execute and submit the annual action plan to the U.S. Department of Housing and Urban Development for program year 2026, and declaring an emergency.

Mr. Brillhart moved to recess Council to conduct a meeting of the Committee-of-the-Whole, second by Ms. Nichols-Rhodes. Motion passed, voice vote (10-0). Council recessed at 6:40 p.m. and reconvened at 6:42 p.m.

Reports of Special Committees

Mr. Balthis moved to confirm Mayor Walter's appointment of Cathy Meacham to the Tree Board and Christine Stewart to the Cuyahoga Falls Library Board, second by Mr. Brillhart. Motion passed, voice vote (10-0).

Reports of Council's Standing Committees

(Third Reading)

Planning & Zoning:

No Report.

Finance & Appropriations:

No Report.

Public Improvements:

No Report.

Public Affairs:

No Report.

Community Development:

No Report.

Schedule of Committee Meetings

Planning & Zoning:	July 20, 2026, at 6:30 p.m.
Finance:	July 20, 2026, at 6:35 p.m.
Public Improvements:	July 20, 2026, at 6:40 p.m.
Public Affairs:	July 20, 2026, at 6:45 p.m.
Community Development:	July 20, 2026, at 6:50 p.m.
SEE	July 20, 2026, at 6:55 p.m.

Executive Session

Mr. Brillhart moved to dissolve into Executive Session to discuss potential purchase of property for public purposes, second by Ms. Nichols-Rhodes. Roll Call: Mr. Ashton, Yes; Mr. Balthis, Yes; Mr. Brillhart, Yes; Mr. DeRemer, Yes; Ms. Loza, Yes; Ms. Nichols-Rhodes, Yes; Mr.

Siegferth, Yes; Mrs. Spinner, Yes; Mr. Stams, Yes; Ms. Willis-Guarneri, Yes. Motion passes, (10-0). Council dissolved into Executive Session at 6:46 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; Mr. DeRemer, Yes; Ms. Loza, Yes; Ms. Nichols-Rhodes, Yes; Mr. Siegferth, Yes; Mrs. Spinner, Yes; Mr. Stams, Yes. Ms. Willis-Guarneri, Yes. Motion passes, 10-0. Council dissolved out of Executive Session at 7:07 p.m.

Miscellaneous Business

Ms. Nichols-Rhodes moved to excuse the absence of Mrs. Cebula, second by Mr. Siegferth. 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 7:08 p.m.

Russ Balthis, Council President

Dana M. Capriulo, Clerk of Council