

NEW LEGISLATION

September 14, 2026

Temp. No.	Introduced	Committee	Description
A-60	9/14/26	PZ	An ordinance approving text amendments to the Cuyahoga Falls Development Code regarding data centers, as more fully described and depicted herein, and declaring an emergency.
A-61	9/14/26	PZ	An ordinance approving text amendments to the Cuyahoga Falls Development Code regarding nursing homes, assisted living and independent living facilities, as more fully described and depicted herein, and declaring an emergency.
A-62	9/14/26	PZ	An ordinance accepting the recommendation of the Planning Commission for a major site plan for the construction of a 29,280 sq. ft. addition to the Spirol Shims facility located at 321 Remington Road, and declaring an emergency.
A-63	9/14/26	Fin	An ordinance authorizing the Director of Public Service to execute a modification of Contract No. 9480 with The Ohio Drilling Company, and declaring an emergency.

A-64	9/14/26	Fin	An ordinance authorizing the Parks and Recreation Board and/or Director of Public Service to enter into a cooperative procurement agreement with The Interlocal Purchasing System ("TIPS"), waiving competitive bidding for the purchase of products, services, materials, and supplies purchased through cooperative purchase agreements administered by TIPS, and declaring an emergency.
A-65	9/14/26	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, without competitive bidding, with Kenmore Construction Company, Inc., for fire hydrant replacements on Bath Road, and declaring an emergency.
A-66	9/14/26	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the repair and resurfacing of Hudson Drive from Front Street to Graham Road, and declaring an emergency.
A-67	9/14/26	PA	An ordinance amending the Traffic Control File, and declaring an emergency.

A-68	9/14/26	CD	An ordinance authorizing the Director of Community Development to terminate the Community Reinvestment Area Agreement with JPKM Investments, LLC, as approved by Ordinance No. 53-2026, and declaring an emergency.
A-69	9/14/26	CD	A resolution amending Resolution No. 3-2026 to reflect the termination of the amended Community Reinvestment Area Agreement with JPKM Investments, LLC, and declaring an emergency.
A-70	9/14/26	CD	An ordinance authorizing the Mayor to enter into a Community Reinvestment Area Agreement with American Shim & Die, Inc., dba Spirol Precision Products, and declaring an emergency.

CALENDAR

September 14, 2026

The following legislation will be up for passage at the Council Meeting on September 14, 2026.

Temp. No.	Introduced	Committee	Description
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There is no legislation up for passage at the Council meeting on September 14, 2026.

PENDING LEGISLATION

September 14, 2026

Temp. No.	Introduced	Committee	Description
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There is no pending legislation.

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. - 2026

AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE
CUYAHOGA FALLS DEVELOPMENT CODE REGARDING
DATA CENTERS, AS MORE FULLY DESCRIBED AND
DEPICTED HEREIN, AND DECLARING AN EMERGENCY.

WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made
by the Planning Commission be submitted to Council; and

WHEREAS, considering the potential negative impacts of data centers on the
community, it was determined that updates to the Development Code were required to
establish regulations for data centers; and

WHEREAS, the updates include providing a definition for data centers, limiting the
maximum size for such uses, limiting the districts where such facilities can be located,
and providing specific limitations for such uses; and

WHEREAS, on August 4, 2026 the Planning Commission recommended the approval
of multiple amendments to the Development Code as more fully described in Project File
TXT-26-00026.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
County of Summit, and State of Ohio:

Section 1. That Council hereby approves the text amendments, summarized in
Exhibit A, along with a full copy of the proposed text amendments to the Development
Code, which are on file with the Clerk of Council.

Section 2. That any other ordinances or resolutions or portions of ordinances and
resolutions inconsistent herewith be and the same are hereby repealed, but any
ordinances and resolutions not inconsistent herewith and which have not previously been
repealed are hereby ratified and confirmed.

Section 3. That it is found and determined that all formal actions of this Council
concerning and relating to the adoption of this ordinance were adopted in an open
meeting of this Council, and that all deliberations of this Council and of any of its
committees that resulted in such formal action, were in meetings open to the public, in
compliance with all legal requirements, to the extent applicable, including Chapter 107
of the Codified Ordinances.

56 Section 4. That this ordinance is hereby declared to be an emergency measure
57 necessary for the preservation of the public peace, health, safety, convenience and welfare
58 of the City of Cuyahoga Falls and the inhabitants thereof, and for the reason that it is
59 immediately necessary to establish appropriate limitations on data centers to protect the
60 community from potential impacts on infrastructure, utilities, land use, and surrounding
61 properties; and provided it receives the affirmative vote of two thirds of the members
62 elected or appointed to Council, it shall take effect and be in force immediately upon its
63 passage and approval by the Mayor; otherwise it shall take effect and be in force at the
64 earliest period allowed by law.

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67 Passed: _____

President of Council

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Clerk of Council

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75 Approved: _____

Mayor

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77 9/14/26

Exhibit A
Temporary Ordinance A-60

6/12/26

Chapter 1115 Definitions

D

Data Center: A building that houses the information technology (IT) infrastructure needed to process and store data. This can include computing machines and related hardware equipment such as servers, data storage drives and other systems, as well as cooling and environmental control and security.

Deck: A horizontal platform, unenclosed with no roof, providing access for persons from within or outside of the building, attached to or functionally related to the principal structure and not constructed on a foundation.

Density: The number of dwelling units within a standard measure of land area, usually given as units per acre. If a street dedication is required, density shall be calculated using the size of the lot prior to the street dedication.

Design and Historic Review Board or DHR: The Design and Historic Review Board of the City of Cuyahoga Falls, Ohio.

Design Speed: The speed selected by planners for determining the various geometric design features for a planned street.

Development Pattern: The pattern of streets, blocks, and lots that determine the scale and connectivity of the land uses within the vicinity. Examples of development patterns are nodes, corridors, neighborhoods, or districts.

Directional Expression: The orientation of different elements as determined by their height and width, which can generally be horizontal, vertical, or square. The consistent directional expression of different elements can be used to convey a proportional scale.

Exhibit A
Temporary Ordinance A-60

6/12/26

Section 1131.03 Use Type Categories

Subsections A through E remain the same

F. Manufacturing Use Category. The Manufacturing Use Category is for businesses engaged in construction, production, processing, transformation, warehousing, wholesale, and disposal of goods, products, and component parts of goods and products, including related services. These uses typically belong in a special district due to their inability to blend with the uses from other use categories, except when occurring at the smallest scale.

1. *Limited*. A manufacturing use where small-scale activities produce no by-products discernable from the outside of the facility, where individual facilities typically occupy less than 10,000 square feet of gross leasable area, and distribution and deliveries are commonly made by general consumer delivery services, requiring no significant truck access. A retail, showroom, or service component shall be associated with the use. Examples include artist studios, metal and wood shops, arts and crafts manufacturing, small appliance or machine repairs, or other smallscale assembly of finished parts or products from previously prepared materials.

2. *Clean*. A manufacturing use where the nature of the production and distribution process involves no raw materials or by-products capable of producing noise or odors discernable from outside of the facility, requires no outdoor storage or operations to occur, and where distribution and deliveries can occur from general consumer delivery services or limited commercial truck access. Examples include administrative and management functions for industry, import/export activities, assembly, testing and quality control of products, research, development, training and design, data processing and IT, service and media production, sales and marketing, storage and distribution, showrooms.

3. *General*. A manufacturing use where the nature of the production and distribution produces noise or other non-noxious by-products discernable from outside the facilities, involves outdoor storage or materials, and may require substantial commercial vehicle access for distribution and deliveries. Examples include machine shops, large-scale non-animal food processing, commercial warehouses or wholesale distribution centers.

4. *Heavy*. A manufacturing use whose scale and operations are capable of producing significant byproducts discernable from outside the facility including noise, odors, or other potentially offensive or dangerous materials, and involves outdoor storage of materials. Examples include food processing involving animals, metal or chemical manufacturing, or impoundment yards.

5. *Data Center*. A building that houses the information technology (IT) infrastructure needed to process and store data. This can include computing machines and related hardware equipment such as servers, data storage drives and other systems, as well as cooling and environmental control and security.

Exhibit A
Temporary Ordinance A-60

6/12/26

Section 1133.02 Limited Uses

Subsections A through E remain the same

F. Manufacturing Uses.

1. *Limited Industrial.* In districts where Limited Industrial use is a Limited Use, Subject to Specific Conditions ("O"), the following specific standards apply:

- a. At least 30% of the floor areas shall be dedicated to retail, showroom, or walk-in services component, directly accessible and visible from the street.
- b. No impacts or byproducts of the use, including noise, odor, or operations such as delivery facilities, supply storage, or waste disposal shall be discernable from the exterior of the building.
- c. In any Mixed-Use zoning district or in any zoning district in the CR Planning Area, building footprints for buildings with limited industrial uses shall not exceed 5,000 square feet. Limited industrial uses, which occupy up to 10,000 square feet, shall be located in buildings with 2 or more stories.

2. *Clean or General Industrial.* In districts where Light or General Industrial use is a Limited Use, Subject to Specific Conditions ("O"), the following specific standards apply:

- a. In the CR Planning Area, building footprints for buildings with Clean or General Industrial uses shall not exceed 60,000 square feet. Clean or General Industrial uses, which occupy more than 60,000 square feet, shall be located in buildings with 2 or more stories.
- b. All storage and operations for any General Industrial use in the CR Planning District shall occur indoors.

3. *Data Center.* In districts where a Data Center is a use is a Limited Use, Subject to Specific Conditions ("O"), the following specific standards apply:

- a. Maximum building size 5,000 sq ft, and no more than one (1) data center building on a single property.
- b. Maximum electric power draw of up to 5 MW at any time subject to the approval and any additional requirements from the Electric Department. In the event of expansion of the physical facility and/or an increase in power draw, prior approval will be required by the Electric Department.

Exhibit A
Temporary Ordinance A-60

- c. Water consumption for cooling will be subject to approval and any additional requirements from the Water Department.
- d. Noise levels at the data center property line, between the hours of 8:00 am and 5:00 pm, shall not exceed 70 decibels (dBA). At all other times, generated noise shall be subject to the regulations in Chapter 509.03 (a)(6)A.
- e. Air Pollution-Dust or particulate matter. No use, operation, or activity shall exhaust or discharge into the air any fly ash, dust, dirt or other particulate matter except in conformance with the current air pollution standards of the Ohio Environmental Protection Agency (OEPA).
- f. Water Pollution-No use, operation, or activity shall emit or discharge solids, liquids or other matter into or onto any bodies of water, streams or the ground except in conformance with the water pollution control standards established by the Ohio Environmental Protection Agency (OEPA) and pursuant to a valid discharge permit issued by the OEPA.
- g. Toxic or Noxious Matter. No use, operation or activity shall emit or discharge toxic or noxious matter in any form which may be detrimental to the public health, safety, or general welfare or which may endanger the natural environment. The use or storage of any hazardous or regulated materials shall be reported to the City of Cuyahoga Falls Fire Department using the appropriate Material Safety Data sheets. Provisions for proper storage, use, and disposal of hazardous and/or noxious materials shall conform to the standards and requirements for such materials as established by the Ohio Environmental Protection Agency (OEPA).

Exhibit A
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6/12/26

Section 1131.05 Zoning District Use Table

Table 1131-1: Zoning Districts and Uses

Key:	X = Allowed in Planning Area	✓ = Allowed Use subject to general zoning district and design standards																			
	O = Limited Use only allowed subject to Specific Use 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	X
State-Portage Trail (SPT)			X	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	X
Northampton (NH)		X	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																			
	Publication and Broadcast Services										✓		✓	✓	✓	✓					
	Indoor Recreation Facility										✓	✓	✓	✓	✓	✓					
Manufacturing Uses																					
	Limited Industrial												O	O		O	✓				
	Clean Industrial															O	✓				*
	General Industrial															O	✓				
	Heavy Industrial																✓				
	Data Center															O	O				

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. - 2026

AN ORDINANCE APPROVING TEXT AMENDMENTS TO THE
CUYAHOGA FALLS DEVELOPMENT CODE REGARDING
NURSING HOMES, ASSISTED LIVING AND INDEPENDENT
LIVING FACILITIES, AS MORE FULLY DESCRIBED AND
DEPICTED HEREIN, AND DECLARING AN EMERGENCY.

WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made
by the Planning Commission be submitted to Council; and

WHEREAS, after thorough review of the Development Code, it was determined that
updates were required to the existing regulations for nursing homes, assisted living
facilities and independent living facilities; and

WHEREAS, the updates include revising the districts in which such uses are
permitted and requiring additional review procedures for larger facilities; and

WHEREAS, on August 4, 2026 the Planning Commission recommended the approval
of multiple amendments to the Development Code as more fully described in Project File
TXT-26-00025.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
County of Summit, and State of Ohio:

Section 1. That Council hereby approves the text amendments, summarized in
Exhibit A, along with a full copy of the proposed text amendments to the Development
Code, which are on file with the Clerk of Council.

Section 2. That any other ordinances or resolutions or portions of ordinances and
resolutions inconsistent herewith be and the same are hereby repealed, but any
ordinances and resolutions not inconsistent herewith and which have not previously been
repealed are hereby ratified and confirmed.

Section 3. That it is found and determined that all formal actions of this Council
concerning and relating to the adoption of this ordinance were adopted in an open
meeting of this Council, and that all deliberations of this Council and of any of its
committees that resulted in such formal action, were in meetings open to the public, in
compliance with all legal requirements, to the extent applicable, including Chapter 107
of the Codified Ordinances.

56 Section 4. That this ordinance is hereby declared to be an emergency measure
57 necessary for the preservation of the public peace, health, safety, convenience and welfare
58 of the City of Cuyahoga Falls and the inhabitants thereof, for the reason that it is
59 immediately necessary to permit appropriate development and land use, and provided it
60 receives the affirmative vote of two thirds of the members elected or appointed to Council,
61 it shall take effect and be in force immediately upon its passage and approval by the
62 Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

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66 Passed: _____
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68 President of Council

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70 _____
71 Clerk of Council

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74 Approved: _____
75 _____
76 Mayor

9/14/26

Temporary Ordinance A-61

Table 1131-1: Zoning Districts and Uses

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
	General Service											✓	✓	✓	✓	✓					
	Nursing Home, Assisted Living, Independent Living Facility						0	0	✗ 0	✗ 0	✗ 0	✗ 0	✗ 0	✗ 0	✗ 0					⊕	
	Medical Clinic										✓	✓	✓	✓	✓						
	Child/Adult Care								✓	✓	✓	✓	✓	✓	✓	✓					
	Laundry / Dry Cleaner								✓	✓	✓	✓	✓	✓	✓	✓					
	Vehicle Repair Facility														0	0					
	Personal Storage										0	0			0	0	✓				
	Bed & Breakfast	0						0	✓	✓	✓	✓	✓	✓				✓			
	Motel														✓			0			
	Hotel										✓	✓	✓	✓	✓			0			
	Mortuary / Funeral Home								✓	✓	✓	✓	✓	✓	✓	✓					
	Animal Services, Small	0							✓	✓	✓	✓	✓	✓	✓	✓		0			
	Publication and Broadcast Services										✓		✓	✓	✓	✓					
	Indoor Recreation Facility										✓	✓	✓	✓	✓	✓					
Manufacturing Uses																					
	Limited Industrial												0	0		0	✓				
	Clean Industrial															0	✓				*
	General Industrial															0	✓				
	Heavy Industrial																✓				
Agriculture, Natural Resource, and Preservation Uses																					
	Natural Outdoor Recreation	✓																✓			
	Conservation Area	✓	✓	✓	✓	✓												✓			
	Orchards Nursery	✓	0															✓			*
	Animal Services, Large	✓	0															✓			
	General Farming	0																0			

Exhibit A
Temporary Ordinance A-61

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	
	Agro Business/Tourism	O																O				
	Natural Resource Harvesting and Management	✓																✓				
	Agriculture Equipment and Supply															✓	✓	O				
Conditional Uses																						
	Assisted/Independent Living Facility		◆																			
	Nursing Home/Assisted Living Independent Living Facility		◆				◆	◆		◆	◆	◆	◆	◆	◆							
	Bar								◆	◆	◆	◆	◆	◆	◆	◆						
	Nightclub										◆	◆	◆	◆	◆							
	Day Labor Agency														◆	◆						
	Electronic Game Centers														◆							
	Gun Club														◆	◆		◆				
	Heliport/Vertiport, Airport															◆	◆					
	Helistop/Vertistop	◆	◆	◆							◆	◆	◆	◆	◆	◆	◆	◆				
	Outdoor Bulk Storage															◆	◆					
	Outdoor Recreation Facility										◆				◆	◆	◆	◆				
	Outdoor Sports/Entertainment Facility														◆	◆		◆				
	Pawnshop (See 1133.03)														◆							
	Advance, Payday or Title Loans (See 1133.03)														◆							
	Vehicle Wash/Detailing											◆	◆	◆		◆	◆	◆				
	Liquor Store											◆	◆	◆	◆	◆						

Exhibit A
Temporary Ordinance A-61

MVS Permitted Use Table					
	CN	N	MX	MX-F	Use Standards
A. Residential					
Household Living	P	P	P(1)	-	Sec. 3.3.1.A
Group Living	P(1)	P(1)	-	-	Sec. 3.3.1.B
Keeping of Animals	P(1)	P(1)	-	-	Sec. 3.3.1.C
B. Public					
Community Service	-	-	P(1)	P(1)	Sec. 3.3.2.A
Day Care	-	-	P	P	
Education	P(1)	P(1)	P(1)	P(1)	Sec. 3.3.2.C
Government	-	-	P	P	
Parks & Open Space	P	P	P	P	
Religious Assembly	P(1)	P(1)	P(1)	P(1)	Sec. 3.3.2.F
Urban Agriculture	P(1)	P(1)	P(1)	P(1)	Sec. 3.3.2.G
C. Commercial					
Adult Entertainment	-	-	-	-	
Animal Services	-	-	P(1)	P(1)	Sec. 3.3.3.B
Auto-Related	-	-	-	P(1)	Sec. 3.3.3.C
Eating & Drinking	-	-	P	P	
Indoor Entertainment	-	-	P	P	
Lodging	-	-	P(1)	P	Sec. 3.3.3.F
Medical	-	-	P(1)	P	Sec. 3.3.3.G
Office	-	-	P(1)	P	Sec. 3.3.3.H
Outdoor Recreation	-	-	-	P(1)	Sec. 3.3.3.I
Personal Service	-	-	P	P	
Retail	-	-	P	P	
Vehicle Sales & Rental	-	-	-	-	
D. Industrial					
Heavy Industrial	-	-	-	-	
Light Industrial	-	-	-	P	
Maker Space	-	-	P	P	
Research & Development	-	-	-	P	
Self-Storage	-	-	-	-	
Warehouse & Distribution	-	-	-	P	
E. Other					
Wireless Communication Facilities	Please refer to Title 3, CHAPTER 1135				
Key: P Permitted Use P(1) Use Standard Applies - Not Permitted					

Exhibit A
Temporary Ordinance A-61

Section 1133.02 Limited Uses

E. Service Uses.

1. *Nursing Home/Assisted Living/Independent Living Facility.* In districts where Assisted or Independent Living Facilities are a Limited Use, ("O"), or a Conditional Use ("◆"), Subject to Specific Conditions, the following specific standards apply:
 - a. The design standards in Title 4 shall not be modified unless it is necessary to more effectively match the character of adjacent and less intense residential uses.
 - b. The number of units will not exceed the density of the underlying zoning district.
 - c. Shall be subject to the regulations in Chapter 1143 Mixed Use Center Design.
 - d. In addition to the standards in this sub-section, uses shall generally meet the lot and building dimension standards and the design standards applicable to civic buildings in the MU-2 District.
 - e. If the number of dwelling units/beds is 20 or greater, a conditional zoning certificate shall be required.

No changes to subsections 2 through 5

1133.03 Conditional Uses

A. The uses in this section are Conditional Uses, allowed only subject to a Conditional Zoning Certificate in one or more zoning districts, indicated with a “◆” in *Table 1132-2 Zoning District and Use Table*. These uses have the potential to produce negative impacts on adjacent property, on other uses in the zoning district, and on the intent of the zoning district. However they may be acceptable upon special mitigating conditions, which can only be evaluated in the context of a site-specific proposal. The following uses are conditional uses in one or more zoning districts:

1. Nursing Home/Assisted Living/Independent Living Facility (20 or more units/beds)
2. Bar
3. Nightclub
4. Day Labor Agency
5. Electronic Game Center
6. Gun Club
7. Heliport/Vertiport and Airport
8. Helistop/Vertistop
9. Outdoor Bulk Storage
10. Outdoor Recreation Facility
11. Outdoor Sports/Entertainment Facility
12. Pawnshop
13. Advance, Payday or Title Loan
14. Vehicle Wash and Detail
15. Liquor Store
16. Outdoor Sales Lot
17. Vehicle Repair Facility
18. Tow Lot or Impound Lot
19. Recycle Center
20. Wireless Communications Facility
21. Sexually Oriented Business
22. Wind Facilities

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. – 2026

AN ORDINANCE ACCEPTING THE RECOMMENDATION OF
THE PLANNING COMMISSION FOR A MAJOR SITE PLAN
FOR THE CONSTRUCTION OF A 29,280 SQ. FT. ADDITION
TO THE SPIROL SHIMS FACILITY LOCATED AT 321
REMINGTON ROAD, AND DECLARING AN EMERGENCY.

WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made
by the Planning Commission be submitted to Council; and

WHEREAS, on September 1, 2026, the Planning Commission recommended for the
approval of the major site plan for the construction of a 29,280 square feet addition to
the Spirol Shims facility located at 321 Remington Road, as well as additional loading
areas and a storm water detention basin; and

WHEREAS, such approval is given subject to all Planning Commission findings and
provisions contained in Project File MSP-26-00029; and

WHEREAS, such approval is necessary to determine that the site plan is satisfactory,
serves the public interest, and is acceptable for recording.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
County of Summit, and State of Ohio:

Section 1. City Council approves the major site plan for the construction of a 29,280
square feet addition to the Spirol Shims facility located at 321 Remington Road. The
project will also include additional loading areas and a storm water detention basin. The
approved site plan is depicted in Exhibit A and is fully described in Project File MSP-26-
00029.

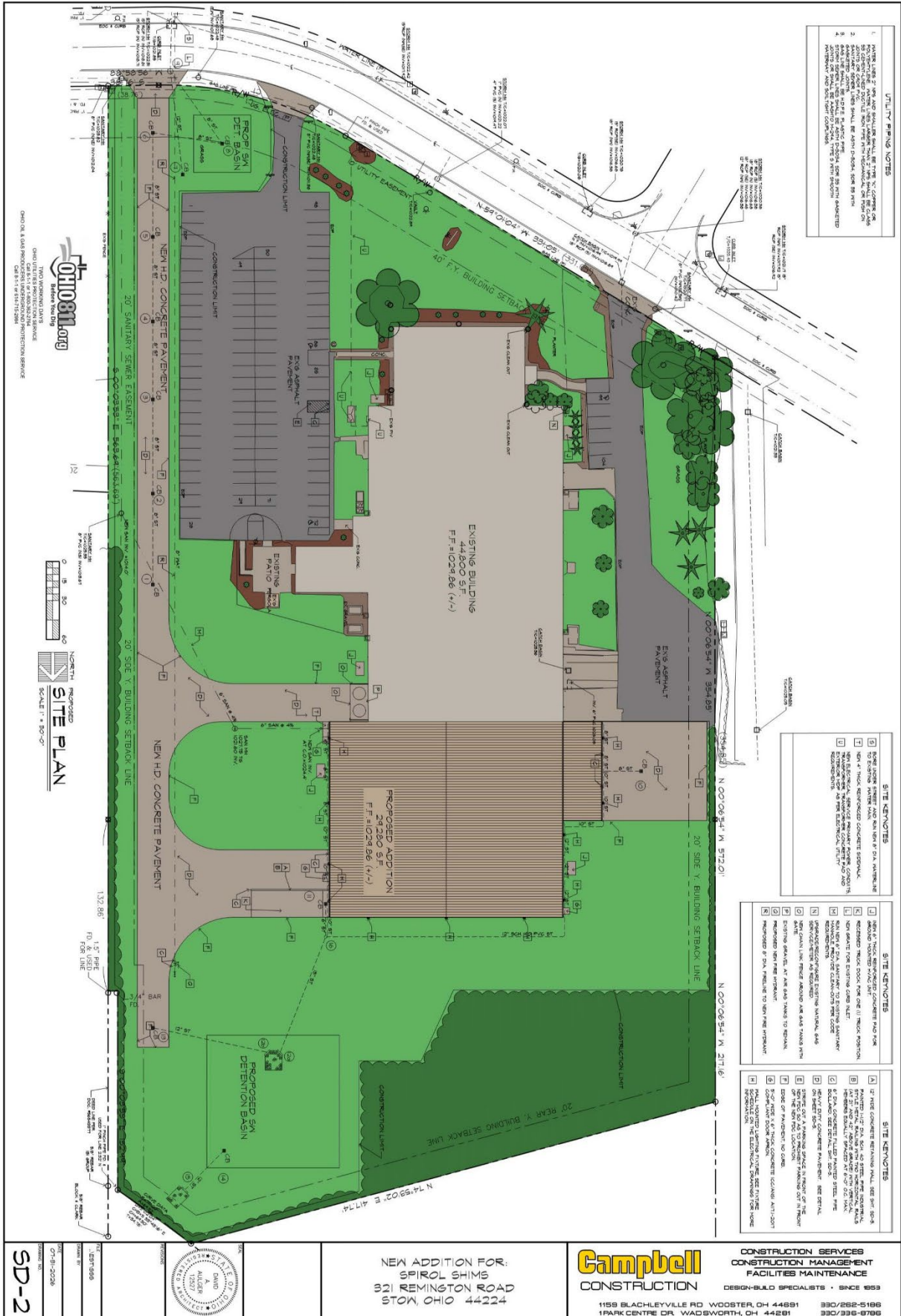
Section 2. Any other ordinances or resolutions or portions of ordinances and
resolutions inconsistent herewith be and the same are hereby repealed, but any
ordinances and resolutions not inconsistent herewith and which have not previously been
repealed are hereby ratified and confirmed.

Section 3. It is found and determined that all formal actions of this Council
concerning and relating to the adoption of this ordinance were adopted in an open
meeting of this Council, and that all deliberations of this Council and of any of its
committees that resulted in such formal action, were in meetings open to the public, in
compliance with all legal requirements, to the extent applicable, including Chapter 107
of the Codified Ordinances.

Section 4. This ordinance is hereby declared to be an emergency measure necessary
for the preservation of the public peace, health, safety, convenience and welfare of the
City of Cuyahoga Falls and the inhabitants thereof, for the reason that it is immediately
necessary to permit timely and appropriate development of this property, and provided it
receives the affirmative vote of two thirds of the members elected or appointed to Council,
it shall take effect and be in force immediately upon its passage and approval by the
Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

60	Passed:	_____	_____
61			President of Council
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64			_____
65			Clerk of Council
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68	Approved:	_____	_____
69			Mayor
70	9/14/26		

Temporary Ordinance A-62



[illegible][illegible][illegible]

Architectural drawing of the South Elevation of the building. The drawing shows a long, low structure with a flat roof and a series of windows. The elevation is divided into sections labeled A through K. Key features include: a concrete block base, a brick upper section, and a flat roof. The drawing includes a scale bar (1 inch = 10 feet) and a north arrow. The text "SOUTH ELEVATION" is prominently displayed in the center. The drawing is a technical architectural rendering of a building's exterior.

[illegible]

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. - 2026

AN ORDINANCE AUTHORIZING THE DIRECTOR OF
PUBLIC SERVICE TO EXECUTE A MODIFICATION OF
CONTRACT NO. 9480 WITH THE OHIO DRILLING
COMPANY, AND DECLARING AN EMERGENCY.

WHEREAS, under the authority of Ordinance 26-2026, the City, after competitive bidding, entered into Contract No. 9480 with The Ohio Drilling Company for the purposes of cleaning and repairing Wells #7, #16, and #21; and

WHEREAS, the recommended repairs were not known prior to the execution of Contract No. 9480 and are deemed necessary for proper functioning; and

WHEREAS, in order to return the wells to service, it is necessary to adjust the total contract price by an amount not to exceed \$31,120.00.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit and State of Ohio, that:

Section 1. The Director of Public Service is hereby authorized to enter into a modification of Contract No. 9480 with The Ohio Drilling Company, Inc. in an amount not to exceed \$31,120.00.

Section 2. The Director of Finance is hereby authorized to make payment for same, from the Water Fund, line item Capital Outlay, and the Water Fund, line item Other Operations.

Section 3. Any other ordinances and resolutions or portions of ordinances and resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions or portions of ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

Section 5. This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof and provided it receives the affirmative vote of two-thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

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66 Approved: _____

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President of Council

Clerk of Council

Mayor

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. - 2026

AN ORDINANCE AUTHORIZING THE PARKS AND RECREATION BOARD AND/OR DIRECTOR OF PUBLIC SERVICE TO ENTER INTO A COOPERATIVE PROCUREMENT AGREEMENT WITH THE INTERLOCAL PURCHASING SYSTEM ("TIPS"), WAIVING COMPETITIVE BIDDING FOR THE PURCHASE OF PRODUCTS, SERVICES, MATERIALS, AND SUPPLIES PURCHASED THROUGH COOPERATIVE PURCHASE AGREEMENTS ADMINISTERED BY TIPS, AND DECLARING AN EMERGENCY.

WHEREAS, Section 2 of the City Charter, adopted pursuant to Art. XVIII, Sections 3 and 7 of the Ohio Constitution, authorizes this Council to make exception to the competitive bidding procedures set forth in the Revised Code; and

WHEREAS, TIPS is a national purchasing cooperative offering competitively solicited contracts to education, government, and nonprofits; and

WHEREAS, membership in TIPS is free with no purchasing obligation or liability.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit and State of Ohio, that:

Section 1. The Parks and Recreation Board and/or Director of Public Service is hereby authorized to enter into a cooperative procurement agreement with The Interlocal Purchasing System ("TIPS"), and waiving competitive bidding for the purchase of products, services, materials, and supplies purchased through cooperative purchase agreements administered by TIPS.

Section 2. Any other ordinances and resolutions or portions of ordinances and resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions or portions of ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

Section 3. It is found and determined that all formal actions of this Council concerning and relating to the passage of this ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees that resulted in those formal actions were in meetings open to the public, in compliance with all legal requirements including Chapter 107 of the Codified Ordinances.

55 Section 4. 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 the inhabitants thereof, and for the reason that the
58 cooperative purchase agreements will ensure the timely and cost-effective procurement
59 of goods and services; and provided it receives the affirmative vote of two-thirds of the
60 members elected or appointed to Council, it shall take effect and be in force immediately
61 upon its passage and approval by the Mayor; otherwise it shall take effect and be in force
62 at the earliest period allowed by law.

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66 Passed: _____

President of Council

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Clerk of Council

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74 Approved: _____

Mayor

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76 9/14/26

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. - 2026

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS, WITHOUT COMPETITIVE BIDDING, WITH KENMORE CONSTRUCTION COMPANY, INC., FOR FIRE HYDRANT REPLACEMENTS ON BATH ROAD, AND DECLARING AN EMERGENCY.

WHEREAS, four fire hydrants on Bath Road are out of service and the depth of the hydrants require special equipment for a company to replace; and

WHEREAS, Kenmore Construction Company, Inc., is equipped to dig at the abnormal depth required to replace these hydrants; and

WHEREAS, contract quotes were initially under the competitive bidding threshold; and

WHEREAS, due to unforeseen conditions, the threshold increased thereby requiring Council approval.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit and State of Ohio:

Section 1. The Director of Public Service is hereby authorized to enter into a contract or contracts, without competitive bidding, with Kenmore Construction Company, Inc., for fire hydrant replacements on Bath Road in the City of Cuyahoga Falls.

Section 2. The Director of Finance is hereby authorized to make payment for same from the Water Fund, line item Capital Outlay.

Section 3. Any other ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

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 the inhabitants thereof, and for the reason that it is necessary
58 to replace the fire hydrants at the earliest possible moment to maintain public safety; and
59 provided it receives the affirmative vote of two thirds of the members elected or appointed
60 to Council, it shall take effect and be in force immediately upon its passage and approval
61 by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed
62 by law.

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65 Passed: _____

President of Council

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Clerk of Council

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73 Approved: _____

Mayor

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75 9/14/26

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. - 2026

AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS, ACCORDING TO LAW, FOR THE REPAIR AND RESURFACING OF HUDSON DRIVE FROM FRONT STREET TO GRAHAM ROAD, AND DECLARING AN EMERGENCY.

BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit and State of Ohio:

Section 1. The Director of Public Service is hereby authorized to enter into a contract or contracts, according to law, for the repair and resurfacing of Hudson Drive from Front Street to Graham Road, in the City of Cuyahoga Falls.

Section 2. The Director of Finance is hereby authorized to make payment for same from the Capital Projects Fund, line item Capital Outlay.

Section 3. Any other ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

Section 5. This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof, and for the reason it is necessary to address road conditions and ensure the safe and efficient movement of traffic; and provided it receives the affirmative vote of two thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

Passed: _____

President of Council

Clerk of Council

Approved: _____

Mayor

9/14/26

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. – 2026

AN ORDINANCE AMENDING THE TRAFFIC CONTROL
FILE, AND DECLARING AN EMERGENCY.

WHEREAS, site-specific traffic control regulations of the City are established and maintained in the “Traffic Control File,” a document established and maintained by the Chief of Police pursuant to Chapter 305 of the Codified Ordinances; and

WHEREAS, Section 305.02 of said Chapter requires that amendments to the Traffic Control File be made only through legislation passed by City Council.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit, and State of Ohio, that:

Section 1. Upon the recommendation of the Traffic Committee, the Traffic Control File is hereby amended as follows:

Amending the Traffic Control File to add signage prohibiting left turn movements out of the Graham Road entrance to 650 Graham Road (Sheetz).

Amending the Traffic Control File to add signage designating the right northbound lane on Oakwood Drive at Graham Road a right turn only lane.

Amending the Traffic Control File to add signage designating the right eastbound lane on Graham Road east of Oakwood a right turn only for the entrance to 650 Graham Road (Sheetz).

Amending the Traffic Control File to add a left turn lane southbound and signage to designate the same on Oakwood Drive into 650 Graham Road (Sheetz).

Amending the Traffic Control File to add signage designating a westbound left turn lane on East Bath Road to 48 East Bath Road (BMV).

Amending the Traffic Control File to add a flashing sign on Broad Boulevard between 2nd Street and 3rd Street and reactivate the existing flashing sign on 2nd Street.

Section 2. The Chief of Police is hereby authorized to note in the Traffic Control File the proper legends.

Section 3. The Mayor or his designee is hereby authorized to cause the installation or removal of the proper signage reflecting the above amendments.

55 Section 4. Any other ordinances and resolutions or portions of ordinances and
56 resolutions inconsistent herewith are hereby repealed but any ordinances and resolutions
57 or portions of ordinances and resolutions not inconsistent herewith and which have not
58 been previously repealed are hereby ratified and confirmed.
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60 Section 5. It is found and determined that all formal actions of this Council concerning
61 and relating to the adoption of this ordinance were adopted in an open meeting of this
62 Council and that all deliberations of this Council and of any of its committees that
63 resulted in such formal action were in meetings open to the public, in compliance with
64 all legal requirements, to the extent applicable, including Chapter 107 of the Codified
65 Ordinances.
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67 Section 6. This ordinance is hereby declared to be an emergency measure necessary
68 for the preservation of the public peace, health, safety, convenience and welfare of the
69 City of Cuyahoga Falls and the inhabitants thereof, and for the reason that it is necessary
70 to ensure the traffic file accurately reflects current conditions; and provided it receives
71 the affirmative vote of two-thirds of the members elected or appointed to Council, it shall
72 take effect and be in force immediately upon its passage and approval by the Mayor;
73 otherwise it shall take effect and be in force at the earliest period allowed by law.
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77 Passed: _____

President of Council

Clerk of Council

85 Approved: _____

Mayor

87 9/14/26

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. - 2026

AN ORDINANCE AUTHORIZING THE DIRECTOR OF COMMUNITY DEVELOPMENT TO TERMINATE THE COMMUNITY REINVESTMENT AREA AGREEMENT WITH JPKM INVESTMENTS, LLC, AS APPROVED BY ORDINANCE NO. 53-2026, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinance No. 69-2006, passed June 26, 2006, this Council established and designed the boundaries of the Cuyahoga Falls Northern Community Reinvestment Area ("CRA"), pursuant to Ohio Revised Code §3735.65 et seq. to encourage the development of real property within the CRA; and

WHEREAS, the State of Ohio Director of Development has made a determination that the findings contained in Ordinance No. 69-2006 are valid, and that the classification of structures and/or remodeling eligible exemption under the Ordinance is consistent with zoning restrictions applicable to the CRA; and

WHEREAS, with the receipt of the Director's positive determination, the City is enabled to abate certain taxes on real property located in the CRA, in order to provide an incentive for the creation and retention of jobs and investment within the CRA; and

WHEREAS, pursuant to Ordinance No. 53-2026, passed July 27, 2026, this Council approved to amend the Community Reinvestment Area Agreement to reflect the new owner of the transferred title of Parcel 35-06443, mailing address of 70 Marc Drive, Cuyahoga Falls; and

WHEREAS, the City has failed to obtain a new agreement with JPKM Investments, LLC, the new owner of Parcel 35-06443, mailing address of 70 Marc Drive, Cuyahoga Falls; and

WHEREAS, the City wishes to terminate the Community Reinvestment Area Agreement approved with Ordinance No. 53-2026.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit, and State of Ohio, that:

Section 1. The Director of Community Development is hereby authorized to terminate the Community Reinvestment Area Agreement with JPKM Investments, LLC, as approved by Ordinance No. 53-2026, in accordance with Ohio Revised Code §3735.68.

Section 2. This Council further authorizes the Mayor, Director of Finance, Director of Community Development, Director of Law, and any other public officials, individually and/or collectively as may be appropriate, to prepare and execute such other documents and do other things as are necessary or incidental to carrying out the requirements of this legislation consistent with the terms of the attached amended application.

56 Section 3. Any ordinance or resolutions or portions of ordinances and resolutions
57 inconsistent herewith are hereby repealed, but any ordinances and resolutions not
58 inconsistent herewith and which have not previously been repealed are hereby ratified
59 and confirmed.
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61 Section 4. It is found and determined that all formal actions of this Council
62 concerning and relating to the adoption of this ordinance were adopted in an open
63 meeting of this Council, and that all deliberations of this Council and of any of its
64 committees that resulted in such formal action, were in meetings open to the public, in
65 compliance with all legal requirements including Chapter 107 of the Codified Ordinances.
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67 Section 5. This ordinance is hereby declared to be an emergency measure necessary
68 of the preservation of the public peace, health, safety, convenience, and welfare of the
69 City of Cuyahoga Falls and the inhabitants thereof, and for the reason it is necessary to
70 accurately reflect the approved real estate tax abatements with the County of Summit;
71 and provided it receives the affirmative vote of two thirds of the members elected or
72 appointed to Council, it shall take effect and be in force immediately upon its passage
73 and approval by the Mayor; otherwise it shall take effect and be in force at the earliest
74 period allowed by law.
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78 Passed: _____
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80 President of Council

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84 Clerk of Council
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88 Approved: _____
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90 Mayor

9/14/26

CITY OF CUYAHOGA FALLS, OHIO

RESOLUTION NO. - 2026

A RESOLUTION AMENDING RESOLUTION NO. 3-2026 TO
REFLECT THE TERMINATION OF THE AMENDED
COMMUNITY REINVESTMENT AREA AGREEMENT WITH
JPKM INVESTMENTS, LLC, AND DECLARING AN
EMERGENCY.

WHEREAS, City Council adopted Resolution No. 3-2026, accepting and modifying the
recommendations of the Tax Incentive Review Council and the Community Reinvestment
Area Housing Council on July 7, 2026; and

WHEREAS, the City wishes to terminate the amended Community Reinvestment Area
Agreement with JPKM Investments, LLC as outlined in Ordinance No. 53-2026, and
therefore an amendment to Resolution No. 3-2026 is required;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Cuyahoga Falls,
County of Summit, and State of Ohio, that:

Section 1. This Council hereby amends Resolution No. 3-2026 to reflect the
termination of the Amended Community Reinvestment Area agreement with JPKM
Investments, LLC, outlined in City Ordinance No. 53-2026.

Section 2. Any other ordinances or resolutions or portions of ordinances and
resolutions inconsistent herewith are hereby repealed, but any ordinances and
resolutions not inconsistent herewith and which have not previously been repealed are
hereby ratified and confirmed.

Section 3. It is found and determined that all formal actions of this Council
concerning and relating to the acceptance of this resolution were adopted in an open
meeting of this Council, and that all deliberations of this Council and of any of its
committees that resulted in such formal action, were in meetings open to the public, in
compliance with all legal requirements, to the extent applicable, including Chapter 107
of the Codified Ordinances.

Section 4. This resolution is hereby declared to be an emergency measure necessary
for the preservation of the public peace, health, safety, convenience and welfare of the
City of Cuyahoga Falls and the inhabitants thereof, and for the reason it is necessary to
accurately reflect the approved real estate tax abatements with the County of Summit;
and provided it receives the affirmative vote of two thirds of the members elected or
appointed to Council, it shall take effect and be in force immediately upon its passage
and approval by the Mayor; otherwise it shall take effect and be in force at the earliest
period allowed by law.

56	Passed: _____	_____
57		President of Council
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61		Clerk of Council
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64	Approved: _____	_____
65		Mayor
66	9/14/26	

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. - 2026

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A COMMUNITY REINVESTMENT AREA AGREEMENT WITH AMERICAN SHIM & DIE, INC., DBA SPIROL PRECISION PRODUCTS, AND DECLARING AN EMERGENCY.

WHEREAS, pursuant to Ordinance No. 69-2006, passed June 26, 2006, this Council established and designed the boundaries of the Cuyahoga Falls Northern Community Reinvestment Area ("CRA"), pursuant to Ohio Revised Code §3735.65 et seq. to encourage the development of real property within the CRA; and

WHEREAS, pursuant to Ordinance No. 114-2010 passed on October 25, 2010, this Council amended Ordinance No. 69-2006, passed June 26, 2006, in order to expand the eligible zoning districts within the Northern CRA to encourage further development of real property within its boundaries; and

WHEREAS, City Council and the Administration wish to provide assistance to American Shim & Die, Inc., dba Spirol Precision Products for a 29,280 square feet addition to its existing manufacturing space located at 321 Remington Road, Cuyahoga Falls, Ohio 44224 (Parcel #35-03410); and

WHEREAS, the City intends to provide a Community Reinvestment Area (CRA) Agreement for a period of ten (10) years at the rate of fifty percent (50%).

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit, and State of Ohio, that:

Section 1. The Mayor is hereby authorized to enter into a Community Reinvestment Area (CRA) Agreement with American Shim & Die, Inc., dba Spirol Precision Products consistent with the terms in the proposed CRA Agreement and corresponding Agreement, to provide real property tax relief at the percentage and length of abatement as stipulated in said Agreement and corresponding Application to benefit the City and being consistent with the objectives of this ordinance.

Section 2. Council further authorizes the Mayor, Director of Finance, Director of Community Development, Director of Law and any other city officials, individually and/or collectively as may be appropriate, to prepare and execute such other documents and do other things as are necessary for and incidental to carrying out the requirements of this legislation consistent with the terms of the attached Agreement and corresponding Application.

Section 3. Any ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including Chapter 107 of the Codified Ordinances.

Section 5. This ordinance is hereby declared to be an emergency measure necessary of the preservation of the public peace, health, safety, convenience, and welfare of the City of Cuyahoga Falls and the inhabitants thereof, and for the reason it is necessary to accurately reflect the approved real estate tax abatements with the County of Summit; and provided it receives the affirmative vote of two thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

Passed: _____

President of Council

Clerk of Council

Approved: _____

Mayor

9/14/26