

CUYAHOGA FALLS CITY COUNCIL

Minutes of the Council Meeting

September 14, 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, absent; Ms. Nichols-Rhodes, present; Mr. Siegferth, present; Mrs. Spinner, present; Mr. Stams, present; Ms. Willis-Guarneri, present.

Invocation: Mrs. Spinner

Pledge of Allegiance: Mrs. Cebula

Approval of Minutes: The minutes of the July 27, 2026 Council meeting were approved as written.

Reports and Communications: A letter from Mayor Walters dated September 8, 2026, regarding his appointment of Mr. Brad Sisak to the Planning Commission.

New Legislation (First Reading)

Temp. Ord. A-60 (Planning & Zoning)

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.

Temp. Ord. A-61 (Planning & Zoning)

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.

Temp. Ord. A-62 (Planning & Zoning)

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.

Temp. Ord. A-63 (Finance)

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.

Temp. Ord. A-64 (Finance)

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.

Temp. Ord. A-65 (Finance)

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.

Temp. Ord. A-66 (Public Improvements)

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.

Temp. Ord. A-67 (Public Affairs)

An ordinance amending the Traffic Control File, and declaring an emergency.

Temp. Ord. A-68 (Community Development)

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.

Temp. Res. A-69 (Community Development)

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.

Temp. Ord. A-70 (Community Development)

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.

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 6:38 p.m. and reconvened at 6:40 p.m.

Reports of Special Committees

Mr. Balthis moved to confirm Mayor Walter's appointment of Brad Sisak to the Planning Commission, 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:	September 21, 2026, at 6:30 p.m.
Finance:	September 21, 2026, at 6:35 p.m.
Public Improvements:	September 21, 2026, at 6:40 p.m.
Public Affairs:	September 21, 2026, at 6:45 p.m.
Community Development:	September 21, 2026, at 6:50 p.m.

Miscellaneous Business

Mr. Vincent Paolucci, 2347 Marcia Boulevard, Cuyahoga Falls, addressed Council regarding repeated violations of the City's wood-burning regulations by a nearby resident. He stated that smoke regularly affects his property, forcing him indoors and requiring him to keep his windows closed. Mr. Paolucci cited information from the EPA regarding the health and environmental effects of wood smoke and questioned the purpose of permitting residential wood fires. He compared the smoke to secondhand cigarette smoke, noted the city's existing air-pollution sources, and expressed concern about the cost and diversion of fire department resources in responding to repeated complaints. He provided photographs and EPA information for Council's review and requested stronger legislation.

Mr. Balthis announced that the Public Affairs Committee would meet on October 5 at 6:30 p.m. to review the DORA ordinance and receive public comments.

Mr. Ashton moved to excuse the absence of Ms. Loza, second by Mrs. Cebula. 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 6:49 p.m.

Russ Balthis, Council President

Dana M. Capriulo, Clerk of Council