

CUYAHOGA FALLS CITY COUNCIL

Minutes of the Council Meeting

September 28, 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, present.

Invocation: Mrs. Spinner

Pledge of Allegiance: Mr. Siegferth

Approval of Minutes: None

Reports and Communications: None

New Legislation

(First Reading)

Temp. Ord. A-71 (Planning & Zoning)

An ordinance authorizing and approving the Final Plat for a residential conservation overlay subdivision for Park Ridge Preserve, and declaring an emergency.

Temp. Ord. A-72 (Finance)

An ordinance authorizing the Director of Public Service to execute a modification of Contract No. 9464 with Spano Bros. Construction, and declaring an emergency.

Temp. Ord. A-73 (Public Affairs)

An ordinance amending Chapter 505 “Animals and Fowl” of the Cuyahoga Falls Codified Ordinances, and declaring an emergency.

Temp. Res. A-74 (Public Affairs)

A resolution expressing support for and urging the passage of Issue 6, a proposed tax levy for the Cuyahoga Falls City School District, at the General Election to be held on November 3, 2026, and declaring an emergency.

Temp. Ord. A-75 (Sustainability, Energy & Environment)

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, with LightShift Energy for a 10-megawatt battery energy storage system, and declaring an emergency.

Reports of Council's Standing Committees
(Third Reading)

Planning & Zoning:

Temp. Ord. A-62

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.

Mrs. Spinner moved to adopt Temp. Ord. A-62, second by Mr. Siegferth. Motion passed, voice vote (11-0).

Finance & Appropriations:

Temp. Ord. A-63

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.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. A-63, second by Mr. Brillhart. Motion passed, voice vote (11-0).

Temp. Ord. A-64

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.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. A-64, second by Mr. Brillhart. Motion passed, voice vote (11-0).

Temp. Ord. A-65

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.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. A-65, second by Mr. Brillhart. Motion passed, voice vote (11-0).

Public Improvements:

Temp. Ord. A-66

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.

Mr. Ashton moved to adopt Temp. Ord. A-66, second by Mr. DeRemer. Motion passed, voice vote (11-0).

Public Affairs:

Temp. Ord. A-67

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

Ms. Loza moved to adopt Temp. Ord. A-67, second by Mr. DeRemer. Motion passed, voice vote (11-0).

Community Development:

Temp. Ord. A-68

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.

Mr. Siegferth moved to adopt Temp. Ord. A-68, second by Mr. Stams. Motion passed, voice vote (11-0).

Temp. Res. A-69

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.

Mr. Siegferth moved to adopt Temp. Res. A-69, second by Mr. Stams. Motion passed, voice vote (11-0).

Schedule of Committee Meetings

Planning & Zoning:	October 5, 2026, at 6:35 p.m.
Finance:	October 5, 2026, at 6:40 p.m.
Public Improvements:	Subject to Call.
Public Affairs:	October 5, 2026, at 6:30 p.m.*
Community Development:	October 5, 2026, at 6:45 p.m.
Sustainability, Energy & Environment	October 5, 2026 at 6:50 p.m.

***Dora Review Public Hearing at 6:30**

Miscellaneous Business

Mr. Hoffman presented a brief overview of Report 21. Revenues throughout the city are tracking very closely to the projected budgets established for the past year. Property tax revenue settlements came in but will not appear until the report next month. Therefore, the August report does not show the full tax settlement. However, the figures are very close to the budgeted amounts.

The Federal Reserve has been tightening interest rates and has increased them. Because of this posture, the City projects that it will exceed its budgeted Interest Revenue line item in the General Fund. On the other hand, borrowing costs will become somewhat more expensive for the city. The City is pricing bonds approved by council in July on October 7, and those bonds will be coming up soon.

The City projected flat income tax revenue for the year and has been tracking closely to that projection. Income tax revenue has remained flat since 2024, with little increase. This year, however, income tax revenue is approximately 1% higher than projected. The three main components of total income tax revenue are individual tax returns, net profit from businesses, and withholding. Withholding is the largest category, representing approximately 65% to 70% of total income tax revenue. Withholding had a strong month, and the City is realizing almost 3% growth in withholding for the year. Net income continues to lag, while the individual income tax category is showing a rebound. Income tax revenue will continue to be monitored closely.

The Revenue line items in the Street Construction, Maintenance, and Repair Fund have remained fairly flat and steady for several years, while expenses have continued to increase. As a result, the transfer from the General Fund to the Street Construction, Maintenance, and Repair Fund has increased over time and stands at \$850,000 in 2026. A substantial increase in that transfer is expected for the 2027 budget. Gasoline tax revenue makes up the large majority of the fund's revenue. Since the gasoline tax increase in 2018 and 2019, that income and revenue have remained steadily flat. The only line item that has increased has been the hotel and motel category, and that increase has been modest. The other line items have decreased. As a result, the fund is expected to place additional pressure on General Fund revenues moving forward. There has also been discussion of suspending the gasoline tax for a period of time. If the tax is suspended, it will have an impact on the fund.

Charges for services at the Natatorium have increased by 1% compared with 2025. Membership numbers are monitored closely from month to month. Yearly memberships have generally decreased, while month-to-month memberships have remained strong. Silver Sneakers memberships have also been steadily increasing. Waterworks revenue has decreased by 5.5% compared with 2025. The decrease is weather-related, as it was not a strong year for the pool. Revenues in this fund are generally affected by the weather. Expenses in the leisure category are monitored as well, and corresponding decreases may be seen on the expense side. Golf course revenue is up 0.3% compared with 2025. Downview Sports Center revenue is up 1.8% compared

with 2025. Recent weather has been favorable, and the golf course and other facilities may have been busy. These figures will continue to be tracked and reported.

Ms. Nichols-Rhodes asked how much revenue the City receives annually from the gas tax. Mr. Hoffman responded that in 2023, the City ended with \$2,434,470. In 2024, they brought in \$2,474,050 and, in 2025, they are at \$2,487,331.

Mr. Brillhart moved to adjourn, second by Ms. Nichols-Rhodes. Motion passed, voice vote (11-0).

Meeting adjourned at 6:49 p.m.

Russ Balthis, Council President

Dana M. Capriulo, Clerk of Council