

## NEW LEGISLATION

December 28, 2020

<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
A-110*	12/28/2020	PZ	An ordinance approving a zoning map amendment for parcels 35-00402 and 35-00517 (4344 and 4356 Wyoga Lake Road) from E1 Employment District to MU3 Sub-Urban Center, and declaring an emergency.
A-111	12/28/2020	PZ	An ordinance accepting the Planning Commission recommendation for the expansion to the existing Summit DD Building at 2355 Second Street by the Summit County Developmental Disabilities Board and the construction of a new public parking lot by the City of Cuyahoga Falls on Front Street, and declaring an emergency.
A-112	12/28/2020	PZ	An ordinance accepting the Planning Commission recommendation for the construction of a 2-story, 12,120 square foot medical office facility at 1625 Portage Trail, and declaring an emergency.

\*Public Hearing scheduled for February 1, 2021

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<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
A-113	12/28/2020	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, with the Thrasher Group for construction engineering and inspection services for the improvements to Sourek Trail, Sand Hill Drive and Kubic Drive, and declaring an emergency.
A-114	12/28/2020	CD	An ordinance authorizing the Mayor to enter into a real estate purchase agreement with River Run Commons, LLC., according to law, in an amount not to exceed \$55,000.00, utilizing Community Development Block Grant funds, for the purchase of certain property known as V/1 Germaine Street, Cuyahoga Falls, Ohio 44221 (parcel 02-00381) and a Memorandum of Understanding with Habitat for Humanity of Summit County, for the construction of a single-family residential unit, for a low-to-moderate income family, and declaring an emergency.

**CALENDAR**  
December 28, 2020

The following legislation will be up for passage at the Council Meeting on December 28, 2020.

<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
A-81	11/5/2020	PZ	An ordinance approving a zoning map amendment for parcel 02-00234 (2404 7th Street) from R4 Urban Density Residential to MU4 Sub-Urban Corridor, as more fully described and depicted herein and declaring an emergency.
A-97	12/14/2020	Fin	An ordinance authorizing the Mayor to enter into a contract with the City of Munroe Falls, Ohio to extend the existing agreement for water services to Munroe Falls, and declaring an emergency.
A-98	12/14/2020	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purchase of the City's requirements for certain materials, supplies, and equipment for use by the Electric Division during 2021, and declaring an emergency.

<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
A-99	12/14/2020	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purchase of annual requirements of certain materials and supplies for use by the Street Department during 2021, and declaring an emergency.
A-100	12/14/2020	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purchase of annual requirements of certain materials and supplies for use by the Sanitation Division during 2021, and declaring an emergency.
A-101	12/14/2020	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purchase of the City's annual requirements of certain services, materials and supplies for use by the Water and Sewer Division during 2021, and declaring an emergency.
A-102	12/14/2020	Fin	An ordinance authorizing the Mayor, as Director of Public Safety, or the Director of Public Service to enter into a contract or contracts, according to law, for the purchase or lease of various vehicles and related equipment for use by the City, and declaring an emergency.

<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
A-103	12/14/2020	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purchase of annual requirements of certain materials, supplies and services for use by the Garage Division during 2021, and declaring an emergency.
A-104	12/14/2020	Fin	An ordinance levying special assessments for the repair or replacement of sidewalks and drive approaches in the sidewalk and drive approach repair and replacement district, for the year 2020, and declaring an emergency.
A-105	12/14/2020	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts according to law for disposal of municipal solid waste, and declaring an emergency.
A-106	12/14/2020	Fin	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 of appropriations within and for the various funds hereinafter set forth, and declaring an emergency.

<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
A-107	12/14/2020	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the replacement or adjustment of concrete sidewalks, drive approaches and curbs at various locations in the City of Cuyahoga Falls, and declaring an emergency.
A-108	12/14/2020	PI	A resolution creating for the year 2021 a Sidewalk and Drive Approach Repair or Replacement District containing such streets, alleys, or public roadways within the corporate limits of the City of Cuyahoga Falls, declaring the necessity of repairing or replacing the sidewalks and drive approaches abutting on such streets, alleys or public roadways within said corporate limits and providing the method for levying special assessments, and declaring an emergency.
A-109	12/14/2020	CD	An ordinance authorizing the Director of Community Development to amend the Community Reinvestment Area Tax Exemption Agreement with Buckeye Sports Center, Inc., to reflect the title of land transfer to Sunsport Properties, LLC., a subsidiary to Buckeye Sports Center, Inc., and declaring an emergency.

**PENDING LEGISLATION**

December 28, 2020

<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
A-81	11/5/2020	PZ	An ordinance approving a zoning map amendment for parcel 02-00234 (2404 7th Street) from R4 Urban Density Residential to MU4 Sub-Urban Corridor, as more fully described and depicted herein and declaring an emergency.
A-97	12/14/2020	Fin	An ordinance authorizing the Mayor to enter into a contract with the City of Munroe Falls, Ohio to extend the existing agreement for water services to Munroe Falls, and declaring an emergency.
A-98	12/14/2020	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purchase of the City's requirements for certain materials, supplies, and equipment for use by the Electric Division during 2021, and declaring an emergency.

<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
A-99	12/14/2020	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purchase of annual requirements of certain materials and supplies for use by the Street Department during 2021, and declaring an emergency.
A-100	12/14/2020	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purchase of annual requirements of certain materials and supplies for use by the Sanitation Division during 2021, and declaring an emergency.
A-101	12/14/2020	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purchase of the City's annual requirements of certain services, materials and supplies for use by the Water and Sewer Division during 2021, and declaring an emergency.
A-102	12/14/2020	Fin	An ordinance authorizing the Mayor, as Director of Public Safety, or the Director of Public Service to enter into a contract or contracts, according to law, for the purchase or lease of various vehicles and related equipment for use by the City, and declaring an emergency.



<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
A-103	12/14/2020	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purchase of annual requirements of certain materials, supplies and services for use by the Garage Division during 2021, and declaring an emergency.
A-104	12/14/2020	Fin	An ordinance levying special assessments for the repair or replacement of sidewalks and drive approaches in the sidewalk and drive approach repair and replacement district, for the year 2021, and declaring an emergency.
A-105	12/14/2020	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts according to law for disposal of municipal solid waste, and declaring an emergency.
A-106	12/14/2020	Fin	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 of appropriations within and for the various funds hereinafter set forth, and declaring an emergency.

<b>Temp. No.</b>	<b>Introduced</b>	<b>Committee</b>	<b>Description</b>
A-107	12/14/2020	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the replacement or adjustment of concrete sidewalks, drive approaches and curbs at various locations in the City of Cuyahoga Falls, and declaring an emergency.
A-108	12/14/2020	PI	A resolution creating for the year 2021 a Sidewalk and Drive Approach Repair or Replacement District containing such streets, alleys, or public roadways within the corporate limits of the City of Cuyahoga Falls, declaring the necessity of repairing or replacing the sidewalks and drive approaches abutting on such streets, alleys or public roadways within said corporate limits and providing the method for levying special assessments, and declaring an emergency.
A-109	12/14/2020	CD	An ordinance authorizing the Director of Community Development to amend the Community Reinvestment Area Tax Exemption Agreement with Buckeye Sports Center, Inc., to reflect the title of land transfer to Sunsport Properties, LLC., a subsidiary to Buckeye Sports Center, Inc., and declaring an emergency.

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5 CITY OF CUYAHOGA FALLS, OHIO

6  
7 ORDINANCE NO. - 2021

8  
9 AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR  
10 PARCELS 35-00402 and 35-00517 (4344 AND 4356 WYOGA  
11 LAKE ROAD) FROM E-1 EMPLOYMENT DISTRICT TO MU-3 SUB  
12 URBAN CENTER, AND DECLARING AN EMERGENCY.  
13

14 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by the Planning  
15 Commission be submitted to Council, and  
16

17 WHEREAS, on December 15, 2020 the Planning Commission considered an application for zoning  
18 map amendment from applicant Walsh Highlands LLC and recommended a zoning map amendment for  
19 parcels 35-00402 and 35-00517 (4344 and 4356 Wyoga Lake Road) from E-1 Employment District to  
20 MU-3 Sub Urban Center. The zoning map amendment site is 36.72 acres; and  
21

22 WHEREAS, applicant has changed its name from Walsh Highlands LLC to Princeton LLC to better  
23 accommodate their business model; and  
24

25 WHEREAS, the Planning Commission recommended the map amendment based on conceptual plans  
26 and findings more fully described in Project File MAP-20-00048, and  
27

28 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of  
29 Summit, and State of Ohio:  
30

31 Section 1. That the City Council approves the zoning map amendment for Parcels 35-00402 and  
32 35-00517 (4344 and 4356 Wyoga Lake Road), comprising 36.72 acres, from E1 employment district to  
33 MU3 sub urban center, based on conceptual plans and findings as described in project File MAP-20-  
34 00048.  
35

36 Section 2. That any other ordinances or resolutions or portions of ordinances and resolutions  
37 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not  
38 inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed  
39

40 Section 3. That it is found and determined that all formal actions of this Council concerning and  
41 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all  
42 deliberations of this Council and of any of its committees that resulted in such formal action, were in  
43 meetings open to the public, in compliance with all legal requirements including, to the extent applicable,  
44 Chapter 107 of the Codified Ordinances.  
45

46 Section 4. That this ordinance is hereby declared to be an emergency measure necessary for the  
47 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls  
48 and the inhabitants thereof, for the reason that it is immediately necessary to permit timely and  
49 appropriate development of this property, and provided it receives the affirmative vote of two thirds of the  
50 members elected or appointed to Council, it shall take effect and be in force immediately upon its passage  
51 and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by  
52 law.  
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54  
55 Passed: \_\_\_\_\_  
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57 President of Council

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59 \_\_\_\_\_  
60 Clerk of Council

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63 Approved: \_\_\_\_\_  
64  
65 Mayor

66 12/28/20

# CONCEPT PLAN

## FOR WYOGA LAKE ROAD

CITY OF COPANOGA HILLS, COUNTY OF SUMNER AND STATE OF FLORIDA



**SITE INFORMATION:**

PARCEL: 20000 401  
 AREA: 20.00 AC  
 ZONING: R-100  
 ETC: 100' SIDE SETBACK  
 10' FRONT SETBACK  
 10' REAR SETBACK  
 10' SIDE SETBACK

**PROPOSED DEVELOPMENT:**

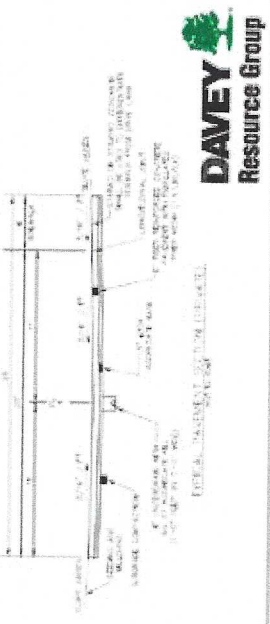
USE	AREA (SQ FT)	TYPE
RESIDENTIAL	100,000	Single-Family
COMMERCIAL	50,000	Office/Professional
RETAIL	20,000	Storefront
PUBLIC	10,000	Park/Open Space
INDUSTRIAL	0	None

**PROPOSED DEVELOPMENT:**

PROPOSED DEVELOPMENT IS A MIXED-USE COMMUNITY CENTER AND OFFICE BUILDING WITH A TOTAL AREA OF 180,000 SQ FT. THE DEVELOPMENT WILL BE A MIXED-USE COMMUNITY CENTER AND OFFICE BUILDING WITH A TOTAL AREA OF 180,000 SQ FT. THE DEVELOPMENT WILL BE A MIXED-USE COMMUNITY CENTER AND OFFICE BUILDING WITH A TOTAL AREA OF 180,000 SQ FT.

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CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. - 2021

9 AN ORDINANCE ACCEPTING THE PLANNING COMMISSION  
10 RECOMMENDATION FOR THE EXPANSION TO THE EXISTING  
11 SUMMIT DD BUILDING AT 2355 SECOND STREET BY THE  
12 SUMMIT COUNTY DEVELOPMENTAL DISABILITIES BOARD AND  
13 THE CONSTRUCTION OF A NEW PUBLIC PARKING LOT BY THE  
14 CITY OF CUYAHOGA FALLS ON FRONT STREET, AND  
15 DECLARING AN EMERGENCY.  
16

17 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by  
18 the Planning Commission be submitted to Council; and  
19

20 WHEREAS, on December 15, 2020, the Planning Commission recommended approval of the  
21 site plan for the building addition to the existing Summit DD building at 2355 Second Street  
22 (parcels 02-20466 and 02-17469) and the construction of a new city parking lot on parcels 02-  
23 02632, 02-04059, 02-04060, 02-11392, 02-16428, 02-16430, 02-16429, 02-16432, 02-05264,  
24 and 02-02170 on Front Street; and  
25

26 WHEREAS, the site plan includes a new building, improved parking lot and landscape  
27 screening; and  
28

29 WHEREAS, such approval is given subject to all Planning Commission findings and  
30 provisions contained in Project File MSP-20-00049; and  
31

32 WHEREAS, such approval is necessary to determine that the site plan is satisfactory,  
33 serves the public interest, and is acceptable for recording.  
34

35 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County  
36 of Summit, and State of Ohio:  
37

38 Section 1. That the City Council approves the site plan for the building addition to the  
39 existing Summit DD building at 2355 Second Street (parcels 02-20466 and 02-17469) and the  
40 construction of a new city parking lot on parcels 02-02632, 02-04059, 02-04060, 02-11392,  
41 02-16428, 02-16430, 02-16429, 02-16432, 02-05264, and 02-02170 on Front Street. The  
42 approved site plan is depicted in the ordinance attachment and as fully described in Project  
43 File MSP-20-00049.  
44

45 Section 2. That any other ordinances or resolutions or portions of ordinances and  
46 resolutions inconsistent herewith be and the same are hereby repealed, but any ordinances  
47 and resolutions not inconsistent herewith and which have not previously been repealed are  
48 hereby ratified and confirmed.  
49

50 Section 3. That it is found and determined that all formal actions of this Council concerning  
51 and relating to the adoption of this ordinance were adopted in an open meeting of this Council,  
52 and that all deliberations of this Council and of any of its committees that resulted in such  
53 formal action, were in meetings open to the public, in compliance with all legal requirements,  
54 to the extent applicable, including Chapter 107 of the Codified Ordinances.  
55

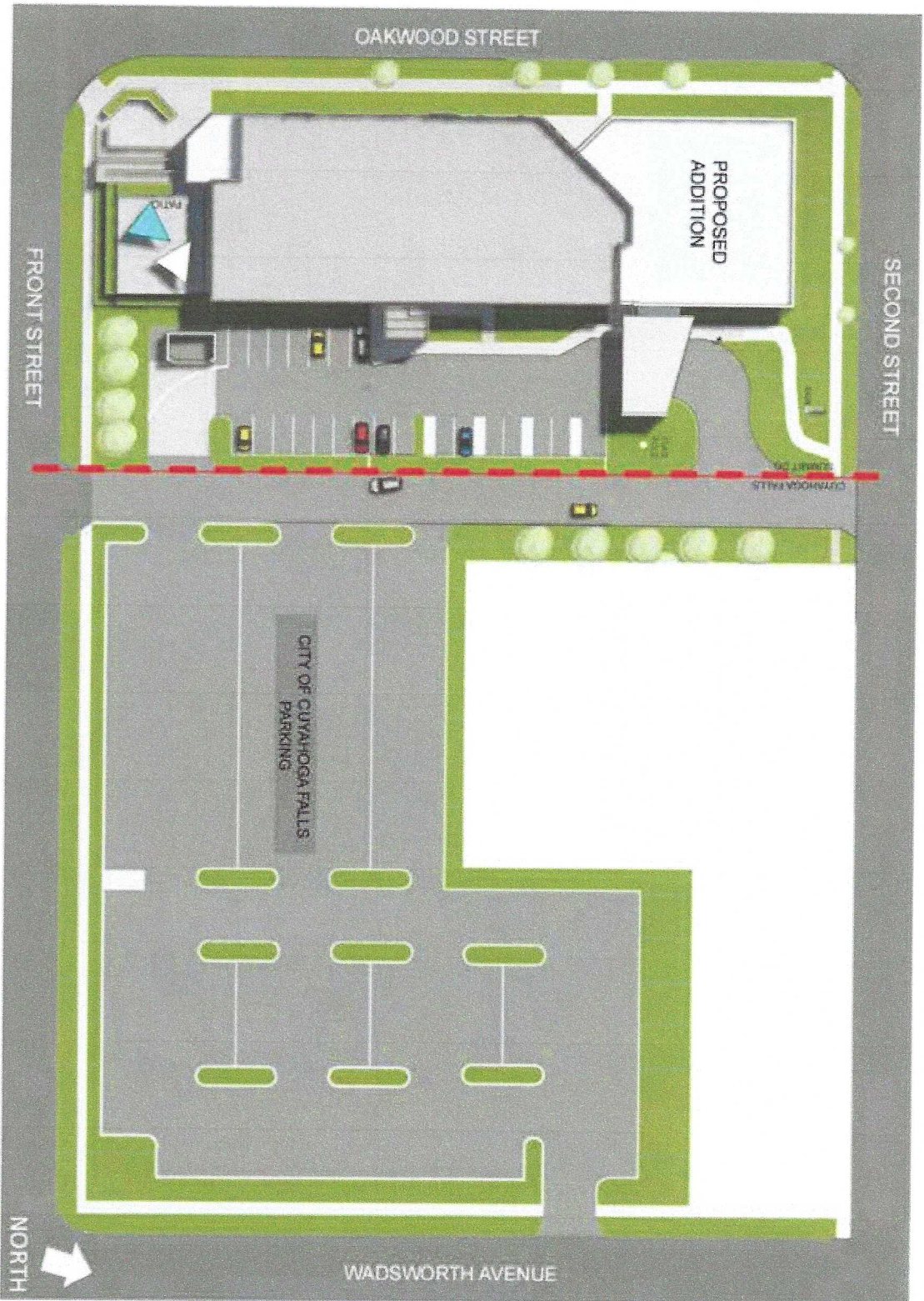
56        Section 4. That this ordinance is hereby declared to be an emergency measure necessary  
57 for the preservation of the public peace, health, safety, convenience and welfare of the City of  
58 Cuyahoga Falls and the inhabitants thereof, for the reason that it is immediately necessary to  
59 permit timely and appropriate development of this property, and provided it receives the  
60 affirmative vote of two thirds of the members elected or appointed to Council, it shall take effect  
61 and be in force immediately upon its passage and approval by the Mayor; otherwise it shall  
62 take effect and be in force at the earliest period allowed by law.  
63

64  
65 Passed: \_\_\_\_\_  
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67 \_\_\_\_\_  
68 President of Council

69 \_\_\_\_\_  
70 Clerk of Council

71 Approved: \_\_\_\_\_  
72 \_\_\_\_\_  
73 Mayor

74 12/28/20  
75 \\cf-file01\ldpublic\Council\2020ords\MSP-20-00049 - Summit DD-City Site Plan.docx



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5 CITY OF CUYAHOGA FALLS, OHIO

6 ORDINANCE NO. - 2021

7  
8 AN ORDINANCE ACCEPTING THE PLANNING COMMISSION  
9 RECOMMENDATION FOR THE CONSTRUCTION OF A 2-STORY, 12,120  
10 SQUARE FOOT MEDICAL OFFICE FACILITY AT 1625 PORTAGE  
11 TRAIL, AND DECLARING AN EMERGENCY.  
12  
13

14  
15 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by the Planning  
16 Commission be submitted to Council; and  
17

18 WHEREAS, on December 15, 2020, the Planning Commission recommended approval of the site plan  
19 for the construction of a 2-story, 12,120 square foot medical office facility at 1625 Portage Trail (Parcels  
20 02-12401, 02-12402, 02-12403 and 02-12404); and  
21

22 WHEREAS, such approval is given subject to all Planning Commission findings and provisions  
23 contained in Project File MSP-20-00051; and  
24

25 WHEREAS, such approval is necessary to determine that the site plan is satisfactory, serves the  
26 public interest, and is acceptable for recording.  
27

28 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of  
29 Summit, and State of Ohio:  
30

31 Section 1. That the City Council approves the site plan for the construction of a 2-story, 12,120  
32 square foot medical office facility at 1625 Portage Trail (Parcels 02-12401, 02-12402, 02-12403 and 02-  
33 12404). The approved site plan is depicted in the ordinance attachment and as fully described in Project  
34 File MSP-20-00051.  
35

36 Section 2. That any other ordinances or resolutions or portions of ordinances and resolutions  
37 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not  
38 inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.  
39

40 Section 3. That it is found and determined that all formal actions of this Council concerning and  
41 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all  
42 deliberations of this Council and of any of its committees that resulted in such formal action, were in  
43 meetings open to the public, in compliance with all legal requirements, to the extent applicable, including  
44 Chapter 107 of the Codified Ordinances.  
45

46 Section 4. That this ordinance is hereby declared to be an emergency measure necessary for the  
47 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and  
48 the inhabitants thereof, for the reason that it is immediately necessary to permit timely and appropriate  
49 development of this property, and provided it receives the affirmative vote of two thirds of the members  
50 elected or appointed to Council, it shall take effect and be in force immediately upon its passage and  
51 approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.  
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53  
54 Passed: \_\_\_\_\_

\_\_\_\_\_  
President of Council

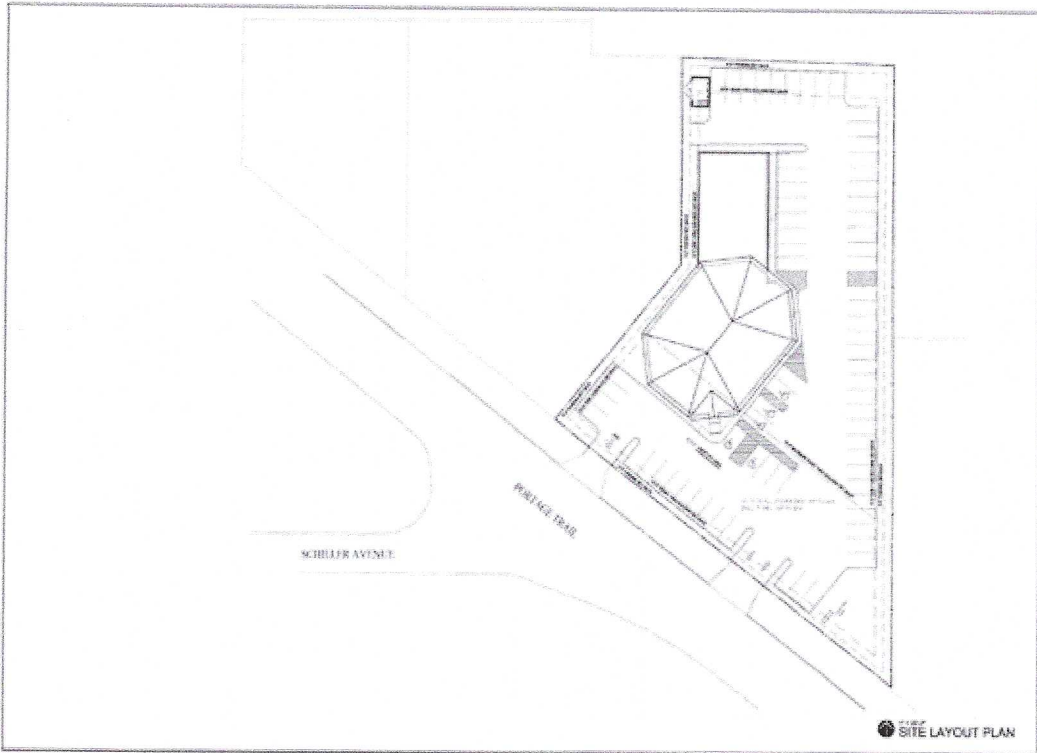
\_\_\_\_\_  
Clerk of Council

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60 Approved: \_\_\_\_\_

\_\_\_\_\_  
Mayor

61 12/28/20





**CAPIEA**  
ARCHITECTS

PROFESSIONAL ARCHITECT  
STATE OF MISSISSIPPI  
NO. 1000000000

PROJECT NO. 2020-001

DATE: 08/20/2020

PROJECT NAME: Crystal Clinic Orthopedics

CLIENT: Crystal Clinic Orthopedics

DEVELOPER: Tessa Construction

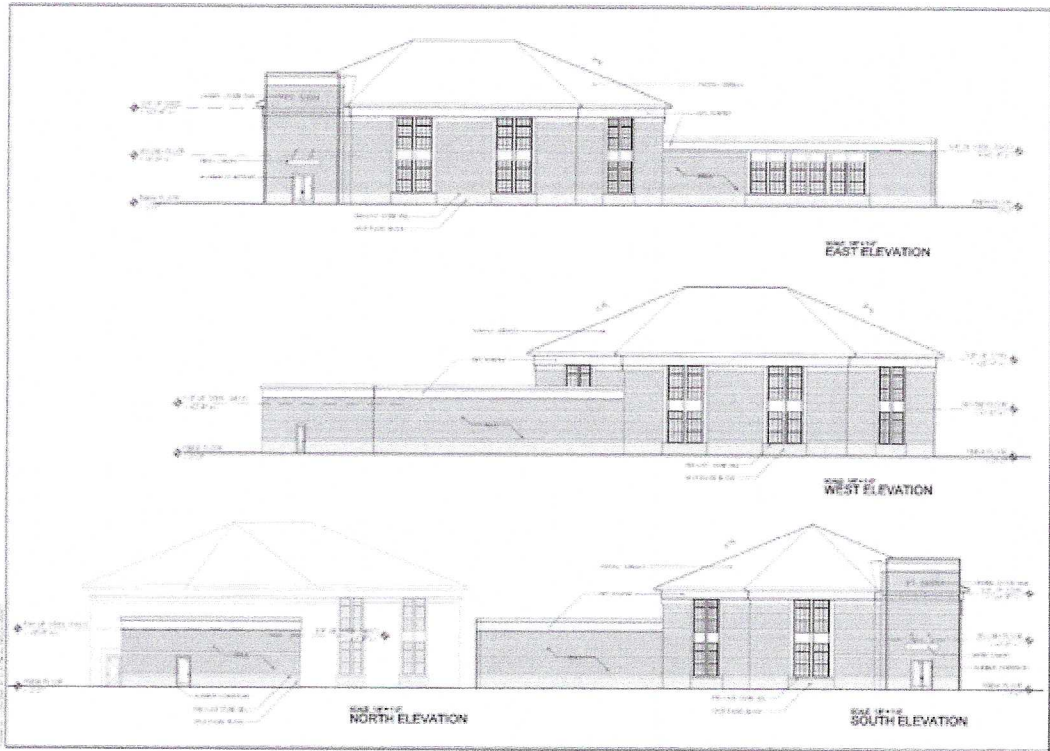
1425 Pringle Road  
Columbus, MS 39206

PROJECT NUMBER: 2020-001

PROJECT NAME: Crystal Clinic Orthopedics

SCALE: 1/8" = 1'-0"

2.1



**CAPIEA**  
ARCHITECTS

PROFESSIONAL ARCHITECT  
STATE OF MISSISSIPPI  
NO. 1000000000

PROJECT NO. 2020-001

DATE: 08/20/2020

PROJECT NAME: Crystal Clinic Orthopedics

CLIENT: Crystal Clinic Orthopedics

DEVELOPER: Tessa Construction

1425 Pringle Road  
Columbus, MS 39206

PROJECT NUMBER: 2020-001

PROJECT NAME: Crystal Clinic Orthopedics

SCALE: 1/8" = 1'-0"

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4 CITY OF CUYAHOGA FALLS, OHIO

5  
6 ORDINANCE NO. - 2021

7  
8 AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE TO  
9 ENTER INTO A CONTRACT OR CONTRACTS, ACCORDING TO LAW, WITH  
10 THE THRASHER GROUP FOR CONSTRUCTION ENGINEERING AND  
11 INSPECTION SERVICES FOR THE IMPROVEMENTS TO SOUREK TRAIL,  
12 SAND HILL DRIVE AND KUBIC DRIVE, AND DECLARING AN  
13 EMERGENCY.  
14

15  
16 WHEREAS, the City followed the procedures set forth in Ohio Revised Code Sections 153.65 to 153.73  
17 in selecting a professional design services firm to assist with the improvement to Sourek Trail, Sand Hill  
18 Drive and Kubic Drive; and  
19

20 WHEREAS, after review of all the proposals submitted to the City, The Thrasher Group was selected as  
21 the most qualified for the project.  
22

23 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit,  
24 and State of Ohio, that:  
25

26 Section 1. The Director of Public Service is hereby authorized to enter into a contract or contracts,  
27 according to law, with The Thrasher Group for professional construction engineering and inspection  
28 services for the improvement to Sourek Trail, Sand Hill Drive and Kubic Drive.  
29

30 Section 2. The Director of Finance is hereby authorized and directed to make payment for same  
31 from the Capital Projects Fund, line item Capital Outlay.  
32

33 Section 3. Any ordinances or resolutions or portions of ordinances and resolutions inconsistent  
34 herewith are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which  
35 have not previously been repealed are hereby ratified and confirmed.  
36

37 Section 4. It is found and determined that all formal actions of this Council concerning and relating  
38 to the passage of this ordinance were taken in an open meeting of this Council and that all deliberations of  
39 this Council and of any committees that resulted in those formal actions were in meetings open to the  
40 public, in compliance with all legal requirements including Chapter 107 of the Codified Ordinances.  
41

42 Section 5. This ordinance is hereby declared to be an emergency measure necessary for the  
43 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and  
44 the inhabitants thereof, and provided it receives the affirmative vote of two-thirds of the members elected  
45 or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by  
46 the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.  
47

48  
49 Passed: \_\_\_\_\_

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President of Council

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Clerk of Council

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57 Approved \_\_\_\_\_

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Mayor

58  
59 12/28/20

2  
3 CITY OF CUYAHOGA FALLS, OHIO

4  
5 ORDINANCE NO. - 2021

6  
7 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A  
8 REAL ESTATE PURCHASE AGREEMENT WITH RIVER RUN  
9 COMMONS, LLC., ACCORDING TO LAW, IN AN AMOUNT NOT TO  
10 EXCEED \$55,000.00, UTILIZING COMMUNITY DEVELOPMENT  
11 BLOCK GRANT FUNDS, FOR THE PURCHASE OF CERTAIN  
12 PROPERTY KNOWN AS V/L GERMAINE STREET, CUYAHOGA  
13 FALLS, OHIO 44221 (PARCEL 02-00381) AND A MEMORANDUM  
14 OF UNDERSTANDING WITH HABITAT FOR HUMANITY OF  
15 SUMMIT COUNTY, FOR THE CONSTRUCTION OF A SINGLE-  
16 FAMILY RESIDENTIAL UNIT, FOR A LOW-TO-MODERATE  
17 INCOME FAMILY, AND DECLARING AN EMERGENCY.  
18

19 WHEREAS, the City of Cuyahoga Falls is the recipient of Community Development Block  
20 Grant ("CDBG") funds through the Department of Housing and Urban Development; and  
21

22 WHEREAS, CDBG funds are to be utilized to achieve decent housing, a suitable living  
23 environment, and expanded economic opportunities for low-to-moderate income individuals; and  
24

25 WHEREAS, CDBG funds can be utilized to acquire property for the future construction of  
26 housing for low-to-moderate income individuals; and  
27

28 WHEREAS, the City of Cuyahoga Falls wishes to purchase the real property known as V/L  
29 Germaine Street, Cuyahoga Falls, Ohio 44221, Parcel 02-00381, from River Run Commons, LLC  
30 in an amount not to exceed \$55,000.00, with CDBG funds.  
31

32 WHEREAS, the City of Cuyahoga Falls wishes to enter into a Memorandum of Understanding  
33 with Habitat for Humanity of Summit County for the construction of a single-family residential  
34 unit to be built on the aforementioned real property and sold to a low-to-moderate income family;  
35 and  
36

37 NOW THEREFORE, BE IT ORDAINED, by the Council of the City of Cuyahoga Falls, County  
38 of Summit, State of Ohio, that:  
39

40 Section 1. The Mayor is hereby authorized to enter into a real estate purchase agreement  
41 with River Run Commons, LLC., for the purchase of real property known as V/L Germaine Street,  
42 Cuyahoga Falls, Ohio 44221, Parcel 02-00381, with CDBG funds, in an amount not to exceed  
43 \$55,000.00.  
44

45 Section 2. The Director of Finance is hereby authorized to increase appropriations in the  
46 CDBG Fund, line item Capital Outlay by \$55,000.00 and decrease appropriations in the CDBG  
47 Fund, line item Other Operations by \$55,000.00 and to make payment for same from the CDBG  
48 Fund, line item Capital Outlay.  
49

50 Section 3. The Mayor is hereby authorized to enter into a Memorandum of Understanding  
51 with Habitat of Humanity of Summit County for the construction of a single-family residential  
52 unit that will be sold to a low-to-moderate income family.  
53

54 Section 4. This Council further authorizes the Mayor, Director of Finance, Director of  
55 Community Development, Director of Law, and any other public officials, individually and/or

56 collectively as may be appropriate, to prepare and execute such other documents and do other  
57 things as are necessary or incidental to carrying out the requirements of this legislation.  
58

59 Section 5. Any ordinance or resolution or portions of ordinances and resolutions inconsistent  
60 herewith are hereby repealed, but any ordinances and resolutions not inconsistent herewith and  
61 which have not previously been repealed are hereby ratified and confirmed.  
62

63 Section 6. It is found and determined that all formal actions of this Council concerning and  
64 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and  
65 that all deliberations of this Council and of any of its committees that resulted in such formal  
66 action, were in meetings open to the public, in compliance with all legal requirements including  
67 Chapter 107 of the Codified Ordinances.  
68

69 Section 7. This ordinance is hereby declared to be an emergency measure necessary of the  
70 preservation of the public peace, health, safety, convenience, and welfare of the City of Cuyahoga  
71 Falls and the inhabitants thereof, and provided it receives the affirmative vote of two thirds of  
72 the members elected or appointed to Council, it shall take effect and be in force immediately  
73 upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the  
74 earliest period allowed by law.  
75

76  
77 Passed: \_\_\_\_\_

\_\_\_\_\_  
President of Council

78  
79  
80  
81  
82 \_\_\_\_\_  
83 Clerk of Council

84  
85 Approved: \_\_\_\_\_

\_\_\_\_\_  
Mayor

86  
87 12/28/20