

NEW LEGISLATION

November 14, 2022

Temp. No.	Introduced	Committee	Description
A-125	11/14/22	PZ	An ordinance approving a zoning map amendment for property located at the intersection of Clyde Avenue and Buchholzer Boulevard, from C-1, Commercial to R-5, Mixed Density Residential, and declaring an emergency.
A-126	11/14/22	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts with Siemens Energy for the purchase of three 833kVA regulators, and declaring an emergency.
A-127	11/14/22	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, after publicly advertising for bids, for the Lippman Parkway storm sewer replacement, and declaring an emergency.
A-128	11/14/22	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, after publicly advertising for bids, for the storm sewer improvements in Preston Park, and declaring an emergency.
A-129	11/14/22	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, with SSOE Group, without competitive bidding, for engineering services related to upgrades at the CF1 and CF2 generators, and declaring an emergency.

Temp. No.	Introduced	Committee	Description
A-130	11/14/22	PA	An ordinance authorizing the mayor to accept an Environmental Protection Remediation Fund Grant from the Ohio Environmental Protection Agency in the amount of \$200,000.00 for environmental remediation of a pond area located in the Preserve at Salt Creek Run Development; authorizing the Mayor to enter into a contract or contracts with Patriot Engineering and Environmental, Inc. to complete the work associated with the Grant, and declaring an emergency.

CALENDAR

November 14, 2022

The following legislation will be up for passage at the Council Meeting on November 14, 2022.

Temp. No.	Introduced	Committee	Description
A-115	10/17/22	PZ	An ordinance authorizing and approving the final subdivision plat for The Glens Townhome Development located on the west side of Front Street, north of Chestnut Boulevard, and declaring an emergency.
A-117	10/24/22	Fin	An ordinance amending Ordinance 123-2021 authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purchase of annual requirements of certain services, materials, and supplies for use by the Garage Division during 2022, and declaring an emergency.
A-118	10/24/22	Fin	An ordinance authorizing the Mayor to enter into a contract or contracts with Medical Mutual Services, LLC for the administration of the City's self-insured employee medical plans for a period not to exceed two years, and declaring an emergency.
A-119	10/24/22	Fin	An ordinance authorizing the Mayor to enter into a contract or contracts with Principal Life Insurance Company for the administration of the City's fully-insured employee dental insurance plan, for a period not to exceed three years, and declaring an emergency.

Temp. No.	Introduced	Committee	Description
A-120	10/24/22	Fin	An ordinance authorizing the Mayor to enter into a contract or contracts with TrueScripts for the administration of the City's self-insured employee prescription drug plans for a period not to exceed three years, and declaring an emergency.
A-121	10/24/22	Fin	An ordinance establishing annual appropriations of money for the current expenses, capital expenditures and other expenses of the City of Cuyahoga Falls for the fiscal year ending December 31, 2023, and declaring an emergency.
A-124	11/7/22	Fin	An ordinance authorizing the Mayor to enter into a contract or contracts with Medical Mutual of Ohio for the City's group life insurance for employees and retirees for a period not to exceed three years, and declaring an emergency.
A-122	10/24/22	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, without competitive bidding, with DLZ Ohio, Inc., for engineering services related to the preliminary evaluation of the main trunk sewer located within the Gorge Metro Park, and declaring an emergency.

PENDING LEGISLATION

November 14, 2022

Temp. No.	Introduced	Committee	Description
A-115	10/17/22	PZ	An ordinance authorizing and approving the final subdivision plat for The Glens Townhome Development located on the west side of Front Street, north of Chestnut Boulevard, and declaring an emergency.
A-68	6/27/22	Fin	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, without competitive bidding, for the purchase of services, materials, supplies, and equipment for use in the Water Division in 2022, making the necessary appropriations for the same, and declaring an emergency.
A-117	10/24/22	Fin	An ordinance amending Ordinance 123-2021 authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the purchase of annual requirements of certain services, materials, and supplies for use by the Garage Division during 2022, and declaring an emergency.
A-118	10/24/22	Fin	An ordinance authorizing the Mayor to enter into a contract or contracts with Medical Mutual Services, LLC for the administration of the City's self-insured employee medical plans for a period not to exceed two years, and declaring an emergency.
A-119	10/24/22	Fin	An ordinance authorizing the Mayor to enter into a contract or contracts with Principal Life Insurance Company for the administration of the City's fully-insured employee dental insurance plan, for a period not to exceed three years, and declaring an emergency.

Temp. No.	Introduced	Committee	Description
A-120	10/24/22	Fin	An ordinance authorizing the Mayor to enter into a contract or contracts with TrueScripts for the administration of the City's self-insured employee prescription drug plans for a period not to exceed three years, and declaring an emergency.
A-121	10/24/22	Fin	An ordinance establishing annual appropriations of money for the current expenses, capital expenditures and other expenses of the City of Cuyahoga Falls for the fiscal year ending December 31, 2023, and declaring an emergency.
A-124	11/7/22	Fin	An ordinance authorizing the Mayor to enter into a contract or contracts with Medical Mutual of Ohio for the City's group life insurance for employees and retirees for a period not to exceed three years, and declaring an emergency.
A-122	10/24/22	PI	An ordinance authorizing the Director of Public Service to enter into a contract or contracts, without competitive bidding, with DLZ Ohio, Inc., for engineering services related to the preliminary evaluation of the main trunk sewer located within the Gorge Metro Park, and declaring an emergency.

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4 CITY OF CUYAHOGA FALLS, OHIO

5
6 ORDINANCE NO. - 2022

7
8 AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR
9 PROPERTY LOCATED AT THE INTERSECTION OF CLYDE AVENUE
10 AND BUCHHOLZER BOULEVARD, FROM C-1, COMMERCIAL TO R-5,
11 MIXED DENSITY RESIDENTIAL, AND DECLARING AN EMERGENCY.

12
13 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by the
14 Planning Commission be submitted to Council, and

15
16 WHEREAS, on November 01, 2022 the Planning Commission considered an application for zoning
17 map amendment from applicant/owner Antonio Pilla and recommended a zoning map amendment for
18 parcel 0220528 from C-1, Commercial to R-5, Mixed Density Residential. The zoning map amendment
19 parcel is 2.5441 acres; and

20
21 WHEREAS, the Planning Commission recommended the map amendment based on conceptual
22 plans and associated documents and findings more fully described in Project File MAP-22-00041.

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

26
27 Section 1. That the zoning classification is hereby changed from C-1, Commercial to R-5, Mixed
28 Density Residential for parcel 0220528, located at the intersection of Clyde Avenue and Buchholzer
29 Boulevard, based upon a conceptual development proposing up to 40 multi-family townhome units
30 shown among nine buildings as depicted in the attachment to this ordinance and more fully described
31 in project file MAP-22-00041.

32
33 Section 2. That any other ordinances or resolutions or portions of ordinances and resolutions
34 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not
35 inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

36
37 Section 3. That it is found and determined that all formal actions of this Council concerning and
38 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all
39 deliberations of this Council and of any of its committees that resulted in such formal action, were in
40 meetings open to the public, in compliance with all legal requirements, to the extent applicable,
41 including Chapter 107 of the Codified Ordinances.

42
43 Section 4. That this ordinance is hereby declared to be an emergency measure necessary for the
44 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls
45 and the inhabitants thereof, for the reason that it is immediately necessary to permit timely and
46 appropriate development of this property, and provided it receives the affirmative vote of two thirds of
47 the members elected or appointed to Council, it shall take effect and be in force immediately upon its
48 passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period
49 allowed by law.

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52 Passed: _____

President of Council

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56 _____
57 Clerk of Council

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60 Approved: _____

Mayor

61
62 11/14/22



SITE INFORMATION	
ADDRESS	CLYDE AVENUE
SITE AREA	2.55 ACRES
CITY	CUYAHOGA FALLS
COUNTY	SUMMIT COUNTY
EXISTING ZONING	C-1
PROPOSED ZONING	R-5
ZONE REGMTS. (R-5)	
FRONT YARD SETBACK	20'-0"
SIDE YARD SETBACK	20'-0"
BUILDING HEIGHT	40'-0"
LOT COVERAGE	50%
BUILDINGS	50%
TOTAL SURFACE	65%
DENSITY	16 D.U./ACRE
SITE PLAN SUMMARY	
SITE AREA	2.53 ACRES
NET DENSITY	40 D.U.
UNITS	
FLOOR PLAN 1	29
FLOOR PLAN 2	11
TOTAL	40 D.U.
PARKING REQ'D	
	2 CARS/D.U.
	5 GUEST/10 UNITS
PARKING PROVIDED	
	2 CARS/D.U.
	20 GUEST SPACES
PAVING	
MIN. 6" ASPHALT	[Symbol]
MIN. 4" CONCRETE	[Symbol]
MIN. 2'-0" TOP SOIL	[Symbol]
BUILDING AREA	
BUILDING 1	6,125sf
BUILDING 2	6,125sf
BUILDING 3	4,900sf
BUILDING 4	3,875sf
BUILDING 5	4,900sf
BUILDING 6	4,900sf
BUILDING 7	4,900sf
BUILDING 8	7,344sf
BUILDING 9	6,095sf
TOTAL AREA:	48,934sf



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3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. - 2022

6
7 AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC SERVICE
8 TO ENTER INTO A CONTRACT OR CONTRACTS WITH SIEMENS
9 ENERGY FOR THE PURCHASE OF THREE 833KVA REGULATORS,
10 AND DECLARING AN EMERGENCY.

11
12 WHEREAS, the City of Cuyahoga Falls Electric Department currently has these regulators at Sub
13 3, Theiss Sub, and Sub 9; and

14
15 WHEREAS, Siemens is the sole source provider of this equipment; and

16
17 WHEREAS, the City of Cuyahoga Falls Electric Department needs these regulators as spares for
18 Sub 3, Theiss Sub, and Sub 9.

19
20 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of
21 Summit and State of Ohio, that:

22
23 Section 1. The Director of Public Service is hereby authorized to enter into a contract or contracts,
24 without competitive bidding, with Siemens Energy for the purchase of three 833kVA regulators.

25
26 Section 2. The Director of Finance is hereby authorized to make payment for same from the
27 Electric Fund, line item Capital Outlay.

28
29 Section 3. Any ordinances or resolutions or portions of ordinances and resolutions inconsistent
30 herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent
31 herewith and which have not previously been repealed are hereby ratified and confirmed.

32
33 Section 4. It is found and determined that all formal actions of this Council concerning and
34 relating to the adoption of this ordinance were adopted in an open meeting of this Council and that
35 all deliberations of this Council and of any of its committees that resulted in such formal action were
36 in meetings open to the public, in compliance with all legal requirements, to the extent applicable,
37 including Chapter 107 of the Codified Ordinances.

38
39 Section 5. This ordinance is hereby declared to be an emergency measure necessary for the
40 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls
41 and the inhabitants thereof, and provided it receives the affirmative vote of two-thirds of the members
42 elected or appointed to Council, it shall take effect and be in force immediately upon its passage and
43 approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by
44 law.

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47 Passed: _____
48 _____
49 President of Council

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51 _____
52 Clerk of Council

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55 Approved: _____
56 _____
57 Mayor

58 11/14/22

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. - 2022

6
7 AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC
8 SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS,
9 AFTER PUBLICLY ADVERTISING FOR BIDS, FOR THE
10 LIPPMAN PARKWAY STORM SEWER REPLACEMENT, AND
11 DECLARING AN EMERGENCY.

12
13 BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit and
14 State of Ohio:

15
16 Section 1. The Director of Public Service is hereby authorized to enter into a contract or
17 contracts, after publicly advertising for bids, for the Lippman Parkway Storm Sewer
18 Replacement.

19
20 Section 2. The Director of Finance is hereby authorized and directed to make payment
21 for same from the Storm Drainage Utility Fund, line item Capital Outlay.

22
23 Section 3. Any other ordinances or resolutions or portions of ordinances and resolutions
24 inconsistent herewith be and the same are hereby repealed, but any ordinances and
25 resolutions not inconsistent herewith and which have not previously been repealed are
26 hereby ratified and confirmed.

27
28 Section 4. It is found and determined that all formal actions of this Council concerning
29 and relating to the adoption of this ordinance were adopted in an open meeting of this
30 Council, and that all deliberations of this Council and of any of its committees that resulted
31 in such formal action, were in meetings open to the public, in compliance with all legal
32 requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

33
34 Section 5. This ordinance is hereby declared to be an emergency measure necessary for
35 the preservation of the public peace, health, safety, convenience and welfare of the City of
36 Cuyahoga Falls and the inhabitants thereof, and provided it receives the affirmative vote of
37 two thirds of the members elected or appointed to Council, it shall take effect and be in force
38 immediately upon its passage and approval by the Mayor; otherwise it shall take effect and
39 be in force at the earliest period allowed by law.

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42 Passed: _____
43 _____
44 President of Council

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46 _____
47 Clerk of Council

48 Approved: _____
49 _____
50 Mayor

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3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. - 2022

6
7 AN ORDINANCE AUTHORIZING THE DIRECTOR OF PUBLIC
8 SERVICE TO ENTER INTO A CONTRACT OR CONTRACTS,
9 AFTER PUBLICLY ADVERTISING FOR BIDS, FOR THE STORM
10 SEWER IMPROVEMENTS IN PRESTON PARK, AND
11 DECLARING AN EMERGENCY.

12
13 BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit and
14 State of Ohio:

15
16 Section 1. The Director of Public Service is hereby authorized to enter into a contract or
17 contracts, after publicly advertising for bids, for the Storm Sewer Improvements in Preston
18 Park.

19
20 Section 2. The Director of Finance is hereby authorized and directed to make payment
21 for same from the Storm Drainage Utility Fund, line item Capital Outlay.

22
23 Section 3. Any other ordinances or resolutions or portions of ordinances and resolutions
24 inconsistent herewith be and the same are hereby repealed, but any ordinances and
25 resolutions not inconsistent herewith and which have not previously been repealed are
26 hereby ratified and confirmed.

27
28 Section 4. It is found and determined that all formal actions of this Council concerning
29 and relating to the adoption of this ordinance were adopted in an open meeting of this
30 Council, and that all deliberations of this Council and of any of its committees that resulted
31 in such formal action, were in meetings open to the public, in compliance with all legal
32 requirements, to the extent applicable, including Chapter 107 of the Codified Ordinances.

33
34 Section 5. This ordinance is hereby declared to be an emergency measure necessary for
35 the preservation of the public peace, health, safety, convenience and welfare of the City of
36 Cuyahoga Falls and the inhabitants thereof, and provided it receives the affirmative vote of
37 two thirds of the members elected or appointed to Council, it shall take effect and be in force
38 immediately upon its passage and approval by the Mayor; otherwise it shall take effect and
39 be in force at the earliest period allowed by law.

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42 Passed: _____
43 _____
44 President of Council

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46 _____
47 Clerk of Council

48 Approved: _____
49 _____
50 Mayor

51 11/14/22

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. - 2022

6
7 AN ORDINANCE AUTHORIZING THE DIRECTOR OF
8 PUBLIC SERVICE TO ENTER INTO A CONTRACT OR
9 CONTRACTS, WITHOUT COMPETITIVE BIDDING,
10 WITH SSOE GROUP FOR ENGINEERING SERVICES
11 RELATED TO UPGRADES AT THE CF1 AND CF2
12 GENERATORS, AND DECLARING AN EMERGENCY.

13
14 WHEREAS, the Electric Division desires to make upgrades to the CF1 and
15 CF2 generators to increase reliability; and

16
17 WHEREAS, the Electric Division has been working with SSOE Group and they
18 are most familiar with the Division’s goals for this specific project.

19
20 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga
21 Falls, County of Summit and State of Ohio, that:

22
23 Section 1. The Director of Public Service is hereby authorized to enter into a
24 contract or contracts, without competitive bidding, with SSOE Group for
25 engineering services related to upgrades at the CF1 and CF2 generators.

26
27 Section 2. The Director of Finance is hereby authorized to make payment for
28 the same from the Electric Fund, line item Capital Outlay.

29
30 Section 3. Any ordinances or resolutions or portions of ordinances and
31 resolutions inconsistent herewith be and the same are hereby repealed, but any
32 ordinances and resolutions not inconsistent herewith and which have not
33 previously been repealed are hereby ratified and confirmed.

34
35 Section 4. It is found and determined that all formal actions of this Council
36 concerning and relating to the adoption of this ordinance were adopted in an
37 open meeting of this Council and that all deliberations of this Council and of any
38 of its committees that resulted in such formal action were in meetings open to
39 the public, in compliance with all legal requirements, to the extent applicable,
40 including Chapter 107 of the Codified Ordinances.

41
42 Section 5. This ordinance is hereby declared to be an emergency measure
43 necessary for the preservation of the public peace, health, safety, convenience
44 and welfare of the City of Cuyahoga Falls and the inhabitants thereof, and
45 provided it receives the affirmative vote of two-thirds of the members elected or
46 appointed to Council, it shall take effect and be in force immediately upon its
47 passage and approval by the Mayor; otherwise it shall take effect and be in force
48 at the earliest period allowed by law.

51 Passed: _____
52 _____
53 President of Council

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55 _____
56 Clerk of Council
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59 Approved: _____
60 _____
61 Mayor

61 11/14/22
62 \\cf-file04\LDPublic\Council\2022ords\11-14-22\CF1 and CF2 Generator
63 Upgrades.docx

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3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. - 2022

6
7 AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT
8 AN ENVIRONMENTAL PROTECTION REMEDIATION FUND
9 GRANT FROM THE OHIO ENVIRONMENTAL PROTECTION
10 AGENCY IN THE AMOUNT OF \$200,000.00 FOR
11 ENVIRONMENTAL REMEDIATION OF A POND AREA
12 LOCATED IN THE PRESERVE AT SALT CREEK RUN
13 DEVELOPMENT; AUTHORIZING THE MAYOR TO ENTER
14 INTO A CONTRACT OR CONTRACTS WITH PATRIOT
15 ENGINEERING AND ENVIRONMENTAL, INC. TO
16 COMPLETE THE WORK ASSOCIATED WITH THE GRANT,
17 AND DECLARING AN EMERGENCY.

18
19 WHEREAS, pursuant to Ohio Revised Code (ORC) Chapter 3734, the City of
20 Cuyahoga Falls is eligible for and has applied to the Ohio Environmental Protection
21 Agency (Ohio EPA) for program funding to implement an Environmental Protection
22 Remediation Fund Grant (Grant); and

23
24 WHEREAS, Buckeye Sports Center’s shooting range operated on the site now
25 occupied by the Preserve at Salt Creek Run (Preserve) development from 1961 to 1971,
26 resulting in lead contamination; and

27
28 WHEREAS, the site was remediated in 2013 prior to residential development,
29 however, further remediation of the pond area in the Preserve is necessary; and

30
31 WHEREAS, ORC §3734.281 authorizes the Ohio EPA Director and City to enter
32 into a grant agreement from the environmental protection remediation fund created in
33 ORC §3734.281 to remediate a substantial threat to public health or safety; and

34
35 WHEREAS, the City hired Patriot Engineering and Environmental, Inc. (Patriot) to
36 provide professional services related to the work associated with the grant, including,
37 but not limited to, obtaining quotes for environmental remediation related to the pond
38 area located in the Preserve at Salt Creek Run; and

39
40 WHEREAS, it is necessary to enter into these agreements so that work can
41 commence immediately to meet Ohio EPA’s deadline.

42
43 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga
44 Falls, County of Summit, and State of Ohio, that:

45
46 Section 1. The Mayor is authorized to enter into an agreement or agreements with
47 Ohio EPA to accept an Environmental Protection Remediation Fund Grant in the
48 amount of \$200,000.00 for environmental remediation of a pond area located in the
49 Preserve at Salt Creek Run development.

51 Section 2. The Mayor is authorized to enter into an agreement or agreements with
52 Patriot Engineering and Environmental, Inc. to complete the work associated with the
53 Grant set forth in Section 1 above.

54
55 Section 3. The Mayor, City Engineer, Director of Law, Director of Finance and other
56 necessary City officials are authorized to provide such information and to execute
57 such other documents and amendments to the agreements and do all other actions as
58 are necessary for and incidental to carrying out the requirements of this ordinance
59 and the terms of the agreements.

60
61 Section 4. The Director of Finance is hereby authorized to pay the City's share of
62 the grant project from the Storm Drainage Fund, line item Other Operations.

63
64 Section 5. Any other ordinances or resolutions or portions of ordinances and
65 resolutions inconsistent herewith be and the same are hereby repealed, but any
66 ordinances and resolutions not inconsistent herewith and which have not previously
67 been repealed are hereby ratified and confirmed.

68
69 Section 6. It is found and determined that all formal actions of this Council
70 concerning and relating to the adoption of this ordinance were adopted in an open
71 meeting of this Council, and that all deliberations of this Council and of any of its
72 committees that resulted in such formal action, were in meetings open to the public,
73 in compliance with all legal requirements, to the extent applicable, including Chapter
74 107 of the Codified Ordinances.

75
76 Section 7. This ordinance is hereby declared to be an emergency measure
77 necessary for the immediate preservation of the public peace, health, safety,
78 convenience, and welfare of the City of Cuyahoga Falls, and the inhabitants thereof,
79 and for further reason that this measure is necessary due to the grant deadline, and
80 this ordinance shall become immediately effective upon receiving the affirmative vote
81 of two-thirds of all members elected to Council and approval of the Mayor; otherwise it
82 shall take effect and be in force at the earliest period allowed by law.

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85 Passed: _____
86 _____
87 President of Council

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89 _____
90 Clerk of Council

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93 Approved: _____
94 _____
95 Mayor

96 11/14/22

97 \\cf-file04\LDPublic\Council\2022ords\11-14-22\Accepting EPA Ohio Salt Creek
Grant 2022.docx