

CUYAHOGA FALLS CITY COUNCIL
Minutes of the Council Meeting

July 8, 2024

- Call to Order:** Mr. James, as President Pro Tem, at 6:30 p.m.
- Roll Call:** Mr. Ashton, present; Mr. Balthis, absent; Mr. Brillhart, present; Mr. DeRemer, present; Mr. James, present; Ms. Loza, present; Ms. Nichols-Rhodes, present; Mrs. Penta, present; Mr. Siegferth, present; Mrs. Spinner, present; Mr. Stams, present.
- Invocation:** Mrs. Spinner
- Pledge of Allegiance:** Mr. DeRemer
- Approval of Minutes:** None
- Reports and Communications:** None

New Legislation
(First Reading)

Temp. Ord. A-61 (Finance)

An ordinance authorizing the Mayor or his designee to enter into a contract or contracts with Atlantic Emergency Solutions for the purchase of Hurst Tool extrication equipment used by the Fire Department, and declaring an emergency.

Temp. Res. A-62 (Public Improvements)

A resolution authorizing the Mayor to apply for and accept financial assistance in the form of a grant or loan from the Ohio Public Works Commission for the improvement of Wyoga Lake Road, from East Steels Corners Road to Seasons Road, and declaring an emergency.

Temp. Res. A-63 (Public Affairs)

A resolution approving and adopting the Summit County Hazard Mitigation plan and declaring an emergency.

Temp. Ord. A-64 (Public Affairs)

An ordinance authorizing the Mayor to exchange land with the Cuyahoga Falls City School District in connection with the new school campus at 13th Street and Portage Trail and accompanying right-of-way, and declaring an emergency.

Temp. Ord. A-65 (Public Affairs)

An ordinance authorizing the Mayor to enter into a License Agreement with the Preserves at Salt Creek Homeowners Association, Inc., for the purpose of permitting landscaping and constructing neighborhood recreational improvements on city-owned property, and declaring an emergency.

Temp. Ord. A-66 (Community Development)

An ordinance amending ordinance 95-2004 to revise the Cuyahoga River Community Reinvestment Area boundaries, implementing sections 3735.65 through 3735.70 of the Ohio Revised Code, and declaring an emergency.

Temp. Ord. A-67 (Community Development)

An ordinance authorizing the Mayor to execute the revised Summit County Intergovernmental Memorandum of Understanding for Job Creation and Retention and Tax Revenue Sharing, and declaring an emergency.

Temp. Res. A-68 (Community Development)

A resolution accepting the recommendations of the Tax Incentive Review Council and the Community Reinvestment Area Housing Council concerning Enterprise Zone and Community Reinvestment Area Tax Exemption Agreements within the City of Cuyahoga Falls, and declaring an emergency.

Reports of Council's Standing Committees

(Third Reading)

Planning & Zoning:

No Report.

Finance & Appropriations:

Temp. Ord. A-58

An ordinance authorizing the Director of Law to enter into the settlement of a legal claim, and declaring an emergency.

Ms. Nichols-Rhodes moved to adopt Temp. Ord. A-58, second by Mr. Brillhart. Roll Call: Mr. Ashton, Yes; Mr. Brillhart, Yes; Mr. DeRemer, Yes; Mr. James, Yes; Ms. Loza, Yes; Ms. Nichols-Rhodes, Yes; Mrs. Penta, Yes; Mr. Siegferth, Yes; Mrs. Spinner, Yes; Mr. Stams, No. Motion passed, voice vote (9-1). (Stams)

Public Improvements:

Temp. Ord. A-59

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the South Front Streetscape, and declaring an emergency.

Mrs. Penta stated that the City has addressed concerns about the invasive trees, and those types of trees have been removed. Mr. Dave Bennett is the design liaison for this project. He will personally visit each business in the area to provide updates, answer any questions, and make sure his contact

information is provided so the businesses will be in the loop regarding the progression of this project. Feel free to reach out to Mr. Bennett, Council or the Administration if there are any concerns about this project going forward.

Mr. Stams stated that, overall, he is in favor of this ordinance and the improvement on South Front Street and the amount of work that has gone into it. He stated that as much as he appreciates the artwork and the Art Committee, he believes there is an issue with the bicycles being in the walkway which may lead to him being against this ordinance. He asked if, going forward, there would be some consideration given to those concerns or amendments to the plan. Mrs. Penta stated that, as Chairman of the committee, she has no amendments at this time.

Mrs. Penta moved to adopt Temp. Ord. A-59, second by Mr. Stams. Roll Call: Mr. Ashton, Yes; Mr. Brillhart, Yes; Mr. DeRemer, Yes; Mr. James, Yes; Ms. Loza, Yes; Ms. Nichols-Rhodes, Yes; Mrs. Penta, Yes; Mr. Sieferth, Yes; Mrs. Spinner, Yes; Mr. Stams, No. Motion passed, voice vote (9-1). (Stams)

Temp. Ord. A-60

An ordinance authorizing the Director of Public Service to enter into a contract or contracts, according to law, for the improvements to State Road, Seasons Road and Wyoga Lake Road at The Triangle, and declaring an emergency.

Mrs. Penta moved to adopt Temp. Ord. A-60, second by Mr. Stams. Motion passed, voice vote (10-0).

Public Affairs:

No Report.

Community Development:

No Report.

Schedule of Committee Meetings

Planning & Zoning:	Subject to Call.
Finance:	July 15, 2024, at 6:30 p.m.
Public Improvements:	July 15, 2024, at 6:35 p.m.
Public Affairs:	July 15, 2024, at 6:40 p.m.
Community Development:	July 15, 2024, at 6:45 p.m.

Miscellaneous Business

Ms. Diana Colavecchio, Community Development Director, went over the highlights of the Economic Quarterly Report. They have the Michael Horning Construction & Design business that is almost complete at 180 Cochran Road. That is close to the newly-constructed Electric Building. Turnouts, which is in the business of maintaining fire paraphernalia equipment and clothing are relocating from Boston Township bringing nine full-time jobs and talking about an expansion of additional full-time jobs next year. Council approved a flex storage building at Wyoga Lake Road late last year. That is under construction. Overhead Door is moving to Wyoga Lake Road and is under construction. Caring For Kids, which is an adoption agency located on Graham Road, purchased the building behind Red Lobster. By them relocating from Graham Road to Graham Circle, the City was able to retain those 64 full-time jobs. Buffalo Wild Wings has been completed. Seven 7 Brew is currently in the approval process for the renovation of the former Boston Market building on Howe Avenue. With respect to Testa Company, they completed all of the infrastructure for the Glens Town Home Project on Front Street and those buildings should be popping up soon. They have approved zoning permits for two of those buildings. In their mixed-use building, they are putting the finishing touches up on Mattioli's Wood Fire Pizza Oven and a speakeasy called Oak and Olive. Total and private investment through this second quarter, which means, year-to-date, based on comparison last quarter prior year 2023 is \$120,078,000 and total proposed full-time jobs is 319. They will continue to monitor that throughout the year. They had an increase of 141 jobs proposed for these projects. They had a decrease of \$55 million in private investment proposed and an increase of \$29 million in completed private investment.

Ms. Colavecchio stated that they had an increase of 21 open housing cases in their department. They are taking a very proactive approach to enforcing the housing codes. They had a decrease of 30 new home permits, so they are not building as many home this year based on last year. They had a decrease of 32 zoning permits. Those are permits people take out for fences, decks, pools, et cetera. During COVID, they saw a huge uptick in those permits. That has started to dwindle down. They hired a new zoning officer with Council's gracious approval of their budget last year, which was an addition to the Planning Division. They now have Robert Kurtz as Planning Director and Adam Paul as Assistant Planning Director. The Senior Planner is Kim Ferencz. For the first time, they are able to do proactive zoning violations, and that means they are actually riding around the city and making a point of figuring out who is violating the zoning codes. The results they are getting has been amazing. By way of example, this year, they have had 68 complaints issued in zoning that have been opened so far in the second quarter. That is unheard of. During the first quarter before they had Ms. Ferencz on hand, they opened about 10 or 12, and in the second quarter with her on board they have 68, almost 70.

Mr. Stams congratulated Community Development on a wonderful quarterly report. He stated that he is particularly excited about Akron Polymer Systems. He does not know much about their business, but did read in the paper there are big investment dollars coming into that industry.

Ms. Colavecchio stated that Akron Polymer Systems is in the process of moving into their new building on Wyoga Lake Road. As soon as they are complete, she will bring them down here for everyone to get to meet them, because it is an unbelievable gain for the City.

Ms. Emma Arnold, 2513, 26th Street, Cuyahoga Falls, addressed Council regarding her concerns about the NexGen meters and asked for the City to provide an opt-out option.

Ms. Nichols-Rhodes moved to excuse Mr. Balthis, second by Mr. Brillhart. 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 6:57 p.m.

Jerry James, President Pro Tem

Dana M. Capriulo, Clerk of Council