

2
3 CITY OF CUYAHOGA FALLS, OHIO

4
5 ORDINANCE NO. 12 - 2026

6
7 AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER
8 INTO CONTRACT OR CONTRACTS TO TRANSFER REAL
9 PROPERTY KNOWN AS OPEN SPACE BLOCK E IN THE
10 WOODLAND PRESERVES SUBDIVISION, CUYAHOGA
11 FALLS, AND DECLARING AN EMERGENCY.
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13 WHEREAS, the real property known as Open Space Block E of the Woodland
14 Preserves Final Subdivision (Parcel #35-06775), (hereinafter "Property") is more
15 particularly described in Exhibit A; and
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17 WHEREAS, the Property was dedicated to the City of Cuyahoga Falls in the
18 Woodland Preserves Final Subdivision Plat and transferred to the City of Cuyahoga
19 Falls on July 16, 2020 (Summit County Recorder Doc. #56629935); and
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21 WHEREAS, the City of Cuyahoga Falls is desirous of eliminating potential future
22 maintenance costs on the Property; and
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24 WHEREAS, the Property is no longer needed for a public purpose and the
25 Woodland Preserves Homeowners Association (HOA) declined to accept ownership of the
26 Property; and
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28 WHEREAS, the City of Cuyahoga Falls wishes to transfer the subject property to
29 Kenneth D. Smith, Jr. subject to certain deed restrictions as more particularly described
30 in Exhibit B.
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32 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga
33 Falls, County of Summit and State of Ohio, that:
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35 Section 1. That the Mayor is hereby authorized to transfer real property known
36 as Open Space Block E in the Woodland Preserves Subdivision, Cuyahoga Falls (Parcel
37 #35-06775) to Kenneth D. Smith for One Dollar (\$1.00) and subject to the deed
38 restrictions set forth in Exhibit B.
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40 Section 2. Any other ordinances and resolutions or portions of ordinances and
41 resolutions inconsistent herewith are hereby repealed, but any ordinances and
42 resolutions or portions of ordinances and resolutions not inconsistent herewith and
43 which have not previously been repealed are hereby ratified and confirmed.
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45 Section 3. It is found and determined that all formal actions of this Council
46 concerning and relating to the adoption of this ordinance were adopted in an open
47 meeting of this Council and that all deliberations of this Council and of any of its
48 committees that resulted in such formal action were in meetings open to the public, in
49 compliance with all legal requirements including Chapter 107 of the Codified Ordinances.
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Section 4. This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof, and provided it receives the affirmative vote of two-thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force at the earliest period allowed by law.

Passed: 2-23-2026

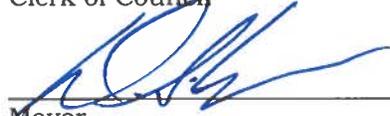


President of Council



Clerk of Council

Approved: 2-26-2026



Mayor

2/9/26

EXHIBIT A

Legal Description of Parcel Number 35-06775

Situated in the City of Cuyahoga Falls, County of Summit, and State of Ohio; being part of Lot 3 of Original Northampton Township and known as being all of **Open Space Block E of Woodland Preserves as shown by the subdivision plat recorded as Document No. 56453692 of Summit County Records of Plats.**

Parcel No. 35-06775

ALT ID: NH00031B9050000

EXHIBIT B

Land Use Restrictions

1. No vehicular access is permitted from South Woodland Dr. or Sourek Trail.
2. No filling, excavating, or clearing of any trees within the stream buffer area as depicted below in this exhibit.
3. No construction, installation or placement of any structures on the subject parcel.
4. No further subdivision of subject parcel shall be permitted.
5. The subject parcel shall not be transferred separately from parcel #3500323

