

**Cuyahoga Falls City Council
Minutes of the Public Affairs Committee**

February 17, 2026

Members: Rachel Loza, Chair
Brian Ashton, Vice Chair
Gary DeRemer, Frank Stams, Marie Willis-Guarneri

Ms. Loza called the meeting to order at 6:54 p.m. All members were present.

The minutes of the January 20, 2026 Public Affairs Committee were approved as written.

Legislation Discussed:

Temp. Ord. A-12

Temp. Ord. A-13

Discussion:

Temp. Ord. A-12

An ordinance authorizing the Mayor to enter into a NOPEC Energized Community Grant Agreement with Northeast Ohio Public Energy Council, Inc., for energy efficiency or energy infrastructure projects, and declaring an emergency.

Mr. Anthony Zumbo, Service Director, presented Temporary Ordinance A-12 to Council. The City of Cuyahoga Falls is a member of the Northeast Ohio Public Energy Council (“NOPEC”) and is eligible for the NOPEC Energized Community Grant for 2026, as provided for in the NOPEC grant program guidelines.

The Mayor will be authorized to enter into a NOPEC Energized Community Grant Agreement with Northeast Ohio Public Energy Council, Inc. for energy efficiency or energy infrastructure projects. The Mayor, Director of Public Service, Director of Law, and other necessary City officials will be authorized to provide such other information and to execute such other documents, and do all other actions as are necessary for and incidental to carrying out the requirements of this ordinance and the terms of the Grant Agreement.

Mr. Zumbo stated that the City has received grants from NOPEC starting in 2019, after the City went with their aggregation program. They have used this on a lot of projects in the past, some of which are the solar umbrella work tables located Downtown. They were used for the solar panels on the Electric Building and the energy-efficient solar shades put in City buildings. One of the projects for the future may be is a Level-3 EV Charger.

Ms. Loza stated that it is always exciting when they receive these grants and hear all the exciting projects.

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Mr. Ashton moved to bring out Temp. Ordinance A-12 with a favorable recommendation, second by Mr. DeRemer. Motion passed (5-0).

Temp. Ord. A-13

An ordinance authorizing the Mayor to enter into contract or contracts to transfer real property known as Open Space Block E in the Woodland Preserves Subdivision, Cuyahoga Falls, and declaring an emergency.

Mr. Rob Kurtz, Planning Director, presented Temporary Ordinance A-13 to Council. The real property known as Open Space Block E of the Woodland Preserves Final Subdivision (Parcel #35-06775), (hereinafter “Property”) is more particularly described in Exhibit A attached to the ordinance. The Property was dedicated to the City of Cuyahoga Falls in the Woodland Preserves Final Subdivision Plat and transferred to the City of Cuyahoga Falls on July 16, 2020 (Summit County Recorder Doc. #56629935). The City of Cuyahoga Falls is desirous of eliminating potential future maintenance costs on the Property. The Property is no longer needed for a public purpose and the Woodland Preserves Homeowners Association (HOA) declined to accept ownership of the Property. The City of Cuyahoga Falls wishes to transfer the subject property to Kenneth D. Smith, Jr. subject to certain deed restrictions as more particularly described in Exhibit B attached to the ordinance.

The Mayor will be authorized to transfer real property known as Open Space Block E in the Woodland Preserves Subdivision, Cuyahoga Falls (Parcel 36 #35-06775) to Kenneth D. Smith for One Dollar (\$1.00) and subject to the deed restrictions set forth in Exhibit B.

Ms. Loza stated that this has no impact on the detention basin that is presently there. Mr. Kurtz stated that there are two open space blocks in this subdivision. The other one houses the storm water basin.

Mr. Stams asked if the conditions only apply to the stream buffer area. Mr. Kurtz stated that the stream buffer area is highlighted in blue. That restricts any filling and any construction at all on the whole parcel, not just the tree buffer.

Mr. Stams asked which parcel belongs to Mr. Smith. Mr. Kurtz stated that Mr. Smith’s parcel is on the right. It is a relatively square shape that cuts into the corner of the lake. The Parcel Number is 35-00353. Mr. Stams asked if he lives in the development. Mr. Kurtz stated that he lives outside the development. Mr. Stams stated that Mr. Smith lives outside the development and he is willing to pay the property taxes so, in the end, it is a win financially for Cuyahoga Falls.

Mr. Stams asked if the area outside of the blue area is exempt from these five conditions. Mr. Kurtz stated that it is not. If they did not have all the restrictions, conceivably they can build on the area that is not on the stream buffer area, but these restrictions go beyond that. Mr. Stams asked if there is a time limit on this. Mr. Kurtz stated that there is not time limit. It will be in the deed and run with the land.

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Ms. Loza stated that Mr. Smith will be paying the closing costs, so it will not cost the City anything to close on this property.

Mrs. Spinner asked how this benefits Mr. Smith. Mr. Kurtz stated that having possession of that property likely will increase the value of his property. It is restricted but it is his.

Mr. Ashton moved to bring out Temp. Ordinance A-13 with a favorable recommendation, second by Mr. DeRemer. Motion passed (5-0).

The meeting adjourned at 7:05 p.m.