

**North Canton City Council Notice
Committee of the Whole Agenda
Monday, June 18, 2018 - 7:00 p.m.**

North Canton City Council will meet as a Committee of the Whole **Monday, June 18, 2018 at 7:00 p.m.** in Council chambers at North Canton City Hall.

Items to be discussed

1. Community and Economic Development Committee

Chairperson: Marcia Kiesling
Vice Chairperson: Mark Cerreta
Doug Foltz
Dominic Fonte
Daniel Peters
Daryl Revoldt
Stephanie Werren

A resolution implementing sections 3735.65 through 3735.70 of the Revised Code, establishing and describing the boundaries of a new Community Reinvestment Area ("CRA") in the City of North Canton, and maintaining the Housing Officer, the Housing Council, and the Tax Incentive Review Council.

2. Finance and Property Committee

Chairperson: Stephanie Werren
Vice Chairperson: Marcia Kiesling
Mark Cerreta
Doug Foltz
Dominic Fonte
Daniel Peters
Daryl Revoldt

(a) An ordinance amending Chapter 192, Income tax, of the Codified Ordinances of the City of North Canton, to increase the rate of municipal income tax from 1.5 to 2.0 percent for a period of 10 years, January 1, 2019 until December 31, 2028, for the purpose of providing additional safety funding for construction of a new safety building to house Police, Dispatch, and Fire/EMS operations, supporting Fire/EMS staffing, providing additional training opportunities for safety forces, and to create a resource for future maintenance of the safety building, and declaring the same to be an emergency.

(b) A resolution directing the Board of Elections to place upon the ballot at the General Election to be held on November 6, 2018, the question of increasing the City of North Canton's rate of municipal income tax from 1.5% to 2.0% for a period of 10 years, January 1, 2019 until December 31, 2028, for the purpose of providing additional safety funding for construction of a new safety building to house Police, Dispatch, and Fire/EMS operations, supporting Fire/EMS staffing, providing additional training opportunities for safety forces, and to create a resource for future maintenance of the safety building, and declaring the same to be an emergency.

(c) An ordinance authorizing the supplemental appropriation of funds of the City of North Canton, to be appropriated from the unappropriated resources of the Park Development Fund to the Facilities Account in the amount of \$750,000.00 for the current expenses during the fiscal year ending December 31, 2018.

3. Report - Director DeOrio
4. Adjourn

North Canton City Council
Community and Economic Development Committee

Resolution No. - 2018

A resolution implementing sections 3735.65 through 3735.70 of the Revised Code, establishing and describing the boundaries of a new Community Reinvestment Area ("CRA") in the City of North Canton, and maintaining the Housing Officer, the Housing Council, and the Tax Incentive Review Council.

WHEREAS, the General Assembly of the State of Ohio, by the enactment of sections 3735.65 through 3735.70 of the Revised Code, has authorized municipal corporations to designate CRAs for areas satisfying the requirements of section 3735.67 of the Revised Code, therein providing a tax-exemption incentive for new commercial, industrial, and residential structures, and for remodeling of commercial, industrial, and residential structures; and

WHEREAS, a housing survey has been prepared and submitted to City Council, which is on file with the Housing Officer, which proposes a new CRA be located in the City, and which illustrates facts and conditions relating to housing facilities or structures of historical significance, based upon age, rarity, architectural quality, or because of a previous designation by a historical society, association, or agency are located, and new construction and repair of existing facilities or structures are discouraged; and

WHEREAS, it has been determined that new commercial or industrial structures, or a combination thereof, new construction of razed dwellings, and remodeling of commercial, industrial, residential structures, or some combination thereof, in the area described in Exhibit A, attached hereto and incorporated herein, will serve to encourage economic stability, maintain real property values, generate new employment opportunities, and therefore, be in the best City's best interest to designate the area described in Exhibit A as a new Community Reinvestment Area;

WHEREAS, new commercial or industrial structures, or a combination thereof, new construction of razed dwellings, and the remodeling of existing structures classified as commercial, industrial, residential, or a combination thereof, in the area designated as Exhibit A, constitutes a public purpose for which real property exemptions may be granted.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

Section 1. That based upon the aforesaid recommendations, the housing survey, and on City Council's own knowledge of the facts and conditions existing in the area depicted in Exhibit A, this Council hereby finds and determines that such area contains the conditions required for finding under division (B) of section 3735.65 of the Revised Code, in that dwellings and commercial or industrial structures, or a combination thereof, are located in the area, and that the new construction of commercial or industrial structures, new construction of razed dwellings, and the repair of existing facilities or structures are discouraged.

Section 2. That within the area depicted and described in Exhibit A, new construction of commercial or industrial structures, or a combination thereof, and new construction of razed dwellings, and remodeling of existing residential,

commercial and industrial structures, or a combination thereof, are hereby declared to be a public purpose and eligible for an exemption from real property taxation.

- Section 3. That pursuant to section 3735.66 of the Revised Code, Council hereby establishes and designates as the area described and depicted in Exhibit A as a new Community Reinvestment Area, which meets the requirements of sections 3735.65 through 3735.70 of the Revised Code.
- Section 4. That only residential, commercial and industrial improvements, and combinations thereof, consistent with the applicable zoning regulations within the new North Canton CRA shall be eligible for exemptions. Applicants shall permit representatives from the Stark County Auditor's office to have access to the subject property both before and after construction and remodeling has been completed so that a full and fair valuation may be accomplished.
- Section 5. That if any part of the new structure or remodeled structure that would be exempted are of real property to be used for commercial or industrial purposes, City Council and the owner of the property shall enter into a written agreement, prior to commencement of construction or remodeling, which is binding on both parties for a period of time that does not end prior to the end of the period of the exemption, and which includes all of the information and statements prescribed by section 3735.671 of the Revised Code; if such an agreement is subject to approval by the board of education of the school district within the territory of which the property is or will be located, the agreement shall not be formally approved by City Council until the board of education approves the agreement in the manner prescribed by that section.
- Section 6. That unless waived by City Council, the written agreement described above shall also require that within one year of completion of the new commercial or industrial structure, the applicant shall generate and maintain a level of at least \$400,000 of annual, additional payroll during the period of the agreement.
- Section 7. That for residential property, a tax exemption is hereby authorized on 100% of the increase in the assessed valuation resulting from improvements as described in section 3735.67 of the Revised Code, and shall be granted upon proper application by the property owner and certification thereof by the City's Housing Officer.
- Section 8. That the property's zoning district at the time the application is submitted shall determine whether, for CRA tax abatement purposes, the property is categorized as residential, commercial, industrial or mixed-use overlay. See Chapter 1127, Establishment of Districts and Map, North Canton Codified Ordinance.

- Section 9. That residential applications must be filed with the Housing Officer no later than six months after completion of construction, unless the Housing Officer extends such time in writing.
- Section 10. That the following periods of real property tax exemption shall apply to all residential property:
- (a) 10 years for the remodeling of dwellings containing not more than 2 units, and upon which the cost of remodeling is at least \$50,000;
 - (b) 8 years, for the remodeling of dwellings containing 3 or 4 units, and upon which the cost of remodeling is at least \$100,000;
 - (c) Unless located within, and in full compliance with, a mixed-use overlay business district as described in North Canton Codified Ordinance Chapter 1138, Mixed-Use Overlay District Regulations, dwellings containing more than 4 units shall be deemed commercial properties and shall comply with the commercial requirements provided herein, and R.C. 3735.671, et seq.; and
 - (d) 8 years for new construction of a razed dwelling where the Stark County Auditor's initial appraised value of the newly constructed dwelling is at least \$100,000.
- Section 11. That applicants for commercial and industrial properties shall comply with the state's application fee requirements described in section 3735.672(C) of the Revised Code.
- Section 12. That to administer and implement the provisions of the CRA in accordance with sections 3735.65 through 3735.70 of the Revised Code, the City's Administrator is hereby re-designated as the Housing Officer. And that after receipt of the director of development services' confirmation of the findings described in this resolution, the Housing Officer shall: receive applications and grant real property tax exemptions for new structures or remodeling completed in compliance with this resolution and applicable Ohio law; comply with notice requirements prescribed under sections 3735.671 and 5709.03 of the Revised Code; conduct annual inspections of properties within the CRA for which exemptions have been granted; and, keep Council apprised of new applications, and the Housing Council and TIRC (as defined below) apprised of revocations of CRA tax exemptions for lack of adequate property maintenance or compliance with a CRA agreement in accordance with section 3735.68 of the Revised Code.
- Section 13. That a North Canton Community Reinvestment Area Housing Council shall be maintained, consisting of two members appointed by the Mayor, two members appointed by City Council, one member appointed by the Planning Commission, and two City residents, appointed by a majority of the first five

members, which appointments are hereby authorized to be made. Terms of the members of the Housing Council shall be for three years. An unexpired term resulting from a vacancy in the Housing Council shall be filled in the same manner in which the initial appointment was made. The Mayor, City Council, and Planning Commission are hereby authorized and directed to make their respective appointments to the Housing Council and those five appointed members are authorized to appoint the final two members. The Housing Council shall make an annual inspection of the properties within the CRA for which an exemption has been granted and shall hear appeals under section 3735.70 of the Revised Code from property owners whose CRA applications have been denied or tax exemptions revoked by the Housing Officer.

- Section 14. That a North Canton Tax Incentive Review Council (the "TIRC") shall be maintained pursuant to section 5709.85 of the Revised Code. The TIRC shall consist of three representatives appointed by the Board of County Commissioners, two representatives appointed by the Mayor with concurrence of City Council, the County Auditor (or designee) and a representative of each affected board of education located in the CRA. At least two members of the TIRC shall be residents of the City. The TIRC shall review annually the compliance of all agreements involving the grant of exemptions for commercial or industrial real property improvements under section 3735.67 of the Revised Code, based upon the performance of those agreements, shall make written recommendations to City Council as to their continuation, modification, or termination.
- Section 15. That City Council reserves the right to re-evaluate the designation of the new CRA after December 31, 2019, and on a biennial basis thereafter, and when at Council's sole discretion it appears warranted, whereby it may direct the Housing Officer to deny new applications for exemptions as described in section 3735.67 of the Revised Code, with respect to any additional construction or remodeling thereafter commenced.
- Section 16. That the Mayor is hereby authorized and directed to petition the Ohio Director of Development Services Agency to confirm the findings contained within this resolution.
- Section 17. That a copy of this resolution shall be forwarded to the Stark County Auditor, and published in a newspaper of general circulation in the City once a week for two consecutive weeks immediately following its adoption.
- Section 18. That all formal actions of this Council and of any of its committees concerning and relation to the enactment of this resolution were adopted in an open meeting, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including section 121.22 of the Revised Code.

Section 19. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed in Council this _____ day of _____ 2018

David Held, Mayor

Signed: _____, 2018

ATTEST:

Mary Beth Bailey, Clerk of Council

North Canton City Council
Finance and Property Committee

Ordinance No. - 2018

An ordinance amending Chapter 192, Income tax, of the Codified Ordinances of the City of North Canton, to increase the rate of municipal income tax from 1.5 to 2.0 percent for a period of 10 years, January 1, 2019 until December 31, 2028, for the purpose of providing additional safety funding for construction of a new safety building to house Police, Dispatch, and Fire/EMS operations, supporting Fire/EMS staffing, providing additional training opportunities for safety forces, and to create a resource for future maintenance of the safety building, and declaring the same to be an emergency.

WHEREAS, safety forces buildings and areas, i.e., Police, Fire/EMS, and Dispatch, are in need of costly repair and rehabilitation; and

WHEREAS, housing the City's safety forces in a single building will provide the opportunity to share common resources, which will ultimately result in a savings for our taxpayers; and

WHEREAS, additional Fire/EMS staffing is necessary to reduce the cost of supplemental staffing of full-time employees;

WHEREAS, increases in technology in safety services require our safety forces to increase training resources so that they may provide our residents, business, and guests with quicker response times and utilization of advanced, life-saving technology.

WHEREAS, to proactively resolve the issues of maintenance and repair of our safety forces' buildings, as well as funding an increase in Fire/EMS staffing, and to increase our safety forces' ability to utilize advanced, life-saving technology, a modest increase of municipal income tax, with a 10-year sunset provision is recommended.

WHEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, STATE OF OHIO:

- Section 1. That this City Council recognizes the recognizes the need to proactively resolve the issues of maintenance and repair of our safety forces' buildings, as well as funding an increase in Fire/EMS staffing, and to increase our safety forces' ability to utilize advanced, life-saving technology.
- Section 2. That a modest increase of municipal income tax, with a 10-year sunset provision is recommended to fund the above-mentioned goals.
- Section 3. That subject to the approval of the electors of the City of North Canton, Ohio, as provided in Section 718.01 of the Ohio Revised Code, Sections 192.01(B), 192.03, 192.04(A) of Chapter 192, Income Tax, be, and are hereby amended to provide an increase in the tax levied on income from 1½% to 2.0%, such sections are amended to read as provided in Exhibit A, attached hereto and incorporated herein.

Section 4: That this ordinance is hereby declared to be an emergency measure necessary for the preservation of the health, safety, and peace of the City of North Canton and further necessary that its immediate effectiveness is necessary to place this issue on the ballot at the general election to be held on November 6, 2018, and further to timely resolve the issues of maintenance and repair of our safety forces' buildings, timely resolve the need for funding an increase in Fire/EMS staffing, and to timely increase our safety forces' ability to utilize advanced, life-saving technology; wherefore, this ordinance shall take effect and be in full force immediately upon its adoption by Council and approval by the Mayor.

Passed in Council this _____ day of _____ 2018

David Held, Mayor

Signed: _____, 2018

ATTEST:

Mary Beth Bailey, Clerk of Council

North Canton City Council
Finance and Property Committee

Resolution No. - 2018

A resolution directing the Board of Elections to place upon the ballot at the General Election to be held on November 6, 2018, the question of increasing the City of North Canton's rate of municipal income tax from 1.5% to 2.0% for a period of 10 years, January 1, 2019 until December 31, 2028, for the purpose of providing additional safety funding for construction of a new safety building to house Police, Dispatch, and Fire/EMS operations, supporting Fire/EMS staffing, providing additional training opportunities for safety forces, and to create a resource for future maintenance of the safety building, and declaring the same to be an emergency.

WHEREAS, safety forces buildings and areas, i.e., Police, Fire/EMS, and Dispatch, are in need of costly repair and rehabilitation; and

WHEREAS, housing the City's safety forces in a single building will provide the opportunity to share common resources, which will ultimately result in a savings for our taxpayers; and

WHEREAS, additional Fire/EMS staffing is necessary to reduce the cost of supplemental staffing of full-time employees;

WHEREAS, increases in technology in safety services require our safety forces to increase training resources so that they may provide our residents, business, and guests with quicker response times and utilization of advanced, life-saving technology.

WHEREAS, to proactively resolve the issues of maintenance and repair of our safety forces' buildings, as well as funding an increase in Fire/EMS staffing, and to increase our safety forces' ability to utilize advanced, life-saving technology, a modest increase of municipal income tax, with a 10-year sunset provision is recommended.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, STATE OF OHIO:

Section 1. That the Board of Elections of Stark County, be, and it is hereby requested and directed to place upon the ballot at the general election to be held on November 6, 2018, the question of whether the attached Ordinance No. - 2018, increasing the City of North Canton's rate of income tax from 1.5% to 2.0% for a period of 10 years, January 1, 2019 until December 31, 2028, for the purpose of providing additional safety funding for construction of a new safety building to house Police, Dispatch, and Fire/EMS operations, supporting Fire/EMS staffing, and providing additional training opportunities for safety forces, shall be passed.

Section 2. That the Clerk of Council, be, and is hereby directed to file this resolution together with a certified copy of Ordinance No. - 2018 with the Board of Elections no later than August 8, 2018.

Section 3. That the following ballot language be and is hereby certified to the Stark County Board of Elections for consideration at the general election to be held on November 6, 2018:

Ballot Form
Proposed Amendment to
The City of North Canton Income Tax Ordinance
(A Majority Vote is Necessary for Adoption)

Shall an increase in the municipal income tax for the City of North Canton, from 1.5% to 2.0% for a period of 10 years, January 1, 2019 until December 31, 2028, for the purpose of providing additional safety funding for construction of a new safety building to house Police, Dispatch, and Fire/EMS operations, supporting Fire/EMS staffing, and providing additional training opportunities for safety forces, be passed?

	For the Increased Income Tax
	Against the Increased Income Tax

Section 2. That this resolution is hereby declared to be an emergency measure necessary for the preservation of the health, safety, and peace of the City of North Canton, to timely place this issue on the ballot at the general election held on November 6, 2018, and further necessary to timely provide additional safety funding for construction of a new safety building to house Police, Dispatch, and Fire/EMS operations, timely supporting additional Fire/EMS staffing, and timely providing additional training opportunities for safety forces; wherefore, this resolution shall take effect and be in full force immediately upon its adoption by Council and approval by the Mayor.

Passed in Council this _____ day of _____, 2018

David Held, Mayor

Signed: _____, 2018

ATTEST:

Mary Beth Bailey, Clerk of Council

North Canton City Council
Finance and Property Committee

Ordinance No. - 2018

An ordinance authorizing the supplemental appropriation of funds of the City of North Canton, to be appropriated from the unappropriated resources of the Park Development Fund to the Facilities Account in the amount of \$750,000.00 for the current expenses during the fiscal year ending December 31, 2018.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

Section 1. To provide for the current expenses and other expenditures of the City of North Canton, during the fiscal year ending December 31, 2018, the following funds, be, and are hereby set aside and appropriated as follows:

Appropriate From:

The unappropriated resources of the 331 Fund PARK DEVELOPMENT FUND	\$750,000.00
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Appropriate To:

331 PARK DEVELOPMENT FUND 331.309.5501 Facilities	\$750,000.00
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Section 2. That the Director of Finance of the City of North Canton, be, and is hereby authorized to issue warrants from appropriations established herein for the payment of vouchers duly approved by the proper departmental authority.

Section 3. That if a provision of this ordinance is or becomes illegal, invalid or unenforceable, that shall not affect the validity or enforceability of any other provision of this ordinance.

Section 4. That this ordinance is necessary to appropriate these dollars to be used towards park improvements for the Park Department using the grant dollars the City will receive from the State of Ohio. The City will need to complete the grant requirement process in order to receive the funding which will be available after July 1, 2018. That this ordinance shall take effect and be in full force from and after the earliest period allowed by law.

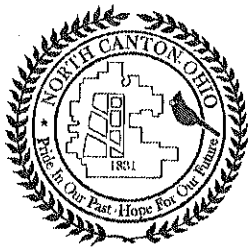
Passed in Council this _____ day of _____ 2018

David Held, Mayor

Signed: _____, 2018

ATTEST:

Mary Beth Bailey, Clerk of Council



145 North Main St. · North Canton, OH 44720
Phone: 330-499-3466 Fax: 330-499-2960
lbrown@northcantonohio.gov

CITY OF NORTH CANTON

Laura Brown
Director of Finance

June 12, 2018

TO: Daniel J. Peters
President of Council

RE: Supplemental Appropriation Request

I am requesting that Council consider legislation appropriating funds in the amount of \$750,000 due to a grant to be received from the State of Ohio. The grant funding will be used for park improvements and funding should be available in the new State fiscal year, after July 1, 2018. The supplemental appropriation is as follows:

- \$750,000 from the Unappropriated Resources of the Park Development Fund to account 331.309.5501

Respectfully submitted,

Laura Brown
Director of Finance