

CITY OF NORTH CANTON, OHIO
SPECIAL CITY COUNCIL MEETING

TRANSCRIPT OF
JANUARY 31, 2022, MEETING

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Transcript of Proceedings of the North Canton City Council, taken by me, the undersigned, Laurie Maryl Jonas, a Registered Merit Reporter and Notary Public in and for the State of Ohio, at the North Canton Civic Center, 845 West Maple Street, North Canton, Ohio, on Monday, January 31, 2022, at 7:00 p.m.

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1 MR. STROIA: I now call to order the special
2 meeting of the City of North Canton on January 31,
3 2022. The time is 7 p.m. Opening prayer, Member
4 McCleaster.

5 MR. MCCLEASTER: Sure. Let us pray.

6 Dear Lord, as we gather here on this cold
7 winter evening, please grant us the wisdom as we do
8 the work of your fellow citizens of the city of North
9 Canton and please be with us here this evening.
10 Thank you so much.

11 Amen.

12 (The Pledge of Allegiance was recited.)

13 MR. STROIA: Ben, would you please call the
14 roll.

15 MR. YOUNG: Member Orr.

16 MR. ORR: Here.

17 MR. YOUNG: Member Stroia.

18 MR. STROIA: Here.

19 MR. YOUNG: Member Metheney.

20 MR. METHENEY: Here.

21 MR. YOUNG: Member Revoldt.

22 MR. REVOLDT: Here.

23 MR. YOUNG: Member Werren.

24 MRS. WERREN: Here.

25 MR. YOUNG: Member McCleaster.

1 purchasing 3 acres.

2 Commercial development is required to
3 construct a retention basin to control stormwater
4 runoff. Typically businesses purchase adequate
5 acreage for a needed basin, but strangely, that is
6 not happening here. These three businesses will
7 occupy all available Main Street frontage, leaving no
8 other desirable locations for commercial development.
9 The combined acreage of these three businesses leaves
10 11 of the 30.17 acres available. Why can't the
11 needed retention basin for these businesses be placed
12 on these remaining 11 acres? One wonders, are these
13 remaining acres so unbuildable that you can't
14 construct the needed retention basin on them?

15 Five acres of 37.17 acres have already --
16 already purchased are unbuildable due to the previous
17 record of shallow coal mines in that area.
18 Mr. Caplea, the former owner of that property, told
19 me this when I met with him in 2002 as a member of
20 North Canton council. I am aware of a second parcel
21 of the original 13.17 acres containing 15.11 acres in
22 addition to the extensive underground mines was a
23 former Hoover dump site that has significant
24 environmental issues.

25 The legislation before this council body,

1 previously purchased is tainted and has no value. At
2 a price per acre purchase price of \$145,840 per for
3 the original 30.17 acres, this equates to a loss of
4 \$1,604,243 for taxpayers. Who on this council would
5 purchase 30.17 acres knowing that 11 of those acres
6 would ultimately have no value and no use? Council
7 and taxpayers need the truth, the whole truth, and
8 nothing but the truth regarding the remaining
9 11 acres that remain unsold and has little likelihood
10 of a buyer given its location and impediments.

11 Thank you.

12 MR. STROIA: Thanks, Chuck.

13 MR. OSBORNE: I guess I do have some time
14 left.

15 Again, what are we going to do with this
16 remaining 11 acres? Nobody is going to want to
17 locate a business on a side street back in a very
18 isolated area. Why won't you build the detention
19 basin on these remaining 11 acres? I would like to
20 see that discussed.

21 And I'm also disappointed in the
22 administration. We all walked out of here a week ago
23 being told the next council meeting was on
24 February 7. The very next day we get word that, oh,
25 we're having a meeting next week. A special city

1 property which the administration admits has no
2 commercial value.

3 The purchase agreement was signed by the
4 Capleas on October 1, 2021, and signed by Mayor
5 Wilder on October 5 of 2021. Yet the ordinance
6 dealing with this purchase was presented to city
7 council only last week, almost four months after the
8 purchase agreement was signed. And the
9 administration is now trying to get this passed on an
10 emergency basis this week. As has been discussed too
11 many times in the past by myself and other speakers
12 before city council, the use of emergency legislation
13 has been sorely abused, and this is yet another
14 example.

15 I also take issue with the city giving the
16 Capleas naming rights to the park. If the Capleas
17 want to donate the land to the city for a park, I'm
18 all in favor of allowing them to name the park.
19 However, it appears that the Capleas are going to
20 profit handsomely from this sale so what merits them
21 also having the naming rights? There are other
22 issues in this agreement also which I take
23 disagreement with that I'm not going to go into those
24 too much tonight.

25 Hopefully members of the council, as trustees

1 County, Parcel No. 10002582 from the city to the
2 North Canton Community Improvement Corporation, and
3 declaring the same to be an emergency.

4 MR. STROIA: Daryl.

5 MR. REVOLDT: As we discussed last week,
6 these are two of the parcels. The first being the
7 current Kmart parcel and the second is the rectangle
8 property to the west of it currently zoned
9 commercial. This is the first -- or the next step in
10 the sale of those properties to buyers. It's
11 important to note that in the legislation the revenue
12 from the sale will be returned from the CIC to the
13 city. We should also note for the Record that the
14 sale of these properties conforms with the
15 requirement of Ohio Revised Code and which allows the
16 transfer from the city to the CIC, the community
17 improvement corporation.

18 MR. STROIA: Okay.

19 MR. REVOLDT: That's it.

20 MRS. WERREN: I move to adopt.

21 MR. MCCLEASTER: Second.

22 MR. STROIA: All in favor?

23 ("Aye" in unison.)

24 MR. STROIA: Opposed? Motion carries.

25 Can I get a motion and a second to suspend

1 of control approval, to enter into contracts for the
2 completion of those projects and purchases over
3 \$50,000 and budgeted for in the 2022 annual budget as
4 adopted by Ordinance 64-2021, and declaring the same
5 to be an emergency.

6 MRS. WERREN: Okay. We did talk about this
7 last week and last week we showed on our screen -- do
8 you want to show that again, Ben? Can you? Or is
9 that a pain?

10 MR. YOUNG: No.

11 MRS. WERREN: The purchases that are over
12 \$50,000, just as a reminder, and you can always look
13 on your phone as well, but these are the purchases.
14 And so if there are no other questions, I know we
15 talked a little bit about some different things last
16 week. I move to adopt.

17 MR. REVOLDT: Revoldt seconds.

18 MR. STROIA: All in favor?

19 ("Aye" in unison.)

20 MR. STROIA: Opposed? Motion carries.

21 Motion and a second to suspend the rules of
22 council requiring three readings.

23 MRS. WERREN: So moved.

24 MR. REVOLDT: Revoldt seconds.

25 MR. STROIA: All in favor?

1 this real quick. May I have a motion and a second to
2 amend Ordinance 16-2022 to include Section 3 as shown
3 in the copy in your packets this evening. This
4 section did not appear in the draft to present at
5 committee but it's needed for audit purposes.

6 MRS. WERREN: But we talked about it.

7 MR. STROIA: It was discussed.

8 MRS. WERREN: So move.

9 MR. MCCLEASTER: Second.

10 MR. STROIA: All in favor?

11 ("Aye" in unison.)

12 MR. STROIA: Opposed? Motion carries.

13 MRS. WERREN: Again, we talked about this,
14 and, Ben, if you want to scroll back to the
15 beginning, you can see the funds that are being
16 appropriated. If there are any other questions? I
17 move to adopt.

18 MR. REVOLDT: As amended.

19 MS. WEYRICK: Second.

20 MR. STROIA: All in favor?

21 ("Aye" in unison.)

22 MR. STROIA: Opposed. Motion carries.

23 MS. WEYRICK: Thank you.

24 MR. STROIA: Motion and a second to suspend
25 the rules of council to require three readings.

1 and membership for the municipal Dogwood Swimming
2 Pool, and declaring the same to be an emergency.

3 MR. STROIA: A note before we start this as
4 well. Let's see. So please note that the added
5 language requiring financial documentation and
6 953.02B and 953.03B which was added pursuant to
7 Member Metheney's successful motion to move forward
8 in the committee at the last meeting.

9 Go ahead, Christine. Sorry.

10 MS. WEYRICK: Okay. So we discussed this at
11 length at our last meeting. Essentially this
12 legislation gives the administration authority to
13 consult with the YMCA on setting pricing and rates
14 for the Dogwood Pool, and we did add in the requested
15 language that Mr. Metheney requested. So I would
16 move that we adopt 17-2022 on emergency.

17 MR. MCCLEASTER: Second.

18 MS. WEYRICK: All in favor?

19 ("Aye" in unison.)

20 MS. WEYRICK: Opposed?

21 MR. STROIA: Motion carries.

22 May I have a motion and a second to suspend
23 the rules of council regarding three readings.

24 MR. REVOLDT: Revoldt moves.

25 MS. WEYRICK: Second.

1 MR. STROIA: All in favor?

2 ("Aye" in unison.)

3 MR. STROIA: Opposed? Motion carries.

4 Ben.

5 MR. YOUNG: An ordinance authorizing the
6 mayor of the City of North Canton, on behalf of the
7 City of North Canton, to enter into an agreement to
8 participate in the Ohio Department of
9 Transportation's Cooperative Purchasing Program to
10 contract for the purchase of sodium chloride for the
11 2022-2023 winter season, and declaring the same to be
12 an emergency.

13 MR. STROIA: Okay. This was discussed last
14 week. David did a good job leading the discussion.
15 This is for the ODOT cooperative purchasing program.
16 I think we all know the importance of that. Are
17 there any questions or comments? I move we adopt.

18 MRS. WERREN: Second.

19 MR. STROIA: All in favor?

20 ("Aye" in unison.)

21 MR. STROIA: Opposed? Motion carries.

22 Motion and a second to suspend the rules of
23 council requiring the three readings.

24 MR. REVOLDT: Revoldt moves.

25 MRS. WERREN: Werren, second.

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MR. METHENEY: Yes.

MR. YOUNG: Member Revoldt.

MR. REVOLDT: Yes.

MR. YOUNG: Member Stroia.

MR. STROIA: Yes.

MR. YOUNG: Member Werren.

MRS. WERREN: Yes.

MR. YOUNG: Member Weyrick.

MS. WEYRICK: Yes.

MR. YOUNG: And Member McCleaster.

MR. MCCLEASTER: Yes.

MR. YOUNG: Seven yes, none opposed.

MR. STROIA: Okay. For the record, will the director of administration, law, and finance, Mayor Wilder, deputy director of administration please join us in executive session. At this time we're entering executive session and are off the record. We will return at the completion of the executive session.

(Council in executive session from 7:21 p.m. Till 8:21 p.m.)

MR. STROIA: Could I get a motion and a second to adjourn executive session.

MRS. WERREN: So moved.

MR. REVOLDT: Revoldt will second.

MR. STROIA: All in favor.

1 MR. ORR: I'd like to make one comment. So
2 this came before city council shortly and it has
3 generated a ton of questions. I know that I've had a
4 ton of questions and I do want to state that all of
5 my questions have been answered. I feel that it's
6 been thoroughly vetted and I think that, in the long
7 run, having a park in Ward 1, or that section of
8 town, is going to be good for the city.

9 MRS. WERREN: And I'll just say, too, Dave
10 and John, and to all the new people, it was a lot to
11 come before city council right away, and as new
12 councilpeople sometimes you don't know maybe what
13 transpired really I think back in October. So thank
14 you for your questions and your understanding and I
15 hope that you keep asking questions and, you know, I
16 think we just talked and we always have really great
17 experts, from our attorneys to our finance to parks,
18 to admin, a great team of people working with us, so
19 thank you for doing that and I think it's a great
20 project, too.

21 MR. ORR: I had a lot of questions about
22 this. They were all answered. We have great
23 administration and thank you, everyone, for answering
24 my questions.

25 MR. MCCLEASTER: I think I'll add as the Ward

1 weren't limited, and this is an opportunity to do
2 that. So any other comments?

3 MRS. WERREN: I move to adopt.

4 MR. MCCLEASTER: Second.

5 MR. REVOLDT: Revoldt seconds.

6 MR. STROIA: All in favor?

7 ("Aye" in unison.)

8 MR. STROIA: All opposed? Motion carries.

9 Can I get a motion and a second to suspend
10 the rules of council requiring three readings.

11 MR. REVOLDT: Revoldt will move.

12 MR. METHENEY: Second.

13 MR. STROIA: All in favor.

14 ("Aye" in unison.)

15 MR. STROIA: Opposed? Motion carries.

16 And can I get a motion and a second to adopt
17 Ordinance 18-2022 under the suspension of the rules.

18 MR. METHENEY: I will make that motion.

19 MR. REVOLDT: Revoldt will second.

20 MR. STROIA: All in favor?

21 ("Aye" in unison.)

22 MR. STROIA: Opposed? The motion carries.

23 Okay. So I want to address the calendar
24 before we adjourn. So with the passing of Ordinance
25 18-2022, that makes the next two -- yes, thanks.

1 say they were again? I couldn't quite make it out.
2 Two things from developers that need to be dealt
3 with. Is that on the Sanctuary?

4 MR. YOUNG: One is Sanctuary, one is
5 Monticello.

6 MR. DEORIO: Okay.

7 MR. YOUNG: And then there's a zoning
8 application from a member of the public who -- and he
9 would like it to be on the March planning commission.

10 MRS. WERREN: So we'll do it on emergency
11 then?

12 MR. YOUNG: We'll just kick it over to
13 planning commission at council.

14 MR. DEORIO: The zoning ones, and then also
15 with the ones from the developers on the Sanctuary,
16 Monticello, those get kicked to planning?

17 MR. YOUNG: Those are coming from planning.

18 MR. DEORIO: Those are coming from planning.

19 MRS. WERREN: So then we still need the
20 council meeting.

21 MR. STROIA: Yeah. And then we have nothing
22 on emergency that would --

23 MRS. WERREN: Okay.

24 MR. STROIA: -- defeat anything by not having
25 six people. So we'll still have hopefully five.

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MR. MCCLEASTER: We probably need a motion.

MR. YOUNG: This schedule as it already stands, the two special meetings the mayor called have been rendered null and void by the fact that Ordinance 18 is no longer on the docket.

MR. STROIA: I will entertain a motion to adjourn.

MR. REVOLDT: Revoldt moves.

MR. MCCLEASTER: Second.

MR. STROIA: All in favor?

("Aye" in unison.)


MR. STROIA: Opposed? We are adjourned.

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(Meeting adjourned at 8:30 p.m.)

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Attest:


Benjamin R. Young
Clerk of Council


Matthew Stroia
City Council President