

CITY OF NORTH CANTON, OHIO

IN RE: )  
 )  
 NORTH CANTON )  
 CITY COUNCIL )  
 MEETING )  
 ) TRANSCRIPT OF PROCEEDINGS  
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Transcript of Proceedings held before North Canton City Council, taken by the undersigned, Shannon L. Newhall, a Registered Professional 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, the 25th day of April, 2022, at 7:00 p.m.

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APPEARANCES:

- Matthew Stroia, President
- Daryl Revoldt, Member
- David Metheney, Member
- John Orr, Member
- Stephanie Werren, Member
- Christina Weyrick, Member
- Jamie McCleaster, Member
- Stephan B. Wilder, Mayor
- Patrick DeOrio, Director of Administrator
- Catherine Farina, Deputy Director of Administration
- Jina Alaback, Director of Finance
- Wayne Boyer, Director of Law
- Benjamin R. Young, Council Clerk
- Kevin Coblentz, Assistant Clerk

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1 MR. STROIA: I now call to order the City  
2 Council meeting of Monday, April 25th, 2022.  
3 The time is 7:00 p.m. Opening prayer.

4 (Whereupon, Mr. McCleaster leads us in  
5 prayer.)

6 (Whereupon, the Pledge of Allegiance is  
7 recited.)

8 MR. STROIA: Ben, would you please call  
9 the roll?

10 MR. YOUNG: Member Orr.

11 MR. ORR: Here.

12 MR. YOUNG: Member Metheney.

13 MR. METHENEY: Here.

14 MR. YOUNG: Member Revoldt.

15 MR. REVOLDT: Here.

16 MR. YOUNG: Member Stroia.

17 MR. STROIA: Here.

18 MR. YOUNG: Member Werren.

19 MS. WERREN: Here.

20 MR. YOUNG: Member Weyrick.

21 MS. WEYRICK: Here.

22 MR. YOUNG: Member McCleaster.

23 MR. MCCLEASTER: Here.

24 MR. YOUNG: Seven present.

25 MR. STROIA: Okay. May I please have a

1 motion and a second to approve as presented  
2 minutes from March 28th and April 24th --

3 MR. YOUNG: 4th. Just 4th, not --

4 MR. STROIA: -- oh, 4th, sorry, the March  
5 and quarter one finance reports, and the  
6 update to Chapters 103, 105, 137, 145, 147,  
7 701, 709, 1127, 1133, 1707, and part 11,  
8 title 5 as presented?

9 MR. REVOLDT: Revoldt moves.

10 MS. WERREN: Second.

11 MR. STROIA: All in favor?

12 MR. REVOLDT: Aye.

13 MR. STROIA: Aye.

14 MR. ORR: Aye.

15 MR. METHENEY: Aye.

16 MS. WERREN: Aye.

17 MS. WEYRICK: Aye.

18 MR. MCCLEASTER: Aye.

19 MR. STROIA: Opposed?

20 (No response.)

21 MR. STROIA: Motion carries.

22 And at this time, members of the public  
23 wishing to address City Council may do so.

24 Each speaker will be granted five minutes.

25 Please come to the podium and begin by

1           stating your name and residential address for  
2           the record. As a reminder, the rules are  
3           posted on the screen to the audience's  
4           right -- to the audience's right. And  
5           violation of the rules are grounds for  
6           suspension and suspension of speaking  
7           privileges.

8           MR. NICK ALBRECHT: State first -- you  
9           want my name and where I live?

10          MR. STROIA: Yes.

11          MS. WERREN: We do.

12          MR. NICK ALBRECHT: Nick Albrecht, 4100  
13          Derrwood Drive, Akron, Ohio 44333.

14          MR. STROIA: Thank you.

15          MR. NICK ALBRECHT: Good evening. I'm  
16          Nick Albrecht, president of Acme Fresh Market  
17          stores. And I'm proud to represent the over  
18          100 associates that work at your Acme Fresh  
19          Market North Canton store. Acme is a local  
20          supermarket chain, family owned.

21                 With me this evening are some associates  
22                 from the North Canton store. North Canton  
23                 Acme Store Director Denny Hartman, and your  
24                 North Canton Acme head cashier, Lisa Nichols.  
25                 Lisa is also a resident of North Canton. And

1 combined, they have over 55 years of service.  
2 They look very young.

3 Our North Canton location opened in 1979  
4 and has been proudly feeding the families of  
5 your community for 43 years. In addition to  
6 feeding the families of North Canton for all  
7 those years, we have been paying our taxes.  
8 In 2020 and 2021 alone, we paid over \$250,000  
9 in real estate, payroll, and income taxes.  
10 So over those 43 years, our company has paid  
11 millions of dollars in taxes to the City of  
12 North Canton.

13 I'm here to ask two things. The first,  
14 please do not sell the former K-Mart property  
15 to Meijer, a Michigan-based retailer, so they  
16 can construct a big-box retail location in  
17 your town.

18 My second ask of the City of Norton,  
19 seize the opportunity -- of North Canton,  
20 seize the opportunity to create a strong,  
21 long-term, viable and diverse tax base, not a  
22 duplicative, fragile tax base, by creating an  
23 exciting, unique development or entertainment  
24 district that is a win-win for North Canton  
25 and existing businesses.

1                   If the City of North Canton enables  
2                   Meijer to construct a store, it will be  
3                   detrimental to Acme, as well as many other  
4                   retailers, including other local Northeast  
5                   Ohio retailers like Marc's, Discount Drug  
6                   Mart, a regional player, Giant Eagle, CVS,  
7                   Rite-Aid, and a new Aldi, all within three  
8                   miles of this location. Acme will be hurt  
9                   the most. We will suffer the largest loss of  
10                  sales because of our proximity to the new  
11                  Meijer.

12                 City governments like the one here  
13                 tonight have the power to use their  
14                 legislative and administrative actions to  
15                 create environments that help businesses  
16                 succeed and not to make businesses fail and  
17                 close.

18                 Supermarkets rely on local population  
19                 growth for the opportunity to attract new  
20                 customers and generate sales because  
21                 supermarket customers shop within three to  
22                 five miles of their home. Over the last two  
23                 census studies, 2010 and 2020, the population  
24                 of North Canton grew by only 354 people.  
25                 Without population growth, there are no new

1 customers to attract and no new sales to  
2 generate.

3 The contemplated Meijer, I have been told  
4 by the City, is over 150,000 square feet in  
5 size, a big-box retail model. If we use a  
6 conservative estimate of \$12 a square foot of  
7 sales, this store will need to do \$1.8  
8 million a week. Without significant  
9 population growth, this \$1.8 million is going  
10 to come from current North Canton retailers.  
11 And no current retailer in North Canton can  
12 afford to give up any business. There just  
13 aren't enough stomachs in the area.

14 Recently, a local family-owned retailer,  
15 Fishers Foods, closed. The land we are  
16 talking about is vacant because K-Mart went  
17 out of business. City of North Canton  
18 Council, Mayor, you have the opportunity here  
19 to stop this pattern of failure.

20 Now, Acme Fresh Market is proud to feed  
21 the families of North Canton, and we do not  
22 take our weekly business for granted. Within  
23 the last five years, we have spent hundreds  
24 of thousands of dollars improving our store,  
25 and we know we have to earn our customers'



1 grocery business each and every week.

2 So, again, I ask you to do two things; do  
3 not sell the land to Meijer. This additional  
4 retail space, without significant population  
5 growth, will result in another -- in other  
6 retailers succumbing to the fate of Fishers  
7 Foods and K-Mart.

8 Second, the City already has a great  
9 idea. And it was stated by City  
10 administration, and I quote, the City is not  
11 interested in a retail exposure there. We  
12 are not pursuing this in order to facilitate  
13 retail. We are pursuing this in order to  
14 create substantial income tax revenues for  
15 the City by, you know, locating hundreds of  
16 office, salaried jobs at that location, end  
17 quote.

18 You have a strong vision to increase and  
19 diversify your tax base by using this parcel  
20 for something other than retail; a  
21 transformational project. The strength and  
22 need for your vision hasn't changed due to  
23 COVID.

24 Acme Fresh Market will welcome the  
25 opportunity to host public input groups of

1 North Canton citizens and other stakeholders  
2 at our public committee room in our North  
3 Canton store. And we'll work with the City  
4 to help commission a study by city planning  
5 experts, local citizens and stakeholders, and  
6 development experts to help make a  
7 transformational plan possible. There is  
8 just too much for the City of North Canton  
9 existing and potential new businesses to lose  
10 without comprehensive input and review on  
11 such an impactful piece of land.

12 Together, the City of North Canton and  
13 all of us can make this project a win-win.  
14 Thank you very much. I would be happy to  
15 answer questions or talk further at this time  
16 or at another time in the future.

17 MR. MCCLEASTER: Thank you.

18 MR. STROIA: Thank you.

19 MR. REVOLDT: Mr. President --  
20 Mr. Albrecht, just for a moment. I would  
21 make a motion, if Mr. Albrecht wishes to  
22 continue his remarks, that he be permitted  
23 some extra time.

24 MS. WERREN: I think he was done.

25 MR. REVOLDT: Are you concluded?

1 MS. WERREN: Are you finished?

2 MR. NICK ALBRECHT: Yeah, I was -- I was  
3 done.

4 MR. REVOLDT: Okay.

5 MR. NICK ALBRECHT: I practiced.

6 MR. REVOLDT: Very good. Thank you, sir.  
7 Motion withdrawn.

8 MR. STROIA: Okay. Accepted.

9 MR. JOSEPH ALBRECHT: My name is Joe  
10 Albrecht. I live at 708 Sunnyside Avenue,  
11 Akron, Ohio 44303. I'm the president of  
12 Albrecht, Incorporated, and we own North  
13 Canton Plaza, 1474 North Main Street, which  
14 is directly across the street from the former  
15 K-Mart site, the site that we hope, that we  
16 believe will ultimately be developed as a  
17 pedestrian-friendly, mixed use project with a  
18 vibrant mix of residential, small shop retail  
19 and office.

20 Such a development would offer so much to  
21 the North Canton community; new high-paying,  
22 salaried jobs, with increased income taxes  
23 for the City; new places for new and exciting  
24 residents to live, a population growth for  
25 the City; new and exciting and convenient

1 services for residents and visitors to enjoy.  
2 Such a development would bolster existing  
3 businesses. It would bring new customers,  
4 additional new investments, new life to the  
5 North Main Street corridor.

6 This administration, this Council has the  
7 opportunity to create a development that the  
8 City can be proud of for generations. This  
9 administration, this Council has the  
10 opportunity to create a development that the  
11 City can be proud of for generations.

12 This type of development may sound  
13 familiar indeed. It's largely your vision,  
14 the very reason the City of North Canton  
15 purchased the property in the first place.  
16 It was a bold vision, transformative,  
17 announced by the administration and certain  
18 members of Council during the pandemic,  
19 trying times. That is strong leadership.

20 Strong leadership creates an optimistic  
21 vision of the future, even when times are  
22 bleak, and then works hard to turn the vision  
23 into reality. Strong leadership creates an  
24 optimistic vision of the future, even when  
25 times are bleak, and then works hard to turn

1 the vision into reality.

2 Don't give up on your optimistic vision.  
3 Don't give up on the hard work. Selling to  
4 Meijer and constructing a new, big-box retail  
5 store is the easy way out. Think about it;  
6 it brings nothing new, nothing novel. It's  
7 just a simple repetition of the goods and  
8 services that are easily available throughout  
9 the community.

10 And there is a big downside. Meijer will  
11 likely drive existing businesses out of  
12 business. It will take sales away from many  
13 other businesses, making it harder for those  
14 businesses to update their stores, to invest  
15 in their people. Failing businesses and  
16 businesses that are less successful  
17 eventually translate into failing commercial  
18 real estate.

19 It's simple. A community can only  
20 support so many square feet of retail  
21 business space. At the North Main Street  
22 corridor, we are maxed out on square footage.  
23 If you would like to know what happens to a  
24 retail corridor when there is too much retail  
25 square footage and not enough people, not

1           enough salaried jobs to support businesses  
2           operating in that square footage, just drive  
3           around. I don't have to name the communities  
4           that are struggling with empty and derelict  
5           buildings or tell you where they are. I  
6           think you know.

7           Don't give up on your grand and  
8           optimistic vision. Don't waste North  
9           Canton's opportunity. Don't give up on your  
10          grand and optimistic vision. Don't waste  
11          North Canton's opportunity.

12          So what to do next. Next steps, put the  
13          brakes on the Meijer project. Put the brakes  
14          on the Meijer project. Hold a series of  
15          meetings with constituents and stakeholders  
16          to gather input. This is a public project.  
17          It deserves public input. Involve the  
18          community, build consensus, commission a  
19          market study.

20          What does an A-plus, mixed use retail  
21          project with residential and office look like  
22          on this site? Reach out to the -- to the  
23          community, to the development community, not  
24          just statewide, but nationwide. Present them  
25          this great real estate and this great

1 location, together with your market studies,  
2 and most importantly, the support you have  
3 built within your community.

4 Why not build the best mixed use project  
5 in Northeast Ohio? Your city deserves it and  
6 you are capable of providing it to them. You  
7 may feel like the die is cast, but it is not.  
8 You don't have to settle for more of the  
9 same. You can build something great for your  
10 community. Thank you.

11 MR. MCCLEASTER: Thank you.

12 MR. STROIA: Thank you.

13 MR. FONTE: Those are some -- those were  
14 tough, tough to follow. Very good. Thank  
15 you. I'm a former councilman. My name is  
16 Dominic Fonte, 965 Fair Oaks Avenue,  
17 Southwest, North Canton, Ohio. So since I  
18 only have five minutes, I'm going to try to  
19 do a little change-up. So I'm here to talk  
20 about rental registration. So as a former --  
21 a former Council member, what, seven and a  
22 half years, this has been a topic that came  
23 up many, many times.

24 And I'm against it. And, you know, well,  
25 like, why are you against it. You know, it

1           might be an opportunity to protect the -- you  
2           know, the constituents, maybe -- you know,  
3           there are lots of reasons why you might want  
4           to consider it. I believe it's the wrong  
5           time. I would shelf it.

6                        And since I don't have the time to  
7           explain it all to you, I put a 16-minute  
8           video together. And so I'd like to play it  
9           now. That's not acceptable? So what I'd  
10          like to do is pass around a sign-up sheet  
11          with your name and an e-mail. I'll send it  
12          to you tomorrow. You can watch it in your  
13          own time. And it will give you an example of  
14          a little bit of history of -- now, I have  
15          been doing this 34 years; helped nearly 3,000  
16          families go through the process. A lot were  
17          apartments, commercial, residential. And I  
18          have a very good pulse of what the market is  
19          currently doing and it has been doing. And  
20          some of us talked about it.

21                       And I also have some rental properties  
22          for the course of 30 years, so I understand  
23          the landlord-tenant relationship. I  
24          understand the single family. Plus, as a  
25          Council member for many years, I understand



1 the business part of it.

2 And Pat will tell you, when I came on  
3 board, the biggest thing I was working on was  
4 the MSB, Main Street Business development.  
5 One of the reasons why I got fired up was  
6 because Acme wanted to put larger LED poles  
7 up. But we didn't have the wherewithal to do  
8 that. Sound familiar, fellows?

9 So I pushed to do this with Pat. And  
10 then we found out MSB, Main Street Business  
11 District, wasn't going to work. So we had to  
12 do a total rewrite. It took three years to  
13 create the five corridors and create all the  
14 language necessary to create an environment  
15 to do like what these gentlemen are talking  
16 about.

17 And initially, we were talking about  
18 office, retail, good paying jobs, like Daryl  
19 quoted in the paper. Well, COVID happened.  
20 Well, just like that, the whole paradigm  
21 shifts. It changed in housing. People work  
22 out of their houses now. They have different  
23 needs. The offices are going to be empty in  
24 some cases, because people don't need all  
25 those office spaces.

1           And it's true, you know, there is not a  
2           lot of profit in grocery business. I worked  
3           in the grocery business eight years when I  
4           was younger, and, you know -- I mean, the  
5           point is, it's a very competitive business.  
6           So, you know, if I had a magic wand, it would  
7           be great; have something to accent something  
8           else instead of fights against the current.

9           So that's a decision the seven of you  
10          have to decide. But I definitely feel the  
11          pain and suffering has been an entrepreneur.  
12          So I'd like to pass around my booklet. Sign  
13          up for it. I'll send you the video. This  
14          will pertain to the history of what's  
15          happened in real estate and why I think it's  
16          a bad idea, and what the interest rate is and  
17          what the market is doing, so you have a sense  
18          of what's happening in your backyard.

19          Because it's super important as, you  
20          know, advocates for the City. Because we  
21          know there is a shortage of housing, don't  
22          we? There are five or six people for every  
23          single house. That's why everything is  
24          selling for a premium.

25          So you young people, as you get to the

1 point where you are now going to be in the  
2 housing market or renting temporarily, you  
3 want to have something in a safe, nice  
4 environment with walking trails, good  
5 schools, good fire, safety, EMS, and a lot of  
6 good things to do.

7 So moving forward, gentlemen, ladies,  
8 administration, I hope we can accommodate the  
9 goals of the City. We only have six miles.  
10 Let's leverage it. So don't step over a  
11 dollar to pick up a nickel.

12 MR. STROIA: Thank you.

13 MR. FONTE: Oh, I have one more thing. I  
14 have a minute left.

15 MS. WERREN: Nope. You left.

16 MR. FONTE: So this weekend we had  
17 Possibility Playground open up. So it was  
18 really cool. It's like a \$1.9 million  
19 project. It is fabulous. So if you -- it's  
20 on 7th Street. If any of you aren't familiar  
21 with it, check it out. Well planned out,  
22 great facility for the surrounding community,  
23 not just North Canton.

24 And it is unbelievable. So there are  
25 videos online that we shot the whole thing.

1           The kids came piling in, and it was sweet.  
2           Mayor Wilder was on top of the monkey bars in  
3           a suit. And administration and everything,  
4           it was just a great event. So I just wanted  
5           to say good work.

6           MR. STROIA: Thank you.

7           MR. MCCLEASTER: Thanks, Dom.

8           MR. FONTE: So sign up for that, guys.  
9           And you guys, you probably don't -- you are  
10          here for school. Okay. You are  
11          not interested.

12          MR. STROIA: Anyone else wanting to  
13          address Council?

14          MS. BAUGHMAN: Miriam Baughman, 320 Weber  
15          Avenue, Northeast, North Canton. I wanted to  
16          answer some of the speakers tonight. I have  
17          lived in North Canton over 40 years. And I  
18          was shocked at all of the grocery stores,  
19          supermarkets. I believe that there are  
20          enough people in the area, because you have  
21          Greentown, you have all the places east and  
22          west, to support several grocery stores.

23          The grocery stores just have to stay  
24          competitive so that they can get their  
25          customers. And I have some suggestions. I

1 have shopped at Acme, and I have noticed over  
2 the years that Acme did away with the child  
3 care area, which was great for shopping  
4 mothers and fathers. I know when I shopped,  
5 I hated to take my kids to the grocery store.  
6 I noticed there is no drive-through pharmacy.  
7 When I go to the doctor and I'm sick, the  
8 last thing I want to do is get out of my car  
9 and walk into a store and get a prescription.

10 I also noticed that you did away with the  
11 area where you had places to sit and drink  
12 coffee. And there was a lot of men's area --  
13 or men's groups that used to go there. And I  
14 notice your meat department is very small  
15 compared to the Green store.

16 Now I want to speak to rental  
17 registration and inspection. I think that  
18 rental registration and inspection would be a  
19 great tool in our toolbox to keep property  
20 values up. When you have out-of-area owners  
21 and out-of-state owners that own a rental, do  
22 they really care enough to maintain the  
23 property inside and out? I have driven past  
24 some rental properties, and some of them look  
25 pretty seedy.

1           Also, the -- I looked at the \$100  
2           proposed for a rental home for three years,  
3           and that's very reasonable. Some years ago,  
4           I was on a committee to see if a rental  
5           registration and inspection could be brought  
6           to North Canton. And one of our committee  
7           members was Ron Wooten, and he owns many  
8           properties in Canton and North Canton. And  
9           he was a big advocate of registration and  
10          inspection.

11          He said that was really good for the  
12          owners of rentals, because it assured the  
13          people that rented from him that they -- the  
14          houses would be safe and there would be  
15          somebody available. There was an -- and  
16          he -- he also said that if an owner did not  
17          want inspection, it's probably because he had  
18          something to hide.

19          Okay. I have a couple examples. Some  
20          years ago, there was a family in North Canton  
21          that rented a home and their furnace went  
22          out, and they couldn't get ahold of the  
23          owner. I think the owner was out of state.  
24          And they went several days without heat  
25          because the owner couldn't be found.

1           Also, a house across the street from me  
2           was empty for nearly two years. And there  
3           was a -- the -- both the man and woman died  
4           and the kids just didn't do anything about  
5           selling it. And the -- one of the neighbors  
6           had a key and told me that the basement walls  
7           were black with mold. And they had a  
8           refrigerator in the basement that the door  
9           was covered with block mold.

10           The house eventually sold, and a person  
11           bought it, they fixed it up, and it's a  
12           rental. And I often wondered if that mold  
13           was remediated correctly or if there is still  
14           mold in that house. But there was never an  
15           inspection, so who would know.

16           Okay. I guess that's all I had in my  
17           notes.

18           MR. STROIA: Thank you.

19           MS. BAUGHMAN: I think if you would write  
20           down the pros for rental registration and  
21           inspection and write down the cons, I think  
22           the pros would outweigh the cons.

23           MR. STROIA: Thank you.

24           MR. METHENEY: Thank you.

25           MR. OSBORNE: Chuck Osborne, 307 Fairview

1 Street, Southeast, North Canton, Ohio. Since  
2 Miriam Baughman has laid out the agenda, I  
3 will follow right along with her. I'll  
4 tackle the rental registration first. I  
5 wholeheartedly support it. I applaud  
6 Mr. DeOrion. I think Mr. McCleaster has been  
7 pushing for this. I don't know how  
8 strenuously. But we definitely need it in  
9 this town.

10 I have a house on my street that has been  
11 purposely kept vacant for ten years. I don't  
12 know if there is something in the tax laws  
13 that make it advantageous for this owner, but  
14 it has sat there. It's right next door to  
15 Mrs. Weyrick. I don't know where you stand  
16 on this rental registration and other  
17 improvements that we need in the  
18 neighborhood, but I'd like to see you be a  
19 little more vocal.

20 On down the street, I had a former crack  
21 house there. It's now up for rent after  
22 being I guess remediated. And I don't know  
23 why our permits department didn't enforce to  
24 have it demo'd. It's on an undersized lot.

25 And so I very wholeheartedly support the



1           rental registration, as does Miriam Baughman.  
2           And I think we can see Mr. Fonte has a  
3           financial interest in this.

4                        Secondly, I'm going to go to the Meijer  
5           situation. I have been opposed to this since  
6           day one. When this all started, I said, when  
7           this is all said and done, if it moves ahead,  
8           like -- you are spending millions of taxpayer  
9           dollars. And this is not land banking. As I  
10          have told you before in some various e-mails,  
11          land banking is when a community takes over a  
12          property that has sat vacant, is vastly  
13          behind in sales -- in income tax -- property  
14          tax. And generally it can be acquired at no  
15          cost. You don't go out and speculate and  
16          high cost commercial property.

17                       Now, I have attempted to pursue records.  
18          I think it has been made clear to me, the  
19          City initially pursued Diebold for that  
20          property. And that would have been nice.  
21          But you didn't make sure everything was in  
22          your favor before you laid out tax dollars.  
23          So now we are hanging out there with millions  
24          of dollars that we are paying interest on.

25                       And then I guess the City happened on

1 Liberty Health Share, which turned out to be  
2 a can of worms. And the state has kind of  
3 put them in their place. So I don't know how  
4 Meijer came onto the scene, but I see Meijer  
5 now as a Hail Mary for the City, because they  
6 are trying to get out from under all this  
7 debt. I wholeheartedly concur with the  
8 Albrechts here.

9 And I said a year ago, when this is all  
10 said and done, you are going to wind up with  
11 a grocery store on the west side of Main  
12 Street, instead of the east side. Because,  
13 yes, they have laid it out in business  
14 numbers. There are only so many customers  
15 out there that need your product.

16 So you're -- you're sowing the seeds to  
17 undermine the whole area up there. Because  
18 it is going to impact not only Acme, Marc's,  
19 Drug Mart, all those businesses up there are  
20 going to be drained and ultimately go out of  
21 business. And then what are you going to be  
22 left with? A damn mess up there.

23 I was just reading the minutes from the  
24 CIC meeting in February, and I was  
25 dumbfounded to find out I guess the City is

1           going to pay the cost to demo the former  
2           K-Mart at about \$300,000. This is crazy.  
3           This is crazy. People do not pay tax dollars  
4           to allow their City officials to speculate in  
5           the real estate market. And I would put a  
6           screeching halt to your plans here for  
7           Meijer. And I don't know why Meijer doesn't  
8           want to let things digest a little bit and  
9           see how the Fulton Avenue property --

10           MR. STROIA: Times up, Chuck.

11           MR. OSBORNE: -- pans out for them.

12           MR. STROIA: Thank you.

13           MR. ORR: Thank you.

14           MR. STROIA: Anyone else wishing to  
15           address Council?

16           (No response.)

17           MR. STROIA: Okay. Seeing none, moving  
18           on to old business. May I have a motion and  
19           a second to read by title only Ordinance  
20           20-2022?

21           MR. REVOLDT: Revoldt moves.

22           MR. MCCLEASTER: Second.

23           MR. STROIA: All in favor?

24           MR. REVOLDT: Aye.

25           MR. STROIA: Aye.

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MR. ORR: Aye.

MR. METHENEY: Aye.

MS. WERREN: Aye.

MS. WEYRICK: Aye.

MR. MCCLEASTER: Aye.

MR. STROIA: Opposed?

(No response.)

MR. STROIA: Motion carries.

Ben.

MR. YOUNG: An ordinance amending the zoning map of the City of North Canton to reclassify the property known as Out Lot 417 in the City of North Canton, Stark County Parcel Number 10010198, from office building to general business-B.

MR. REVOLDT: This is the second reading of the rezone ordinance for the property on North Market at Washington Square. I had indicated at a previous meeting -- my notes were incorrect. That the size of the parcel is 5.8 acres. The Planning Commission recommended the zoning change. Issues with the neighbors have been addressed satisfactorily. And Altmans look forward to the third and final reading.

1 Are there any questions or comments?

2 (No response.)

3 MR. REVOLDT: Seeing none, then I make a  
4 motion to adopt the second reading of  
5 Ordinance 20-2022.

6 MR. METHENEY: Second.

7 MR. STROIA: All in favor?

8 MR. REVOLDT: Aye.

9 MR. STROIA: Aye.

10 MR. ORR: Aye.

11 MR. METHENEY: Aye.

12 MS. WERREN: Aye.

13 MS. WEYRICK: Aye.

14 MR. MCCLEASTER: Aye.

15 MR. STROIA: Opposed?

16 (No response.)

17 MR. STROIA: Motion carries.

18 Moving on to Ordinance 38-2022, could I  
19 have a motion and a second to read by title  
20 only Ordinance 38-2022?

21 MR. REVOLDT: Revoldt moves.

22 MS. WEYRICK: Second.

23 MR. STROIA: All in favor?

24 MR. REVOLDT: Aye.

25 MR. STROIA: Aye.

1 MR. ORR: Aye.

2 MR. METHENEY: Aye.

3 MS. WERREN: Aye.

4 MS. WEYRICK: Aye.

5 MR. MCCLEASTER: Aye.

6 MR. STROIA: Opposed?

7 (No response.)

8 MR. STROIA: Motion carries.

9 This is mine.

10 MR. YOUNG: Sorry. An ordinance  
11 authorizing the Mayor of the City of North  
12 Canton to enter into a performance agreement  
13 with McKinley-Applegrove, Limited for the  
14 construction of streets, storm water  
15 management facilities, drainage improvements  
16 and sewer improvements for The Sanctuary  
17 Phase 5 development.

18 MR. STROIA: Okay. This is my committee.  
19 This is the third reading. There is no new  
20 information from the last time. Do you have  
21 any comments, questions?

22 (No response.)

23 MR. STROIA: Okay. I motion to move this  
24 forward.

25 MS. WERREN: Second.

1 MR. STROIA: All in favor?

2 MR. REVOLDT: Aye.

3 MR. STROIA: Aye.

4 MR. ORR: Aye.

5 MR. METHENEY: Aye.

6 MS. WERREN: Aye.

7 MS. WEYRICK: Aye.

8 MR. MCCLEASTER: Aye.

9 MR. STROIA: Opposed?

10 (No response.)

11 MR. STROIA: Motion carries.

12 Can I have a motion and a second to read  
13 by title only Ordinance 39-2022?

14 MS. WERREN: So moved.

15 MR. REVOLDT: Revoldt seconds.

16 MR. STROIA: All in favor?

17 MR. REVOLDT: Aye.

18 MR. STROIA: Aye.

19 MR. ORR: Aye.

20 MR. METHENEY: Aye.

21 MS. WERREN: Aye.

22 MS. WEYRICK: Aye.

23 MR. MCCLEASTER: Aye.

24 MR. STROIA: Opposed?

25 (No response.)

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MR. STROIA: Motion carries.

Ben.

MR. YOUNG: An ordinance authorizing the Mayor of the City of North Canton to accept a sidewalk performance bond in the amount of \$54,225, between the City and McKinley-Applegrove, Limited, and accept the accompanying mortgage deed for City Lot Number 6952, thereby securing the bond for all necessary work required to complete sidewalks in The Sanctuary Phase 5 construction project.

MR. STROIA: Okay. This is also my committee. Again, no new information. This is the third reading. Any comments, questions?

MR. REVOLDT: Revoldt moves to adopt.

MR. MCCLEASTER: Second.

MR. STROIA: All in favor?

MR. REVOLDT: Aye.

MR. STROIA: Aye.

MR. ORR: Aye.

MR. METHENEY: Aye.

MS. WERREN: Aye.

MS. WEYRICK: Aye.



1 MR. MCCLEASTER: Aye.

2 MR. STROIA: Opposed?

3 (No response.)

4 MR. STROIA: Motion carries.

5 Moving on to new business, can I have a  
6 motion and a second to read by title only  
7 Ordinance 40-2022?

8 MR. REVOLDT: Revoldt moves.

9 MS. WEYRICK: Second.

10 MR. STROIA: All in favor?

11 MR. REVOLDT: Aye.

12 MR. STROIA: Aye.

13 MR. ORR: Aye.

14 MR. METHENEY: Aye.

15 MS. WERREN: Aye.

16 MS. WEYRICK: Aye.

17 MR. MCCLEASTER: Aye.

18 MR. STROIA: Opposed?

19 (No response.)

20 MR. STROIA: Motion carries.

21 Ben.

22 MR. YOUNG: An ordinance establishing  
23 Chapter 193, transient occupancy tax, of the  
24 codified ordinances of the City of North  
25 Canton, and thereby imposing a transient

1 occupancy tax for the benefit of the City of  
2 North Canton, Ohio.

3 MR. STROIA: Steph.

4 MS. WERREN: So last week we talked about  
5 this, and this is a 3 percent tax that we are  
6 able to tax hotels, motels in the City. And  
7 I think even if we go forward -- we don't  
8 have a lot of hotels or motels right now, and  
9 some of them vary on the kind of, I guess,  
10 rentals that they do. But I think going  
11 forward, it's definitely something we are  
12 going to need. So I move to adopt.

13 MR. MCCLEASTER: Second.

14 MR. REVOLDT: Revoldt seconds.

15 MR. STROIA: All in favor?

16 MR. REVOLDT: Aye.

17 MR. STROIA: Aye.

18 MR. ORR: Aye.

19 MR. METHENEY: Aye.

20 MS. WERREN: Aye.

21 MS. WEYRICK: Aye.

22 MR. MCCLEASTER: Aye.

23 MR. STROIA: Opposed?

24 (No response.)

25 MR. STROIA: Motion carries.

1 I'm going to recuse myself from this  
2 ordinance.

3 (Whereupon, Mr. Stroia leaves the room.)

4 MS. WERREN: Can we have a motion to read  
5 Ordinance 41-2022, please?

6 MR. REVOLDT: Revoldt moves.

7 MR. METHENEY: Second.

8 MS. WERREN: All in favor?

9 MR. REVOLDT: Aye.

10 MR. ORR: Aye.

11 MR. METHENEY: Aye.

12 MS. WERREN: Aye.

13 MS. WEYRICK: Aye.

14 MR. MCCLEASTER: Aye.

15 MS. WERREN: Opposed?

16 (No response.)

17 MS. WERREN: Ben.

18 MR. YOUNG: An ordinance accepting a  
19 record plat of The Sanctuary Phase 5 located  
20 within the corporate limits of the City of  
21 North Canton.

22 MR. METHENEY: So we've already voted on  
23 sidewalks. We already approved the sewers.  
24 The Planning Commission has already approved  
25 The Sanctuary plat 5 the way it is laid out.