

CITY OF NORTH CANTON, OHIO
COMMITTEE OF THE WHOLE MEETING

TRANSCRIPT OF
JANUARY 24, 2022, MEETING

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 24, 2022, at 7:03 p.m.

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APPEARANCES:

- Stephanie Werren, Council Vice President, Ward 3
- Jamie McCleaster, Ward 1
- David Metheney, Ward 2
- John Orr, Ward 4
- Daryl Revoldt, At Large
- Christina Weyrick, At Large
- Patrick A. DeOrio, Director of Administration
- Robert G. Graham, Engineering Services
- Martin VanGundy IV, Chief Building Officer
- Catherine A. Farina, Deputy Director of
Administration and Development
- Stephan B. Wilder, Mayor
- Benjamin R. Young, Clerk

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1 MRS. WERREN: Okay. I now call to order the
2 committee of the whole meeting on January 24, 2022,
3 at 7:03.

4 Roll call. Ben, would you please call the
5 roll call.

6 MR. YOUNG: Member Orr.

7 MR. ORR: Here.

8 MR. YOUNG: Member Metheney.

9 MR. METHENEY: Here.

10 MR. YOUNG: Member Revoldt.

11 MR. REVOLDT: Here.

12 MR. YOUNG: Member Werren.

13 MRS. WERREN: Here.

14 MR. YOUNG: Member Weyrick.

15 MS. WEYRICK: Here.

16 MR. YOUNG: And Member McCleaster.

17 MR. MCCLEASTER: Here.

18 MR. YOUNG: Member Stroia is absent.

19 MRS. WERREN: And a motion to excuse Member
20 Stroia.

21 MR. REVOLDT: Revoldt moves.

22 MR. MCCLEASTER: Second.

23 MRS. WERREN: All in favor?

24 ("Aye" in unison.)

25 MRS. WERREN: All opposed? Motion passes.

1 Okay. We'll start with Community and
2 Economic Development. First up, Chairman Revoldt.
3 The floor is yours.

4 MR. REVOLDT: Thank you very much. We just
5 discussed the proposal to lift the height -- or
6 reduce the height for fencing around swimming pools
7 from 5 to 4. I don't think we need to have any other
8 discussion.

9 MR. YOUNG: The planning commission's
10 recommendations.

11 MR. REVOLDT: The planning commission did
12 recommend favorably, did it not?

13 MR. YOUNG: They also recommended two
14 additional changes to take out.

15 MR. REVOLDT: Yes.

16 MR. YOUNG: I don't have it. Do you have it
17 with you?

18 MR. VAN GUNDY: It was the live fence.

19 MR. REVOLDT: Yes.

20 MR. VAN GUNDY: To remove the live fence.

21 MR. YOUNG: And on top of the -- on top of
22 the aboveground pools was the other one.

23 MR. VAN GUNDY: Yes. And taking away the
24 provision which allows the pool to be calculated per
25 part of the fence height.

1 MR. REVOLDT: Yes.

2 MR. OSBORNE: You're going to have to speak
3 up. I can't hear you.

4 MR. VAN GUNDY: So there was two conditions
5 planning commission recommended. One was to remove
6 the allowance for a living fence and the second one
7 was to allow aboveground pools to be calculated in
8 the fence height.

9 MR. OSBORNE: What was the last word?

10 MR. VAN GUNDY: Calculated in the fence
11 height. Yeah.

12 MR. REVOLDT: Any questions? If there are
13 none, I'll entertain a motion that we have
14 legislation. I'll make that motion.

15 MR. MCLAUGHLIN: Second.

16 MR. REVOLDT: All in favor?

17 ("Aye" in unison.)

18 MR. REVOLDT: Opposed? Very good.

19 MR. YOUNG: For clarity, with or without the
20 planning commission?

21 MR. REVOLDT: With the planning commission's
22 recommendations. Good call on the planning
23 commission's part. I think we've had some problems
24 with live fence issues in the past so this just
25 eliminates that.

1 All right. Let's move on to Item 3B. We are
2 at a point on the Kmart properties where we need to
3 transfer those properties from the municipality's
4 ownership to the community improvement corporation.
5 We have two parcels that are referenced in the
6 ordinance. 2818 is the residential triangle that
7 lies at the very rear of the property, residentially
8 zoned property, and then we have 2582, which is the
9 Kmart property. For those who -- we have a map here,
10 you'll see it. All right.

11 For those who are unfamiliar with how these
12 property transfers will work, is following the
13 guidance established by the Ohio Revised Code,
14 municipalities are authorized to transfer property
15 that they own to their community improvement
16 corporation. The community improvement corporation
17 then can sell that property. And that is the process
18 that we will follow. The proceeds then will flow
19 back to the municipality and those will be used to
20 liquidate our expenses and debt.

21 Mr. DeOrio, do you have anything to add?

22 MR. DEORIO: I think you've covered it well.

23 MR. REVOLDT: Yeah. We are -- people have
24 asked what's happening. And this is the first step
25 after acquisition to make something happen.

1 MRS. WERREN: Things are happening.

2 MR. REVOLDT: And those happenings will be
3 disclosed in due course.

4 MR. METHENEY: I have a question, Daryl.

5 MR. REVOLDT: Yes.

6 MR. METHENEY: So at what point will this
7 property 92 change from residential to commercial
8 use?

9 MR. REVOLDT: Excuse me. Will you go back to
10 the map, please.

11 MR. YOUNG: Yes.

12 MR. REVOLDT: That may not change.

13 MR. DEORIO: Council changed the zoning for
14 that parcel to be included in the North Main Street
15 North Gateway, so the previous council.

16 MR. METHENEY: So it's already been changed
17 then.

18 MR. DEORIO: Uh-huh.

19 MR. REVOLDT: Thank you.

20 MR. METHENEY: Okay. I thought Rick left it
21 on the auditor's site. Why the question.

22 MR. DEORIO: I'm sorry. Was there a
23 question?

24 MR. REVOLDT: No. The auditor just hasn't
25 caught up. The auditor hasn't caught up with the

1 zoning.

2 MR. METHENEY: In here it says it was
3 residential, or you mentioned residential.

4 MR. REVOLDT: Yes.

5 MR. YOUNG: I may have referred to it in your
6 packet as the residential rectangle. That was my
7 shorthand for that property. I apologize for that
8 cause.

9 MR. METHENEY: I just want to make sure as we
10 move forward with this that it is zoned properly for
11 the use that it is going to be so we don't hold up or
12 delay the development.

13 MRS. WERREN: Good point.

14 MR. REVOLDT: I don't think we're going to
15 have a problem with timing on that, Dave, at the end
16 of the day.

17 MR. METHENEY: Okay.

18 MR. REVOLDT: And I'm not at liberty to
19 discuss anything else, but I don't think this is one
20 that will necessarily be one of the first to see
21 development. In the area. Will that be a fair
22 assessment, Mr. DeOrio?

23 MR. DEORIO: I'm sorry, I didn't hear you.

24 MR. OSBORNE: I didn't hear you either.

25 MR. REVOLDT: I said this particular parcel

1 is probably not likely to be one of the first to be
2 developed. Would that be a fair assessment?

3 MR. DEORIO: I'm not going to comment on
4 that.

5 MR. REVOLDT: All right. We'll let that
6 stand as is then.

7 Okay. So what we need to do is, on this
8 matter, we need to have this -- and I'll make a
9 motion to place it on the agenda for our next council
10 meeting. Not this council meeting but a forthcoming
11 council meeting. I want to emphasize the fact that
12 this particular piece of legislation does have within
13 it an emergency clause and it is important that we
14 execute this ordinance in a timely fashion. We need
15 to do this as soon as possible. So I guess that's
16 all I'm saying. Just make sure we count noses, we've
17 got a date. We really need to get this particular
18 one done.

19 MRS. WERREN: I think there's a plan for
20 that.

21 MR. REVOLDT: Very good then. So I'll make a
22 motion that we advance 3B.

23 MR. MCCLEASTER: I'll second.

24 MR. REVOLDT: Moved and seconded. All in
25 favor?

1 ("Aye" in unison.)

2 MR. REVOLDT: Opposed? Done.

3 MRS. WERREN: Okay. I'm up next with Finance
4 and Property. This year, kind of time of year we run
5 into projects that started before, and we have a lot
6 of things going. And one of the things we always do
7 ask council is anything over \$50,000 comes to us to
8 approve. And, Jina, do you want to talk about any of
9 that? Or --

10 MS. ALABACK: This is the list of those items
11 over 50,000 that needs board of control approval. So
12 this is the entire list, and it was already approved
13 for the initial budget for '22.

14 MRS. WERREN: Yeah. Just kind of a
15 continuation. It is on an emergency, so we'll move
16 that to the next meeting as well. So do I have a
17 motion?

18 MR. METHENEY: Could I have a question? Real
19 quick to Jina, because I wasn't able to find it in
20 the budget stuff, the equipment being financed for
21 the sludge lagoon, what was that equipment?

22 MR. DEORIO: For what?

23 MR. METHENEY: For the sludge lagoon
24 cleaning. Under financing equipment.

25 MS. ALABACK: That's not being financed.

1 MR. METHENEY: That's not?

2 MS. ALABACK: That is not one of those that
3 are being financed. The financed pieces will be the
4 valve turning truck.

5 MR. METHENEY: Yes.

6 MS. ALABACK: The salt dome structure, but
7 we're not adding that. We're not ready to add that
8 at this time. The other one is the asphalt paver
9 with the different pieces of equipment that comes
10 along with that. And --

11 MR. YOUNG: We had multiple people editing it
12 at the same time, and I suspect somebody deleted
13 something from the list but did not update Paragraph
14 3.

15 MR. METHENEY: Okay.

16 MRS. WERREN: Okay. Any other questions on
17 any of those items? Okay. I move to adopt. Do I
18 have a second?

19 MR. REVOLDT: Revoldt seconds.

20 MRS. WERREN: All in favor?

21 ("Aye" in unison.)

22 MRS. WERREN: Opposed? Okay. We'll move
23 that up.

24 And the second one, appropriation for funds
25 for current expense. Jina, any comment on that?

1 MS. ALABACK: This will be our first
2 amendment for 2022. We have an addition of 8,600 for
3 council operating phones and tablets for technology
4 purposes. We need to move 10,000 that was originally
5 budgeted in the street fund in error, it should have
6 been in the general fund for lands and buildings, so
7 we just want to move that so that we can start
8 spending that out of the correct account. And then
9 we did have a second page to the operational
10 maintenance, traffic lights and related budget that
11 was missed when we entered those so we would like to
12 enter those for 85,000. Those are various items
13 under Other Operating.

14 And then we will have a return of an advance
15 at the end of the year to close out the funds. The
16 parks project needed \$731,800 of an advancement from
17 the general fund. We did apply for that
18 reimbursement from the state and so as soon as we
19 receive that refund we'll send that money back to the
20 general fund.

21 MRS. WERREN: Okay. And for the new members
22 of council, we do this a number of times, right?
23 This happens a lot, just like it happens with our own
24 checkbooks at home. So thank you, Jina, for being on
25 top of that.

1 Are there any other questions to any of
2 these? Okay. I motion to adopt. Do I have a
3 second?

4 MR. REVOLDT: Revoldt will second.

5 MRS. WERREN: All in favor?

6 ("Aye" in unison.)

7 MRS. WERREN: All opposed? Okay. We'll move
8 that forward.

9 Okay. Chairman Orr, the floor is yours for
10 Ordinance and Rules.

11 MR. ORR: Well, discussion of drawing up new
12 city wards. This hasn't been done in quite some
13 time. Population shift makes one ward a lot more
14 populated than other wards, you want to try to
15 balance it. I think we've come up with two maps, if
16 you want to put those on, Ben. The first map --

17 MR. YOUNG: Well, these are our current
18 wards.

19 MR. ORR: Oh, these are our current wards as
20 they stand now.

21 MR. YOUNG: Oh, no. That's the wrong map.
22 Dang it.

23 MR. ORR: Okay. Map 1, Map 2. Map 1, as you
24 can see, it's going from basically the south of
25 Everhard up to the West Maple -- West Maple. Then

1 that would be Ward 2 I believe goes up to -- from the
2 north side of West Maple up to what is that? Orion up
3 that way. And then you have Ward 3 over here, and
4 then -- or Ward 3 down here, which is extended over
5 to Monticello, or pardon me, over to Walsh College
6 and up north, and then you have the other one up
7 north of East Maple all the way up. Little effect,
8 basically the same area. I'm sort of favoring this.
9 It's -- the smallest ward will be Ward 1 at 4,400 and
10 the largest will be Ward 2 at 4,500, so they're --
11 most of the wards are really close.

12 So if you go to Map 2, you'll see where I'll
13 start with Ward 4 is going over to The Knolls and
14 clear over to Market Avenue and Monticello. You'll
15 have Ward -- what's that one here?

16 MR. METHENEY: Here.

17 MR. ORR: Ward 2 is going to go along Main
18 Street all the way up to 7th and east end all the way
19 over to Market. Ward 2 is going to be basically from
20 Glenwood all the way up to 7th Street and then you'll
21 have the other ward basically from 7th to Orion.

22 MR. MCLAUGHLIN: Hey, John.

23 MR. ORR: Yes.

24 MR. MCCLEASTER: Since this is a little more
25 jumbled up, can you tell us what the colors of each

1 ward is?

2 MR. REVOLDT: If you look at the back of the
3 description on page 14 --

4 MR. MCCLEASTER: Yeah, I looked at that.

5 MR. REVOLDT: Do you have that?

6 MR. YOUNG: So in both, blue is Ward 1,
7 yellow is Ward 2, red/pink is Ward 3 and green is
8 Ward 4.

9 MR. MCCLEASTER: I had seen that. I just
10 didn't know that was accurate. Okay.

11 MR. DEORIO: What's the green at the northern
12 end?

13 MR. YOUNG: That's on the base map. That's
14 Bob-O-Link Golf Course.

15 MR. DEORIO: So why is it colored in?

16 MR. YOUNG: It's part of the map that the
17 coloring is built on top of.

18 MR. DEORIO: It's not Ward 4?

19 MR. YOUNG: No.

20 MR. ORR: But we'd take it.

21 So there's the two maps that we've come up
22 with. Council, I don't know what your thoughts are
23 on these two maps. I kind of like Ward 1 -- or Map 1
24 over Map 2.

25 MRS. WERREN: It's pretty much consistent

1 with what we have now.

2 MR. MCCLEASTER: Yeah, I think that would be
3 my preference as well. I think it's just easier to
4 understand and look at.

5 MR. ORR: And really, when was the last time
6 we redistrict the wards? Was it '72?

7 MR. YOUNG: The last ordinance reference in
8 the codified ordinances was '72. So there may have
9 been minor changes since then.

10 MR. ORR: Right now the largest ward in the
11 city is --

12 MR. YOUNG: Ward 2 has approximately 5,500
13 people.

14 MR. ORR: 5,500, and that will balance it
15 out.

16 MRS. WERREN: Currently?

17 MR. YOUNG: Currently, yeah.

18 MRS. WERREN: I do like Map 1 as well. I
19 think it's easy to understand. Kind of like the
20 least amount of changes. But again, I'm not
21 convinced that most people know what ward they're in
22 anyway. So as far as we're looking at the public, I
23 don't think most people realize where they are and
24 where those boundary lines are.

25 MR. ORR: And for the current council, either

1 ward you're living in the current ward now. And in
2 the future; correct?

3 MR. YOUNG: Except --

4 MRS. WERREN: I think I would change.

5 MR. ORR: You would definitely change.

6 MRS. WERREN: If we did Map 2.

7 MR. MCCLEASTER: I think I would change in
8 Map 2 as well.

9 MR. ORR: Least amount of changes is in Map 1
10 and I would kind of like to see that passed.

11 MR. METHENEY: I would support Map 1 also.

12 MR. ORR: Is there anybody totally against
13 that?

14 MR. MCCLEASTER: It even has the least
15 variants as well. So that makes sense.

16 MR. ORR: Least amount of change and they're
17 all within a couple hundred of each other which will
18 make it better.

19 MR. METHENEY: All right. So we want to
20 probably move this on to a future council meeting.

21 MR. YOUNG: Well, I'll bring a written
22 version of Ward 1 back to the next committee because
23 we'll have to make legal descriptions of the changes.
24 So --

25 MR. MCCLEASTER: Perfect.

1 MR. ORR: Thank you very much.

2 MR. REVOLDT: Okay. So you need a motion to
3 place this on the agenda or are you going to bring it
4 back to committee or are you going --

5 MR. YOUNG: Back to committee.

6 MRS. WERREN: Okay.

7 MR. REVOLDT: Very good.

8 MRS. WERREN: Okay. So moving on to Parks
9 and Recreation. Chairwoman Weyrick.

10 MS. WEYRICK: Okay. So we have Item 6A,
11 which is regarding setting prices for Dogwood Pool.
12 I've spoken with Patrick about this. It will be a
13 slight increase which really is based on increasing
14 use of the pool as well as increased costs of
15 supplies.

16 Patrick, is there anything you want to add?

17 MR. DEORIO: Well, I think I would begin by
18 saying that, you know, the management agreement that
19 we have concerning the pools with the YMCA, we have a
20 five-year agreement. We're in Year 3 of that
21 five-year agreement. We've been generally very
22 pleased with the direction that we've been going.
23 Better utilization, providing a better user
24 experience there, and that comes with frequent
25 meetings with Y personnel to make sure that the pool

1 can be all that it can be.

2 So it's a recommendation from the Y that we
3 increase the day pass/guest pass to \$14 per person.
4 That is from 11 last year. Most of the other pools
5 around us moved to 15 so we were the low operator and
6 that brought a lot of unwanted traffic from outside
7 our community to our community.

8 And we -- they're recommending that season
9 passholders would be eligible to bring their guests
10 on Friday, Saturday, and Sunday. Based on
11 interactions with the guests and season passholders,
12 the weekend is when season passholders utilize the
13 pool the most. Guests would be limited to two guests
14 per passholder. Anyone can purchase a day pass
15 Monday through Thursday. The pool is underutilized
16 Monday through Thursday. After 5 p.m. every day the
17 pass, the day pass, will be reduced to \$10 because
18 most -- it's only a few hours left in the day, but
19 some people do like to do that.

20 As you recall, I think in -- you may have
21 heard a report from last -- made to last council
22 that, you know, the number of passes sold last year,
23 season passes sold was a record. Over 3,400 passes.
24 So we think we're doing the right thing.

25 And the formula that has been used

1 historically to establish the season pass rate has
2 been a multiple applied to the day rate. And that
3 formula has worked well over the years. It's
4 basically, you know, you're a family, you got two
5 kids, how many times are you going to go to the pool.
6 What's that membership cost versus if I just bought
7 day passes. And we try to keep that rate around 2.4
8 times for a family. So the rate, as an example then,
9 if we look at the city residents, the single
10 membership would go from \$80 to 84. The family rate
11 would go from 192 to 202, and the senior rate would
12 go from 40 to 50. And then there are nonresident
13 rates. And then there are rates after the pool
14 opens, you know, that we sell a pass to that's
15 higher, so we encourage, we discount getting your
16 membership pass ahead of time before the pool opens.
17 Whether you're a city resident or not resident.

18 MR. MCCLEASTER: I believe the Y also
19 provides a discount if you're a Y member; is that
20 correct? Is that remaining?

21 MR. DEORIO: That would be yes. The Y does
22 provide a discount to its members. Of that pass.

23 MR. METHENEY: Are kids under 6 still free or
24 has that passed or is that current? Is that in this
25 rate?

1 MR. DEORIO: Pardon?

2 MAYOR WILDER: He's asking if kids under 6
3 get in at a lower rate.

4 MR. METHENEY: I think they were free in the
5 past. I'm not sure.

6 MR. DEORIO: There's no change to that.

7 MR. METHENEY: No change to that.

8 MR. DEORIO: No change to that. The only
9 changes we're recommending is preseason, after we're
10 opened, there's two grids, city resident and
11 nonresident. That's all that we're recommending that
12 we go along with that change.

13 MR. METHENEY: Does this change next year's
14 rates to not be approved by council? Does this give
15 you the authority to change rates in consultation
16 with the Y going forward or is this coming to council
17 every year?

18 MR. DEORIO: I'm glad you brought that up.
19 We get a little too focused on the rates and I really
20 want to talk about what I think our best management
21 practice is. And I've been around enough to know
22 from viewing it from the outside sitting where you
23 sit versus to see, you know, how the sausage is made
24 inside the asylum, and I think that we need to make
25 sure that we continue to apply a businesslike

1 approach to all the assets that we manage. And so
2 whether it's a pool, whether it's a pavilion or
3 whether it's a golf course that we're applying
4 business management practices to try to make sure
5 that these facilities are not, over time, providing a
6 drain to our general fund.

7 So as you all know, we've been around, you
8 understand that the general fund has been a catch-all
9 and there's just only so much available in the
10 general fund. So we appreciate what the voters had
11 done to approve the operating levies to correct that
12 imbalance and we just want to make sure this doesn't
13 get in an imbalance. We had an agreement with the Y
14 that, for a three-year period, we were going to set
15 aside -- each party was going to set aside funds to
16 the Dogwood Pool capital reserve account; that we
17 would be able to accumulate some funds for the
18 renovations that we had spoken about with council
19 before. This upcoming cycle we want to renovate that
20 pool house and the splash pad. We've applied for a
21 capital grant. Waiting to hear the results of that.

22 But in the meantime, we're also trying to
23 bank our own money. So as we look at 2021, we had
24 a -- a surplus at the pool of 125,000. So but the
25 year before we didn't in COVID. So we're getting,

1 you know, back to numbers that might be a little bit
2 more historical that the pool is operating in a plus.
3 And that's not that that money -- we want those funds
4 to go back into the capital investment in the
5 facilities. That was what was established by council
6 a few years ago was to try to do that. We took a
7 hiatus with COVID as one of those -- let me rephrase
8 that. So a three-year period we're going to set
9 aside funds but one of those years was 2020 and we --
10 you know, the pool was basically shut. So we've
11 extended that an additional year.

12 MR. METHENEY: I can support, you know,
13 administration controlling the day-to-day operations,
14 especially when we contract it out to other entities
15 to run these assets, but I would ask, since council
16 is going to be the ones getting the questions on the
17 rates and when that's coming about, that as council
18 as a whole, before rates go up that we would get a
19 listing of income by source and expenses by category
20 prior to a public announcement of changes so that,
21 you know, we can confirm and stand behind the
22 decisions to raise the rates because either we're not
23 making the money or the needs for improving those
24 capital funds for the investment back into that. But
25 I would like to see that from Jina before we go into

1 next year if there's a rate increase, so that we
2 would have information to get back to the public when
3 they ask.

4 MS. FARINA: If I can add, too, as a point of
5 reference on rates, the closest pool to us is
6 Clearwater Park, which is just north off of 619 in
7 Uniontown. Their day rate is \$20 per person and \$13
8 if you're under 30 inches. So it's a little more
9 objective than our subjective. If you're six, I
10 don't know. If you're really tall, I mean, you're
11 still in free. They are free under six. But theirs
12 would be \$13 for most children and \$20 for everybody
13 else. So, I mean, coming up to \$14, it's a very
14 similar chlorinated pool. We're not looking at other
15 ones like Clay's Park, that's obviously a giant, you
16 know, park with a lot more water activities, but
17 that's the one we kind of reference closest to us.

18 MR. METHENEY: The one on Main Street, or
19 Cleveland Avenue?

20 MS. FARINA: Yeah, you take North Cleveland
21 Avenue to 619 and then head east. It's called
22 Jellystone Clearwater now. They changed it a few
23 years ago. And just to Mr. McCleaster's point, yes,
24 it's a 25 percent discount given to season passes if
25 you are a YMCA member.

1 MR. MCCLEASTER: Thank you for the
2 clarification.

3 MR. ORR: So council will still have a vote
4 on this and stuff as it stands now or no?

5 MR. DEORIO: I'm proposing we do it much like
6 we do in the recreational facilities rentals. Notice
7 would come to city council, proposed rate increase
8 two weeks prior to the rates going into effect.
9 Mr. Metheney is asking for some additional
10 documentation to precede that. Administration
11 supports that. But it wouldn't require a vote of
12 city council.

13 MR. ORR: Okay.

14 MS. WEYRICK: Any other discussion about
15 this?

16 MR. METHENEY: I make a motion we move that
17 to the agenda.

18 MR. REVOLDT: Revoldt will second.

19 MR. METHENEY: As long as we can add the
20 information about providing the financials.

21 MS. WEYRICK: Okay.

22 MR. REVOLDT: I would note that we want this
23 on emergency; correct?

24 MRS. WERREN: Correct.

25 MR. DEORIO: Yes, because the pool, or the Y

1 is anxious to start the preseason selling of passes.

2 MR. REVOLDT: Jina, we could get what Dave
3 needs?

4 MS. ALABACK: That actually would come from
5 the Y since we contract with the Y to manage the pool
6 area, although all of those documentations and
7 directives are at the Y.

8 MR. DEORIO: I'm sorry. I thought that was
9 going to be for the next time, not this time.

10 MR. METHENEY: Next time, because we're not
11 having a vote to increase, we're voting to accept
12 these increases based on the information, but I would
13 like to have that going forward.

14 MS. ALABACK: He does give us an annual
15 review at the end of every year or even mid season in
16 an e-mail to kind of update us on where we are so
17 far. We'll certainly share that when we receive it.

18 MR. REVOLDT: Why don't you give the last one
19 to Dave.

20 MS. ALABACK: Sure.

21 MR. METHENEY: Included in that, will you
22 throw in the budget line item that has the reserve
23 amount for those capital funds so we know where
24 that's at and where it's going?

25 MS. ALABACK: At the end of last year, and we

1 can talk about that when we review the financial
2 report, but I actually established its own funds so
3 that we can track those monies from year to year to
4 year.

5 MR. METHENEY: I think it had 52,000 in it?

6 MS. ALABACK: Correct.

7 MR. METHENEY: All right. Thank you.

8 MS. WEYRICK: So we have a motion and a
9 second. All in favor?

10 ("Aye" in unison.)

11 MS. WEYRICK: Any opposed? We'll move that
12 to the agenda.

13 Then we have Item 6B. Administration has
14 requested this legislation regarding the purchase of
15 property by the city. I've spoken with Daryl, as
16 chair of the economic development committee, and I
17 understand that this acquisition is an important part
18 as we move forward with the development near Main and
19 Stratavon, but Patrick, I know you can fill us in on
20 far more. So if you could.

21 MR. DEORIO: Yes. So in working with the
22 mayor on assembling our land-banking operations and
23 working with the chair of that committee, we've had
24 some direction that we were going to try to utilize
25 our better -- let me rephrase that.

1 We would like to utilize land that is
2 currently underutilized for commercial purposes. So
3 we have acquired 30 acres around the Kmart building
4 and we believe that that land can be, once it's
5 developed, contribute to the property tax base,
6 contribute to the income tax base. It's lands along
7 Main Street. The mayor recognizes that when this is
8 developed that there will be a loss of green space.
9 And so in an effort to preserve green space, we've
10 combined this with a longstanding -- I shouldn't say
11 real longstanding, been about five years when I came
12 in and we wrote the park master plan, we recognized
13 that Ward 1 did not have a significant municipal
14 park. There's Rotary Park, which isn't much,
15 honestly, of a park. It's more of a parking lot in
16 the front and a trail that goes into the woods. And
17 that's about it. There's nothing really to do there.

18 So but being consistent with the other parks
19 and a couple neighborhood -- two very nice
20 neighborhood parks out in Ward 3, what will be the
21 Dogwood inclusive park in Ward 2 and Price Park in
22 Ward 4, we recognize this as an opportunity to obtain
23 some green space and create a new municipal park. So
24 there's land available, I think the parcel number is
25 in the packet, 9029052, geographically this is land

1 approximately just under 10 acres, around 10 acres
2 behind Discount Drug Mart, TD Tailgate, Pizza Oven,
3 and then heading west to the backyards of Arnesby
4 Circle, the southern edge of Eastwind Circle and
5 then -- I think Ben's got it there. So that would be
6 the land that we're purchasing.

7 And then we've also acquired two lots to the
8 south of that parcel that connect to Stratavon and so
9 we have the formation of a new park that would have
10 entrance or exit on Stratavon and/or Orion, so
11 similar to kind of how Price Park has an entrance on
12 two different streets. But the -- this land was
13 owned by Joe Caplea, and in the negotiations for this
14 and in getting what was land zoned commercially,
15 there are some -- it was never developed, Joe's owned
16 it for almost 30 years. We recognize that there are
17 mining issues in this area and so it really doesn't
18 support the idea of some commercial structures on it.
19 It's ideal for parks and can certainly support
20 playgrounds, a dog park or whatever else council
21 desires to develop in that way up there. So we
22 thought it was a good opportunity.

23 We approached, negotiated a price. It comes
24 out to about \$39,000, or under \$40,000 an acre. This
25 includes -- this amount includes the naming rights to

1 the park, Caplea Park, and we will certainly be
2 seeking other partners in the development of this
3 park, amenities in there, sponsors, the type of
4 project that Ms. Farina has been working on with
5 Dogwood.

6 Mr. Caplea, in this -- this agreement here
7 that we are carrying, Mr. Caplea is going to carry
8 the note. So the interest rate on this is 2.875 and
9 this will be for over a 20-year period. There is a
10 provision in the agreement that would allow for the
11 agreement to be mutually terminated early. Should
12 any of Mr. Caplea's heirs not wish to have it
13 continue out over 20 years we would do that. There's
14 no down payment required, just the initial first
15 payment should we move forward with this acquisition.

16 So I think it's a great -- recap, it's a
17 great opportunity to preserve the green space, make
18 it meaningful green space that people can access and
19 put some amenities in the park, with the thrust being
20 that things that we don't currently have, try to put
21 to balance to our park system so it's not just a
22 playground. It could be a dog park, or other surveys
23 that we've done that the council has authorized that
24 there were certain amenities that folks were looking
25 for in our park system that we don't have. That's it

1 in a macro view.

2 MR. METHENEY: In the agreement to
3 purchase -- Patrick, in the agreement on the
4 purchase, will the city have ownership of the
5 property and the financing only, or does it transfer
6 upon completion of payments?

7 MR. DEORIO: Transfer is immediately, so the
8 city will own it.

9 MR. METHENEY: Okay. So currently it's
10 listed as agricultural property?

11 MR. DEORIO: Currently listed as commercial.

12 MR. METHENEY: On the auditor's site it's
13 agricultural.

14 MR. DEORIO: It's zoned commercial, or
15 general business, whatever that was up there.

16 MR. METHENEY: Okay.

17 MR. DEORIO: That's what it was when it came
18 in from Plain Township and the city annexed it.

19 MR. METHENEY: I was just going on what was
20 on the auditor's site. The classification was
21 agriculture. Land use code, agricultural.

22 MS. WEYRICK: Any other questions?
23 Discussion of this? Are you good, Dave? Okay.

24 MR. METHENEY: I guess -- I guess I have
25 concern, and I think we can address this as we're

1 expanding the parks. Are there funds available to
2 develop it? And I like the idea of what Catherine
3 and the development of the other parks. Do we have a
4 plan or are we just purchasing now with hopes to have
5 a plan in the future?

6 MR. DEORIO: I think, you know, we have the
7 outline of a plan that we put together. And, you
8 know, up until Catherine and I got here there was no
9 plan. We had nothing. Now we have something, and
10 we've been very successful in raising a lot of money
11 from a lot of sources in exercise of some of our
12 contacts in Columbus to make all of this stuff
13 possible.

14 As it relates to this, you know, you have
15 to -- if you wait to develop a plan, the land may not
16 be available. The land is available, you should
17 obtain it. I think that we negotiated something that
18 is within the city's budget to afford. Basically,
19 you know, 20 payments, of what that works out to be.
20 Jina, you'll have to help fill me in.

21 MS. ALABACK: \$26,417.06 a year.

22 MR. DEORIO: In order to get it, and then
23 we're going to have to develop what it is that you
24 want to do there. What is it that you want to build?
25 I've already talked with an architect; they'll start