

CITY OF NORTH CANTON, OHIO
COMMITTEE OF THE WHOLE MEETING

TRANSCRIPT OF
MARCH 21, 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, March 21, 2022, at 7:00 p.m.

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APPEARANCES:

- Matthew Stroia, Council President, At Large
- Stephanie Werren, Council Vice President, Ward 3
- Jamie McCleaster, Ward 1
- David Metheney, Ward 2
- Daryl Revoldt, At Large
- Christina Weyrick, At Large
- Patrick A. DeOrio, Director of Administration
- Robert G. Graham, Engineering Services
- Jina E. Alaback, Director of Finance
- Catherine A. Farina, Deputy Director of
Administration and Development
- Stephan B. Wilder, Mayor
- Benjamin R. Young, Clerk

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1 MR. STROIA: I now call to order the
2 committee of the whole meeting on March 21, 2022.
3 The time is 7 p.m.

4 Ben, would you please call the roll.

5 MR. YOUNG: Member McCleaster.

6 MR. MCCLEASTER: Here.

7 MR. YOUNG: Member Weyrick.

8 MS. WEYRICK: Here.

9 MR. YOUNG: Member Werren.

10 MRS. WERREN: Here.

11 MR. YOUNG: Member Stroia.

12 MR. STROIA: Here.

13 MR. YOUNG: Member Revoldt.

14 MR. REVOLDT: Here.

15 MR. YOUNG: Member Metheney.

16 MR. METHENEY: Here.

17 MR. STROIA: Member Orr is absent. Six
18 present.

19 MR. REVOLDT: May I have a motion to excuse
20 Member Orr. Or I'll make that motion.

21 MRS. WERREN: Second.

22 MR. STROIA: All in favor?

23 ("Aye" in unison.)

24 MR. YOUNG: Opposed? Motion carries.

25 All right. 3, Community and Economic

1 Development. Daryl.

2 MR. REVOLDT: Very good.

3 Pursuant to -- pursuant to some earlier
4 conversations, I'd like to take this item, 3A and 3B,
5 and have the administration summarize them for the
6 record.

7 Patrick.

8 MR. DEORIO: Okay. Thank you.

9 These are two different and distinct pieces
10 of legislation, and reading from the title, as titles
11 often are, it's hard to see which one of these that
12 we're dealing with so I'm just going to take them in
13 the order that I choose. I'm not sure which one is
14 3A or 3B, but the one that I'm looking at first is
15 dealing with the existing Kmart assemblage of land
16 that we've put together up there and we had secured
17 bond anticipation notes a year ago on May 12 of 2022,
18 and those bond anticipation notes were for a one-year
19 period. So we are approaching the May 12, 2022,
20 expiration.

21 In light of the recent economic developments
22 in which the Federal Reserve Board of the United
23 States is embarking upon a raising of interest rates,
24 which ultimately will work its way through the
25 economic food chain and cause interest rates to go up

1 for every type of aspect of things, I reached out, in
2 conjunction with the finance director, to explore the
3 possibility of securing an interest rate in effect in
4 late February that would be locked in now prior to
5 the rate increases that is happening for the bonds
6 that are going to come up in May of '22. Our request
7 is to secure new one-year bonds as we move closer to
8 closing on a number of the parcels there, and retire
9 these notes from May of 2022. So repay those, and
10 lock in for a new one-year period at an interest rate
11 of 1.4 percent.

12 So the amount that we would be redoing would
13 be in the amount of --

14 I'm doing this one first. That's the next
15 one I'm going to talk about. This is the first one
16 so I want to tell them.

17 So that's a total of 4.524 million. So the
18 two-four, or 24,000, are the borrowing costs to have
19 the bond anticipation notes issued. So the amount
20 that we're borrowing is 4.5. And so that will
21 replace the ones that are expiring and would be at
22 the current ones, which will be good for one year,
23 and our anticipation is that we will not be renewing
24 those a year from now. So in the event that there
25 are closings start to occur, the -- Jina will hold

1 those funds in order to pay that off then on May 12
2 of 2020 -- or May 9 of 2023. That's the plan on that
3 one.

4 MR. REVOLDT: Patrick, you had raised a
5 question, and I would direct council just very
6 briefly, the issue of the retirement is covered in
7 Item 3B. I draw your attention to page 12, probably
8 the fourth "whereas," or the second "whereas" you'll
9 notice that that's the ordinance that manages the
10 retirements.

11 Thank you, Patrick, for allowing me to
12 interrupt.

13 MR. DEORIO: All right. So then the other
14 one --

15 MR. REVOLDT: 3A.

16 MR. DEORIO: -- for consideration, whichever
17 one it is, A or B --

18 MR. REVOLDT: It's A.

19 MR. DEORIO: -- is for a direct placement.
20 Like the others, a direct placement's different than
21 a bond option, and we can get a better rate. We
22 believe that the rate that we can lock in for this
23 series of bond anticipation notes is also
24 1.4 percent. And the administration is recommending
25 that we secure funding in the amount of 2.5 million

1 for other economic development projects that are in
2 negotiations.

3 So the total that we are seeking, including
4 the costs to borrow, would be done, if both are done,
5 would be 7,031,500. And those again would also be a
6 one-year bond anticipation notes, and because they're
7 for economic development purposes they are -- these
8 are not tax-exempt bonds.

9 MR. REVOLDT: Mr. McCleaster.

10 MR. MCCLEASTER: Nothing to add, sir.

11 MR. REVOLDT: Okay. Council?

12 So I will make a motion that Item 3A, this is
13 the \$2.5 million new money, if you will, that
14 Mr. DeOrio referenced second, in his second set of
15 comments, be moved to the council agenda. That is
16 Item 3A. New debt. Motion is made.

17 MR. MCCLEASTER: Second.

18 MR. REVOLDT: Second. All in favor?

19 ("Aye" in unison.)

20 MR. REVOLDT: Very good.

21 Mr. President, I'd like to make a motion
22 then -- are there any questions regarding 3B? This
23 is the retirement, I guess would we call it the
24 re-issuance, for want of a better phrase, of the
25 original 4.5 million that funded the first tranche of

1 economic development activity. Are there any
2 questions or comments? Then I will make a motion
3 that Item 3B be moved to the council agenda.

4 MR. MCCLEASTER: Second.

5 MR. METHENEY: Second.

6 MR. REVOLDT: Moved and seconded. All in
7 favor?

8 ("Aye" in unison.")

9 MR. REVOLDT: Those opposed?

10 That concludes my portion of the meeting.
11 Thank you, Mr. DeOrio.

12 MR. STROIA: Okay. Moving on to Street and
13 Alley. Let's start with 4A. That's me.

14 So this is authorizing the vacation -- I'm
15 going to read this because it's very complex to
16 understand without reading it. Authorizing the
17 vacation of a portion of Woodside Avenue, Northeast,
18 from the south property line of Parcel 10012172 to
19 the north property line of Parcel No. 9280019 located
20 within the corporate limits of the City of North
21 Canton.

22 Ben, could you put the map -- all right.

23 MR. YOUNG: Well, I'll pull up the bigger
24 one. Give me a moment.

25 MR. STROIA: Yeah. Okay. That helps

1 somewhat. It's confusing. This has been talked
2 about for a while.

3 Administration want to weigh in on this in
4 any way?

5 MR. DEORIO: Sure. So this is what would be
6 considered part of the Sanctuary 5 development. And
7 this would be on the western edge of that
8 development. And the lots there adjoin a parcel of
9 city land that was an undedicated street; if it was
10 ever built would have been an extension of Woodside
11 so that's why it's called Woodside Avenue, Northeast.
12 And would run, you know, in that area adjacent to but
13 west of the Sanctuary 5, and then on the other side
14 of that is the high school parking lot. And if you
15 pulled into the high school parking lot and went to
16 the back of the property, it's on that -- what would
17 be your right side in the extreme corner.

18 So one of the items that we had requested of
19 the developer and of the school was that in the event
20 that, you know, as these homes are constructed or
21 whatever, we're concerned about getting emergency
22 access into the Sanctuary and not having to run all
23 the way up Main, all the way down Applegrove and then
24 all the way back down around into the back end of
25 Sanctuary. So this would be a different way to get

1 there that would only be available to emergency
2 vehicles.

3 So we had an agreement drawn up that the
4 developer would deed over to us a part of a parcel of
5 the Sanctuary 5 development that would be wide enough
6 for us to construct a cement pad, driveway, if you
7 will, that would connect that street, go through this
8 vacated portion that we're talking about with
9 Woodside, vacate that out, get us out of the middle,
10 and connect to the school parking lot. So both the
11 school and the developer have agreed to what we have
12 put together as far as an agreement put together by
13 Krugliak, and this will ensure that we would be able
14 to get there.

15 So Mr. Graham's team will be in charge of the
16 schematics and engineering on how this stuff goes
17 when they're getting ready to start the development.
18 So we've worked out some arrangements. They're going
19 to clear the land for us and then get it prepped for
20 us to kind of do our thing that we need to do. But
21 both -- both chiefs, particularly fire and EMS, are
22 in favor of this and have been strong proponents of
23 us doing this to make it so they can do their job
24 quicker.

25 MR. STROIA: All right. Thank you.

1 Any comments? Questions?

2 MR. MCCLEASTER: Actually, I do. You did say
3 it would be gated, you said?

4 MR. DEORIO: What we're proposing is that at
5 the juncture of what will become now, you know, since
6 we're vacating the street, the two property owners
7 will now meet, so the school property and the
8 Sanctuary 5 parcel will meet. And where they meet,
9 we're proposing putting in bollards.

10 MR. MCCLEASTER: Okay.

11 MR. DEORIO: Similar to the ones, if you saw
12 over behind the Pine Cone.

13 MR. MCCLEASTER: Okay.

14 MR. DEORIO: The black bollards. There's
15 emergency keys to unlock those and dispose, put those
16 aside so an emergency vehicle can get through.

17 MR. MCCLEASTER: Okay.

18 MR. DEORIO: Something to that effect. We
19 were wanting to do that there rather than -- my
20 conversations with the school rather than at the edge
21 of their parking lot; be too easy for a rambunctious
22 driver to just go around that in the grass and then
23 drive up through, cut through, so we didn't want
24 that. And likewise, on the other end we didn't feel
25 it would be as effective out at the curb. So we

1 thought this would be the most effective place to put
2 it and it would deter other people from wanting to
3 try to just get through.

4 MR. MCCLEASTER: Yeah. Thanks.

5 MR. METHENEY: Is it my understanding that
6 half what we're vacating is going to the school and
7 the other half is going to the developer?

8 MR. DEORIO: The other half will go to the
9 individual property -- to the developer for now, but
10 eventually it will be replatted to incorporate the
11 backyards of any of the other additional properties
12 that will be on that side.

13 MR. METHENEY: Okay. But half of it is going
14 to the school then?

15 MR. OSBORNE: Can't hear you.

16 MR. METHENEY: Okay. Half of it is going to
17 the school.

18 MR. DEORIO: Yes.

19 MR. YOUNG: The preliminary plat on your
20 agenda next actually shows, includes the vacated land
21 from this if it is approved.

22 MR. METHENEY: On Phase 5.

23 MR. YOUNG: On Phase 5, yeah.

24 MR. METHENEY: Thank you.

25 MR. STROIA: Anyone else? Further comments,

1 questions? Okay.

2 So do I need to make a motion for the public
3 hearing?

4 MR. YOUNG: We -- yes, we will need to make a
5 motion to schedule a public hearing.

6 MR. STROIA: Okay. So I'd like to make a
7 motion to schedule a public hearing for March 28,
8 2022, at 6:45 p.m. for this ordinance.

9 MR. REVOLDT: Revoldt will second.

10 MR. STROIA: All in favor?

11 ("Aye" in unison.)

12 MR. STROIA: Opposed? Motion carries.

13 MR. YOUNG: Just real quick for the record,
14 the reason it's such a short time frame until the
15 hearing is because all abutting property owners have
16 signed the petition so we don't have to do the normal
17 long process.

18 MR. STROIA: So there's no -- no need to
19 reach out to everybody that's already agreed and
20 signed off on it.

21 MR. YOUNG: Yeah. I mean, I will have to
22 send them a letter.

23 MR. STROIA: Sure.

24 MR. YOUNG: But I no longer have to publish
25 it in the newspaper. They have waived that right.

1 MR. STROIA: Good.

2 And then can I have a motion and a second to
3 move Item 4A on to the council agenda.

4 MRS. WERREN: So moved.

5 MR. REVOLDT: Revoldt will second.

6 MR. STROIA: All in favor?

7 ("Aye" in unison.)

8 MR. STROIA: Opposed? Motion carries.

9 And then moving on to 4B, I'm going to recuse
10 myself from this, and here is the cheat sheet if you
11 like.

12 (Mr. Stroia leaving council chambers.)

13 MR. METHENEY: Now that Matt has left, so 4B
14 is actually the Sanctuary Phase 5 and how that fits
15 into the things that Patrick was speaking about
16 earlier and accepting their preliminary plat. So
17 Mr. DeOrio, would you care to add anything other than
18 what you mentioned about access to the school? I was
19 at the planning commission meeting, I know they went
20 through this in great deal. They removed their
21 petition, reworked some things, came back.
22 Mr. VanGundy was very pleased with the results of
23 what they had and ready to move forward.

24 MR. DEORIO: Yeah, it was a great team effort
25 involving legal and the building, the developer, the

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school administration, yeah.

MR. METHENEY: Teamwork.

MR. DEORIO: Yeah.

MR. METHENEY: Seeing nothing, I will take a motion to move this to the council agenda.

MR. REVOLDT: Revoldt will move.

MRS. WERREN: Werren, second.

MR. METHENEY: All in favor?

("Aye" in unison.)

MR. METHENEY: Chief Kemp, will you bring Mr. Stroia back in.

MR. REVOLDT: In handcuffs.

MR. DEORIO: At gunpoint, if necessary.

MR. REVOLDT: Or zip ties.

(Mr. Stroia returning.)

MR. STROIA: Okay. If there's nothing further, I motion we adjourn.

MR. REVOLDT: Revoldt seconds.

MR. STROIA: All in favor?

("Aye" in unison.)

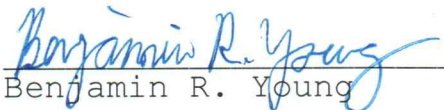
MR. STROIA: Opposed? Motion carries. We're adjourned.

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(Meeting adjourned at 7:18 p.m.)

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1 Attest:

2 
3 Benjamin R. Young
4 Clerk of Council


Matthew Stroia
City Council President

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C E R T I F I C A T E

STATE OF OHIO)
)SS
STARK COUNTY)

I, Laurie Maryl Jonas, a Registered Merit Reporter and Notary Public in and for the State of Ohio, duly commissioned and qualified, do hereby certify that this meeting was by me reduced to Stenotype and afterwards prepared and produced by means of Computer-Aided Transcription, and that the foregoing is a true and correct transcription.

I further certify that this meeting was taken at the time and place in the foregoing caption specified.

I further certify that I am not a relative, employee of or attorney for any party or counsel, or otherwise financially interested in the event of this action.

I do further certify that I am not, nor is the court reporting firm with which I am affiliated, under a contract as defined in Civil Rule 28(D).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office at Canton, Ohio, on this 22nd day of March, 2022.



Laurie Maryl Jonas
Laurie Maryl Jonas, RMR & Notary Public.
My commission expires January 6, 2027.