

CITY OF NORTH CANTON, OHIO
COMMITTEE OF THE WHOLE MEETING

TRANSCRIPT OF
APRIL 4, 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, April 4, 2022, at 7:00 p.m.

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Premier Court Reporting
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1 APPEARANCES:

2 Matthew Stroia, Council President, At Large

3 Stephanie Werren, Council Vice President, Ward 3

4 Jamie McCleaster, Ward 1

5 David Metheney, Ward 2

6 John Orr, Ward 4

7 Daryl Revoldt, At Large

8 Christina Weyrick, At Large

9 Patrick A. DeOrio, Director of Administration

10 Jina E. Alaback, Director of Finance

11 Robert G. Graham, Engineering Services

12 Catherine A. Farina, Deputy Director of
Administration and Development

13
14 Stephan B. Wilder, Mayor

15 Benjamin R. Young, Clerk of Council

16 Kevin Coblentz, Assistant Clerk

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1 MR. STROIA: I'll now call to order the
2 committee of the whole meeting on April 4, 2022. The
3 time is 7 p.m.

4 Ben, would you please call the roll.

5 MR. YOUNG: Member Orr.

6 MR. ORR: Here.

7 MR. YOUNG: Member Metheney.

8 MR. METHENEY: Here.

9 MR. YOUNG: Member Revoldt.

10 MR. REVOLDT: Here.

11 MR. YOUNG: Member Stroia.

12 MR. STROIA: Here.

13 MR. YOUNG: Member Werren.

14 MRS. WERREN: Here.

15 MR. YOUNG: Member Weyrick.

16 MS. WEYRICK: Here.

17 MR. YOUNG: Member McCleaster.

18 MR. MCCLEASTER: Here.

19 MR. YOUNG: Seven present.

20 MR. STROIA: Community and Economic
21 Development. Daryl.

22 MR. REVOLDT: Thank you very much.

23 A year or so ago we adopted our DORA
24 legislation, and at the time of its adoption and
25 initial implementation we discussed bringing back

1 after a year to evaluate our progress. The law
2 requires a five-year look-back, but we thought at the
3 time, and suspect even today, that we thought it
4 would be a good idea to take a peek.

5 So as you'll notice, it was Ordinance
6 55-2020. You have on the screens the sort of DORA
7 basics, as well as the DORA district as defined by
8 our ordinance. You may recall that we shrank it a
9 little bit, and I thought tonight what we would do
10 is --

11 You want to move to the next slide?

12 -- kind of give you the sort of the basic
13 one-page recap, cheat sheet.

14 We've got four participating holders, two
15 permanent and two temporary. We've used it for a
16 number of community events, a small number. Market
17 720, the Main Street Festival, and the Winterfest. I
18 think what's exciting is that our records indicate
19 that we have sold 10,450 cups.

20 MR. MCCLEASTER: Wow.

21 MR. REVOLDT: That equates to a conservative
22 estimate of over \$52,000 in additional commercial
23 activity for those four businesses. Or activities.
24 And that's assuming that the cost of the beverage was
25 \$4. The charge was \$4. Which is low.

1 MRS. WERREN: Yeah.

2 MR. REVOLDT: See, we think that \$52,000 is
3 well, well above that.

4 MRS. WERREN: Does that include the dollar
5 for each cup? No.

6 MR. YOUNG: Yes.

7 MR. REVOLDT: Yes, it does.

8 MRS. WERREN: Okay.

9 MR. REVOLDT: We sold -- let me lay this out
10 for you. We sold the cups to the permitholders for
11 64 cents; all right.

12 MRS. WERREN: Oh.

13 MR. REVOLDT: The vendors sold the cup for
14 one dollar --

15 MRS. WERREN: Right.

16 MR. REVOLDT: -- plus the cost of the
17 beverage. So it's conceivable that the vendor made
18 36 cents on the cup plus somewhere between 4 and \$6
19 for a beverage.

20 MR. METHENEY: 10,000 cups what we sold to
21 the vendor or what the vendors sold the product?

22 MR. REVOLDT: That's what we sold.

23 MR. METHENEY: Okay. So they could be
24 holding something back.

25 MR. REVOLDT: They could be holding some

1 back. We sold 10,000 cups.

2 MR. METHENEY: Okay.

3 MR. ORR: At 64 cents.

4 MR. REVOLDT: At 64 cents. Okay.

5 One of the issues that came up was what kind
6 of problems could we anticipate. Ben queried the
7 police department, and we had zero calls for service.

8 MR. MCCLEASTER: Zero?

9 MR. REVOLDT: Zero.

10 MRS. WERREN: I know people were worried
11 about it.

12 MR. REVOLDT: People were worried about it.

13 MRS. WERREN: A few.

14 MR. REVOLDT: But the point is, we've had
15 zero. Now, I will concede that we had one person who
16 was intoxicated, but evidence strongly suggested that
17 he arrived intoxicated and in a celebratory mood.

18 MR. STROIA: Is that the wrestling event?
19 I'm pretty sure it was.

20 MR. REVOLDT: You are not to wear wrestling
21 tights again.

22 At any rate --

23 MR. STROIA: That's on public record.

24 MR. REVOLDT: Yeah, it is.

25 I think the point is that the DORA appears to

1 be working as intended. We'll get into our second
2 season. We'll take a look at it at the season's end
3 again a year from now to see where we are. And I
4 think, as we indicated earlier, not only does the
5 DORA support nonprofits but it also supports our
6 restaurants. And one of those restaurants in
7 particular that I checked with, one of those vendors,
8 said that he secured over a month's rent in one day
9 at the Main Street Festival.

10 MRS. WERREN: Wow.

11 MR. REVOLDT: And really huge as our local
12 businesses work to survive. And we know particularly
13 during COVID restaurants were particularly vulnerable
14 to declining income. So I think we got something out
15 of it.

16 All of you should have in your packets, or
17 Ben has probably mailed to you a copy of the City
18 Scene magazine for Columbus.

19 MRS. WERREN: That was a great article.

20 MR. REVOLDT: It details the status of the
21 DORAs in Franklin County. And again, I think what
22 we're doing is consistent with what they're doing.
23 They're a little farther ahead down there, they have
24 achieved more success. But again, it underscores how
25 the DORA can help our community activities in the

1 city.

2 On a more personal note, I would also say
3 that it underscores the administration's plan to
4 improve Bitzer. I still think that's something that
5 we want to look at. It's a great DORA venue for
6 activities, whether it's Friday night jazz, Friday
7 night food trucks. Whatever that looks like. And if
8 you look at the City Scene magazine story --

9 MRS. WERREN: Yeah.

10 MR. REVOLDT: -- you'll see that communities
11 are doing that kind of stuff. Well, I think we can,
12 too. So --

13 MRS. WERREN: I think what I liked about
14 that, too, it was almost like if you didn't do it
15 down there you were just way out of the loop.

16 MR. REVOLDT: Yeah.

17 MRS. WERREN: Almost like, what was wrong
18 with your community? And knowing we have other
19 communities around us that are doing it, like, we're
20 just -- I was really proud, kind of, of all of Stark
21 County. And glad to know that we were a part of it.

22 MR. REVOLDT: Yeah. And I think the thing of
23 it is that impressed me about the article, Stephanie,
24 is that you can build certain kind of events with
25 your DORA. It serves as an additional attraction.

1 If you got some food, some music, you've got the
2 DORA, you'll draw a crowd. And whether it's art,
3 whether it's antiques or just, you know, Market 720.

4 MRS. WERREN: Yeah.

5 MR. MCCLEASTER: And I think to your point of
6 selling 10,000 cups and having zero calls for
7 service, you know, you're attracting people but
8 you're not attracting the people that are going to do
9 ill. So --

10 MR. REVOLDT: Right. Well, I think -- I
11 think the other -- the other point is this: Is the
12 administration, at the time that we did this,
13 indicated that it was going to commit the law
14 enforcement resources to figuratively and literally
15 police the event. And it has. You know, we did
16 see -- we had no -- no incidents with citizens, we
17 haven't had litter issues. The administration has
18 done a terrific job rolling this out in the last
19 year. So --

20 MRS. WERREN: Great.

21 MR. REVOLDT: -- I've exhausted my couple
22 minutes. I want to thank Ben for helping grab some
23 of this stuff.

24 MR. ORR: One quick question.

25 MR. REVOLDT: Yes.

1 MR. ORR: Who are the two permanent holders
2 and who are the two temporaries, do you know?

3 MR. REVOLDT: The two permanents are Howlin'
4 Bird and Pav's.

5 MR. ORR: Okay.

6 MR. REVOLDT: And then we've got the chamber.

7 MR. YOUNG: The chamber and then Market 720.
8 Both hold permits that participated in the DORA.

9 MR. ORR: So is there any type of goal on how
10 many permanents or temporaries we would like to get?

11 MR. REVOLDT: Well, John, that's a --
12 that's -- that's a great question. And let me -- let
13 me just share this thought with you. What I'd like
14 to see is a couple of restaurants go into the bottom
15 of the Hoover facility. Convert the front lawn of
16 Hoover to an outdoor dining area.

17 MR. ORR: Well, that -- that would be great,
18 but that's down the line. Hopefully.

19 MR. REVOLDT: But here's the point. It is,
20 for example, let's assume you wanted -- The Little
21 Art Gallery wanted to do an event that would include
22 a DORA function. That would be perfect. Again,
23 that's what we see in Franklin County. The library
24 might want to do something.

25 MR. ORR: My son went to school down at

1 Capital.

2 MR. REVOLDT: There you go.

3 MR. ORR: Bexley is a great, great thing.
4 They even have it during their farmers market which
5 is out on the street and it's good.

6 MR. REVOLDT: I think we're only limited by
7 the calendar and by our imaginations. And I think we
8 ought to be open to, again, looking at events, and
9 again, they don't necessarily have to be big, big
10 events.

11 MR. ORR: No.

12 MR. REVOLDT: But let's assume for the sake
13 of argument that The Little Art Gallery wanted to do
14 an art auction. Wanted a permit, they want a DORA.
15 We get some food out there and they have got a great
16 event.

17 MS. WEYRICK: And so the library does Live at
18 the Library Thursdays in June and July. We bring in
19 a food truck and have live music on the portico, and
20 this year that's been expanded in partnership with
21 the City to be called the North Canton Summer Series.
22 So the DORA is being promoted as part of that.
23 Howlin' Bird is involved. So that will be every
24 Thursday June and July, 5:30 to 7:00.

25 MR. REVOLDT: That's perfect.

1 MS. WEYRICK: So, you know, I think it just
2 brings people out.

3 MR. REVOLDT: It does.

4 MS. WEYRICK: And down.

5 MRS. WERREN: Where they wouldn't have.

6 MS. WEYRICK: Yeah.

7 MR. ORR: I think your Bitzer idea is great
8 with the food trucks and stuff.

9 MR. REVOLDT: Again, that's something down
10 the road.

11 MR. ORR: Yeah.

12 MR. REVOLDT: But, you know, again, if you
13 look at the Columbus/Franklin County scene, it's
14 clear they have a broad variety of interesting things
15 to do of which the DORA is a component.

16 So any other comments? Okay. We'll talk
17 about it in a year.

18 MR. MCCLEASTER: Yeah. Thanks for sharing.

19 MR. REVOLDT: Thank you, Ben.

20 MR. STROIA: Moving on to Finance and
21 Property. Stephanie.

22 MRS. WERREN: Okay. You can kind of see the
23 expenses and what totals to almost 7,250,000. Some
24 is from the COVID relief and from the bans, and Jina,
25 would you like to talk about that, especially the

1 4 million.

2 MS. ALABACK: I do. And I wanted to add it's
3 listed on the second page as a zero because we need
4 to allocate -- reallocate 20,000 from wages to
5 contract services for the water fund. So I need your
6 authorization to add that as well. But it would be
7 Fund 7 -- I'm sorry, 650, Department 768. And we're
8 just moving -- not new money, just we're moving
9 20,000 from personnel down to contract services. So
10 that would be that.

11 So we do have general fund. This is
12 following up on our banns, our economic development
13 banns that we're rolling over, and then that we're
14 also adding two and a half million, so I have to
15 gross all of those transactions on the books. Even
16 though we're not paying them off, we're still, in
17 essence, paying them off and issuing new ones. So I
18 need to kind of create those gross transactions on
19 the book and these appropriations will take care of
20 that, along with the law enforcement education fund.
21 In the past I believe they had CPT funds to provide
22 reimbursement for prior year's training and now they
23 are advancing those to us for payroll hours. That's
24 a first we haven't seen before.

25 And then COVID relief, that is \$3,600 -- all

1 of the entities in the county or the state that
2 decided that they didn't want their allocation, they
3 reallocated those to those of us who said yes, we do
4 want it. And so our additional amount is \$3,600.

5 That takes care of it.

6 MRS. WERREN: Okay. I move to put that on
7 the agenda.

8 MR. YOUNG: Do you need an amendment, Jina?

9 MRS. WERREN: Oh, amendment for the 20,000.

10 MS. ALABACK: Yes, please.

11 MR. REVOLDT: Revoldt will move that
12 legislation be amended to --

13 MRS. WERREN: Second.

14 MR. REVOLDT: Yes. I will second that. I
15 moved, you seconded.

16 MRS. WERREN: Yeah.

17 MR. STROIA: All in favor?

18 ("Aye" in unison.)

19 MR. STROIA: Opposed? Motion carries.

20 Moving on to Street and Alley. Can I have a
21 motion and a second to -- oh, are we reading? No.

22 MRS. WERREN: No.

23 MR. STROIA: Okay. So this is mine.

24 MRS. WERREN: Uh-huh.

25 MR. STROIA: So Rob, can I have you explain

1 to the new people what a performance bond is or
2 how -- not performance bond, but how -- what you do
3 to take things out to bid. Because I think we're
4 going to get into the season where we're going to get
5 a lot of street and alley stuff, so for the new
6 people maybe just explain how that goes. Maybe even
7 include some of the grant language and things like
8 that for the new people.

9 MR. GRAHAM: Sure. Thank you, Mr. Chairman.

10 What 5A is, is one of our grant sources is
11 federal monies that we get through SCATS, Stark
12 County Area Transportation Study. Basically it's our
13 metropolitan planning organization, or MPO, that
14 handles the federal funds for Stark County. And with
15 this one, we have -- it's all based on the federal
16 fiscal year calendar. And in Stark County, if we
17 have a little over a million dollars that we don't
18 spend in a fiscal year, they can take it from us.
19 ODOT and the fed will literally take it from us and
20 say, okay, Stark County, if you can't handle it,
21 we'll give it to Akron, we'll give it to Cleveland.
22 What we do to guard against that is, and I happen to
23 be the chair of the committee last year and this
24 year, is we always have what we call reservoir
25 projects; basically shovel ready is a fancy term.

1 Where they're just simple repaving projects that --
2 other projects that come in under budget, or if a
3 community falls behind with their planned
4 development, we have stuff ready to step in and not
5 lose this money.

6 So what happened with this one for Glenwood,
7 I had an application in that wasn't funded initially,
8 but when it looked like we were going to -- we had
9 1.2 million we had to use or lose, and in -- so we
10 were granted this grant, and I think I had reported
11 that back to council back in late January, I believe.
12 But and what it does is it pays for 85 percent of the
13 repaving of all of Glenwood Street from South Main --
14 or Glenwood Street, Southwest, I should say, from
15 Glenwood -- or from South Main to Whipple. And it
16 pays 80 percent, so estimate -- conservative estimate
17 at the time, it's a little closer to reality with the
18 times we're in, I had it at \$618,750 and the grant
19 will cover up to 495. Or 80 percent of that. So
20 literally, if we didn't spend it, we'd lose it. So
21 we were right there, had it.

22 So what this ordinance is for tonight is just
23 to go out to bid like we would on any other project.
24 Because we got the grant so late in the game, we did
25 the ordinance either at the end of '21 or early this

1 year where we got all these over-\$50,000 projects out
2 of the way but we hadn't got this grant yet. So this
3 is just coming back to you for that permission for us
4 to go out to bid and award it following our normal
5 protocols. So to award it.

6 MR. STROIA: Perfect. Thank you.

7 MRS. WERREN: Yes.

8 MR. STROIA: Anyone have any questions on how
9 that process works or anything? Or specifically
10 about this particular item?

11 MR. REVOLDT: I have one question.

12 MR. STROIA: Sure.

13 MR. REVOLDT: Rob, when would you anticipate
14 this project starting?

15 MR. GRAHAM: Starting? We have to award the
16 project before the end of the fiscal year. So we
17 will award the project, we'll encumber the funds in
18 Columbus before the end of -- June 30, basically. I
19 would -- we have a water line project on Glenwood
20 that we've already awarded. We've got to get that
21 done first. They could be starting there in two to
22 three weeks. I can hold the bids after -- we can
23 award it but hold the notice to proceed for up to 60
24 days. I guess the short answer is I would say late
25 summer that we would get started on this. We've got

1 to finish the Glenwood water line first and get in
2 there immediately and repave it. So definitely this
3 season.

4 MR. REVOLDT: So those who use Glenwood, or
5 reside there, can anticipate a disruptive summer.

6 MR. GRAHAM: They will have a disruptive
7 summer, but it will lead to, with the polymer
8 asphalt, ten years of smooth sailing.

9 MR. REVOLDT: And additional revenues for the
10 police.

11 MR. GRAHAM: Especially westbound.

12 MR. STROIA: Okay. Any other comments?
13 Questions?

14 MR. ORR: So that's ten years it will last?

15 MR. GRAHAM: On average, I think that's a
16 safe bet, yeah. Maybe even more. It all depends on
17 subsurface conditions, but I think ten years is a
18 good rule of thumb. Especially with the more
19 expensive polymer paving that we're using because we
20 have the grant to pay for it.

21 MR. ORR: Thank you.

22 MR. STROIA: Polymer was Dominic Fonte's
23 favorite thing to talk about in the past. He loved
24 it, though.

25 MR. STROIA: I move that we put this on the

1 agenda.

2 MR. MCCLEASTER: Second.

3 MR. STROIA: All in favor?

4 ("Aye" in unison.)

5 MR. STROIA: Opposed? Motion carries.

6 So moving on to 5B. So this is the -- okay.

7 This is -- so this is the performance agreement for
8 McKinley -- for the McKinley-Applegrove project.

9 (Cell phone ringing.)

10 You should answer.

11 MR. ORR: Sorry. Potential spam. I thought
12 I shut that off.

13 MR. STROIA: So again, let's just start from
14 the beginning, and Rob, can you explain how a
15 performance agreement would work for these people.

16 MR. GRAHAM: Yeah, absolutely.

17 What this is, is Sanctuary Phase 5, and I
18 think last week, maybe even tonight, the final third
19 reading for Sanctuary Phase 5 or maybe we passed it
20 already. But that was the preliminary plat. This
21 piece is the performance guarantee. Now the
22 contractor next will step in and build it. And
23 that's a function of the construction cost estimate,
24 which they gave us an estimate, I looked it over. I
25 think it was like \$691,000. So now they have to post

1 a bond that, if the developer was to become bankrupt,
2 whatever reason not complete the project, the bond is
3 there for the city to step in and complete it because
4 the roads will be commenced. Obviously we don't
5 anticipate that being a problem with our developer in
6 Phase 5 of a beautiful neighborhood but that's still
7 what our ordinance requires.

8 And then roughly a year from now, if that
9 bond will be reduced to just 10 percent of it, so
10 61,000, and that's in the form of a maintenance bond.
11 That if something falls apart, a section of curb
12 breaks, a manhole collapses, we still have that for
13 another year, if they will not fix it themselves,
14 where the city has the ability to cash in that bond,
15 go fix it.

16 And then 5C is the last component, which is
17 the sidewalk bond. Separate from the roadway
18 construction. That neighborhood, per our ordinance,
19 has to have sidewalks on both sides of the road. So
20 our rough estimate for the 2,000 feet of 5-foot wide
21 sidewalk is the \$54,000. So then they post another
22 bond for that, but that could be years from now.
23 Maybe we'll chip away at it, depending how fast it
24 develops. As each house is completed, the builder
25 builds a sidewalk in front of that individual home.

1 So it could take a while. Or they seem to be selling
2 quite quickly out there so maybe not so long, but
3 eventually the developer will ask us, A, to reduce
4 the performance bond to the maintenance bond and
5 10 percent, and then he'll also ask us to release the
6 maintenance and then ultimately release the sidewalk
7 bond.

8 MR. STROIA: Perfect. Thank you.

9 MR. GRAHAM: Yep.

10 MR. STROIA: Any questions about 5B or how
11 the performance bonds work, anything like that?

12 MR. ORR: Is this different? Last week we
13 had talked about someone getting ahold of the
14 contractor and making the necessary changes on that.
15 There was a hold.

16 MR. GRAHAM: That was in Monticello Phase 8
17 and accepting the final plat. One of the -- I think
18 we've gone to just the maintenance bond there for the
19 10 percent amount. A punchlist item was getting that
20 gate in Monticello, the lock for it. That's a
21 couple-hundred-dollar item based on hundreds of
22 thousands of construction. But still, if they
23 wouldn't -- well, number one, if they wouldn't have
24 passed it, I doubt you'd -- tonight would pass the
25 third reading. And secondly, you know, we could cash

1 in a bond if they never got us that lock. I mean,
2 obviously they're not going to lose, get a bad grade
3 with their bonding company by not getting a lock.

4 MR. ORR: Did they get back to us?

5 MRS. WERREN: Yeah.

6 MR. STROIA: We'll talk about that.

7 MR. YOUNG: It's on the next agenda.

8 MR. ORR: Okay. Thank you.

9 MR. DEORIO: On that item, I would just like
10 to read into the record an e-mail from Chief Bacon to
11 Stephanie, or it's from Rob to Stephanie but from
12 Chief Bacon, has confirmed that the Knox box lock for
13 the Monticello gate has indeed been ordered by the
14 developer and the chief did approve the developer's
15 order with Knox, and so we're just following up with
16 the developer, make sure that is going to be
17 delivered timely and installed. But there could be
18 potential, you know, I'm going to say it, it affects
19 everything, you know, local supply, pandemic, it's on
20 back order, when will it come in, all kind of issues.
21 To be followed up on.

22 MR. GRAHAM: I can take that a step further,
23 Patrick. They also sent me the FedEx tracking
24 number. The thing arrived today in Uniontown at
25 11:14 a.m. I know that's for the next meeting, but

1 it's here. Not hanging on the street yet, but it's
2 here.

3 MRS. WERREN: We're on it. Brad, are you
4 good?

5 MR. DAVIS: Almost.

6 MR. MCCLEASTER: Okay.

7 MR. STROIA: All right. Well, I motion that
8 we put this on the agenda.

9 MR. REVOLDT: Revoldt seconds.

10 MR. STROIA: All in favor?

11 ("Aye" in unison.)

12 MR. STROIA: Opposed? Motion carries.

13 Moving on to 5C. So Rob, if you'll explain.
14 What's that?

15 MRS. WERREN: Did Rob explain it?

16 MR. STROIA: Yeah, I was just going to say
17 that. Yeah. We're going to vote on C still.

18 MRS. WERREN: Okay.

19 MR. STROIA: So this is for the sidewalks
20 that we just discussed. This is \$54,255. Any
21 questions on how that process works or this specific
22 ordinance?

23 MR. REVOLDT: No.

24 MR. STROIA: Okay. I move that we put this
25 on the agenda.

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MR. ORR: Second.

MRS. WERREN: Werren, second.

MR. STROIA: All in favor?

("Aye" in unison.)

MR. STROIA: Opposed? Motion carries.

And any more new business?

MR. REVOLDT: No. Motion to adjourn.

MR. STROIA: Motion to adjourn.

MRS. WERREN: So moved.

MR. STROIA: All in favor?

("Aye" in unison.)

MR. STROIA: Opposed? Adjourned.

- - - - -

(Meeting adjourned at 7:24 p.m.)

- - - - -

Attest:


Benjamin R. Young
Clerk of Council


Matthew Stroia
City Council President

