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CITY OF NORTH CANTON, OHIO

IN RE:)	
)	
NORTH CANTON)	
COMMITTEE OF THE WHOLE)	
VIRTUAL MEETING)	
)	TRANSCRIPT OF PROCEEDINGS
)	

Transcript of Proceedings held virtually before North Canton City Council, taken by the undersigned, Shannon Roberts, a Registered Professional Reporter and Notary Public in and for the State of Ohio, at the offices of North Canton City Hall, 145 North Main Street, North Canton, Ohio, on Monday, the 3rd day of May, 2021, at 7:00 p.m.

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APPEARANCES:

- Daryl Revoldt, Member
- Douglas Foltz, Member
- Stephanie Werren, Member
- Mark Cerreta, Member
- Dominic Fonte, Member
- Matthew Stroia, Member
- Stephan B. Wilder, Mayor
- Patrick DeOrio, Director of Administration
- Catherine Farina, Deputy Director of Administration
- Jina Alaback, Director of Finance
- Robert Graham, PE
- Martin B. Van Gundy, IV, Chief Building Officer
- Benjamin Young, Council Clerk
- Jamie McCleaster, Planning Commission

- - - - -

1 MR. YOUNG: When you are ready, sir.

2 MR. REVOLDT: Are we set? Let's go.

3 Good evening, everyone. This is Council
4 Vice-President Daryl Revoldt presiding this
5 evening. I'd like to call our Council of
6 Whole meeting to order.

7 Clerk, would you please call the roll?

8 MR. YOUNG: Member Revoldt.

9 MR. REVOLDT: Present.

10 MR. YOUNG: Member Stroia.

11 MR. STROIA: Here.

12 MR. YOUNG: Member Cerreta.

13 MR. CERRETA: Cerreta is here.

14 MR. YOUNG: Member Foltz.

15 MR. FOLTZ: Here.

16 MR. YOUNG: Member Fonte.

17 MR. FONTE: Here.

18 MR. YOUNG: Member Werren.

19 MS. WERREN: Here.

20 MR. YOUNG: And Member Peters could not
21 join us today. Six present.

22 MR. REVOLDT: Very good. Thank you. May
23 I have a motion to excuse Member Peters?

24 MR. FOLTZ: Foltz moves.

25 MS. WERREN: Werren, second.

1 MR. REVOLDT: All in favor, say "aye."

2 MR. EOLTZ: Aye.

3 MR. REVOLDT: Aye.

4 MR. CERRETA: Aye.

5 MS. WERREN: Aye.

6 MR. FONTE: Aye.

7 MR. STROIA: Aye.

8 MR. REVOLDT: Opposed?

9 (No response.)

10 MR. REVOLDT: Motion carries. Very good.

11 Let's move on to our agenda. The first item
12 is community and economic development. Our
13 Second Century Zoning went to the Planning
14 Commission for a discussion. You have before
15 you a capture of those discussion points.

16 Planning Commission Chairman Jamie
17 McCleaster, he is on with us tonight if we
18 have any -- if we have any questions for him.

19 But what we tried to do was capture the
20 items that came up at the Planning Commission
21 meeting. The Planning Commission did approve
22 the document, but it had some suggestions.
23 And so what I'd like to do tonight is to roll
24 through these to determine whether Council
25 wishes to make any further amendments to the

1 existing document.

2 Let me preface that action by a reminder
3 that the goal of our zoning amendment, our
4 zoning plan, is to promote a higher level of
5 commercial activity in -- on Main Street.
6 And our objective is to increase property --
7 property tax values and the number of jobs.
8 And as we have often discussed, what we are
9 trying to do is maximize the use of
10 commercially-zoned property, a space that is
11 not likely in the future to grow, given the
12 proximity to residential neighborhoods.

13 So having said that, let's -- let's
14 begin. The first item that came up was a
15 question about adding hotels and funeral
16 homes to the Main Street Center District. I
17 don't believe that that -- those are -- are
18 good permitted uses. Funeral homes tend to
19 be fairly -- require a fair amount of real
20 estate for parking, et cetera. We have had a
21 funeral home in the central district, and it
22 had parking issues.

23 Correspondingly, I'm not sure that hotels
24 at this time are desirable for a variety of
25 reasons. But to wit, if the -- if a hotel is

1 permitted, it is built and is unsuccessful,
2 it really creates a burden on the community
3 to find a second use or another use for that
4 site.

5 So is there anyone who would -- who would
6 like to add anything to that or take a
7 contrary view? And Patrick --

8 MR. DEORIO: I would add --

9 MR. REVOLDT: And Patrick and the Mayor,
10 please go ahead and let -- Dom, before we go,
11 let me ask the administration I guess if it
12 wants to weigh in.

13 MR. DEORIO: Yeah, I would stand to agree
14 with that premise that it's not really a good
15 maximizing use of the -- of the limited
16 commercial space. I mean, if we look to
17 other communities around here in Stark County
18 in which they have had, say, funeral homes in
19 the downtown area, eventually they have all
20 been pushed out.

21 You know, in Massillon, Arnold used to be
22 downtown. It got pushed out to Wales Road.
23 And, you know, there used to be one in
24 downtown Canton, Lewis. You know, they
25 just -- they just can't compete with the

1 nature of the types of -- of funerals these
2 days. And as a result, they require -- it's
3 just a huge amount of -- of space. You take
4 a look at the one we've got over on Pittsburg
5 with Reed; huge amount of space. I can't
6 imagine that space on Main Street. And there
7 is very -- you know, there are not really a
8 lot of jobs that go with it.

9 And then on the hotels, it's the same
10 story. I mean, you know, you don't have to
11 look much further than downtown Canton and
12 see that, you know, over the last 30 years
13 how they have struggled, you know, to keep,
14 you know, some type of a hotel down there.
15 And, you know, were it not for in the early
16 days of, you know, some of the more
17 established companies reserving entire
18 floors, keeping it open, or, you know, the
19 Hall of Fame, of late, it -- it begs the
20 question of whether or not it can really
21 survive.

22 I mean, look at here and proximity to
23 Belden Village. I mean, that's really where
24 the hotel action is. So we don't think that
25 it would be an appropriate use.

1 MR. REVOLDT: Okay. Let's turn it over
2 to Council. Dominic, I think you are first
3 up. Am I correct?

4 MR. FONTE: Okay. So I'm good with what
5 you are saying. I mean, the only problem to
6 have a hotel --

7 THE REPORTER: Wait. Wait. Wait.
8 Dominic, I'm having trouble understanding
9 you, hearing you.

10 MR. FONTE: Here, hold on one sec. So --
11 can you hear me? It's Dominic.

12 MR. REVOLDT: Yes.

13 THE REPORTER: That's better.

14 MR. FONTE: Okay. Sorry about that.

15 THE REPORTER: Thank you.

16 MR. FONTE: What I was suggesting is the
17 funeral parlor I agree with. There is a
18 small funeral home on South Main, Vrabel --
19 Vrabel. I think that's how you pronounce it,
20 Vrabel.

21 MR. REVOLDT: Vrabel, yes.

22 MR. FONTE: Yep. And then, of course,
23 the one on -- you know, the one that takes up
24 the big parking space over there on
25 Pittsburg. So, yeah, I agree with that.

1 And as far as the hotel goes, to do a
2 fresh space, that would take up a good bit of
3 real estate, as well, unless they retrofitted
4 the residential into that, where the -- where
5 the Hoover District was, you know. But other
6 than that, I agree with those items.

7 MR. REVOLDT: You know, Dominic -- and
8 I -- this is Daryl again. You know, as I
9 told Jamie in a side conversation that we
10 had, you know, this is -- while we are trying
11 to set some guidelines for development in the
12 community, this is not cast in stone. So if
13 a really good opportunity came up down the
14 road, we can always bring it back and change
15 it, and it can be done with some speed.

16 So okay. Let's move on. Is there anyone
17 else who wants to weigh in on the
18 hotel/funeral home issue?

19 (No response.)

20 MR. REVOLDT: Okay. We're going to leave
21 that out then, if I don't hear anything else.

22 On 1136.09, design standards, the
23 Planning Commission asked us to consider a
24 provision for permitting similar-looking
25 materials to the natural materials that we

1 specified. In other words, there are
2 architectural products that are as good as
3 natural.

4 How does Council feel about that? Or,
5 excuse me, let me go to the administration
6 first and then Council.

7 MR. DEORIO: I think it's a good
8 suggestion.

9 MR. REVOLDT: Okay.

10 MR. DEORIO: I think it ties into the
11 spirit of what I think I had heard from
12 Member Cerreta. You know, we talked about
13 the fencing type of thing. But as it applies
14 to buildings, that would be an appropriate --
15 it would be an appropriate substitute,
16 natural looking.

17 MAYOR WILDER: Daryl -- Daryl, Mayor
18 Wilder.

19 MR. REVOLDT: Yes, Mayor.

20 MAYOR WILDER: I think what we are
21 looking for is a sense of consistency with
22 the facades and the building structures. I
23 think that is the spirit of the -- of what we
24 are trying to look at here. And so I
25 would -- I would agree that if there is

1 quality and similar building materials that
2 will, you know, stay with kind of the theme
3 we have along Main Street here, I think
4 that's appropriate.

5 MR. REVOLDT: Okay. Very good. Council?
6 Mark?

7 MR. CERRETA: Yeah, I totally agree with
8 that. I think it was a good suggestion they
9 made. Like Pat said, it does go along -- it
10 doesn't have to be truly wrought iron. It
11 could be something that looks like that; it's
12 less expensive. You know, there are a lot of
13 different facade stones that aren't really
14 stone, but they look just like stone. So
15 when we say stone, you know, that doesn't --
16 that pushes the cost up.

17 So similar-looking material. There is
18 some new stuff that's on there they
19 mentioned. So I think that's a really good
20 idea. I do think, though, that we need to do
21 a little better job of coming together on --
22 and what -- we talked about this, what are we
23 suggesting to try to keep our theme,
24 especially in the center stage of the -- of
25 the whole district, the center district --

1 MR. REVOLDT: Yes.

2 MR. CERRETA: -- we want to call it
3 historic district.

4 MR. REVOLDT: Yes.

5 MR. CERRETA: So I know we went down
6 through this. But how do we get people to
7 look at these suggestions and, you know,
8 possibly, you know, do these things. And
9 that's another conversation. We don't need
10 to have that now.

11 MR. REVOLDT: Yeah.

12 MR. CERRETA: But I -- you have that
13 right in front of you here, all these yellow
14 things. You know, and I understand it, when
15 we say -- when we say Hoover brick, when we
16 say natural cut stone, okay, that's -- that
17 can be, you know, kind of open. There is
18 a -- the Hoover brick is an actual color,
19 actually, but natural cut stone, there are a
20 lot of different kinds of stone that look
21 natural. And, you know, different masonry
22 kind of things. So we probably need to -- to
23 get a better hold of this. This is a good
24 list here. I'm not going to sit here and go
25 down the whole thing. But that's my comments

1 on that.

2 MR. FONTE: Mark, it's Dom. It's Dominic
3 Fonte. Mark --

4 MR. CERRETA: I know.

5 MR. FONTE: So you know how they have
6 like HardieBacker board and WonderBoard and
7 different things that is -- it looks like
8 real wood or cedar, and then they have the
9 fiberglass product, Fypon, or whatever they
10 want to call it, that people use for trim and
11 it's maintenance free. And it's a poly
12 product, but it looks really good. So, yeah,
13 I agree.

14 So a lot of times what they would do is
15 what's called an architectural review board
16 or have like somebody that's a little handy
17 on the staff, or contracted, to sort of like
18 make these decisions, so that it's not so
19 literal. You know, we have to have that
20 wiggle room, like you said, with the cut
21 stone, being no -- not real stone, or real
22 wrought iron, but the look alike stuff, to
23 help the people trying to construct these
24 things save money and also keep the esthetics
25 of the City like what we want.

1 MR. REVOLDT: Let's -- let's do this
2 then, Marty and the administration, if you
3 would add some language to -- and work with
4 Ben to add some things -- add some language
5 that permits design standards similar to
6 natural materials. If we can get some
7 language included there, that would be
8 helpful. So I guess we are kind of a yes,
9 and then we'll circle back --

10 MR. DEORIO: I think that's in there,
11 though.

12 MR. YOUNG: That language is on page 11
13 of your packet.

14 MR. REVOLDT: Okay. Very good. All
15 right.

16 MR. STROIA: I think that's smart.
17 Because there are -- there are new things
18 that come out, it seems like every other
19 year. So if you say just like you just said
20 it, Daryl, natural, I think that -- that kind
21 of covers a lot.

22 MR. REVOLDT: Well, let me ask you a
23 question. If this is drafted on item 6, do
24 you want wood grain textured vinyl siding?

25 MR. STROIA: I don't know that that

1 specifically needs to be in there, because
2 there could be something that --

3 MR. DEORIO: That's on trim.

4 MR. STROIA: -- is more encompassing than
5 that. That's the trim part?

6 MR. DEORIO: You've got to read the whole
7 thing.

8 MR. REVOLDT: I am.

9 MR. FONTE: They have good products,
10 guys.

11 MR. REVOLDT: Okay. All right. Then
12 we'll just -- then let's put -- let's insert
13 this language then. If everybody is
14 comfortable with it, let's use it.

15 MR. STROIA: Yep. Sounds good.

16 MR. REVOLDT: Okay. Let's move on to
17 1136.11. This was a parking question. Thank
18 you, Ben. There was concern about parking,
19 and not using -- not specifying sort of
20 minimum required parking. In the course of
21 the discussion, I think what -- what -- what
22 we try -- have tried to avoid is an arbitrary
23 number of parking spots.

24 As you drive around town, particularly on
25 Main Street, you'll notice that there is a

1 huge amount of unused asphalt that was --
2 spots were required. They are unused.
3 It's -- it's -- it's wasting space that could
4 be used for something else.

5 So kind of my take on it is I think we
6 should leave it -- leave it to the property
7 owner to make that determination.

8 Administration, you want to weigh in?

9 MR. DEORIO: Yeah, Daryl. I've spent a
10 lot of time driving up and down Main Street,
11 and, you know, again, just doing it over the
12 weekend, and I would concur, to me, at times
13 Main Street looks like a giant parking lot
14 with some incidental businesses on it. And
15 it used to be kind of the other way around.
16 And I do believe that we have gotten
17 ourselves into a situation where we have
18 over-regulated the amount of parking
19 necessary, because of some arbitrary bias
20 number that we had.

21 And we don't know how many parking spots
22 is needed for the North Canton Shoe Repair or
23 for Pav's or for whoever. But I know one
24 thing, that if it -- you know, the market
25 will decide how much space is needed. And if

1 it's insufficient and to the -- to the point
2 that the business can't survive, then the
3 business has to relocate. That's the idea.
4 They have outgrown their space. They move
5 on.

6 So I -- I agree that there is a lot more
7 uses that could be provided for some of
8 this -- this empty space. And to the extent
9 that, you know, when these lots are bought
10 and consolidated and made into something
11 else, I think this is where that will come
12 into play. Nothing will really change on the
13 existing footprint as it is. It's the idea
14 that going forward, if we have the
15 redevelopment that occurs, then we can
16 take -- start to take that into account. For
17 the most part, it's not going to change until
18 redevelopment occurs.

19 MR. REVOLDT: And, candidly, Pat, it may
20 involve -- and I think, for example, the --
21 the Acme site on North Main Street, the site
22 on South Main that includes Ro's, I mean, as
23 I look at those sites, there is room for --
24 for other buildings on those properties.

25 MR. DEORIO: Yeah.

1 MR. REVOLDT: And there would still be
2 adequate parking.

3 MR. CERRETA: To -- to just kind of
4 piggyback on Pat there, I totally agree with
5 that. I think maybe by doing this, too,
6 maybe it will help our -- our businesses work
7 with their neighboring businesses a little
8 bit more. I mean, there are businesses that
9 are open in the daytime and they are closed
10 in the evening, right next to businesses that
11 are very busy in the evening. Well, let's
12 work -- have them make, you know, some kind
13 of agreement to share the parking in the
14 afternoons when no one is around. That's
15 what a community is about. You bring in
16 business. Not everybody is concerned about
17 their particular property parking kind of
18 thing, but it's -- as long as it doesn't
19 interfere during their business hours, I
20 think that would be a -- more of a community
21 kind of feeling.

22 MR. DEORIO: That's excellent. Yeah.

23 MR. REVOLT: Dominic.

24 MR. FONTE: Yeah, I was just going to
25 say, Mark is right what he's saying; it's

1 just that everybody is too happy and afraid,
2 so you just have to have whole agreements --

3 MR. REVOLDT: Okay. Anyone else?

4 MR. STROIA: Supply and demand, I agree.
5 I mean, who knows better about the parking
6 situation than the person that's going to run
7 the business. So I think it's pretty
8 commonsense.

9 MR. REVOLDT: Yep. Okay.

10 MS. WERREN: Yeah. It's Stephanie. I
11 agree. Same thing; not going to repeat it.

12 MR. REVOLDT: Okay. Perfect. Okay. So
13 we'll -- we'll let that one lie. I want to
14 say one thing. We had a -- I think Mark was
15 on and maybe Matt was on. We had a really
16 great conversation with the Planning
17 Commission on this. And there were a lot of
18 great ideas kicked around and everything.
19 And so I'm grateful, because the wonderful
20 thing about the Planning Commission doing
21 this is it was a second set of eyes that
22 hadn't been part of the original
23 conversation. And I think it was just --
24 just a healthy process.

25 So having said that, let's move on to

1 1136.17. This involves the use of the word
2 "decal," and what kind of signage we want on
3 a window and how much of the window can be
4 consumed by that sign. So do we have any
5 thoughts about this? Pat?

6 MR. DEORIO: Yeah, I think this should be
7 removed. I think -- I'm not sure how --
8 it may have been an accidental slip-by. But,
9 you know, we know that in plazas that, you
10 know, have a door that, you know, leads in or
11 whatever, that they need something on their
12 door. And if -- to call it a decal or
13 whatever and restrict that so it's
14 practically unreadable even from, you know,
15 standing 20 feet away or something, that --
16 that seems kind of onerous. So we would
17 be --

18 MR. REVOLDT: Okay.

19 MR. DEORIO: -- okay with that.

20 MR. REVOLDT: Okay. So let's remove the
21 word "decal." And we'll see what -- what
22 happens there. Let's move on to -- anyone
23 else want to weigh in on that?

24 MAYOR WILDER: Just that I think we --
25 Mayor Wilder here. I think just that

1 business owners should have the opportunity
2 to put their name on their window or their
3 door, you know, in a legible, you know, way.
4 If -- if it's, you know, Dr. Doctor's office,
5 then they should have that opportunity to
6 have their name plainly seen. So we are
7 talking basically about lettering.

8 MR. FONTE: I agree with the Mayor. Like
9 basically when you are walking up and down a
10 plaza or up the sidewalk, not necessarily
11 from the parking lot, but when you pull in
12 the parking space, get out and walk along,
13 you want to be able to read that. You are
14 not going to read it from the back of the
15 parking lot. I think you want to be business
16 friendly and let them feel like they can do
17 what they can to get the exposure on what
18 their hours are. You know, now you might
19 want to put a size, you know, like it has to
20 be one inch or something like that, I guess.

21 MR. REVOLDT: Okay. So we'll -- go
22 ahead. I'm sorry.

23 MAYOR WILDER: Get rid of the decal.

24 MR. REVOLDT: Yep. Okay. Very good.
25 Let's move on to 1136.17, freestanding signs

1 for enter and exit. I think -- and I'm going
2 to rely on Pat here, but the fact of the
3 matter is enter and exit signs are not
4 considered freestanding signs.

5 MR. DEORIO: Directional signage. This
6 is -- you know, this is more like traffic
7 signage.

8 MR. REVOLDT: Yes.

9 MR. DEORIO: Trying to enter here or
10 loading docks this way or, you know -- the
11 idea is -- with that is to try to make sure
12 that there isn't some sort of confusion, you
13 know, traffic pattern that causes a backup on
14 a street or causes somebody to go a wrong
15 way.

16 And I guess, you know, I would liken it
17 to, say, out at the little league. You know,
18 we recently followed up on the request, you
19 know, from the Mayor and the Council
20 regarding that additional drive throughput to
21 the -- to the adjoining field. And if I --
22 if that was a private business and we put a
23 sign there that says -- you know, at the
24 bottom of that pull-in -- additional parking,
25 with an arrow this way, that's a directional

1 sign. I'm not sure why we would need to
2 get -- why you want to get permission for
3 that.

4 MR. REVOLDT: Okay.

5 MR. CERRETA: I agree.

6 MR. REVOLDT: Okay. So we are going to
7 take no action. Does anyone else have
8 anything to add on that? Mark or anyone
9 else?

10 MR. CERRETA: No. I agree with Pat.

11 MR. FONTE: Yeah. So when you see that
12 sign you are discussing, you don't mean the
13 ones like in front of a business, like a
14 sandwich board or something?

15 MR. REVOLDT: No.

16 MR. DEORIO: No. We are talking about
17 directional signage.

18 MR. REVOLDT: We're talking about
19 directional signs.

20 MR. FONTE: Okay. Very good. Thanks.

21 MR. REVOLDT: Okay. So we'll take no
22 action on that.

23 1136.17(6), monument signs, we had a
24 request to add as a -- as a -- as a permitted
25 use a monument sign in the Main Street

1 Center; make it conditional. That's
2 important. Conditional for large
3 developments. I think I -- in listening to
4 the discussion at the Planning Commission, I
5 understand the wisdom of doing this. I
6 believe -- and I don't want to put words in
7 the administration's mouth, but I think the
8 administration understands the wisdom of it.

9 MR. DEORIO: Yeah, I would caveat it by
10 saying, though, a lot of this is -- you know,
11 it's not so much what the business wants and
12 what the -- what the Council or
13 administration would allow. It's going to be
14 what the -- what the property owner wants to
15 allow --

16 MR. REVOLDT: Yes.

17 MR. DEORIO: -- is going to be more of a
18 determinant there. But I agree with you that
19 for such a large development, that -- that is
20 fine.

21 MAYOR WILDER: I agree.

22 MR. REVOLDT: Does anyone have anything
23 to add? And, again, this is just in the Main
24 Street Center.

25 MR. CERRETA: Good suggestion. I agree

1 with that.

2 MR. REVOLDT: Okay. We will -- we will
3 make that change then.

4 We have a -- 1136.17, signs in general,
5 the Planning Commission thought that the Main
6 Street Center should not have electronic
7 signs. The reality is we have got them
8 already. We have got a couple churches that
9 have them. And --

10 MR. DEORIO: And --

11 MR. REVOLDT: Pardon?

12 MR. DEORIO: And a realtor.

13 MR. REVOLDT: And a realtor. I'm not
14 sure that we necessarily want to -- we want
15 to eliminate them on the Main Street
16 corridor. I'm sorry, I said Main Street
17 Center -- or in the Main Street -- Main
18 Street Center.

19 MR. FONTE: So are you saying, Daryl, you
20 are allowing them or not allowing them? What
21 are you saying?

22 MR. REVOLDT: We will allow them. We
23 will allow them.

24 MR. FONTE: Thank you.

25 MR. CERRETA: If I may -- .

1 MR. REVOLDT: We went through -- we went
2 through -- I would remind Council, we went
3 through a large exercise to help -- to help
4 the church on South Main finally get their --
5 their sign up. And it was -- it was a huge
6 lift to get it done. And I think we haven't
7 had any complaints about it. And it reflects
8 the sort of modern way the churches
9 communicate.

10 MR. CERRETA: I think in one of the other
11 sign things, though -- I don't think we took
12 it out, I don't believe. I mentioned it at
13 the Planning Commission. That we only allow
14 signs so -- so high anyways, and we only
15 allow --

16 MR. REVOLDT: That's right.

17 MR. CERRETA: -- a certain percentage of
18 that height and width to be electronic. So
19 you -- this doesn't mean you can have one big
20 huge electric sign, if I'm not mistaken. It
21 has to be a percentage of the actual sign.
22 Am I -- am I mistaken in that?

23 MR. STROIA: You are right. You are
24 right, Mark.

25 MR. DEORIO: You're correct. Correct.

1 MR. CERRETA: So it can't just be -- so
2 those people who are getting -- all
3 getting -- starting to get upset because we
4 don't want these signs, it will be a
5 percentage of the -- of the electronics of
6 the total sign, which, in essence, it can't
7 be very big, because we only allow so many
8 signs to be so big anyways.

9 MR. REVOLDT: Right. Okay. Anyone have
10 anything else to add? Contrary review?

11 (No response.)

12 MR. REVOLDT: So I think we are going to
13 set that aside.

14 1136.21, recommended design, I think what
15 we were looking for was we wanted to
16 encourage people -- this goes to Mark's
17 earlier point -- we wanted them to pay
18 attention to esthetics without requiring it.
19 Does that capture it, Mark?

20 MR. CERRETA: Yeah. It's very hard, and
21 I think everyone agrees, to put down your
22 foot on what you should have. That's not us.
23 But we should be suggesting what we want to
24 be. We surely don't -- and I mentioned this
25 before. We surely don't want a big orange

1 building right downtown next to the -- you
2 know, the YMCA, and we don't want silver
3 brick or stone somewhere. We want to try to
4 keep the esthetics, especially, again, of the
5 central kind of historic area.

6 So somehow we need to come up with a
7 better way to have this suggested by our
8 folks. And if we even have to get to a point
9 where we give them some incentives to get to
10 there, very small, you know, I think that's
11 going to go a long way in our future and be
12 worth it.

13 MR. REVOLDT: Well, I think, Mark, you
14 put your finger on it, and that's subject for
15 another conversation --

16 MR. CERRETA: Yeah.

17 MR. REVOLDT: -- after this is done. But
18 we can incentivize facades. In other words,
19 we can -- we can help in some fashion with a
20 facade that we approve, that meets our design
21 esthetics. And those that don't are
22 ineligible.

23 MR. YOUNG: These changes got rolled
24 into --

25 MR. REVOLDT: Go ahead, Ben.

1 MR. YOUNG: These changes got rolled into
2 the new draft language for 1136.09.

3 MR. REVOLDT: Okay. All right. Well,
4 we'll go back and take a look. So we won't
5 take any further action on that then.

6 The only other item that came up was to
7 consider establishing a scheduled review for
8 the zoning ordinance. One of the suggestions
9 was that we link it to the ten-year -- a
10 ten-year review of the master plan. But you
11 can -- frankly, you can review the thing any
12 time you want, just not ten years.

13 MR. CERRETA: We probably should make a
14 high suggestion of how many years, though,
15 somewhere down the line, instead of leaving
16 it up -- this actually should be in the
17 master plan, to be honest with you, to do
18 this kind of thing, you know, to keep, you
19 know, the certain areas where they are, as
20 far as esthetics. But we probably shouldn't
21 just leave it open to review it. We probably
22 should have a three- to five-year kind of
23 thing that we -- we must do it, you know,
24 just so we are -- and that's just my opinion.
25 I'm just throwing it out.

1 MS. WERREN: I like that. I like that,
2 too, Mark. I think things change just way
3 too quickly, with the way development has
4 been happening. It's just a good reminder
5 for everybody, keeps it in the forefront.

6 MR. FONTE: Here is the thing. This has
7 taken three years, because we waited too
8 long. That's the bottom line. It could be a
9 lot easier to make amendments and changes if
10 we check it every three to five, instead of
11 every twenty.

12 MR. REVOLDT: All right. Why don't we --
13 why don't we do this then? What's your pick?
14 Three or five?

15 MS. WERREN: Three.

16 MR. FONTE: Three.

17 MR. REVOLDT: Three?

18 MS. WERREN: Three.

19 MR. STROIA: I think three, as well.

20 MR. CERRETA: It's just to review. It's
21 not like they are going to change everything.

22 MR. REVOLDT: Well, that's right. And
23 here is the other thing, too, is that will
24 get you -- get you in a -- through an
25 election and a half. So that's okay, you

1 know.

2 MS. WERREN: Well, and I like -- yeah,
3 well, I like the fact, too, that you have
4 maybe different eyes on it.

5 MR. REVOLDT: Absolutely.

6 MS. WERREN: You know, and the same with
7 Planning.

8 MR. REVOLDT: Yes. And, you know, again,
9 I come back to the conversation with Planning
10 Commission. I thought it was -- it was good.
11 Obviously, as you can see from our tally
12 sheet, we didn't agree with everything that
13 the Planning -- that came up at the Planning
14 Commission.

15 But, again, this was a whole range of
16 suggestions that came for members of the
17 Commission, which I thought was, you know,
18 very helpful. So if you do it every 36
19 months, it engages your Planning Commission.
20 It gives it another purpose to exist.

21 MS. WERREN: Yep.

22 MR. REVOLDT: And so -- okay. So three
23 is the number, correct?

24 MS. WERREN: Yep.

25 MR. FONTE: Yes.

1 MR. REVOLDT: Okay. All right.

2 MAYOR WILDER: Daryl.

3 MR. REVOLDT: Yes.

4 MAYOR WILDER: Mayor Wilder. So what I
5 can do is I can suggest to the 2021 master
6 plan steering committee, this is one of your
7 suggestions from Council, that you'd like to
8 have this included in part of that master
9 plan, to try to review that every three
10 years.

11 MR. REVOLDT: Yeah. Okay. Very good.

12 MAYOR WILDER: Okay. I'll share that
13 with the committee. Okay?

14 MR. REVOLDT: Yeah.

15 MAYOR WILDER: Thank you.

16 MR. REVOLDT: And, again, I think to
17 Stephanie's point, I mean, you know, things
18 happen. I -- you know, we -- I think it's
19 just good that -- and I think the other thing
20 is this, is that for new members of Council,
21 you are going to get new members of your
22 Planning Commission, this is a good
23 exercise for --

24 MS. WERREN: Yeah.

25 MR. REVOLDT: -- their instruction. You

1 know, it helps familiarize them with what's
2 there, what the rationale is, et cetera.
3 It's not a bad idea.

4 Okay. Ben, I think we are done with that
5 part.

6 Okay. Finance and property.
7 Mrs. Werren.

8 MS. WERREN: Okay. So we met last
9 Friday, and we all voted to send it to the
10 auditor. And if you look at the attachments
11 that came, those numbers are in and it showed
12 how they calculated them. And I think those
13 were the first four sheets.

14 And then on the next ones -- maybe six.
15 I can't remember -- it gave the actual ballot
16 language. So I don't know -- Jina, would you
17 like to say anything else about those, or --
18 or Pat?

19 MR. DEORIO: Yeah, I think -- are we --
20 do we have the -- are we going -- Jina, are
21 we going to do the slides in regards to
22 following back up from the previous Committee
23 of the Whole, when we had some outstanding
24 questions that we wanted to address, or do
25 you want me to just talk about what Stephanie

1 just talked about? I'm not quite sure.

2 MS. ALABACK: I think we can do both.

3 MR. DEORIO: Okay.

4 MS. ALABACK: I think we should -- we
5 should probably address both. Go ahead.

6 MR. DEORIO: Well, I think we appreciate
7 Council's assistance in getting the -- the
8 right ballot language -- or the right
9 request, I should say, the right request to
10 the auditor on what we wanted them to
11 calculate. And so we learned something
12 really important on this. And this is, you
13 know, kind of the -- you know, the value of
14 having a good partner at the county auditor's
15 office with Alan Harold and John Oates down
16 there. But it also goes to -- you know, talk
17 about, you know, the value of institutional
18 knowledge. And we know we have gone through
19 a lot of change in the last couple years, and
20 so we may have missed that or those before us
21 may not have had that -- had that either.

22 So basically what we learned in this
23 modification that we made was that there is a
24 value to taxpayers for leaving the levies of
25 a certain vintage years on the books. Even

1 though they don't quite optimize based on
2 current property values, the vantage for the
3 taxpayer is that because the levy is at a
4 certain age, it's subsidized by the State of
5 Ohio. So certain residents will pay less,
6 because the State of Ohio is going to kick in
7 their share on the -- you know, the homestead
8 exemption kind of thing.

9 So that's a good thing. And so we have
10 had the modifications done, so that it -- we
11 are only asking for what we need and we can
12 make sure we don't miss on that State subsidy
13 for the taxpayers.

14 Regardless of all that, though, it still
15 leaves us where we were before, which is
16 that, you know, we are short on funds for
17 operating these two departments, fire and
18 EMS. So it doesn't change that.

19 I think at the last meeting -- or one of
20 the last meetings, we had to do some
21 follow-up on some specific questions, and it
22 related to, you know, what looked to be like
23 a spike in 2020, and perhaps going into 2021,
24 that it might still be elevated. So we are
25 going to get to that.

1 But first we would say, you know, what
2 will the levies be used for. Both levies are
3 going to be for operating costs, which would
4 be, you know, personnel, supplies, uniforms,
5 gear, gasoline, vehicle maintenance,
6 training, fire prevention programs. That's,
7 you know, some top bullet points. It's
8 operating an entire department, so there are
9 all kinds of line items that go in those
10 budgets, as you are well aware.

11 The levies will not support major capital
12 improvements, such as the purchase of new
13 fire engines or ambulances. These expenses
14 will still come from the City's capital
15 improvement budget. And grants do not
16 support operating costs. Sometimes we get
17 grants, as you know, for various capital
18 things. City Council just approved one this
19 year for the exhaust ventilation system that
20 was installed at the -- one of the fire
21 stations. We received a grant for that from
22 FEMA that paid for nearly 100 percent of
23 that.

24 Next slide. There were some questions as
25 well about the -- you know, looking back, you

1 know, here we are going to look back ten
2 years to kind of see, you know, how many
3 fire, slash, EMS runs there are over time.
4 And, you know, there is a -- you can draw
5 this line. That would be one way to look at
6 it. I kind of take a look and, you know,
7 look at those first four years in '11, '12,
8 '13, and '14, and, you know, for the most
9 part, we -- you know, we averaged less than
10 2,500.

11 But, you know, you take a look at the
12 most recent four years, and we are not even
13 remotely close to 2,500. You can see that
14 the spread on the graph is by 500 increments.
15 So what looks to be kind of orderly is really
16 some significant increases.

17 2020, we did see a reduction there. So,
18 you know, obviously, we did transport and do
19 things related to COVID, but for the most
20 part, you know, there were less people out,
21 so there were, you know, perhaps less
22 accidents, and, you know, less, you know,
23 incidental occurrences where EMS or fire may
24 have to -- to respond. So we did see that
25 reduction in -- slightly in 2020, but still

1 at 2,800. So this is significant.

2 And as we look towards, you know,
3 continued, you know, aging of our community,
4 those numbers will probably continue trending
5 up. And I was surprised, Ben Young corrected
6 me on something. You know, I thought -- you
7 know, the stereotype is we're an aging City
8 or aging, you know, demographic within the
9 City. And the, you know, above 60 year old
10 group isn't as large as I thought it was.

11 But as much as we are making this City
12 such a great place to stay, they will -- we
13 will likely all age in place here. So we may
14 become a bigger demographic as time goes on,
15 unless we are able to do what we have been
16 doing -- what Council has been doing here
17 with economic development and zoning and
18 doing all the things to try to bring in, you
19 know, a younger clientele.

20 Next slide. So in spite of the runs
21 increasing in volume, the Chief has been
22 trying his darnedest to keep those -- those
23 costs per run down over time. Now, of
24 course, it's a little bit misleading in the
25 sense that it makes it sound like we have

1 total control over the cost. We don't. It
2 all depends on what the nature of the call
3 is. So, you know, if we go through, you
4 know, a period where -- you know, we saw
5 the -- the runs down in 2020, but we look at
6 the cost; the costs are up.

7 Well, you know, that's all that -- you
8 know, there are all kinds of additional
9 things that we have to do, we have to bring.
10 We don't know what we are going to run into
11 when we get there, and the use of PPE
12 equipment or -- you know, just all kinds of
13 other things that go into place. You know,
14 we saw a run-up in 2020. But for the most
15 part, the Chief has been doing a very good
16 job of trying to keep that cost on a downward
17 slope.

18 But it is a volume game. So although we
19 are able to keep the number down, times the
20 number of runs that are increasing, it
21 becomes an increasingly large number for us.

22 Next slide. Okay. So another thing that
23 we have been able to accomplish -- you know,
24 and this goes back ten years. You know, it's
25 nothing related to, you know, the current