

CITY OF NORTH CANTON, OHIO
SPECIAL CITY COUNCIL MEETING

TRANSCRIPT OF
MAY 16, 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, May 16, 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
- John Orr, Ward 4
- Daryl Revoldt, At Large (Via Zoom)
- Christina Weyrick, At Large
- Patrick A. DeOrio, Director of Administration
- Jina E. Alaback, Director of Finance
- Stephan B. Wilder, Mayor
- Benjamin R. Young, Clerk of Council

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1 MR. STROIA: I'll now call to order the
2 special meeting of Monday, May 16, 2022. Time is
3 7 p.m.

4 Opening prayer, Jamie.

5 MR. MCCLEASTER: All right. Let us pray.

6 Heavenly Father, we come to you today asking
7 for guidance, wisdom, and support as we begin this
8 meeting. Help us to engage in meaningful discussion,
9 allow us to grow closer as a group and nurture the
10 bonds of community. Also, Father, please be with
11 those who have been negatively affected by the rains
12 this past weekend. I don't believe that in this area
13 anybody has lost their life but certainly there's
14 cleanup still to do, so please be with them and
15 please be with us here in this meeting.

16 Thank you. Amen.

17 (The Pledge of Allegiance was recited.)

18 MR. STROIA: All right, Ben, would you please
19 call the roll.

20 MR. YOUNG: Member Orr.

21 MR. ORR: Here.

22 MR. YOUNG: Member Metheny.

23 MR. METHENEY: Here.

24 MR. YOUNG: Member Stroia.

25 MR. STROIA: Here.

1 MR. YOUNG: Member Werren.

2 MRS. WERREN: Here.

3 MR. YOUNG: Member Weyrick.

4 MS. WEYRICK: Here.

5 MR. YOUNG: Member McCleaster.

6 MR. MCCLEASTER: Here.

7 MR. YOUNG: And Member Revoldt.

8 MR. REVOLDT: Here.

9 MR. YOUNG: Seven present.

10 MR. STROIA: Okay. At this time, the members
11 of the public wishing to address city council may do
12 so. Each speaker will be granted five minutes. As a
13 reminder, the rules are posted on the screen to the
14 audience's right. As this is a special council --
15 special council meeting, we ask the topics of
16 discussion are limited to those appearing on this
17 meeting's agenda.

18 MR. TEDRICK: Good evening. My name is Jim
19 Tedrick. I live at 309 Rose Lane Street, Southwest,
20 here in town, and besides the house that I live in I
21 own and rent out a house in North Canton under the
22 current system that we have had in place for a long
23 time in regards to rentals. I also have three rental
24 properties in Canton and I am aware of the system
25 that they have down there. And I don't think the

1 system in Canton and places like that is necessarily
2 something that we would want to emulate. It's more
3 of an adversarial, antagonistic climate between the
4 property owners and the government with the system of
5 inspections and registrations, and I don't
6 necessarily consider that a worthy goal.

7 I guess my main objection to this is that how
8 discriminatory it is. You know, to have a problem
9 with a rental that has peeling paint but the
10 owner-occupied house to the left, that one is okay.
11 To, you know, focus on who is renting a rental
12 property because you want to go after the income and
13 so forth from the people that are working there but,
14 you know, the private owner-operated house to the
15 other side, you know, we don't go after that one.

16 And another element to this that I think was
17 emphasized in the newspaper, safety and welfare
18 issues. Well, if something's unsafe in a rental
19 house, why is the same thing not an issue in an
20 owner-occupied house across the street? And on that
21 topic of the safety and welfare, I'm getting a little
22 resentful of, you know, campaigns like this ordinance
23 and other ones playing the safety card all the time
24 to try to get things through here.

25 So like I say, I don't think we have that big

1 of a problem of rental properties in North Canton. I
2 think if you were to drive around Canton and that you
3 certainly wouldn't want what you see there here and
4 that's the -- you know, the system that they have
5 down there with inspections and doing just exactly
6 what you have to do to get by and so forth.

7 Also, I glean, from what I've been reading,
8 that some of this management of this perhaps would be
9 turned in to a third party. I'm not happy with the
10 direction that the property tax going to the RITA
11 program was. I found them very difficult to deal
12 with, extremely hard to get ahold of a person to talk
13 to. So, you know, growing in that direction I don't
14 think is a positive.

15 So like I say, I don't -- I don't favor this
16 legislation you're looking at and I think maybe
17 there's an element of spite or meanness towards
18 people that have rentals, let's go get them or
19 something. And I would really like to see this
20 turned down or make it equal and apply to everyone.

21 I know as I drove down here today I was
22 surprised at how many lawns I saw that needed mowed
23 that were way past -- you know, probably haven't seen
24 a lawnmower this year and I think we have, you know,
25 ordinances already to deal with stuff like that.

1 Well, you know, use the tools you already have to
2 control issues like that. So like I say, I just urge
3 that this be repealed and maybe reworked or rethought
4 or something. So thank you very much.

5 MR. STROIA: Thank you.

6 MR. ORR: Thank you.

7 MR. STROIA: Anyone else wanting to speak
8 about the items on the agenda tonight?

9 MR. OSBORNE: Chuck Osborne. 307 Fairview
10 Street, Southeast, North Canton, Ohio.

11 I want to address last week's discussion and
12 subsequent vote for the first reading on Ordinance
13 43-2022 regarding rental registration. This same
14 ordinance is up for a second reading at tonight's
15 special city council meeting.

16 First, I will say I am in the same camp as
17 council members John Orr and Dave Metheney in that I
18 believe rental registration should be applied to all
19 rentals in the city. As we all know, laws have to be
20 fair and equally applied to all.

21 Secondly, I will have to take issue with the
22 fact that opponents of rental registration were
23 allowed to return to the podium a second time. And
24 for what purpose? The minds of this council and the
25 administration were not going to be changed.

1 With regard to the young lady who was here to
2 speak in her capacity as a governmental affairs
3 director for Stark Trumbull Area Realtors, I must say
4 I was dismayed at the line of questioning she endured
5 from council member Daryl Revoldt. Her name was
6 Kayla Atchison. A very professional young lady who I
7 believe was treated shamelessly. What was the
8 purpose of bringing Mrs. Atchison back to the podium?
9 Mr. Revoldt, your fairly pointed questions, as you
10 described them, were, from my perspective, intended
11 to humiliate and embarrass her, plain and simple. In
12 your continued rebuttal to her, you brought to the
13 attention of Ms. Atchison and everyone at the meeting
14 the existence of Ordinance No. 134-78 passed 44 years
15 ago that required all rental owners, within 30 days,
16 to notify the city, particularly the finance
17 director, of all the tenants that they are renting
18 to. You then asked her how many of her association
19 members have complied with this ordinance. I would
20 like to flip the coin and ask why city hall has not
21 enforced compliance with this ordinance. Why haven't
22 the many finance directors, city administrators, and
23 mayors who have come and gone over the last 44 years
24 enforced this ordinance?

25 Mr. Revoldt, in addition to the decades you

1 have been a member of city council, you were also
2 mayor for three years from September of '98 until
3 July 2001. You say you want to collect data on
4 rentals, but yet in your decades here at city hall
5 apparently the passage of Ordinance 134-78 has
6 collected nothing but dust. In your shameless effort
7 to embarrass Ms. Atchison, I believe you have brought
8 embarrassment publicly to city hall that has made no
9 attempt to enforce a city ordinance passed to provide
10 you the data you so desperately desire.

11 I would ask that this city council body send
12 a letter to Kayla Atchison apologizing for the manner
13 in which Mr. Revoldt publicly embarrassed and
14 humiliated her.

15 Thank you.

16 MR. ORR: Thank you, Chuck.

17 MR. STROIA: Anyone else wanting to address
18 council tonight?

19 Okay. Moving on to old business. Can I have
20 a motion and a second to read by title only Ordinance
21 40-22.

22 MS. WEYRICK: So moved.

23 MR. METHENEY: Second.

24 MR. STROIA: All in favor?

25 ("Aye" in unison.)

1 MR. REVOLDT: Aye.

2 MR. STROIA: Motion carries.

3 Ben.

4 MR. YOUNG: An ordinance establishing Chapter
5 193, Transient Occupancy Tax, of the codified
6 ordinances of the City of North Canton and thereby
7 imposing a transient occupancy tax for the benefit of
8 the City of North Canton, Ohio.

9 MR. STROIA: Stephanie.

10 MRS. WERREN: We had discussed it. Any other
11 questions?

12 MR. MCCLEASTER: No.

13 MRS. WERREN: Okay. I move to adopt.

14 MR. MCCLEASTER: Second.

15 MR. STROIA: All in favor?

16 ("Aye" in unison.)

17 MR. REVOLDT: Aye.

18 MR. STROIA: Opposed? Motion carries.

19 Okay. I'm going to recuse myself for this
20 next one.

21 (Mr. Stroia leaving council chambers.)

22 MRS. WERREN: May I have a motion and a
23 second to read by title only Ordinance 41-2022.

24 MR. METHENEY: So moved.

25 MS. WEYRICK: Second.

1 MRS. WERREN: All in favor?

2 ("Aye" in unison.)

3 MRS. WERREN: Opposed?

4 MR. REVOLDT: Aye.

5 MRS. WERREN: Ben, will you please read.

6 MR. YOUNG: An ordinance accepting a record
7 plat of The Sanctuary Phase 5 located within the
8 corporate limits of the City of North Canton.

9 MRS. WERREN: Mr. Metheney.

10 MR. METHENEY: So this is the third reading,
11 and in light of the weather that we had this weekend,
12 Ben, would you put that picture up, please, for me.

13 So this is the other side of the street from
14 where Phase 5 is going in and this was after the
15 rain. I think the water was actually about 9 or 10
16 feet higher towards those houses. And I know the
17 planning commission has reviewed this and approved
18 this but we're adding a lot more water into this same
19 creek bed to remove the water from that area. I am
20 concerned, I think the residents might be a little
21 bit concerned, I don't know that it's a bad thing
22 that this development is going in by any means, but I
23 think we owe it to the residents of The Sanctuary to
24 possibly postpone this for 20 days, make sure that
25 planning commission and Mr. Van Gundy and everybody

1 still feel comfortable with what happened this past
2 weekend and the water that we're adding to that still
3 suit those residents. It's just a question that I
4 have. I don't know if anybody else would like to
5 comment on that. If not --

6 MS. WEYRICK: That's the first I'm seeing it,
7 yeah.

8 MR. METHENEY: Mr. DeOrio, would you care to
9 make some comments?

10 MR. DEORIO: Yeah. I reviewed this with the
11 engineer, they and Mr. Van Gundy, and we don't see
12 any reason to withhold approval on this. And this
13 is -- this is certainly a hundred-year or 500-year
14 rain, and I don't really think that, from what I've
15 been told, that adding the -- these additional houses
16 to this phase, when you look at the calculations that
17 go into determining a -- the rains coming into an
18 area and for the flooding of it cover such a large
19 geographic area that the number of houses that are
20 being put into this is just a pin drop compared to
21 what's happening throughout the region from which the
22 calculations are being made. So I don't see a
23 reason, particularly at this phase, based on how this
24 looks with the engineer and superintendent, to put a
25 hold on this.

1 MR. METHENEY: Okay. Well, that helps me
2 because I wasn't able to get in touch with them
3 today, and since the rain occurred this weekend, I
4 appreciate the fact that you did reach out to them.
5 If they're not concerned then I'm not concerned. But
6 I felt that we should at least discuss that as a
7 possibility. So thank you for addressing that.

8 MS. WERREN: Any other questions or comments?

9 MR. ORR: Were there many residents who
10 called in complaining or viewing their comments?

11 MAYOR WILDER: I'm only aware of one
12 homeowner that sent the video, and this could be
13 something that the HOA will have to address versus
14 the responsibility of the city. But --

15 MR. DEORIO: Well, in regards to the video
16 that was sent, and I reviewed that video with the
17 appropriate individuals, and I'm sure as
18 disconcerting as it is to see that volume of water
19 come -- come through your -- your development, the
20 retention pond has worked as planned. The water
21 stayed sufficiently far from the houses. And, you
22 know, I wish that all of the old development in the
23 city was laid out as well as this new development is
24 because it seemed to work exactly as intended. The
25 water moved through, the retention ponds were large

1 enough to hold back a lot of water and then not
2 create too much of an issue except that it is very
3 disconcerting to look out your window and see that.

4 MR. METHENEY: Absolutely. And I thought we
5 owed the residents at least a conversation and
6 discussion on it, but Mr. DeOrio, I appreciate the
7 fact that you reached out to the city engineer.
8 Builds my confidence back up. I appreciate that.

9 So any other questions? Concerns? Does
10 Ms. Vice President want to call for the vote?

11 MRS. WERREN: Sure. We have a motion to
12 adopt Ordinance -- can't see it. 41-2022.

13 MR. METHENEY: I'll make that motion.

14 MR. MCCLEASTER: Second.

15 MRS. WERREN: All in favor?

16 ("Aye" in unison.)

17 MS. WEYRICK: All opposed?

18 MR. REVOLDT: Aye.

19 MRS. WERREN: All opposed? Okay.

20 (Mr. Stroia returning to council chambers.)

21 MR. STROIA: All right. Can I have a motion
22 and a second to read by title only Ordinance 43-2022.

23 MRS. WERREN: So moved.

24 MS. WEYRICK: Second.

25 MR. STROIA: All in favor?

1 ("Aye" in unison.)

2 MR. REVOLDT: Aye.

3 MR. STROIA: Opposed? Motion carries.

4 Ben.

5 MR. YOUNG: An ordinance establishing Chapter
6 703, Registration of Rental Units, of the codified
7 ordinances of the City of North Canton and thereby
8 requiring the registration and inspection of
9 residential rental units located within the City of
10 North Canton.

11 MR. STROIA: Daryl.

12 MR. REVOLDT: Am I audible, Matt?

13 MR. STROIA: You are.

14 MRS. WERREN: Yes.

15 MR. REVOLDT: Thank you.

16 Let me begin to my left. John, do you have
17 any questions or comments at this point?

18 MR. ORR: Well, I addressed most of my
19 feelings last week. Why haven't we been following up
20 over the last 44 years would be one question.

21 MR. REVOLDT: Well, John, I think that's a --
22 that's a fair question. And I think it rests with
23 the changing nature of the community. 40 years ago,
24 rental units were principally confined, but not
25 exclusively, to apartment buildings. And in those

1 intervening 40 years we have seen the expansion of
2 rental units to single-family homes and I think that
3 is the reason why we are looking at this today. The
4 sheer number of single-family homes that are now
5 rentals within the community.

6 MR. ORR: Okay. Thank you.

7 MR. REVOLDT: John, I can't see your face so
8 I'm going to assume there's no follow-up.

9 MR. ORR: No. I said "thank you."

10 MR. REVOLDT: Okay. Very good.

11 MR. ORR: My thoughts are still the same. I
12 think it should be "all" but, you know, until it's
13 changed I will continue to vote "no" on this.

14 MR. REVOLDT: Very good.

15 Mr. Metheney.

16 MR. METHENEY: Thank you.

17 So the purpose of this, and I'll read it, it
18 says, "The purpose of this chapter is to hold all
19 property owners and agents to the same property
20 maintenance standards as set forth in Part 17 of the
21 codified ordinances of the City of North Canton and
22 to provide a safe and sanitary environment for the
23 residents and their guests of all rental dwelling
24 units." This is asking for all, but the registration
25 is for only those of 8 units or less and I think in

1 this we should incorporate some way of making sure
2 that all rental units are registered; that the
3 inspections follow based on cause, and there are
4 several items there that could generate cause, those
5 being those items in Chapter 17 that can be viewed
6 from outside or change of ownership, change of
7 tenant, anything like that that would draw attention
8 to that rental unit. So I stand with the fact that
9 this could be better legislation.

10 Thank you.

11 MR. REVOLDT: Thank you. Mr. -- Mr. Stroia.

12 MR. STROIA: I have the same opinion. I
13 support it as it's written. I have nothing new to
14 add from last week.

15 MR. REVOLDT: Okay. Christine.

16 MS. WEYRICK: You're skipping Stephanie.

17 MR. REVOLDT: Yeah. I did. I'll come back
18 to you. I apologize.

19 MS. WEYRICK: Okay. Yeah, I don't have
20 anything further to add. I have not been contacted
21 by anyone still.

22 MR. REVOLDT: Okay. Stephanie.

23 MRS. WERREN: No further recommendations. I
24 think we will get to "all." I'm going to adhere to
25 the direction of administration in what they think

1 they can do first and then we'll move accordingly.

2 MR. REVOLDT: Very good.

3 Mr. McCleaster.

4 MR. MCCLEASTER: I think I'm going to take
5 the same direction that Member Werren has, that we
6 pass what we have now and follow the direction of the
7 administration, we'll get to "all" eventually. And
8 yeah, I have nothing new to add from what we talked
9 about already.

10 Thank you.

11 MR. REVOLDT: Mayor, I suspect you're down
12 there on the end. Do you have anything to add at
13 this time?

14 MAYOR WILDER: I think the legislation
15 written is sufficient to go forward with the rental
16 registration. There's a number of things that the
17 city will be working on in the future to try to
18 address many of the issues that were presented today
19 and this evening and it all takes time and process
20 and people and money to get this all through but I
21 think this is a good starting point for us. And as
22 we go forward, any amendments that our legislative
23 body needs to make, we can address those as we go
24 forward. But I believe this is a long-time issue
25 that's been coming so that we avoid what we see in

1 other communities and keep our neighborhoods in a
2 quality living nature. And we have to start
3 somewhere and I think this is a good starting point
4 for it.

5 Thank you.

6 MR. REVOLDT: Very good. Okay.

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

8 MR. DEORIO: No.

9 MR. REVOLDT: Very good.

10 Mr. Stroia, I've concluded.

11 MR. STROIA: Okay. Can I have a motion to
12 report?

13 MRS. WERREN: Second. Are you looking for a
14 motion to adopt?

15 MR. MCCLEASTER: Second.

16 MR. STROIA: All in favor?

17 ("Aye" in unison.)

18 MR. REVOLDT: Aye.

19 MR. STROIA: Opposed?

20 MR. METHENEY: Nay.

21 MR. ORR: Nay.

22 MR. STROIA: Motion carries 5-2.

23 Any other words from council or
24 administration tonight?

25 MR. DEORIO: A special report, I don't think

1 we do that.

2 MR. STROIA: I just was opening the
3 opportunity for special circumstances.

4 MR. DEORIO: I disagree, and I like things I
5 can plan on.

6 MRS. WERREN: The only thing I'll say is, and
7 I said it to Jamie, I wonder if some of the yards
8 aren't being kept because it's No Mow May, and in an
9 effort to protect the environment and help the bees
10 and all the things, dandelions and everything, I have
11 noticed a lot, and I guess it's like a thing in
12 Canton and they're noticing it, so I just wonder if
13 that is why some of the yards are unkept.

14 MR. DEORIO: Not so much.

15 MRS. WERREN: Maybe. You don't know. No,
16 it's a thing.

17 MR. STROIA: Is it?

18 MRS. WERREN: Yeah. Yes, it is.

19 MR. MCCLEASTER: My buddy told me about it
20 this weekend. I thought he was crazy so --

21 MR. DEORIO: It's not a thing.

22 MRS. WERREN: It's a thing. I'm saying to
23 you, it's a thing.

24 MR. DEORIO: Part of some sort of dystopia.

25 MR. STROIA: All right. Anything else? All

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right. I motion to adjourn.

MR. MCCLEASTER: Second.

MR. STROIA: All in favor?

("Aye" in unison.)

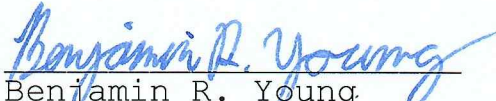
MR. REVOLDT: Aye.

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(Meeting adjourned at 7:23 p.m.)

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Attest:


Benjamin R. Young
Clerk of Council


Matthew Stroia
City Council President

