



**NOTICE OF PUBLIC MEETING**

Notice is hereby given that:

Recent, and temporarily amended sections of Ohio’s Revised Code, specifically R.C. 121.22 Public meeting - exceptions, together with orders and directives from the Ohio Attorney General and the Ohio Department of Health, as well as the safety directives from the President and Center for Disease Control regarding health risks posed by COVID-19, compel the City of North Canton to take unprecedented actions to continue the business of government while limiting gatherings so as to prevent the spread of COVID-19. Accordingly, in this limited circumstance, where the Governor has declared a state of emergency and the Director of the Ohio Department of Health is limiting gatherings to prevent the spread of COVID-19, the City shall hold its public meetings via teleconference; all other requirements of Ohio’s Open Meetings Act, R.C. 121.22, shall be fulfilled.

Meeting notices shall provide instructions for the public on how they may hear the discussions and deliberations of all members of the public body, and in certain circumstances, address the public body themselves.

The Council of the City of North Canton shall hold the **Regular Council meeting on Monday June 8, 2020 at 7:00 PM** via teleconference.

Instructions to hear and perhaps participate in the meeting described above are as follows:

**FOR THOSE WISHING TO WATCH THE MEETING:**

The meetings will be livestreamed via the City’s YouTube page. The livestream can be accessed at the link below and will begin at approximately 6:55 p.m., Monday, June 8, 2020.

[https://youtu.be/3L9XGwhaH\\_Y](https://youtu.be/3L9XGwhaH_Y)



**THOSE WISHING TO PARTICIPATE IN RECOGNITION OF VISITORS** at the Council Meeting on Monday, June 8, 2020, must email a request to the Council Clerk at [citycouncil@northcantonohio.gov](mailto:citycouncil@northcantonohio.gov) with your **name, email and telephone number** no later than **3:00 PM Monday, June 8, 2020**.

Once your email has been received, the clerk will contact you with information on how to join the meeting. Members of the public wishing to participate will be called to speak in the order requests are received by Council’s office.

Residents wishing to address Council may alternatively submit a written statement to the office of Council to be entered into the public record by **emailing such statements as a word or pdf attachment to [byoung@northcantonohio.gov](mailto:byoung@northcantonohio.gov) by 5:00 pm, June 8, 2020**. Statements must include the attributed party’s **name and address**.

BY THE ORDER OF THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, STATE OF OHIO:

*06/06/2020*

Date

*Benjamin R. Young*  
Benjamin R. Young  
Clerk of Council

**NORTH CANTON CITY COUNCIL MEETING**  
**June 8, 2020, 7:00 p.m., via Teleconference**  
**Agenda**

1. Call to Order
2. Opening Prayer
3. Pledge of Allegiance
4. Roll Call
5. Consideration
  - a. Minutes from May 18, 2020 Committee of the Whole
  - b. Minutes from May 18, 2020 Special Council Meeting
6. Recognition of Visitors
7. Special Presentation on Proposed CRA Legislation – Vice President Daryl Revoldt
8. Old Business
  - a. **Ordinance No. 19-2020 – 2nd Reading, Community and Economic Development Committee**  
An ordinance implementing sections 3735.65 through 3735.70 of the Ohio Revised Code, establishing and describing the boundaries of a community reinvestment area in the City of North Canton, designating a housing officer to administer the program, creating a community reinvestment area housing council, and a tax incentive review council.
  - b. **Ordinance No. 27-2020 – 2nd Reading, Community and Economic Development Committee**  
An ordinance to amend Chapter 111, of the Codified Ordinances of the City of North Canton specifically Section 111.12 Salaries and Bonds in order to establish amounts for public officials surety bonds.
  - c. **Ordinance No. 23-2020 – 3rd Reading, Community and Economic Development Committee**  
An ordinance to amend Chapter 1133 Single-Family and Two-Family Residential Districts, of the Codified Ordinances of the City of North Canton, specifically Section 1133.08(e), Fences and Walls, as described below.
9. New Business
  - a. **Ordinance No. 29-2020 – 1<sup>st</sup> Reading, Community and Economic Development Committee**  
An ordinance authorizing the Mayor of the City of North Canton, through the Board of Control, to enter into an agreement for the purchase of the real property located at 1136 North Main Street, in the City of North Canton, Stark County, Ohio (Permanent Parcel number 10002312) (the “Property”) at a cost not to exceed \$230,000.00, and declaring the same to be an emergency.

- b. Ordinance No. 30-2020 – 1<sup>st</sup> Reading, Finance and Property Committee**  
An ordinance authorizing the appropriation of funds of the City of North Canton to be appropriated from the unappropriated resources of the General Fund, for current expenses during the fiscal year ending December 31, 2020.
- c. Ordinance No. 31-2020 – 1<sup>st</sup> Reading, Park and Recreation Committee**  
An ordinance authorizing the Director of Administration of the City of North Canton to advertise and receive bids, according to specifications now on file in the Director’s office, and authorizing the Mayor, upon Board of Control approval, to enter into a contract for the Bitzer Park Expansion Project, at a total cost not to exceed \$450,000.00, and declaring the same to be an emergency.
- d. Ordinance No. 32-2020 – 1<sup>st</sup> Reading, Street and Alley Committee**  
An ordinance authorizing the Mayor of the City of North Canton to enter into an agreement with the Stark County Commissioners for the reimbursement of cost related to the rehabilitation of Stark County’s East Maple Vehicular Bridge as part of the City’s East Maple Street Enhancement Project (the “Project”) and declaring the same to be an emergency.
- e. Ordinance No. 33-2020 – 1<sup>st</sup> Reading, Water, Sewer, and Rubbish Committee**  
An ordinance authorizing the Mayor of the City of North Canton, to enter into an agreement with the Stark County Commissioners for the use of Community Development Block Grant (“CDBG”) funds on the Pittsburg/Milton/Carousel Waterline Replacement Project (“the Project”), and declaring the same to be an emergency.
- f. Ordinance No. 34-2020 – 1<sup>st</sup> Reading, Community and Economic Development Committee**  
An ordinance amending Part Eleven, Planning and Zoning, of the Codified Ordinances of the City of North Canton, specifically, Chapter 1181, Amendments, as described below.
- g. Resolution No. 03-2020 – 1<sup>st</sup> Reading, Personnel and Safety Committee**  
A resolution authorizing the pick-up of employee contributions for the voluntary purchase of military service credit for City of North Canton eligible, full-time employees of the City’s Police and Fire/EMS Departments, who are members of the Ohio Police & Fire Pension Fund, through a payroll reduction pickup plan.

10. Department Reports

Deputy Director of Administration  
Director of Administration  
Mayor Wilder  
Director of Law

Director of Finance  
City Engineer  
Council Clerk

11. Council Reports

Ward 1 - Doug Foltz

Ward 2 - Daniel Peters

Ward 3 - Stephanie Werren

Ward 4 - Dominic Fonte

At Large - Daryl Revoldt

At Large - Mark Cerreta

At Large - Matthew Stroia

12. Final Call for New Business

13. Meetings Calendar

a. June 15, 2020 – Committee of the Whole

b. June 22, 2020 – Council Meeting

c. June 29, 2020 – Committee of the Whole

14. Adjourn

North Canton City Council  
Community and Economic Development Committee

ORDINANCE 19 - 2020

An ordinance implementing sections 3735.65 through 3735.70 of the Ohio Revised Code, establishing and describing the boundaries of a community reinvestment area in the City of North Canton, designating a housing officer to administer the program, creating a community reinvestment area housing council, and a tax incentive review council.

WHEREAS, North Canton City Council (hereinafter “City Council”) desires to pursue all reasonable and legitimate incentive measures to assist and encourage development in the City that have not enjoyed reinvestment for remodeling or new construction; and

WHEREAS, the Mayor and City Council desire to pursue all reasonable and legitimate incentive measures to assist and encourage development; and

WHEREAS, a survey of housing has been prepared for the area to be included in the proposed Community Reinvestment Area (“CRA”) and is incorporated herein by this reference; and

WHEREAS, the demolition and subsequent new construction of dwellings in the CRA would serve to encourage economic stability, maintain and grow real property values, and generate new employment opportunities; and

WHEREAS, the remodeling of existing commercial or industrial structures, and the construction of new commercial or industrial structures in the CRA would serve to encourage economic stability, maintain and grow real property values, and generate new employment opportunities; and

WHEREAS, the demolition and subsequent new construction of dwellings, the remodeling of existing commercial or industrial structures, and the construction of new commercial or industrial structures in the CRA constitute a public purpose for which real property exemptions may be granted.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

- Section 1. That area designated as the North Canton Community Reinvestment Area constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction or remodeling of existing structures has been discouraged.
- Section 2. That pursuant to ORC Section 3735.66, the North Canton Community Reinvestment Area is hereby established and shall consist of all parcels of land located within and bounded by the North Canton municipal corporation limits, as depicted in the outlined area on the map attached hereto as “Exhibit A” and incorporated herein by this reference, and wherein only those dwellings, and commercial or industrial properties, consistent with applicable zoning regulations, and otherwise satisfying the requirements of ORC Section 3735.67 and this ordinance, are eligible for incentives hereunder
- Section 3. That the classification of the structures or remodeling eligible for the CRA incentive shall at all times be consistent with zoning restrictions applicable to the area.
- Section 4. That this proposal is a public/private partnership intended to promote and expand conforming uses in the CRA, and the City intends to support the public improvements.
- Section 5. That the percentage of the tax exemption on the increase in the assessed valuation resulting from improvements to commercial or industrial real properties in the CRA and the term of those exemptions shall be negotiated on a case-by-case basis in advance of construction or remodeling occurring according to the rules outlined in ORC Section 3765.67. The results of the negotiation, as approved by City Council, shall be set in writing in a CRA agreement as outlined in ORC Section 3735.671.

For residential property, a tax exemption on the increase in the assessed valuation resulting from the demolition and new construction of a structure, as described in ORC Section 3735.67, shall be granted upon application by the property owner and certification thereof by the designated housing officer. The period of the tax exemption and the percentage of the tax exemption for the demolition and subsequent new construction of every dwelling, the tax exemption for the remodeling of existing commercial or industrial structures, or combination thereof, and for the construction of new commercial or industrial, or combination thereof, properties are as follows:

- a. For the demolition and subsequent new construction of every dwelling containing not more than four (4) family units, upon which the cost of the new construction is at least \$250,000 per unit, as described in ORC Section 3735.67, the tax exemption shall be granted for a period of twelve (12) years with such exemption being equal to one hundred percent (100%) of the increase in the assessed valuation resulting from such improvements for each of the twelve (12) years.
- b. For the demolition and subsequent new construction of every dwelling containing more than four (4) family units, upon which the cost of the new construction is at least \$1,000,000, as described in ORC Section 3735.67, the tax exemption shall be granted for a period of fifteen (15) years with such exemption being equal to one hundred percent (100%) of the increase in the assessed valuation resulting from such improvements for each of the fifteen (15) years.
- c. For the remodeling of existing commercial or industrial structures, or some combination thereof, and upon which the cost of remodeling is at least \$250,000, as described in ORC Section 3735.67, the term and percentage of the tax exemption shall be negotiated on a case-by-case basis in advance of the commencement of the remodeling, with the maximum term of such exemption being a period of fifteen (15) years and the maximum exemption being equal to one hundred percent (100%) of the increase in the assessed valuation resulting from such improvements.
- d. For the construction of new commercial or industrial structures, or some combination thereof, and upon which the cost of construction and remodeling is at least \$250,000 as described in ORC Section 3735.67, the term and percentage of the tax exemption shall be negotiated on a case-by-case basis in advance of the commencement of the construction, with the maximum term of such exemption being a period of fifteen (15) years and the maximum exemption being equal to one hundred percent (100%) of the increase in the assessed valuation resulting from such new construction.

For the purposes of the above-described CRA, dwellings containing not more than four (4) family units shall be classified as residential structures, and dwellings containing more than four (4) family units shall be classified as commercial structures.

If remodeling qualifies for an exemption during the period of the exemption, the exempted percentage multiplied by the dollar amount of the increase in the assessed valuation of the structure resulting from such improvements shall be exempt from real property taxation.

Exemptions beyond fifty percent (50%) of the increase on assessed valuation must also receive approval from the School Board in whose district the property sits in accordance with ORC Section 3735.671(A)(1).

Section 6. All residential projects are required to comply with the state application fee requirement of ORC Section 3735.672(C) and the local monitoring fee of \$50 annually, unless otherwise waived by the City Council.

- Section 7. That all commercial and industrial projects are required to comply with the state annual fee requirement of ORC Section 3735.671(D), and a local application fee of \$100.00 unless otherwise waived by the City Council.
- Section 8. To administer and implement the provisions of this Ordinance, the City Director of Administration is designated as the “Housing Officer” as described in ORC Sections 3735.65 through 3735.70.
- Section 9. That a CRA Housing Council (hereinafter “CRA Housing Council”) shall be created, and the City may designate the current Housing Council to serve in a dual role as the CRA Housing Council. Terms and appointments of the members of the CRA Housing Council shall be the same as the current City Housing Council. An unexpired term resulting from a vacancy in the CRA Housing Council shall be filled in the same manner as the initial appointment was made. ORC 3735.69.
- A Tax Incentive Review Council shall be established pursuant to ORC Section 5709.85 and shall consist of three representatives appointed by the Board of County Commissioners, two representatives of the City of North Canton appointed by the Mayor of North Canton with Council concurrence, the County Auditor or its designee and a representative of each affected Board of Education; at least two members must be residents of the City of North Canton. The Tax Incentive Review Council shall review annually the compliance of all CRA agreements involving the granting of exemptions for commercial or industrial real property improvements under ORC Section 3735.671, and make written recommendations to City Council as to continuing, modifying or terminating said CRA agreements based upon the performance of the terms and conditions of said agreements.
- Section 10. That the City Council reserves the right to re-evaluate the designation of the North Canton Community Reinvestment Area on an annual basis beginning December 31, 2020, at which time the City Council may direct the housing officer not to accept any new applications for exemptions as described in ORC Section 3735.67.
- Section 11. That the CRA Housing Council shall make an annual inspection of the properties within the Community Reinvestment Area for which an exemption has been granted under ORC Section 3735.67. The CRA Housing Council shall also hear appeals under ORC Section 3735.70.
- Section 12. That pursuant to ORC Section 3735.68, the housing officer may suspend or terminate the tax exemption at any time after the first year of the exemption if he/she finds that the subject property is not being properly maintained or repaired due to neglect of the property owner. Once suspended, the tax exemption shall not be reinstated except for good cause shown.
- Section 13. If the owner of commercial or industrial property exempted from taxation under ORC Section 3735.67 has materially failed to fulfill its obligations under the written agreement entered into under section ORC Section 3735.671, or if the owner is determined to have violated division (E) of that section, City Council, subject to the terms of the agreement, may revoke the exemption at any time after the first year of exemption. Additionally, if the agreement entered into under ORC Section 3735.671 so provides, City Council may require the owner of property whose exemption has been revoked to reimburse the taxing authorities within whose taxing jurisdiction the exempted property is located for the amount of real property taxes that would have been payable to those authorities had the property not been exempted from taxation.
- Section 14. That the Mayor, Director of Finance, Director of Law, and other City officials, as appropriate, be and are hereby authorized to execute, certify and/or furnish other such documents and do all other actions as are necessary to create and establish the North Canton CRA and which are incidental to carrying out the purpose of this ordinance.

Section 15. That if any term, provision, or condition of this ordinance is held by a court of competent jurisdiction to be illegal, void, or unenforceable, the rest of this ordinance shall remain in full force and effect and shall in no way be affected, impaired, or invalidated, unless such ruling shall materially alter the economic effect of this ordinance.

Section 16. That this ordinance shall take effect and be in full force from and after the earliest period allowed by law.

Passed in Council this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Attest: \_\_\_\_\_  
Benjamin R. Young, Clerk of Council

\_\_\_\_\_  
Stephan B. Wilder, Mayor

Signed: \_\_\_\_\_





# **CITY OF NORTH CANTON**

## **Community Reinvestment Area**

### **Housing Survey**

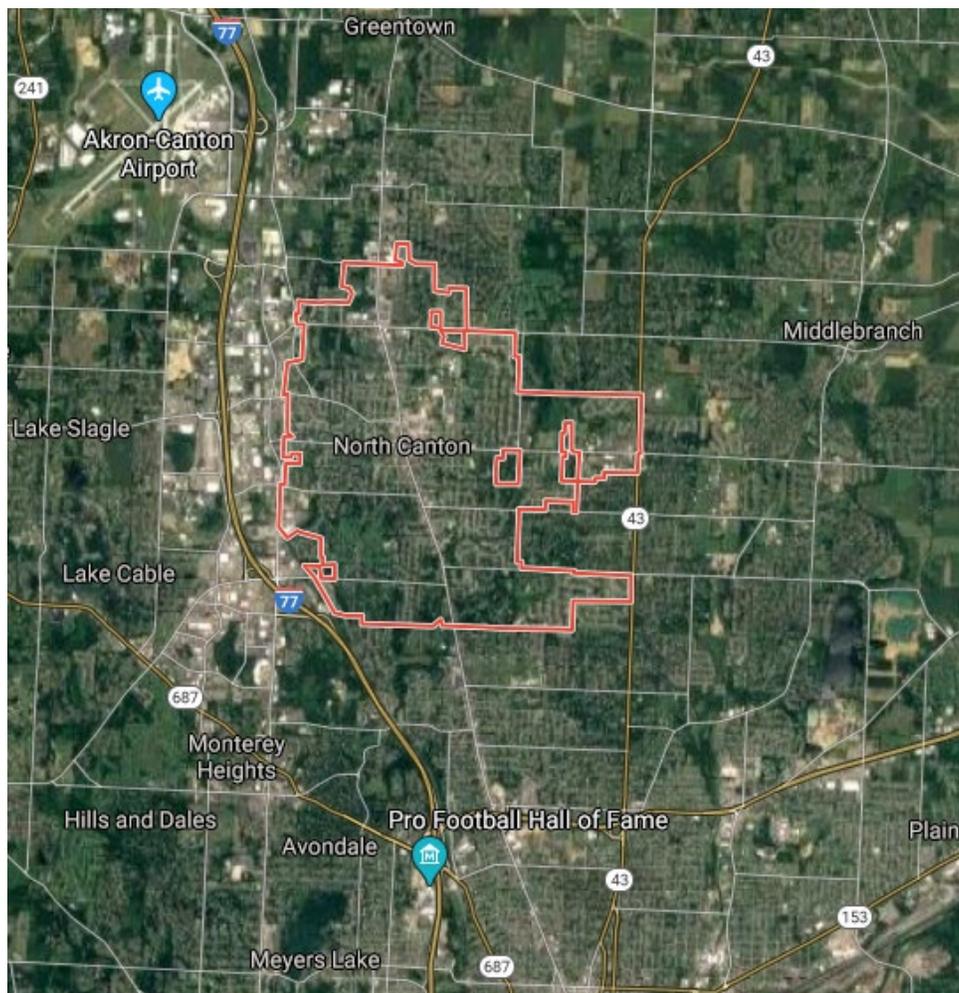
#### **“Attachment B”**

## COMMUNITY REINVESTMENT AREA City of North Canton Housing Survey

### Purpose and Scope

The purpose of this report is to determine whether the area shown in *Figure 1* should be designated as a Community Reinvestment Area (CRA) as defined by Ohio Revised Code (ORC) Sections 3735.65-70. The survey and proposed CRA area in question contains census tracts 7117, 7118, 7119, 7120, 7121.11, 7121.12 and 7122.01. This area represents the City of North Canton in its entirety. There are 7,550 housing units located within the proposed CRA and represent 100% of the total housing units within the City. Of these 7,550 housing units, more than 55% were built in 1969 or earlier and 67.8% were built before 1980. The criteria for eligibility are whether the area is one in which “housing facilities or structures of historical significance are located, and new housing construction and repair of existing facilities or structures is discouraged.” By establishing a CRA program, the City of North Canton would be better able to encourage development and improvement throughout the community.

**Figure 1: City of North Canton, Proposed Community Reinvestment Area**



## **City of North Canton Characteristics**

The City of North Canton is located within Stark County, Ohio and was originally incorporated as a village in 1831 as New Berlin. North Canton was organized as a city effective January 1, 1962 and is part of the Canton-Massillon metropolitan statistical area. According to 2018 American Community Survey data, the population of the City is 17,277 and covers 6.402 square miles. The City is located in northeast Ohio, approximately 6 miles north of Canton, 55 miles south of Cleveland, and 140 miles northwest of Columbus, Ohio. It is a primarily residential community with an older core central business district comprised of retail and office space and some industrial land located adjacent to the main street corridor. The city is within the North Canton City School District.

The City of North Canton enjoys economic benefits of its close proximity to the City of Cleveland and smaller metropolitan areas such as the City of Akron and the City of Canton, and is also home to several large operations including Fives Industry (industrial engineering), Stolle Machinery (machinery equipment manufacturing for the global canmaking industry), Diebold Nixdorf (FinTech developer), Mercy Health Center (healthcare), and Walsh University. It is a community of modest homes, with a total of 7,127 households claiming a median household income of \$57,003. Like many legacy communities in Ohio, the City struggles with loss of revenues, increasing city expenses, and declining rates of home ownership. The City of North Canton has prioritized goals for revitalization and revenue generation, including economic redevelopment within the core central business district and former industrial sites within the city limits.

## **General Demographic Characteristics**

Demographic and socio-economic characteristics of the City of North Canton are described to identify past conditions and trends in the community. The following statistical information, unless noted, was derived from the 2017 census reports published by the U.S. Census Bureau. Because statistics in the census data products are based on the collection, tabulation, editing and handling of questionnaires, errors in the data are possible. Additionally, much of the census data presented in this report is based on sample data rather than 100% reporting and is, therefore, subject to sampling error. One hundred percent data, where used, is subject to non-sampling error. Because of sampling and non-sampling errors, there may be discrepancies in the reporting of similar types of data. However, the discrepancies will not negate the usefulness of the census data to conduct the analysis.

## **Population**

The City of North Canton's population has seen marginal decline since 2010. The following population changes have occurred. Overall, the population of the City has declined 1.2% since 2010 which is slightly more than Stark County's population decline of 1.01% and is a significantly higher decline vs. Ohio's population growth of 1.3% during this timeframe.

**Table 1. Historical Population**

<b>Year</b>	<b>City of North Canton Population</b>	<b>Stark County Population</b>	<b>State of Ohio Population</b>
<b>2018</b>	17,277	371,574	11,689,442
<b>2017</b>	17,295	372,077	11,664,129
<b>2016</b>	17,369	373,449	11,635,003
<b>2015</b>	17,431	374,710	11,617,850
<b>2014</b>	17,495	375,656	11,602,973
<b>2013</b>	17,486	375,108	11,576,576
<b>2012</b>	17,418	374,876	11,548,369
<b>2011</b>	17,415	374,475	11,543,463
<b>2010</b>	17,486	375,365	11,539,327

*Source: U.S. Census Bureau*

According to the U.S. Census Bureau, the percentage of North Canton residents over the age of 60 years is 29.8%, under the age of 5 is 5.8%, and under the age of 18 years is 15.8%. The median age of the City of North Canton residents has increased slightly from 41.0 years in 2010 to 42.1 years in 2017, which is a 2.61% increase in average age. This increase is consistent with the national trend of the “baby boomer” generation growing older. Approximately 58.3% of the City’s total population is over the age of 35. Because of the large and growing elder population in residents, the City will have to prepare for increasing physical and social environments and public services to support the needs of older adults.

The City of North Canton believes that by creating an incentive for entrepreneurs to build and renovate the housing stock, ultimately leading to increased housing values and the anticipation of attracting younger residents into the City. With these renovations and new construction, the City will also be able to meet the needs of the aging population.

### **Social Characteristics**

The most recent median household income in the City of North Canton is \$57,003. The income is higher than Stark County’s average of \$50,117 and the state of Ohio’s average of \$52,407, which correlates to the City having 6.9% of its population considered to represent Low- to- Moderate Income households which is less than the Stark County average of 14.0% Low- to- Moderate Income households, and is less than Ohio’s statewide average of 14.9%. Residents of the City of North Canton have a high school educational attainment of 94.5%, which is higher than the county (90.6%) and the state (89.8%) respectively.

**Table 2. Social Characteristics**

<b>Social Characteristic</b>	<b>City of North Canton</b>	<b>Stark County</b>	<b>State of Ohio</b>
Median Age	42.1	41.8	39.3
Education Attainment: % High School Graduates or Higher	96.5%	88.0%	89.8%
Median Household Income	\$57,003	\$50,117	\$52,407
Individuals Below Poverty	6.9%	14.0%	14.9%

*Source: U.S. Census Bureau*

## City of North Canton Housing Stock Characteristics

The proposed City-wide CRA contains housing stock that is in need of considerable repair. As detailed below, more than 55% of homes were built in 1969 or earlier and 80.7% were built before 1989. In some instances, demolition and redevelopment may be the most appropriate option for improvement. According to the 2017 U.S. Census, there are 7,550 housing units inside the City limits with 54.3% of homes being valued at less than \$149,999 and 76.4% of homes valued at less than \$199,999. Current housing stock on the market for sale is low at roughly 129 units of a total 7,550 housing units, with roughly 7% of those properties listed for sale are being offered as a foreclosure or being sold at auction.

### Age of Property Stock

Age of housing stock is a useful measure of potential historical significance as well as an indicator of new construction being ‘discouraged.’ As noted above, approximately 80.7% of all housing stock in the City was constructed before 1989, with 55% of total stock being constructed in 1969 or earlier. As such, a large majority of these homes are more than 51 years old and thus are potentially historic. Modest new housing stock came online between 1989 – 1999 but has since declined with no new homes being constructed in the City since 2009. Below is a table showing the comparison of the City property-construction by year, followed by a table indicating the property occupancy rates within the proposed City Community Reinvestment Area.

**Table 3. City of North Canton Property Age Inventory vs. Stark County and Ohio**

Property Age Range	Total Housing Units -City	City of North Canton Percent	Stark County Percent	State of Ohio Percent
2014 or later	0	0%	0.4%	0.5%
2010-2013	12	0.2%	1.1%	1.4%
2000-2009	500	6.6%	7.8%	9.8%
1990-1999	950	12.6%	9.1%	11.9%
1980-1989	970	12.8%	7.6%	9.0%
1970-1979	974	12.9%	16.7%	14.3%
1960-1969	1,418	18.8%	12.8%	12.2%
1950-1959	1,576	20.9%	15.6%	14.2%
1940-1949	451	6.0%	8.0%	6.3%
1939 or earlier	699	9.3%	21.0%	20.5%

Source: U.S. Census Bureau

**Table 4. City of North Canton Occupancy Rates vs. Stark County and Ohio**

Occupancy Characteristic	Total Properties	City of North Canton Percent	Stark County Percent	State of Ohio Percent
Total Housing Units	7,550	1,157	166,207	5,174,838
Occupied Units	7,127	94.4%	91.5%	89.5%
-Owner-occupied	4,937	69.3%	68.4%	66.1%
-Renter-occupied	2,190	30.7%	31.6%	33.9%
Vacant Units	423	5.6%	8.5%	10.5%

Source: U.S. Census Bureau

**Table 5. City of North Canton Historical Occupancy Rates**

Census Year	Total Housing Units	Occupied Units	Owner Occupied	Renter Occupied	Vacant Units
2017	7,550	7,127 (94.4%)	4,937 (69.3%)	2,190 (30.7%)	423
2010	8,078	7,557 (93.6%)	5,118 (67.7%)	2,439 (32.3%)	521
2000	7,506	7,114 (94.8%)	4,855 (68.2%)	2,259 (31.8%)	392

Source: U.S. Census Bureau

Occupancy rates for the City of North Canton are 2.9% higher than Stark County and 4.9% higher than the state average. When looking at historical U.S. Census Bureau data, the number of total new housing units has only increased by 6.8% since 2000, while the percentage of owner occupied units has fluctuated between 67.7% and 69.3%, and renter occupied units has fluctuated between 30.7% and 32.3% since 2000. A City-wide Community Reinvestment Area should be established to assist in growing both total housing units and generate new inventory for owners and renters alike.

### Value of Owner-Occupied Property

The median value of owner-occupied housing units is \$143,900. The City of North Canton's median value of owner-occupied housing is higher (13.2%) than Stark County's median value of \$127,100. For the City to continue to grow the inventory and median values of housing units there needs to be a catalyst to encourage new construction and renovation of properties within the proposed Community Reinvestment Area.

**Table 6. City of North Canton Value of Owner-Occupied Property vs. Stark County**

Value of Owner-Occupied Property	City of North Canton Total Properties (%)	Stark County Total Properties (%)
Less than \$50,000	166 (3.4%)	10,529 (10.1%)
\$50,000 to \$99,999	678 (13.7%)	25,404 (24.4%)
\$100,000 to \$149,999	1,837 (37.2%)	28,325 (27.2%)
\$150,000 to \$199,999	1,089 (22.1%)	20,016 (19.3%)
\$200,000 to \$299,999	805 (16.3%)	13,004 (12.5%)
\$300,000 to \$499,999	233 (4.7%)	4,998 (4.8%)
\$500,000 to \$999,999	129 (2.6%)	1,474 (1.4%)
\$1,000,000 or more	0 (0.0%)	229 (0.2%)

Source: U.S. Census Bureau

The City of North Canton property values compared to Stark County vary, however a majority of the City's properties (54.3%) are valued at less than \$150,000 compared to the county overall (61.7%). The greatest variance in property values lies within the \$100,000 to \$149,999 range. The City's total units valued in this range is 10% higher than the county overall, while the number of entry-level housing units valued under \$100,000 is 17.4% less than Stark County meaning the City is at a disadvantage in its ability to attract younger residents.

### Zoning

Map 4 shows the existing zoning within the proposed City-wide CRA. The majority of the proposed CRA is zoned residential. A central business district has been defined along the North Main Street corridor,

with a substantial light industrial area just east of the central business district and industrial districts located on the periphery of the city boundaries.

### **Major Employers & Industry Sectors**

Major industry sectors within the City of North Canton include Education, Healthcare & Social Assistance, and Retail Trade. Map 5 details the location of major employers within the City and include fives Industry (industrial engineering), Stolle Machinery (machinery equipment manufacturing for the global canmaking industry), Diebold Nixdorf (FinTech developer), Mercy Health Center (healthcare), and Walsh University.

The city is within the North Canton City School District.

### **Commercial Opportunities**

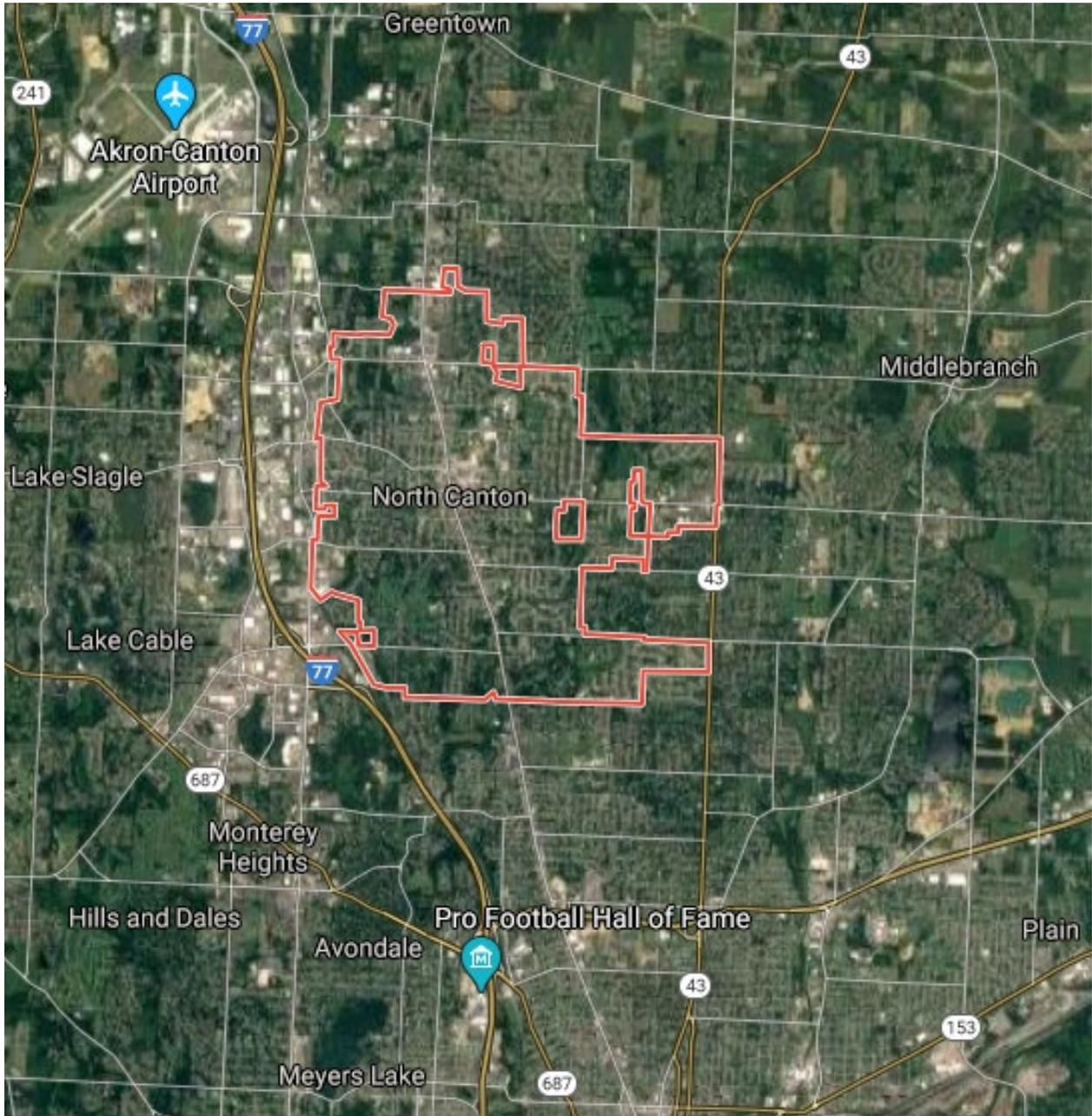
The City of North Canton is situated near the major Interstate 77 corridor and is in close proximity to the Akron-Canton region and Cleveland region. As the Cleveland region has benefited from commercial and industrial growth, the City has not experienced similar growth trends. The Community Reinvestment Area program provides a residential, commercial and industrial development tool that will facilitate growth and improve marketability of the City, enabling it to increase its tax base and grow job opportunities. The City of North Canton has set the following goals to meet the intended use of the Community Reinvestment Area:

1. Create opportunity for new or renovated, quality residential and commercial/industrial developments within the City and redevelopment of underutilized and marginal land and buildings;
2. Work to retain existing businesses and promote future development opportunities;
3. Identify opportunities to maintain and expand the City's tax base;
4. Attract private investment for commercial expansion and redevelopment; and
5. Improve the overall appearance and sense of place in the City.

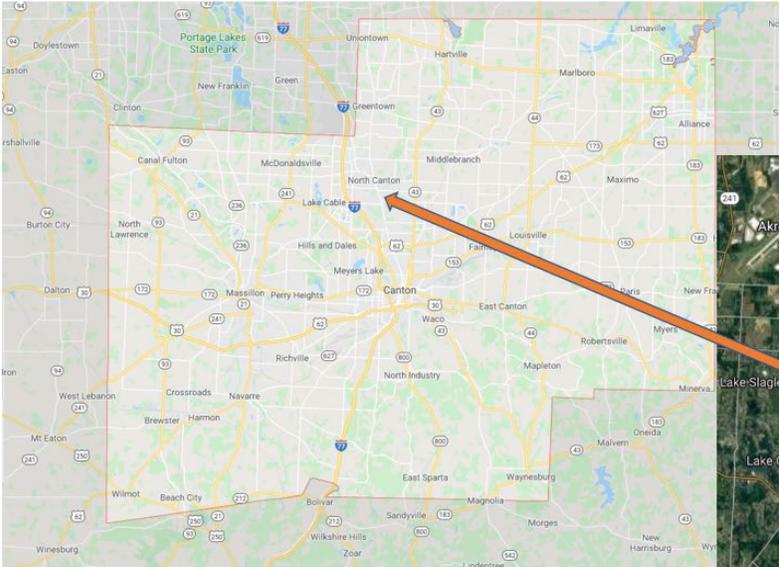
### **Conclusions**

The data provided within this Housing Survey suggests that the proposed city-wide Community Reinvestment Area encompasses older housing units, high rates of vacancy/foreclosure, low property values, and many homes are showing signs of deterioration. There also has not been any significant reinvestment or new investment to date. Accordingly, the proposed city-wide Community Reinvestment Area meets the criteria as defined by the Ohio Revised Code Sections 3735.65-70 as the CRA "...is one in which housing facilities or structures of historical significance are located and new housing construction and repair of existing facilities or structures are discouraged."

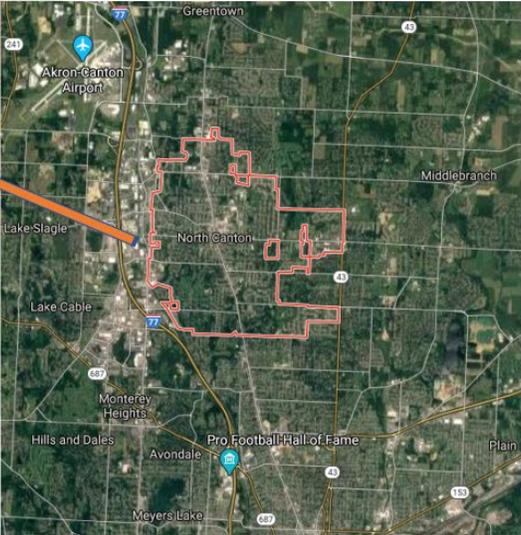
**Map 1. Proposed Community Reinvestment Area – City of North Canton, Stark County**



**Map 2. Location of City of North Canton – Stark County, Ohio**

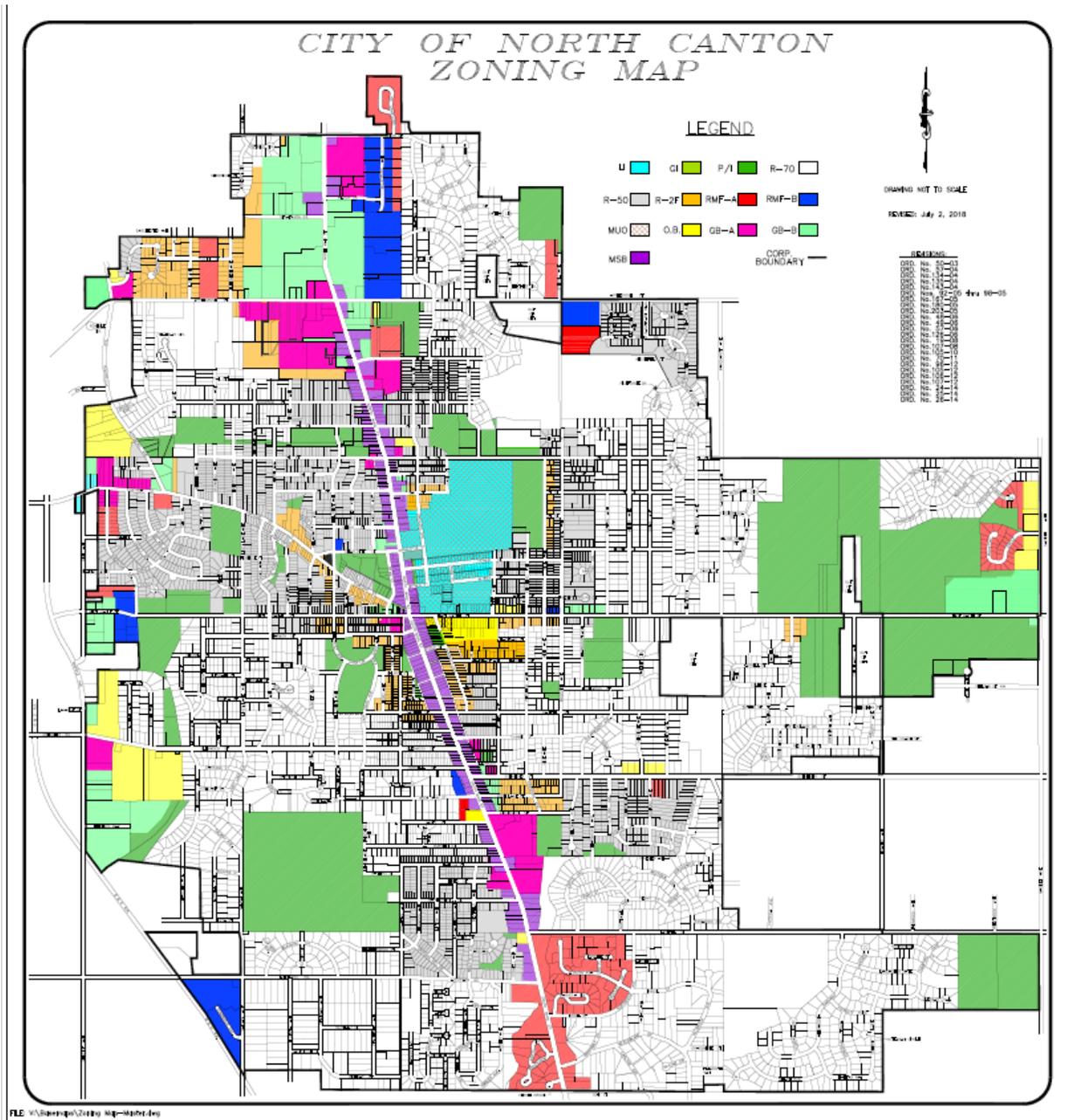


City of North Canton, Stark County



**Map 3. City of North Canton Housing Survey Properties Map**

Map 4. City of North Canton Zoning Map



**Map 5. City of North Canton Major Employers**

North Canton City Council  
Personnel and Safety Committee

ORDINANCE 27 - 2020

An ordinance to amend Chapter 111, of the Codified Ordinances of the City of North Canton specifically Section 111.12 Salaries and Bonds in order to establish amounts for public officials surety bonds.

WHEREAS, Section 4.04 of the Charter of the city of North Canton grants Council the power to set bond and surety amounts for public officials of the city of North Canton; and

WHEREAS, It is in the interest of the financial security of the City to ensure that public officials have given bond to guard against theft, fraud, neglect or misuse of public funds and public resources by such officials.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

Section 1. That Chapter 111, of the Codified Ordinances of the City of North Canton specifically Section 111.12 Salaries and Bonds, be, and is hereby amended to read as follows:

- (a) Salaries and Bonds for all elected officials and appointed officials and City employees shall be as established by Council.
- (b) The public officials of the City of North Canton shall give bond in the amounts set below with premiums for such bonds to be paid by the City.
  - a. The Mayor and Director of Administration shall give bond in the amount of \$50,000.
  - b. The Director of Finance shall give bond in the amount of \$250,000.

Section 2. That if a provision of this ordinance is or becomes illegal, invalid or unenforceable, that shall not affect the validity or enforceability of any other provision of this ordinance.

Section 3. That this ordinance shall take effect and be in full force from and after the earliest period allowed by law.

Passed in Council this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Attest: \_\_\_\_\_  
Benjamin R. Young, Clerk of Council

\_\_\_\_\_  
Stephan B. Wilder, Mayor

Signed on: \_\_\_\_\_

North Canton City Council  
Community and Economic Development Committee

ORDINANCE 23 - 2020

An ordinance to amend Chapter 1133 Single-Family and Two-Family Residential Districts, of the Codified Ordinances of the City of North Canton, specifically Section 1133.08(e), Fences and Walls, as described below.

WHEREAS, The City seeks to clarify and improve the standards for fences, walls, and hedges within city limits; and

WHEREAS, Such changes will modernize city planning standards to the benefit of the safety, security, and aesthetic aspects of the city; and

WHEREAS,

WHEREAS, The changes contained in this ordinance have received the favorable recommendation of the Planning Commission.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

Section 1. That Chapter 1133 Single-Family and Two-Family Residential Districts, of the Codified Ordinances of the City of North Canton, specifically Section 1133.08(e), Fences and Walls, be, and is hereby amended to read as follows:

(e) Fences, Walls, and Hedges. Fences, walls, and hedges shall comply with the following.

(1) Zoning Certificate Required

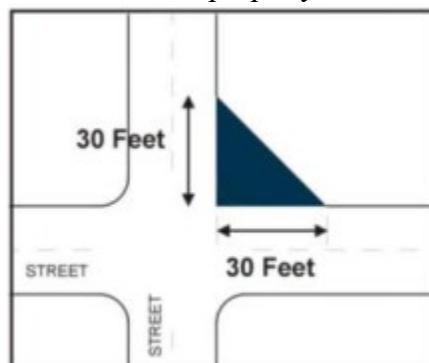
A. No person shall construct or erect a fence or wall without first obtaining a zoning certificate and/or a building permit, if applicable, from North Canton Building Department. A zoning certificate is not required for repairs of existing fences, for replacement of a fence for which the original zoning certificate, or permit, can be produced.

B. A zoning certificate shall not be required for vegetative hedges or invisible fences, but they shall be subject to any applicable requirements of this section.

(2) General Requirements

A. All fences, walls, and hedges located in a vision clearance triangle shall not exceed 36 inches in height.

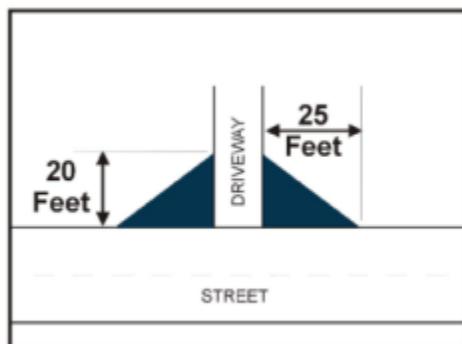
1. For intersections of streets with other streets, a vision clearance triangle area, which may include private property and/or public right-of-way, is a triangular area defined by measuring 30 feet from the intersection of the extension of the front and side street curb lines (or edge-of-pavement lines where there is no curb) and connecting the lines across the property. See Illustration 1133.08(e)(2)A.1.



*Illustration 1133.08(e)(2)A.1. Traffic safety vision clearance for intersecting streets.*

2. For intersections of streets with driveways, the vision clearance area shall be created by measuring 25 feet from the edge of the driveway

along the street and 20 feet along the driveway from the street. See Illustration 1133.08(e)(2)A.2.



*Illustration 1133.08(e)(2)A.2. Vision clearance for driveway and street intersections.*

B. Small portions of fences, such as decorative fencing used for landscaping, that are not longer than 20 feet in length or more than three feet in height, but which comply with the yard and maintenance requirements set forth in this subsection, shall not require a zoning certificate.

C. All fences, walls, hedges and invisible fences, and any related supporting structures or appurtenances, shall be contained within the lot lines of the applicable lot, and shall not encroach into adjoining or abutting lots and/or any right-of-way.

D. The smooth finished side of the fence or wall shall be the side of the fence that faces outward from the lot or yard being fenced. If a fence has two similarly finished sides, either side may face the adjacent property.

E. All fences, walls, and hedges shall be maintained in a neat and orderly manner.

F. Walls shall be prohibited within all utility easements. To accommodate necessary work in a utility easement, the City or public utility company may remove fences placed in the easement; replacement shall be at the owner's expense.

G. Fences, walls, and hedges shall not impede, inhibit, or obstruct culverts, drains, natural watercourses, or storm water drainage in any zoning district.

H. It shall be the duty of each lot owner and contractor, or an agent thereof, to determine lot lines and to ascertain that the fence or wall does not deviate from the plans as approved by the Chief Building Official issuing the zoning certificate, and that the fence does not encroach on another lot or existing easement. The issuance of the permit and/or zoning certificate and any inspection by the City shall not be construed to mean the City has determined the fence is not encroaching on another lot, nor shall it relieve the property owner of the duty imposed on him or her herein.

### (3) Materials

A. No fence shall be composed of scrap materials, tires, canvas, cardboard, asphalt style shingles, or corrugated metal, welded rolled wire, chicken wire, or sheet metal, except wire mesh, chicken wire, and welded wire shall be allowed as a backing material for split-rail fences.

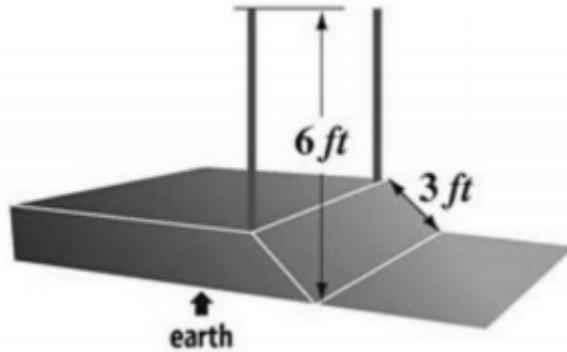
B. Fencing that is electrically charged and/or includes barbed wire or other sharp-pointed material shall be prohibited.

C. The style or type of fences permitted in the front yard shall be: picket, split rail, wrought iron, solid vinyl, painted aluminum, welded steel, *decorative masonry*, or hedges.

D. All latches, hinges, and hardware shall be made of non-rusting materials.

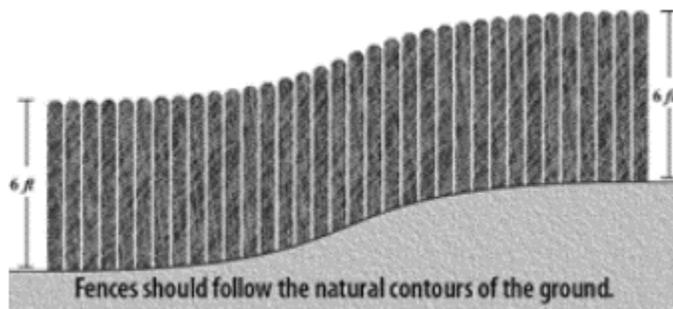
(4) Measurement

A. The maximum fence or wall height shall be measured from the lowest point three feet on either side of the fence to the top most portion of the fence between posts. See Illustration 1133.08(4)(A). The structure posts may exceed the maximum height allowed in this section by up to six inches including any decorative features.



*Illustration 1133.08(e)(4)(A).: Illustrating the method of measuring the height of a fence from the lowest point three feet on either side of the fence.*

B. Fencing or walls shall follow the natural contour of the land on which it is located. See *Illustration 1133.08(e)(4)(B)*.



*Illustration 1133.08(e)(4)(B).: This illustrates how fencing shall be measured along a natural contour.*

C. A fence may be erected on top of a wall, but the combined height of the fence and wall shall not exceed six feet in overall height. Fences or walls located on top of a retaining wall shall be measured from the top of the lowest finished grade at the top of the retaining wall.

(5) Retaining Walls

A. Retaining walls shall be measured from the top of the footing to the top of the wall.

B. Retaining walls that exceed 36 inches high shall be benched so that no individual retaining wall exceeds a height of six feet except where the Zoning Board of Appeals determines that topography requires a wall of greater height, and each bench is a minimum width of 36 inches. See Illustration 1133.08(e)(5)(B).

C. Retaining walls over 36 inches shall be approved by the Chief Building Official. Plans for such retaining wall shall be prepared by an Ohio licensed design professional.

D. Retaining walls that exceed four feet in height or support an additional live/dead load above and beyond the weight of the soil being retained shall require a building permit from North Canton Building Department.

E. Retaining walls should substantially follow or preserve the existing grade or contour of land.

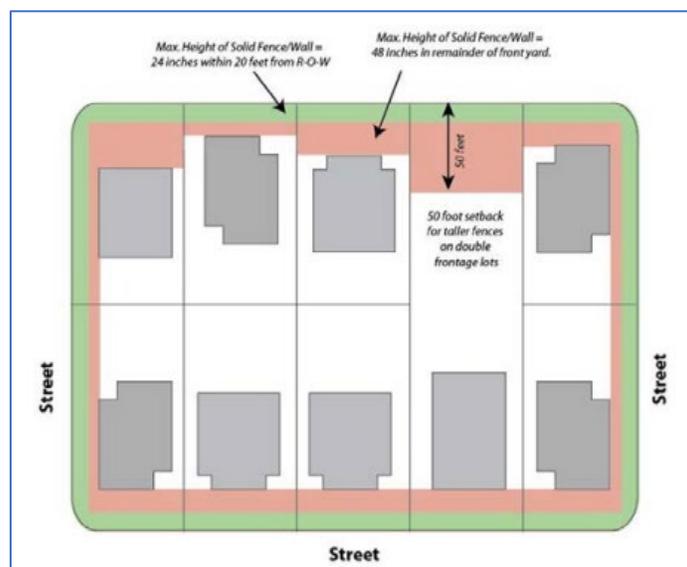


*Illustration 1133.08(e)(5)(B).: This image illustrates a retaining wall that has been benched so that there is not a single, excessively tall, retaining wall.*

**(6) Fences, Walls, and Hedges in Front Yards** The following shall apply to fencing, walls, and hedges in front yards:

A. Fences, walls, and hedges shall not exceed 48 inches in the front yard or along any lot line that is adjacent to a street, including corner lots, with the following additional provisions:

1. Solid fences, walls, or portions thereof that run parallel and adjacent to a street shall not exceed 24 inches in height, except where a rear yard adjoins another rear yard, and located behind the dwelling, a fence shall not exceed 48 inches with an additional 12 inches of lattice. Solid fences or walls include any fence or wall constructed of materials or in such a manner as to be more than 50 percent solid or opaque.
2. Solid fences or walls, as defined above, may exceed 24 inches in height along the side lot lines provided the solid portion is set back a minimum of 20 feet from all front street right-of-way lines.
3. For double frontage lots, fencing in the rear yard may exceed 48 inches if the fencing is set back a minimum of 50 feet from the right-of-way, but in no case shall it exceed the height allowed in rear yards. See *Illustration 1133.08(e)(6)(A)*. This setback shall not apply if the entire block face contains double frontage lots with the rear façade of the buildings facing the same street.



*Illustration 1133.08(e)(6)(A): The shaded area in the above illustration illustrates where the maximum front yard fence, wall, and hedge height of 48 inches is applied in a residential district.*

(7) Fences, Walls, and Hedges in Side and Rear Yards The following shall apply to fencing, walls, and hedges in side and rear yards:

A. Hedges shall not exceed six feet in any front side yard, except when a residential use adjoins a nonresidential use, *the Chief Building Official may approve a fence up to 8 feet in height behind the front yard.* Hedges not located in the front yard shall not have a height requirement.

B. Fences and walls shall not exceed six feet in any side or rear yard.

(8) Temporary Fences Temporary fences such as construction site fences and snow fences shall be allowed subject to Building Code requirements and the following conditions:

A. Fences around construction sites shall be allowed for the duration of the construction work, and snow fences shall be allowed for a period not to exceed five months in any calendar year.

B. A zoning certificate shall not be required for temporary fences.

(9) Upkeep and Maintenance

A. Any fence, wall, or hedge, under construction or completed, which, through lack of repair, neglect, type of construction, placement or otherwise, is a hazard or endangers any person, animal or property, or causes a blighting effect on the neighborhood, is deemed a nuisance.

B. If such unsafe condition or blighting effect exists in regard to a fence, wall, or hedge, the Chief Building Official shall notify the owner, agent, or person in control of the property upon which the fence, wall, or hedge is located, describing the unsafe condition and blighting effect and ordering abatement of the nuisance by requiring repairs or modifications to be made to render the fence, wall, or hedge safe, or requiring the unsafe fence or hedge or any portion thereof to be removed.

C. If the nuisance is not corrected, then the Chief Building Official is authorized to abate the nuisance and charge all fees to the owner, in addition to any other remedy available by law.

Section 2. That if a provision of this ordinance is or becomes illegal, invalid or unenforceable, that shall not affect the validity or enforceability of any other provision of this ordinance.

Section 3. That this ordinance shall take effect and be in full force from and after the earliest period allowed by law.

Passed in Council this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Attest: \_\_\_\_\_  
Benjamin R. Young, Clerk of Council

\_\_\_\_\_  
Stephan B. Wilder, Mayor

Signed on: \_\_\_\_\_

North Canton City Council  
Community and Economic Development

ORDINANCE 29 - 2020

An ordinance authorizing the Mayor of the City of North Canton, through the Board of Control, to enter into an agreement for the purchase of the real property located at 1136 North Main Street, in the City of North Canton, Stark County, Ohio (Permanent Parcel number 10002312) (the "Property") at a cost not to exceed \$230,000.00, and declaring the same to be an emergency.

WHEREAS, the City wishes to acquire the Property on which to construct a new Police/Fire/EMS safety building in order to house its emergency responders and thereby improve the service, resources, and efficiency of such departments; and

WHEREAS, the City has lawfully acquired revenue from the issuance of bonds in the principal amount of \$2,900,000 in order to fund such purchase through Ordinance 11-2020 and appropriated the use of such funds through ordinance 14-2020; and

WHEREAS, an emergency exists in that, for the immediate preservation of the public peace, property, health and safety, it is necessary that this ordinance be immediately effective in order to allow the City to fulfill its commitments in a timely manner with respect to the Project in furtherance of constructing a new community Police/Fire/EMS safety center in a prime, central location, and to promptly complete the sale during a narrow purchase window.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

- Section 1. That the Mayor of the City of North Canton, be, and is hereby authorized, through the Board of Control, to enter into an agreement for the purchase of the real property located at 1136 North Main Street, in the City of North Canton, Stark County, Ohio (Permanent Parcel number 10002312) at a cost not to exceed \$230,000.00.
- Section 2. That the Director of Finance of the City of North Canton, be, and is hereby authorized to issue warrants from appropriations established by Ordinance 14-2020 for the payment of the above specified contract upon receipt of vouchers duly approved by the proper departmental authority.
- Section 3. That if a provision of this ordinance is or becomes illegal, invalid or unenforceable, that shall not affect the validity or enforceability of any other provision of this ordinance.
- Section 4. That this ordinance is hereby declared to be an emergency measure necessary for the preservation of the health, safety and peace of the City of North Canton; and; further necessary to ensure the prompt appropriation of funds prior to the narrow and strict closing date for the purchase of the Property on June 25, 2020, wherefore, provided it receives the affirmative vote of six or more members of Council elected thereto, this ordinance shall take effect and be in full force upon its adoption by Council, together with the Mayor's approval. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed in Council this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

Attest: \_\_\_\_\_  
Benjamin R. Young, Clerk of Council

\_\_\_\_\_  
Stephan B. Wilder, Mayor

Signed: \_\_\_\_\_

North Canton City Council  
Finance and Property Committee

ORDINANCE 30 - 2020

An ordinance authorizing the appropriation of funds of the City of North Canton to be appropriated from the unappropriated resources of the General Fund for current expenses during the fiscal year ending December 31, 2020.

WHEREAS, the City has received the forfeited security deposit from R&S Golf relating to the Arrowhead golf course to be used for facilities maintenance; and

WHEREAS, the City seeks to establish a community farmer's market and related funds for the establishment thereof in anticipation of expenses which shall be offset by related sponsorship income; and

WHEREAS, there is a carry over balance of \$4,100.00 from the donations for United States flags along Main Street; and

WHEREAS, the City is obligated to meet certain compensation requirements related to the recent departure of three employees.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

Section 1. That to provide for the current expenses and other expenditures of the City of North Canton, during the fiscal year ending December 31, 2020, the following funds, be, and are hereby set aside and appropriated as follows:

GENERAL FUND			
101.313	Golf Course	Maintenance of Facilities	\$ 76,100.00
INCOME TAX FUND			
203.631	Income Tax	Professional Services	\$210,000.00
GENERAL TRUST FUND			
212.416	Farmer's Market	Sponsorships	\$ 5,000.00
212.627	Main Street US Flags	2019 Carryover	\$ 4,100.00
COMPENSATED ADSENCES FUND			
214.543	Street/Transportation	Termination/Retirement	\$ 4,200.00
214.627	General Government	Termination/Retirement	\$ 6,700.00
214.745	Utilities	Termination/Retirement	\$ 15,100.00
TOTAL SUPPLEMENTAL APPROPRIATIONS			\$321,200.00

Section 2. That the Director of Finance, be, and is hereby authorized to issue warrants from appropriations established herein for the payment of vouchers duly approved by the proper departmental authority.

Section 3. That if a provision of this ordinance is or becomes illegal, invalid or unenforceable, that shall not affect the validity or enforceability of any other provision of this ordinance.

Section 4. That this ordinance shall take effect and be in full force from and after the earliest period allowed by law.

Passed in Council this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Attest: \_\_\_\_\_  
Benjamin R. Young, Clerk of Council

\_\_\_\_\_  
Stephan B. Wilder, Mayor

Signed on: \_\_\_\_\_

North Canton City Council  
Park and Recreation Committee

ORDINANCE 31 - 2020

An ordinance authorizing the Director of Administration of the City of North Canton to advertise and receive bids, according to specifications now on file in the Director's office, and authorizing the Mayor, upon Board of Control approval, to enter into a contract for the Bitzer Park Expansion Project, at a total cost not to exceed \$450,000.00, and declaring the same to be an emergency.

WHEREAS, the City seeks to improve and expands City park and recreation facilities through a comprehensive park expansion project including Bitzer Park.

WHEREAS, the City must advertise, receive, and evaluate bids, determine the lowest and best bidder, and complete the project during a brief, weather-permitting window.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

- Section 1. That the Director of Administration of the City of North Canton, be, and is hereby authorized to advertise and receive bids according to specifications now on file in the Director's office, for the Bitzer Park Expansion Project.
- Section 2. That the Mayor, upon Board of Control approval, be, and is hereby authorized to enter into a contract for the Bitzer Park Expansion Project, as described above, at a total cost not to exceed \$450,000.00.
- Section 3. That if a provision of this ordinance is or becomes illegal, invalid or unenforceable, that shall not affect the validity or enforceability of any other provision of this ordinance.
- Section 4. That this ordinance is hereby declared to be an emergency measure necessary for the preservation of the health, safety and peace of the City of North Canton; and; further necessary for the City to advertise for and receive bids in June 2020 in order to begin construction during the summer of 2020 wherefore, provided it receives the affirmative vote of six or more members of Council elected thereto, this ordinance shall take effect and be in full force upon its adoption by Council, together with the Mayor's approval. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed in Council this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Attest: \_\_\_\_\_  
Benjamin R. Young, Clerk of Council

\_\_\_\_\_  
Stephan B. Wilder, Mayor

Signed on: \_\_\_\_\_

North Canton City Council  
Street and Alley Committee

ORDINANCE 32 - 2020

An ordinance authorizing the Mayor of the City of North Canton to enter into an agreement with the Stark County Commissioners for the reimbursement of cost related to the rehabilitation of Stark County's East Maple Vehicular Bridge as part of the City's East Maple Street Enhancement Project (the "Project") and declaring the same to be an emergency.

WHEREAS, the City has been offered additional funding by the Stark County Commissioners for any costs related to the rehabilitation of Stark County's East Maple Vehicular Bridge above what grant funds cover as part of the City's East Maple Street Enhancement Project.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

- Section 1. That the Mayor, be, and is hereby authorized to enter into an agreement with the Stark County Commissioners for the reimbursement of cost related to the East Maple Vehicular Bridge Rehabilitation as part of the City's East Maple Street Enhancement Project as described and attached hereto and incorporated herein as "Exhibit A".
- Section 2. That if a provision of this ordinance is or becomes illegal, invalid, or unenforceable, that shall not affect the validity or enforceability of any other provision of this ordinance.
- Section 3. That this ordinance is hereby declared to be an emergency measure necessary for the preservation of the health, safety and peace of the City of North Canton; and; further necessary for the prompt and timely submission of the signed agreement in prior to Project bidding; wherefore, provided it receives the affirmative vote of six or more members of Council elected thereto, this ordinance shall take effect and be in full force upon its adoption by Council, together with the Mayor's approval. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed in Council this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Attest: \_\_\_\_\_  
Benjamin R. Young, Clerk of Council

\_\_\_\_\_  
Stephan B. Wilder, Mayor

Signed on: \_\_\_\_\_

**EAST MAPLE STREET ENHANCEMENT PROJECT AGREEMENT  
BETWEEN  
STARK COUNTY BOARD OF COMMISSIONERS  
AND  
CITY OF NORTH CANTON, OHIO  
("AGREEMENT")**

This Agreement is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between the Board of Stark County Commissioners, hereinafter referred to as the COUNTY, duly authorized by Resolution No. \_\_ adopted on the \_\_\_\_ day of \_\_\_\_\_, 2020, and the City of North Canton, hereinafter referred to as the CITY, duly authorized by Ordinance No. \_\_\_\_ adopted on the \_\_\_\_ day of \_\_\_\_\_, 2020.

WHEREAS, there is currently located on East Maple Street in Stark County and the City of North Canton, Ohio, a highway, which the parties believe is in need of improvement; and

WHEREAS, the COUNTY and CITY wish to improve this highway; and

WHEREAS, inasmuch as the highway currently lies within the CITY and within the COUNTY, and the COUNTY and the CITY will each have certain responsibilities toward the improvement Project ("Project"), which will need to be agreed upon between them; and

WHEREAS, the parties wish to resolve their respective liabilities and obligations with respect to the design and construction of the Project at said location; and

WHEREAS, it is in the best interests of the COUNTY and the CITY to cooperate in the improvement of East Maple Street; and

WHEREAS, pursuant to RC Sections 307.15 and 153.61, the COUNTY and CITY have the authority to enter into said Agreement and the COUNTY may pay its portion of the above-described Project to the CITY; and

WHEREAS, the County and City mutually recognize the need for a formal Agreement regarding the maintenance of sections of road wherein mutual responsibilities exist; and

WHEREAS, it is agreed that general maintenance responsibility should be defined for the full width of road right-of-way for each section of roadway maintained; and

WHEREAS, it is agreed that a policy and system for the issuance of highway related permits is in the best interest of public health and welfare; and

WHEREAS, the COUNTY and the CITY mutually agree this Agreement regarding the maintenance of portions of said road by the other constitutes adequate consideration for entering into this agreement.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

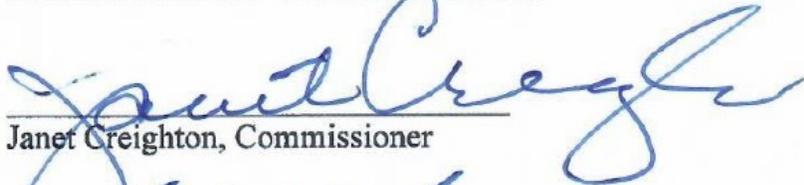
1. The CITY shall prepare plans and specifications for the Roadway Enhancement portion of the Project and the COUNTY shall prepare plans and specifications for the Vehicular Bridge Rehabilitation portion of the Project.
2. The CITY will supervise and pay for the construction of the Project.
3. The CITY has applied for Federal funds through SCATS to pay for a portion of the construction of the Project. The CITY has also applied for Municipal Road Funding (MRF) through the Stark County Board of Commissioners with a minimum of twenty

percent (20%) of this MRF dedicated to the COUNTY's Vehicular Bridge portion of the Project. The remaining funding necessary for construction beyond that received from the Federal funds and MRF shall be borne by the COUNTY and CITY with the COUNTY to pay for the Vehicular Bridge Rehabilitation portion of the Project, and the CITY to pay for the remaining Roadway Enhancement aspects of the Project. The COUNTY will reimburse the CITY by payment to the CITY for the COUNTY'S share of the Vehicular Bridge Rehabilitation construction costs within thirty (30) days of receipt of an invoice from the CITY.

- 4. Upon completion of the Project, the COUNTY will maintain the Vehicular Bridge and the CITY will maintain the Pedestrian Bridge, the Roadway, and the Decorative Sidewalk.
- 5. This Agreement contains the entire Agreement by and between the parties and the terms contained herein are contractual and are not a mere recital.

IN WITNESS WHEREOF, we have hereunto set our hands to this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

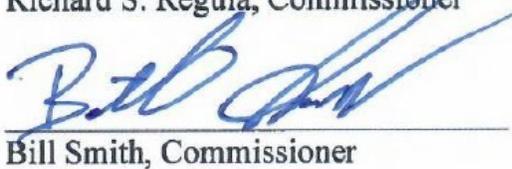
**STARK COUNTY COMMISSIONERS**



\_\_\_\_\_  
Janet Creighton, Commissioner

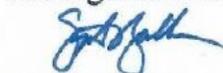


\_\_\_\_\_  
Richard S. Regula, Commissioner



\_\_\_\_\_  
Bill Smith, Commissioner

Approved as to form  
and legal sufficiency:



Digitally signed by Stephan P. Babik  
Date: 2020.05.29 15:52:13 -04'00'

Assistant Prosecuting Attorney  
Stark County, Ohio

CITY OF NORTH CANTON, OHIO

BY: \_\_\_\_\_  
Stephan B. Wilder, Mayor

Approved as to form  
and Content:

\_\_\_\_\_  
Timothy L. Fox, Law Director  
City of North Canton, Ohio

North Canton City Council  
Water, Sewer, and Rubbish Committee

ORDINANCE 33 - 2020

An ordinance authorizing the Mayor of the City of North Canton, to enter into an agreement with the Stark County Commissioners for the use of Community Development Block Grant (“CDBG”) funds on the Pittsburg/Milton/Carosel Waterline Replacement Project (“the Project”), and declaring the same to be an emergency.

WHEREAS, the City of North Canton has been offered grant funding through the Stark County CDBG Program in the amount of \$249,950.00 for the Project; and

WHEREAS, the County shall oversee the Project and undertake all work necessary on City’s behalf.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

Section 1. That the Mayor, be, and is hereby authorized to enter into an agreement with the Stark County Commissioners for the use of Community Development Block Grant funds on the Pittsburg/Milton/Carosel Waterline Replacement Project as attached hereto and incorporated herein as “Exhibit A”.

Section 2. That if a provision of this ordinance is or becomes illegal, invalid, or unenforceable, that shall not affect the validity or enforceability of any other provision of this ordinance.

Section 3. That this ordinance is hereby declared to be an emergency measure necessary for the preservation of the health, safety and peace of the City of North Canton; and; further necessary for the prompt and timely submission of the signed agreement in accordance with Stark County’s deadline for receipt prior to Project bidding; wherefore, provided it receives the affirmative vote of six or more members of Council elected thereto, this ordinance shall take effect and be in full force upon its adoption by Council, together with the Mayor’s approval. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

Passed in Council this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Attest: \_\_\_\_\_  
Benjamin R. Young, Clerk of Council

\_\_\_\_\_  
Stephan B. Wilder, Mayor

Signed on: \_\_\_\_\_

# Agreement

Journal  
File  
North Canton  
RPC/Lynn Carlone

Stark County Commissioners  
North Canton

With \_\_\_\_\_

Dated \_\_\_\_\_

Subject

AGREEMENT FOR COMMUNITY DEVELOPMENT BLOCK  
GRANT FUNDING – NORTH CANTON – PITTSBURG/  
MILTON/CAROSSEL WATERLINE REPLACEMENT PROJECT

THIS AGREEMENT, entered into this day by and between the Board of Stark County Commissioners of Stark County, Ohio, hereinafter referred to as the “County” and duly authorized through an Ordinance of the Board of Stark County Commissioners adopted this day, and the City of North Canton, hereinafter referred to as the “City”, and duly authorized through an Ordinance of the City enacted on \_\_\_\_\_, 2020.

WITNESSETH: WHEREAS, the Board of Stark County Commissioners participates in the federal Community Development Block Grant (CDBG) program of the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the City has made application to the County for activities or projects to be funded under the County’s CDBG program; and

WHEREAS, the City certifies that will affirmatively further Fair Housing;  
and

WHEREAS, by Resolution of April 22, 2020, the Board of Stark County Commissioners approved the FY 2020 Statement of Objectives and Use of Funds which included funding the North Canton – Pittsburg/Milton/Carosel Waterline Replacement project hereinafter referred to as “project”, in the amount of \$249,950.00; and

WHEREAS, it is necessary that the County and the City enter into an Agreement for the implementation of the project with a funding amount of \$249,950.00.

NOW, THEREFORE, in consideration of the provisions hereinabove and hereinafter contained, it is mutually agreed as follows:

## SECTION 1. PROJECT IMPLEMENTATION AND ADMINISTRATION

The City hereby authorizes the County to undertake on its behalf any and all work necessary for the implementation of said project. The Stark County Regional Planning Commission will administer the project on behalf of the Board of Stark County

Commissioners as delineated in the contract for Administration of the CDBG program. This includes but is not limited to the following:

- A) Undertake the necessary work to complete an environmental review of the project described in Section 570.604 of the HUD regulations;
- B) Implement the necessary procedures for the Intergovernmental Review (IGR) review process as specified under Executive Order 12372, as described at Section 570.612;
- C) Prepare bidding specifications, advertise for bids, receive and open bids;
- D) Award and enter into a contract with the lowest and best bidder;
- E) Make payments directly to the contractor based upon invoices approved by the County or their authorized representative;
- F) Keep all financial, payroll, and administrative records;
- G) Follow all applicable local, state, and federal requirements and regulations in carrying out the project.

SECTION 2. SCOPE OF SERVICES

- A) The County hereby agrees to utilize funds made available under the CDBG program for the purpose of implementing the above mentioned activity as described in Exhibit A – Project Description which is attached hereto and made a part hereof the same as though rewritten herein in full.
- B) Changes to the Scope of Services may be requested by either the County or the City and shall be incorporated by fully executed amendments to this Agreement.

SECTION 3. ALLOCATION/METHOD OF PAYMENT

- A. Allocation of CDBG funds:
  - 1) The County shall allocate funding from its FY 2020 CDBG program (B-20-UC-39-0005) in the amount of \$249,950.00 (two hundred forty-nine thousand nine hundred and fifty dollars) for the payment of eligible project expenditures incurred by the County carrying out the project.
  - 2) The County may, at its discretion, either with or without the concurrence of the City, amend the project funding allocation for payment of costs in excess of the allocation of funds as specified in Section 3(a)1 above, if determined necessary for project implementation.
  - 3) The County may, at its sole discretion, reallocate any funding remaining upon completion of the project as described in Exhibit A. attached.

B) Method of Payment

The County may make all payments on behalf of the City to the contractors, engineers, etc., based on invoices approved by the County or its authorized representatives. At no time shall payment be made to the City for payment of project invoices.

SECTION 4. TERMINATION

A. The County may terminate this Agreement at any time by giving at least thirty (30) days notice in writing to the City for the following reasons:

- 1) In the event the Secretary of HUD shall:
  - a) Withdraw funds allocated to the County under its application for program activities which substantially prevent performance of the Community Development program in the County;
  - b) Terminate the county's funding allocation pursuant to an act of Congress; or
  - c) Fail to approve a grant application by the County.
- 2) In the event that the County is unable to undertake the project due to physical barriers (i.e. unable to obtain easements, etc.)

SECTION 5. CONFLICT OF INTEREST

No officer, employee, or agent of the County who exercises any functions or responsibilities in connection with the planning or carrying out of the program, nor any immediate family member, close business associate or organization which is about to employ any such person, shall have any personal financial interest, direct or indirect in this contract, and the County will take appropriate steps to assure compliance.

IN WITNESS WHEREOF, the parties have hereunto set their hands this day.

WITNESSED BY:

BOARD OF STARK COUNTY  
COMMISSIONERS,  
STARK COUNTY, OHIO

\_\_\_\_\_  
  
\_\_\_\_\_

\_\_\_\_\_  
  
\_\_\_\_\_

WITNESSED BY:

CITY OF NORTH CANTON

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Title

Approved as to legal form and sufficiency

\_\_\_\_\_  
John Anthony, RPC Staff Attorney

# EXHIBIT "A"

## PROJECT DESCRIPTION

### City of North Canton – Pittsburg/Milton/Carosel Waterline Replacement Project

FY '20 Stark County Community Development Block Grant (CDBG) funding, \$249,950.00, will be utilized to help pay for the **construction cost only** of the replacement of the waterline along Pittsburg Avenue NW between Portage Street, NW and Carosel Circle NW, Milton Street NW from Pittsburg Avenue NW west to the dead end, and Carosel Circle NW from Pittsburg Avenue NW to the dead end, approximately 2,800 linear feet in the City of North Canton. The City of North Canton will pay for all engineering costs associated with this project and any construction costs exceeding the amount of CDBG funding allocated to this project.

North Canton City Council  
Community and Economic Development

ORDINACE 34 - 2020

An ordinance amending Part Eleven, Planning and Zoning, of the Codified Ordinances of the City of North Canton, specifically, Chapter 1181, Amendments, as described below.

WHEREAS, the City seeks to establish a more stable and consistent system for recommending zoning amendments based best practices.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

Section 1. That Part Eleven, Planning and Zoning, of the Codified Ordinances of the City of North Canton, specifically, Chapter 1181, Amendments, be, and is hereby amended as follows:

1181.01 AUTHORITY FOR AMENDMENTS.

Whenever the public necessity, general welfare, or good zoning practices require, City Council may, by ordinance, amend, or revise Title One, Subdivision Control, and Title Three, Zoning Regulations, of this code, or amend, supplement, change, or repeal the boundaries or classification of property according to the procedures set forth in this Chapter and subject to the procedures provided by law.

City Council may, by ordinance, rearrange, renumber, or recodify any provision of the Planning and Zoning code or amend or revise any provisions of Title Five, Administration, of this Code through the regular legislative process as defined by the Charter and Rules of Council.

1181.02 INITIATION OF ZONING AMENDMENTS.

Amendments to the Zoning Ordinance, either Titles One, Subdivision Regulations, or Three, Zoning Regulations, or map, shall be initiated by filing an application to the Clerk of Council by:

- (a) at least one owner or lessee of the property or developer with an option on such property within the area proposed to be changed or affected by said amendment;
- (b) a Planning Commission motion;
- (c) a City Council resolution; or
- (d) a written request from the Mayor.

1181.03 AMENDMENT APPLICATIONS

An amendment initiated by any legal means shall be submitted and reviewed according to the following:

(a) Discussion with Planning Commission. An owner, lessee, or developer applicant must meet with the, Chief Building Official, or designee, prior to submitting an application for an amendment to the Zoning Ordinance. The purpose of this meeting is to discuss early and informally with the applicant the purpose and effect of these zoning regulations and the criteria and standards contained within. No action shall be taken at such a meeting, and no discussions, opinions, suggestions, or recommendations of the, Chief Building Official, or designee may be relied upon by the applicant to indicate subsequent approval or disapproval of the proposed amendment.

(b) Submission Requirements. Applications, motions, or resolutions for proposed amendments shall contain at least the following information:

- (1) The name, address, and phone number of the applicant and the property owner if other than the applicant;
- (2) A statement of the reason(s) for the proposed amendment;
- (3) A statement on the ways in which the proposed amendment relates to the Comprehensive Land Use Plan; and,
- (4) The payment of the application fee as established by Council.

(c) Amendments to the Zoning Map adopted as part of this Zoning Ordinance shall contain the following additional information:

- (1) Legal description of the parcel(s) to be rezoned, drawn by a registered surveyor;
- (2) Present use and zoning district;

(3) Proposed use and zoning district; and

(4) A vicinity map at a scale approved by the Chief Building Official showing property lines, thoroughfares, existing and proposed zoning, and such other items as the Chief Building Officer may require;

(5) A list of all property owners lying within 200 feet of any part of the property on which the zoning amendment is requested, including the addresses, and permanent parcel number as shown upon the County auditor's current tax list;

(6) Existing topography at two-foot contour intervals of the property to be rezoned and extending at least 200 feet outside the proposed site, including property lines, easements, street rights-of-ways, existing structures, trees and landscaping features existing thereon;

(d) Referral to Planning Commission. After the filing of a completed application by an owner, lessee of property or developer with an option on such property, the planning commission, or City Council, the Clerk of Council shall transmit the application, motion or resolution to Council. Council may then, by voice vote, recommend transmission of the application to the Planning Commission to begin the adoption process set forth in Sections 1181.05 through 1181.08.

#### 1181.04 (REPEALED)

#### 1181.05 PUBLIC MEETING AND NOTICE BY PLANNING COMMISSION.

Upon the receipt of an application, motion, or resolution, to amend Titles One, Subdivision Regulations, or Three, Zoning Regulations, the Planning Commission shall set a date for a public meeting thereon. Notice of the public meeting shall comply with the following:

(a) Whenever a proposed map amendment involves 10 or fewer parcels, written notification of the meeting shall be given by first class mail to the applicant and to all owners of property located within 200 feet of the property proposed to be rezoned or redistricted as shown upon the records of the Stark County Auditor, or the list of property owners furnished by the applicant;

(b) Notice shall be given in one or more newspapers of general circulation in the City;

(c) All notices shall be made at least seven days prior to the date of the public meeting; and

(d) Notices shall include the time and place of the public meeting, a summary of the proposed amendment, and a statement that an opportunity to be heard will be afforded to any interested person. Failure of delivery of such notice shall not invalidate any such amendment.

#### 1181.06 RECOMMENDATION BY THE PLANNING COMMISSION.

(a) After the conclusion of the public meeting as required in Section 1181.05, the Planning Commission shall recommend one of the following to City Council:

(1) That the amendment to Title One or Three be granted as requested;

(2) That the amendment to Title One or Three be granted as modified by the Planning Commission; or

(3) That the amendment to Title One or Three be denied.

(b) The Planning Commission shall submit its recommendation in writing to the Clerk of Council who shall place it Council's docket.

(c) If the Planning Commission does not make a recommendation on the proposed amendment within 45 days of receipt of the application, or provide an extended period agreed by the applicant or City Council, the application shall be deemed denied.

#### 1181.07 PUBLIC MEETING AND NOTICE BY COUNCIL.

Upon receipt of the recommendation from the Planning Commission, or, if the planning Commission fails to make a recommendation on the proposed amendment within 15 days of its receipt of the application and has not extended this period, Council shall set a time for a public meeting on the proposed amendment.

(a) Notice of the public meeting shall be given by Council according to the following:

(1) Whenever a proposed map amendment proposes to rezone 10 or fewer parcels, written notification of the meeting shall be given by first class mail to the applicant and to all owners of property located within 200 feet of the property proposed to be rezoned or redistricted as shown upon the records of the Stark County Auditor, or the list of property owners furnished by the applicant;

(2) Notice of the proposed amendment shall be published at least 30 days prior to the date of the public meeting in one or more newspapers of general circulation in the City;

(3) Notices shall include the time and place of the public meeting, a summary of the proposed amendment, and a statement that an opportunity to be heard will be afforded to any interested person. Failure of delivery of such notice shall not invalidate any such amendment.

(b) During the 30 days prior to the public meeting, the text of the proposed amendment, maps or plans, if applicable, and the Planning Commission’s recommendation, shall be on file for public examination in the office of the Clerk of Council or in such other office as is designated by Council

1181.08 ACTION BY COUNCIL.

After the conclusion of the public meeting required in Section 1181.07, Council shall take action on the proposed amendment as follows:

- (a) Adopt the Planning Commission’s recommendation;
- (b) Deny the Planning Commission’s recommendation; or
- (c) Adopt some modification thereof.

Section 2. That if a provision of this ordinance is or becomes illegal, invalid, or unenforceable, that shall not affect the validity or enforceability of any other provision of this ordinance.

Section 3. That this ordinance shall take effect and be in full force from and after the earliest period allowed by law.

Passed in Council this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Attest: \_\_\_\_\_  
Benjamin R. Young, Clerk of Council

\_\_\_\_\_  
Stephan B. Wilder, Mayor

Signed on: \_\_\_\_\_

North Canton City Council  
Personnel and Safety Committee

Resolution 3 - 2020

A resolution authorizing the pick-up of employee contributions for the voluntary purchase of military service credit for City of North Canton eligible, full-time employees of the City's Police and Fire/EMS Departments, who are members of the Ohio Police & Fire Pension Fund, through a payroll reduction pickup plan.

WHEREAS, certain full-time employees of the City's Police and Fire/EMS Departments participate in the Ohio Police and Fire Pension Fund ("OP&F"); and

WHEREAS, the City desires to offer a pick-up for the voluntary purchase of military service credit, as provided for in Section 742.56 of the Ohio Revised Code and 742-5-08 of the Ohio Administrative Code, for participating full-time employees of said departments, who are members of OP&F and members of the applicable bargaining units; and

WHEREAS, OP&F has adopted procedures for reporting picked up contributions in order to properly prepare 1099-R forms for its members pursuant to Section 742.32 of the Ohio Revised Code and Section 742-7-14 of the Ohio Administrative Code; and

WHEREAS, employers may pay all or a part of the voluntary contributions for the purchase of military service credit for eligible employees participating in OP&F.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NORTH CANTON, COUNTY OF STARK, AND STATE OF OHIO:

- Section 1. That the City desires to offer to pick-up all or part of the voluntary contributions through a payroll deduction for the purchase of military service credit by employees who are members of OP&F and the applicable Police and Fire/EMS Departments' bargaining units. The bargaining units are described in Exhibit A, which is made a part of this resolution. No contributions made prior to the Council's action shall be picked-up.
- Section 2. That said picked up contributions paid through a payroll reduction, even though designated as employee contributions for state law purposes, are being paid by the City in lieu of said contributions by the participating employees.
- Section 3. That the pickup treatment does not apply to contributions made prior to the date the resolution is signed or effective.
- Section 4. That said employees shall not be entitled to any option of choosing to receive the contributed amounts directly instead of having them paid by the City to OP&F.
- Section 5. That said employees must execute OP&F's Irrevocable Payroll Deduction Authorization form in order to have this pick-up treatment apply and that the applicable Departments must certify the authorization under Ohio Administrative Code 742-5-08.
- Section 6. That if a provision of this resolution is or becomes illegal, invalid, or unenforceable, that shall not affect the validity or enforceability of any other provision of this resolution.
- Section 7. That this resolution shall take effect and be in full force from and after the earliest period allowed by law.

Passed in Council this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

Attest: \_\_\_\_\_  
Benjamin R. Young, Clerk of Council

\_\_\_\_\_  
Stephan B. Wilder, Mayor

Signed on: \_\_\_\_\_

**Police & Fire Department Bargaining Units Eligible for Payroll Deduction for  
Picked Up Voluntary Contributions to OP&F for Military Service Credit**

- Fraternal Order of Police, Lieutenants & Sergeants;
- Ohio Patrolmen's Benevolent Association (Full-Time Patrolmen);
- Ohio Patrolmen's Benevolent Association (Full-Time and Lead Dispatcher); and
- North Canton Professional Firefighter and Paramedic Association