

# RECORD OF PROCEEDINGS

0077

COUNCIL OF THE CITY OF NORTH CANTON PUBLIC HEARING

Minutes of

Meeting

DAYTON LEGAL BLANK, INC. FORM NO. 10148

Held Monday, October 1, 6:30 p.m. 20 07

## CALL TO ORDER:

The public hearing was called to order at Monday, October 1, 2007 at 6:35 p.m. by President of Council Doug Foltz.

Notice is hereby given that a public hearing will be held by the Council of the City of North Canton on Monday, October 1, 2007 at 6:30 p.m. in the Council Chamber at North Canton City Hall.

The hearing is with regard to applications to the Environmental Protection Agency for Two (2) Brownfields Assessment Grants for the purpose of funding community-wide assessments, one for Hazardous Substances Assessment and one for Petroleum Assessment.

If awarded, the grants would provide funding for the City of North Canton to inventory, characterize, assess, and conduct cleanup and redevelopment planning and community involvement related to brownfield sites.

Mr. Foltz: Call to order Public Hearing for Monday, October 1, 2007, time's about 6:35 p.m. Hearing's regard to applications to the Environmental Protection Agency for two Brownfields Assessment Grants. With that we'll call roll.

The following members of Council were present for the public hearing: DeOrio, Foltz, Hines, Lane, Magel, Repace, Snyder. Also present were: Mayor Held, Director of Administration Wise, Director of Finance Herr, Director of Law McFarren, City Engineer Benekos and Economic Development Director Eric Bowles.

Mr. Foltz: With that, we'll have Eric Bowles address Council before we open the floor to any comment from the public. Eric?

Mr. Bowles: Good evening. Tonight we're having a Public Hearing for the purpose of soliciting public comments for the US EPA Hazardous Materials and Petroleum Assessment Grants. The grants – application for the grants were basically - City Council authorized the Mayor to apply for the grants, 150,000 for hazardous materials – excuse me, 200,000 for hazardous materials, 150,000 for petroleum. Please note that the – as per the city's requirements the – this public hearing was advertised in the required amount of time. We're applying for assessment grants for the US EPA. Basically this funding would allow us, the city, to work with property owners to do Phase I environmental assessments under the EPA's All Appropriate Inquiry Standards to determine if there are any environmental concerns with the property. If a Phase I would lead to more work, such as a Phase II or a possibly – possible cleanup, the city would then apply for a Clean Ohio Funding, or US EPA Funding to remediate the site. The grants are being submitted under a community wide application and the city would determine the actual sites if we're funded. We will concentrate with the grant on vacant or underutilized commercial sites within the corporate limits of North Canton. Benefits to the property owner if we're funded by the US EPA, there would be no cost to a Phase I for the property owner. If there was a problem identified on the site through the assessment process, the property owner would be able to work with the city to obtain cleanup funds to...remediate the problem. If no problem exists then the property owner benefits 'cause they will have documentation to show potential tenants or buyers of the building. And of course the benefits of the city, if an issue is found as a result of the Phase I we can apply with the – with the property owner for Clean Ohio funds or US EPA funds to clean up the site and of course a remediated site removes or lessens the possible hazards for North Canton residents or the building occupants. Sites that are identified and cleaned up will allow the city property owner to put commercial sites back into the city's productive inventory list. Just for the purposes of this Public Hearing, I want to let everybody know that I have been invited to speak with the Jaycees, the Lion's and the Rotaries – Rotary Club over the next week to speak on this issue and at this point in time I believe we'll be getting support letters from all three groups. At that – at this point in time, I would like to open the floor to any interested visitors here tonight that would like to speak on behalf or against the application.

Mr. Barber: Hi, I am Jeff Barber, Barber Architectural Studio. North Canton resident; 1730 Glenmar Oval SE, North Canton. And I'm here to speak in support of applying for this grant from the Ohio EPA. If we're serious about bringing new businesses into North Canton we want to remove obstacles to possible businesses, possible new owners, and by applying for this grant we can do three things. One we can remove the impression or question, if there is a concern with a site or danger to – by using the 200,000 to determine if the site has any problems on it. Second, we could remove the actual problem if it's determined to be there. And then thirdly, we can save the time to do these steps by removing from the critical path the – both the study of the site, the analysis of the – what's there and the possible remediation of the site and so we are presenting an owner with a shorter time frame and a site that's been analyzed and clean. Just a couple issues here, this was

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also if it is a brownfield site and we clean it up for new development, if there's – if we have an owner that's interested in LEAD – LEAD scoring points, he'll get additional points for using a brownfield site. So in conclusion, I'm here both as a business owner hoping to see this can be done for other businesses in North Canton and also as a North Canton citizen seeing this as a benefit to the – bringing new businesses to the City of North Canton. Thank you.

Mr. Foltz: Okay, thank you sir.

Mr. Smith: My name is Randy Smith, I am the Vice Chairman of the North Canton Chamber of Commerce and I'm just here today to speak on behalf of the proposals that Eric Bowles and the City of North Canton are proposing as it relates to the applying for grants for the hazardous materials and the \$200,000 Hazardous Materials Grant and the \$150,000 Petroleum Assessment Grant and as a – as a resident and a member of the Chamber also looking at this, we see a great value in this. We also realize that in order for these properties to be commercially developed that they are going to need this kind of action taken to determine if there are any potential risks associated with them we see, you know, great opportunity here for redevelopment of these properties and think that these – these proposed grants will offer great opportunity as well. So on behalf of the Chamber of Commerce we'd like to offer our support of this – these grants.

Mr. Foltz: Okay, thank you sir.

Mr. Dansizen: Good evening. My name is Jim Dansizen, 502 South Main Street, North Canton. I would like to express my support for the City's US EPA grant applications. I feel it is important for the city to help property owners to redevelop vacant or underutilized properties in North Canton so we can create new jobs and revenue for the city. I believe this is essential to help maintain our tax base. Thank you very much.

Mr. Foltz: Okay, Jim.

Ms. Bennett: I'm Barb Bennett, I live at 266 Creekside Circle NE, North Canton and I'm here as a resident. And I would just like to add to the following comments that I am in support of activities and pursuing these grants for obvious reasons. The money's there for the taking if it's not granted to our city, it will be granted to another municipality, so I think these are all great activities and a great resource that we should not overlook. Thank you.

Mr. Foltz: Okay, thank you.

Mr. Baxter: Hi, I'm Rod Baxter, I live at 1160 Rosewood Circle SE in North Canton and I'd like to support the grants, or pursuing the grants as well. I had the pleasure of being a member of the Economic Development Task Force and the Chamber's Economic Development Committee, and these were the kind of things that we would try to pursue for a proactive approach to maintaining the North Canton – it's – you know, it's beauty, it's a great place to live type philosophy so I really appreciate the opportunity for us to go after these grants. Thanks.

Mr. Foltz: Thank you sir. Anyone else like to address Council?

Ms. Burnett: I'm Suzie Burnett, and I just want to say amen.

Mayor Held: Alright.

Mr. Foltz: Short and sweet. That was it? Eric?

Mr. Bowles: Any other – any other comments? Well, I'd just like to close and mention the deadline for the application is October 12<sup>th</sup> and that was moved up, as we discussed at the City Council meeting. It's my understanding that next year they're going to move it up again by four months, so if they keep doing that, we'll be making an application and then making an application. But all humor aside, we're required to get support letters from the State Fire Marshall for the petroleum, for the BUSTR (Bureau of Underground Storage Tank Regulations), and also from the OEPA (Ohio Environmental Protection Agency) for the hazardous materials and they'll both be supplies for letters as well to us.

Unidentified: The numbers don't work out. Add up the two projects and...inaudible...

Mr. Bowles: So with that, public comment, I think we've had that. If there's any questions from anybody present?

Mr. Foltz: Any questions from Council? I just appreciate all the positive comments and looking forward to eventually getting a grant there to see if we can develop some of our areas in the city that might be a problem as far as that's concerned, hopefully not, but that grant will let us know that I'm sure so.

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Mr. Benekos: Now we can do our last one.

Mr. Foltz: Thank you for coming up and addressing this issue.

Mrs. Herr: Jim, I like this number better.

Mayor Held: And I – I will also would like to add...I would like to thank all of you for taking the time to – to speak to this issue. I know that you're very busy but this does help in our – in our ability to apply for a grant, so thank you.

Mrs. Herr: Tell him to go with this number.

Mayor Held: And Eric, fantastic job...

Mr. Bowles: Thank you.

Mayor Held: very good job putting it together.

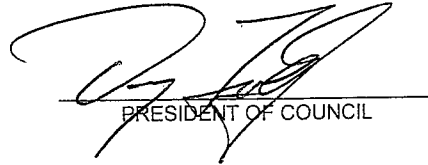
Mr. Foltz: Okay, with that may I have a motion to adjourn the Public Meeting here?

Mr. DeOrio moved and Mrs. Magel seconded to **adjourn** the public hearing. All members present voting.

Yes: Lane, Snyder, DeOrio, Hines, Repace, Magel, Foltz.

No: 0

The public hearing adjourned at 6:45 p.m.

  
PRESIDENT OF COUNCIL

ATTEST:

  
CLERK OF COUNCIL

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