

**MINUTES OF THE REGULAR MEETING
MASSILLON CITY COUNCIL
HELD MONDAY, OCTOBER 20, 2025**

COUNCIL PRESIDENT SLATER – Good evening. Welcome to the Massillon City Council meeting for Monday, October 20, 2025. We have in attendance the following City officials: Mayor, Jamie Slutz, Safety Service Director, Renee Baker, Asst. Law Director, Edmond Mack, Director of Development, Ted Herncane, Police Chief, Jason Saintenoy and Income Tax/Budget Director, Lori Kotagides-Boron. Under #5 on the agenda is where the public can speak on any topic that appears on tonight's agenda and under #17 is where the public can speak on any topic that does NOT appear on tonight's agenda. I'd like to remind you that if you have a cell phone, please set it to mute, vibrate or turn it off. Thank you.

COUNCIL PRESIDENT SLATER – Roll call, please.

1. ROLL CALL

Roll call for the evening found the following Council Members present: Holly Bryan-Huth, Jill Creamer, Sarita Cunningham, Julie Harwig Smith, Seth Marcum, John Paquelet and Eric Ray

Roll call of 7 present

COUNCIL PRESIDENT SLATER – Councilman Marcum.

COUNCILMAN MARCUM – At this time, I'd like to make a motion to excuse the absence of Mr. Lewis and Mr. Gregg.

COUNCIL PRESIDENT SLATER – Seconded by Councilwoman Creamer. Roll call.

7 yes to excuse Councilman Gregg and Councilman Lewis

COUNCIL PRESIDENT SLATER – Thank you, Madam Clerk.

2. INVOCATION

COUNCILMAN ERIC RAY

3. PLEDGE OF ALLEGIANCE

LED BY COUNCILMAN RAY

COUNCIL PRESIDENT SLATER – Thank you, Councilman Ray.

4. READING OF THE JOURNAL

COUNCIL PRESIDENT SLATER – Madam Clerk, are the minutes of the previous meeting transcribed and open for public viewing?

COUNCIL CLERK ROLLAND – Yes, they are.

COUNCIL PRESIDENT SLATER – Are there any additions or corrections to be made?

COUNCIL CLERK ROLLAND – No, there are not.

COUNCIL PRESIDENT SLATER – If not, then the minutes stand approved as written. Thank you, Madam Clerk.

COUNCIL CLERK ROLLAND – You are welcome.

5. REMARKS OF DELEGATIONS AND CITIZENS TO MATTERS ON THE AGENDA

6. NEW AND MISCELLANEOUS BUSINESS

COUNCIL PRESIDENT SLATER – Councilman Marcum.

COUNCILMAN MARCUM – At this time, I'd like to make a motion to amend the agenda to include a bill payable to Gannett for publication of our July ordinances.

COUNCIL PRESIDENT SLATER – Seconded by Councilwoman Creamer. Roll call.

7 yes to amend the agenda to include a bill payable to Gannett LocaliQ

COUNCIL PRESIDENT SLATER – Thank you, Madam Clerk. The agenda has been amended.

7. INTRODUCTION OF ORDINANCES AND RESOLUTIONS

COUNCIL PRESIDENT SLATER – Ord. No. 94 – 2025.

ORDINANCE NO. 94 – 2025

BY: FINANCE COMMITTEE

AN ORDINANCE making certain appropriations from the unappropriated balance of the 1433 Parks and Recreation Capital Improvement Fund, for the Reservoir Park Streambank Restoration Project, for the year ending December 31, 2025, and declaring an emergency.

COUNCIL PRESIDENT SLATER – Councilman Marcum.

COUNCILMAN MARCUM – I believe I'm the only person from Finance Committee here tonight, so I would move this forward for first reading.

COUNCIL PRESIDENT SLATER – Thank you. Ord. No. 94– 2025 has received first reading. Ord. No. 95 – 2025.

ORDINANCE NO. 95 – 2025

BY: FINANCE COMMITTEE

AN ORDINANCE making certain appropriations from the unappropriated balance of the 1201 Street Construction M & R Fund, for the purpose of Income Tax Refunds, for the year ending December 31, 2025, and declaring an emergency.

COUNCIL PRESIDENT SLATER – Councilman Marcum.

COUNCILMAN MARCUM – First reading.

COUNCIL PRESIDENT SLATER – Ord. No. 95 – 2025 has received first reading. Ord. No. 96 – 2025.

ORDINANCE NO. 96 – 2025

BY: FINANCE COMMITTEE

AN ORDINANCE making certain appropriations from the unappropriated balance of the 1208 Parking Fund, for the year ending December 31, 2025, and declaring an emergency.

COUNCIL PRESIDENT SLATER – Councilman Marcum.

COUNCILMAN MARCUM – First reading.

COUNCIL PRESIDENT SLATER – Ord. No. 96 – 2025 has received its first reading.

8. UNFINISHED BUSINESS
9. PETITIONS AND GENERAL COMMUNICATIONS
10. BILLS, ACCOUNTS AND CLAIMS

LocaliQ Gannett Ohio - \$ 488.88 Publication of July ordinances

COUNCIL PRESIDENT SLATER – Councilman Marcum.

COUNCILMAN MARCUM – I move to pay the bills.

COUNCIL PRESIDENT SLATER – Seconded by Councilman Ray. Roll call.

7 yes to pay the bills

COUNCIL PRESIDENT SLATER – Thank you, Madam Clerk. The Clerk will pay the bills and charge them to the proper accounts.

11. REPORTS FROM CITY OFFICIALS

12. REPORTS OF COMMITTEES

COUNCIL PRESIDENT SLATER – Thank you. Our next Work Session will be Monday, October 27, 2025, at 6:30 p.m.

13. RESOLUTIONS AND REQUESTS OF COUNCIL MEMBERS

COUNCIL PRESIDENT SLATER – Councilwoman Cunningham.

COUNCILWOMAN CUNNINGHAM – Well with President Pro Tem, Michael Gregg, out this evening, I would like to give a shout out to the Tigers to beat McKinley. Thank you.

COUNCIL PRESIDENT SLATER – You're most definitely welcome on that one.

14. CALL OF THE CALENDAR

15. THIRD READING ORDINANCES AND RESOLUTIONS

COUNCIL PRESIDENT SLATER – Ord. No. 81 – 2025.

ORDINANCE NO. 81 – 2025

BY: FINANCE COMMITTEE

AN ORDINANCE amending Exhibit “B”, “Description of Public Infrastructure Improvements”, of Ordinance No. 183 – 2016, the First North Tax Increment Financing (TIF) agreement.

COUNCIL PRESIDENT SLATER – Councilman Marcum.

COUNCILMAN MARCUM – Seeing that this is the third reading, if there’s no further discussion on this ordinance, I’d move it forward for a vote.

COUNCIL PRESIDENT SLATER – Seconded by Councilwoman Harwig Smith. Roll call for passage.

7 yes for passage

COUNCIL PRESIDENT SLATER – Thank you, Madam Clerk. Ord. No. 81 – 2025 has passed. Ord. No. 82 – 2025.

ORDINANCE NO. 82 – 2025

BY: FINANCE COMMITTEE

AN ORDINANCE amending Exhibit “B”, “Description of Public Infrastructure Improvements of Ordinance No. 184 – 2016, the Stark Glass Tax Increment Financing (TIF) agreement.

COUNCIL PRESIDENT SLATER – Councilman Marcum.

COUNCILMAN MARCUM – And same here, it’s the third reading. I’ll move this forward for a vote if there’s no further conversation on this.

COUNCIL PRESIDENT SLATER – Seconded by Councilwoman Harwig Smith. Roll call for passage.

7 yes for passage

COUNCIL PRESIDENT SLATER – Thank you, Madam Clerk. Ord. No. 82 – 2025 has passed. Res. No. 9 – 2025.

RESOLUTION NO. 9 – 2025

BY: FINANCE COMMITTEE

A RESOLUTION establishing new publication procedures for items covered by Ohio Revised Code Section 731.21(A), that such publication can be accomplished through a posting on “the website and social media account of the municipal corporation”, specifically to the ordinances passed by Massillon City Council, effective January 1, 2026.

COUNCIL PRESIDENT SLATER – Councilman Marcum.

COUNCILMAN MARCUM – This is the third reading on this one. I'll move that we adopt this resolution if there's a second and no further questions.

COUNCILWOMAN HARWIG SMITH – So did we decide; I think this is good. I'm all for this, I think it could save a lot of money because people just aren't seeing it. But I do think it should just go on the main City Facebook page or whatever media account. I don't think we should have a separate one. Is that needed to be decided now or basically we're deciding now that we can just do this?

COUNCILMAN MARCUM – The "website and social media account of the municipal corporation" is the language that the Ohio Revised Code section allows us to use. My interpretation of that would be the City of Massillon website and the City of Massillon social media account. I don't think we'd be following the revised code.

COUNCILWOMAN HARWIG SMITH – So the massillonohio.gov account?

COUNCILMAN MARCUM – Otherwise, yes.

COUNCILWOMAN HARWIG SMITH – Okay. That was my only question. It would just be a matter of Diane coordinating that.

COUNCIL PRESIDENT SLATER – Mr. Mayor.

MAYOR SLUTZ – Good evening. Thank you, Council President. I just want to clarify, just so we're all on the same page. Who's going to be posting these on the page? Are we going to have a separate page for City Council or how are we going to do this? I just want to make sure that we're all on the same page here.

COUNCIL CLERK ROLLAND – My thought process was that we post it on City Council. Just like our codified ordinances, that's where you would go to find our codifieds.

MAYOR SLUTZ – Okay.

COUNCIL CLERK ROLLAND – So, I would be contacting LaBella and they would walk me through the process to set up each month when the ordinances have been passed.

MAYOR SLUTZ – And then my office would share that information on our Facebook page?

COUNCIL CLERK ROLLAND – Correct.

MAYOR SLUTZ – Okay. Great. I just needed some clarification. Thank you. Thank you, Council.

COUNCIL PRESIDENT SLATER – Councilwoman Bryan-Huth, you have a question?

COUNCILWOMAN BRYAN-HUTH – I do have a question, but I think there was some more questions from the gallery.

COUNCIL PRESIDENT SLATER – Thank you. Mr. Herncane.

TED HERNCANE – Diane's talking about the website, not Facebook?

COUNCILWOMAN BRYAN-HUTH – Correct.

COUNCIL CLERK ROLLAND – Like I said, there would be a section that you could click onto just like you do our codified.

MAYOR SLUTZ – Okay.

COUNCILMAN MARCUM – Right. And then they could just go on for social media and copy and paste that link, I believe would be sufficient for social media. The link to whatever the update is that we put online.

COUNCILWOMAN BRYAN-HUTH – I think Safety Service Director, Renee Baker, has something to add.

COUNCIL PRESIDENT SLATER – Please come forward.

RENEE BAKER – So, I guess the question is just does it have to be posted on social media and if it does, then who is doing that on the City account? Because we're responsible for the City account and again, not that we don't want to help, but if it doesn't happen then who does that fall on? Because if it's City Council's responsibility to post and you can only do that on our page, then we either need to work out like giving you access to do on our page or do you see what I mean? And if that's what we do, that's fine. I just think that needs to be made clear so who does the responsibility falls back on one person is all.

COUNCIL CLERK ROLLAND – Okay. Now is Sarah the administrator of your Facebook page?

RENEE BAKER – We actually have several of us in the office that have the ability to do it. So we could add you as an administrator if the Mayor is okay with that. Then that way, you're responsible for posting your own things, if that's okay?

COUNCIL CLERK ROLLAND – Sounds good. Thank you.

COUNCIL PRESIDENT SLATER – That sounds good to me.

MAYOR SLUTZ – Thank you.

COUNCIL PRESIDENT SLATER – Thank you. Councilwoman Creamer.

COUNCILWOMAN CREAMER – I'm still trying to get clarification based on what I just heard; post our own things. This is City Council and these are our ordinances, our agendas. So, I'm trying to get a clarification. This is where I'm a little...this doesn't make sense to me.

COUNCILMAN MARCUM – The burden is on the City to properly notice these things. The burden is not on Council. The burden's not on the Mayor. The burden is on the City. If we screw something up and we get sued, the City gets sued, not us. As City Council, we are asking the City to properly post notice through this method which is much cheaper than using the paper.

COUNCILWOMAN CREAMER – So, whatever that method is? So, if there is multiple administrators for this social media page, that's going to be placed on that individual's task list to post these?

COUNCILMAN MARCUM – Yes.

COUNCILWOMAN CREAMER – I just wanted to be clear. Is it going to be Diane?

COUNCIL PRESIDENT SLATER – Correct.

COUNCILWOMAN CREAMER – But not us? Okay.

COUNCIL CLERK ROLLAND – Like I said, that was my thought process because we already have a link for our agendas, our codified ordinances. All I would have to do is create another link and insert the ordinances that were passed for that month into that link. Just like you go and get your agenda for October 20th. It's a simple process, very simple process and they can be scanned in a PDF so they cannot be changed. So, if you do it in Word, somebody could go in there and reword it or do whatever they wanted to. But if I do it in a PDF, it's there and can't nobody change it but me. So, I mean, I have no problem with the extra responsibility because it is going to save us quite a bit of money.

COUNCILWOMAN CREAMER – So that's added to your responsibility list, Diane.

COUNCIL CLERK ROLLAND – Yes ma'am.

COUNCIL PRESIDENT SLATER – Can I get a second. Seconded by Councilwoman Harwig Smith. Roll call for passage.

7 yes for passage

COUNCIL PRESIDENT SLATER – Thank you, Madam Clerk. Res. No. 9 – 2025 has passed.

16. **SECOND READING ORDINANCES AND RESOLUTIONS**

COUNCIL PRESIDENT SLATER – Ord. No. 85 – 2025

ORDINANCE NO. 85 – 2025

BY: COMMUNITY DEVELOPMENT COMMITTEE

AN ORDINANCE authorizing the Mayor of the City of Massillon, Ohio, to enter into an agreement with Stark County Regional Planning Commission (SCRPC) for the Massillon Housing Department ending December 31, 2026.

COUNCIL PRESIDENT SLATER – Councilwoman Creamer.

COUNCILWOMAN CREAMER – Thank you, Mr. President. This ordinance is requesting this annual agreement adopted by the City of Massillon for professional services provided by the Stark County Regional Planning Commission. It is a one-year agreement starting January 1, 2026 through December 31, 2026. The contract amount is \$15,000.00 and that cost has remained the same from previous years. Are there any questions regarding this ordinance? Seeing none, I'd like to waive the rules requiring three readings and bring forward Ord. No. 85 – 2025 forward for a vote.

COUNCIL PRESIDENT SLATER – Seconded by Councilman Ray. Roll call for suspension.

7 yes for suspension

COUNCIL PRESIDENT SLATER – And for passage.

7 yes for passage

COUNCIL PRESIDENT SLATER – Thank you, Madam Clerk. Ord. No. 85 – 2025 has passed. Ord. No. 86 – 2025.

ORDINANCE NO. 86 – 2025

BY: COMMUNITY DEVELOPMENT COMMITTEE

AN ORDINANCE amending the Zoning Map of the City of Massillon, Ohio, by rezoning a certain property from B-2 Central Business District to B-1 Local Business District.

COUNCIL PRESIDENT SLATER – Councilwoman Creamer.

COUNCILWOMAN CREAMER – Thank you, Mr. President. This rezoning request has been recommended for approval by the City Planning Commission at the September 10th meeting. We have scheduled a public hearing November 17th here in Council Chambers at 6:00 p.m. Does anyone have any additional questions? Seeing none, second reading.

COUNCIL PRESIDENT SLATER – Thank you, Councilwoman Creamer.

COUNCILWOMAN BRYAN-HUTH – Mr. President?

COUNCIL PRESIDENT SLATER – Councilwoman Bryan-Huth.

COUNCILWOMAN BRYAN-HUTH – Do we need to reschedule to put it on the calendar since we're not having the public hearing until November 13th? Because the third reading will be November 3rd.

COUNCILWOMAN CREAMER – It is November 17th, so I'll be tabling it until the public hearing and then put it up for a vote that evening. It's for the Sheetz gas station. I failed to say that.

COUNCIL PRESIDENT SLATER – Ord. No. 86 – 2025 has received its second reading. Ord. No. 87 – 2025.

ORDINANCE NO. 87 – 2025

BY: COMMUNITY DEVELOPMENT COMMITTEE

AN ORDINANCE amending the Zoning Map of the City of Massillon, Ohio, by rezoning a certain property from B-1 Local Business District to RM-1 Multiple Family Residential District.

COUNCIL PRESIDENT SLATER – Councilwoman Creamer.

COUNCILWOMAN CREAMER – Thank you, Mr. President. This rezoning request is at 21 South Ave. S.E. The applicant is Joe Logan, Connect USA Inc. The proposed use is to convert the former commercial property to a two-dwelling rental unit. Once again, we've

scheduled a public hearing on November 17th at 6:00 p.m. here in Council Chambers. Are there any questions from Council tonight regarding this? Seeing none, second reading.

COUNCIL PRESIDENT SLATER – Thank you, Councilwoman Creamer. Ord. No. 87 – 2025 has received second reading. Ord. No. 88 – 2025

ORDINANCE NO. 88 – 2025

BY: COMMUNITY DEVELOPMENT COMMITTEE

AN ORDINANCE authorizing the Director of Public Service and Safety of the City of Massillon, Ohio, to transfer Parcel #10003714, a 0.98-acre, vacant commercial property currently owned by the City of Massillon to the Community Improvement Corporation of Massillon (CIC) for the purpose of economic development.

COUNCIL PRESIDENT SLATER – Councilwoman Creamer.

COUNCILWOMAN CREAMER – Thank you, Mr. President. We've had multiple discussions regarding this request. The said property, CIC will sell the said property for \$1.00 for the purpose of constructing an indoor sensory park for children with special needs. Mr. Gulley is, I believe, is here this evening. Speaking with Mr. Herncane stated that Mr. Gulley watched our Work Session last week and heard a lot of the concerns and he would like to address Council regarding those concerns. So, if you'd like to come up to the microphone, Mr. Gulley and Mr. Dallas Young also.

MR. YOUNG – I just wanted to address a couple of things that we been going through a couple of more things about it. First of all, the park itself, we're looking at the construction. So, to be honest, we're looking to do this because we want this to be a destination place. That being said, being a destination place in Massillon for that, we believe will bring additional business, kind of like a "halo effect" so to speak. As people come in, they'll start at our park. They'll go to your gas stations; they'll go to restaurants. While they're here they'll do some shopping and things along that line. So we believe more than likely, almost wholeheartedly, really, that it will bring economic development around the area and through the rest of the City. There was a couple of other things; looking at construction costs. I will be frankly honest; we have more than enough funds to take care of that. I know there was discussions about what happens if the movie theater, the size, and then you'd have an economic boom of another place. Honestly, before we even looked at this, Ben contacted them because with some of the cinemas going out, we were looking at that property as something that we could buy ourselves already. So, if it does go out, that's honestly a win for us because we were looking at that property in the first place. As far as other things; I heard things along the line of maybe we can build a community pool or something like that. If a community pool is something that's interesting, I think the cost for that in comparison to what we're taking on ourselves would benefit the City as the City not doing that and for us to incur all that economic development and cost, I have no issues.

MR. GULLEY – I just wanted to kind of address any concerns that you guys had about me with the financial part of it. I don't like to brag, I'm not a fancy person but when it comes to the funds to do this I have absolutely no problem doing it. I approached Massillon trying to just buy the land; same with the movie theater. I saw an ad that Regal was shutting down some of their movie theaters and of course, I was trying to figure out the list because if I could purchase the movie theater, that would have been perfect. It would have saved me a lot of time, but. I own the building kind of catty-corner. I don't owe anything on it. I've put roughly \$200,000.00 into it already. I own three houses in Jackson Twp. I don't owe anybody on those. I just built

a seven-figure lake house out on Lake Milton last year that just got completed. I'm not Shearer's, I'm not A.R.E. I don't like being in the public eye. I'm not that guy, but when it comes to the funds, this project is really not that expensive to me. I just don't want to feel like I'm acting cocky or anything like that because that's just not the type of person that I am. I've got good backers too and I don't like name dropping. Like Steve Coon is a good friend of mine. Our kids go the same school. He's got professional grant writers that are more than willing to write all the grants for me. I know that was another concern that keeps getting brought up. But I haven't went for grants. Me, personally, I'm not going to go for them until it's built. I am very firm on that. It's just that I don't think that's the right thing to do. Until I have something physically built, I'm not going to ask for a handout.

COUNCIL PRESIDENT SLATER – I just want to say this, because I have a personal friend who knows you personally and he told me point blank that you would be a bonus addition to the City of Massillon with what your character is, financially speaking he said “Mike, it's not about the money. He has the money and he doesn't need help from anybody”. And he said “Massillon will not be making the right decision by letting you walk away”. That's what he told me and he's a very close friend of mine and I just wanted to put my two cents on that.

MR. GULLEY – That's awesome. I appreciate it. I also do own another building right there on 77 and the Portage exit. I purchased the American Rifle Range. It's 22,000 sq. ft. directly across 77 from Chucky Cheese and the Strip. I could open it there and I can open it there very fast, but Jackson Twp. is really commercialized. The thing I like about Massillon is you got a lot of local restaurants, small businesses. If I can get them on board, like, say I build a sensory pod around one the booths. So now all of these local businesses can advertise that we're sensory friendly restaurant. Talking about trampoline parks, stuff like that, I try to get their number like on a Saturday, they would get a thousand to fifteen hundred jumpers a day, just on Saturday. I know this is non-profit and I'm not charging people, but people say it might cause a ripple effect for all the local business. I think it'll be like a tidal wave. Like if I can get some of these businesses on board to offer special accommodations, their businesses are going to thrive.

COUNCIL PRESIDENT SLATER – Councilwoman Bryan-Huth.

COUNCILWOMAN BRYAN-HUTH – Thank you, Mr. President. Thank you gentlemen for coming back and for listening to us on the tape and hearing our concerns.

MR. GULLEY – I did put a business plan for you. I did. I am not a paper shark. I dread paperwork, but I figured that this is such an important project. We went ahead and worked together.

COUNCILWOMAN BRYAN-HUTH – And thank you for being responsive. Where I sit with it is the need is there. Your tidal wave will come; I don't doubt that. But if the City is coming in as a beginning catalyst for this with the transfer to the CIC with the money, we want it to succeed and we, not knowing you, need to know that you're going to follow through that this is a lasting concept that you have more than just an idea. And we're getting there.

MR. GULLEY – That's exactly why I came in because nobody knows me. It's kind of nice that somebody reached out to him about me or asked about me. I like staying in the shadows. I've done a lot of stuff for Massillon over the years when Kathy was Mayor. Actually got two semi's full of toys and we set up shop and donated them to anybody that needed them in the City of Massillon and came down to my warehouse and got them. Went to the women's shelter and

we got lists from all the families in there and once I got those lists I realized that there are a lot of people in here that are a little bit older than ten years old. So, I sent my whole crew out with credit cards and we got everything on every families list on there.

COUNCILWOMAN BRYAN-HUTH – The other follow-up is that in my daytime life working in and around these special populations, I'm really interested to know who you're going to pull in from more than a parent's perspective to make sure that your place is the best it can be for these populations.

MR. GULLEY – I mean; I'm open to anybody helping. Well, just like the Repository; I don't know if you guys looked at that article, but if you saw how many "likes" were on it and how many "shares" were on it, but if you actually take a really good look at it and you scroll, the Repository hasn't had a response like that in a really long time and the only time that they get a response is usually on something negative. So, the fact that this just took off and it's something positive, it's huge. I think I'm even underestimating it.

MR. YOUNG – So to follow-up to yours. So, when you're talking about the concern on a long-term. This is not something we're looking at as a short-term. This is not something that we're looking at that it's going to be a fail. My grandson, his son; we live this every day. So it's not like something that we don't experience that we don't know. Everybody's going to be a little different, but I just wanted to make sure that every day for the rest of our lives, we're living this. So, it's not going to fail. I'm not worry about that. So, I just wanted to make sure...and then as far as any kind of help being that we're in that community, we're around a lot of people with that. We have resources and things along that line to make sure that everybody is safe and trained correctly.

MR. GULLEY – I've had a lot of people reach out to me offering to volunteer. I don't think it's going to be a hard time. I actually asked some of the people on there because I know how my son is. I don't know how every disabled child is. So, I've been picking a lot of people's brain on certain things. One of the main things was exercise. How can we get these kids to basically quit being bottomless pit because all they want to do is eat and what happens if they turn out to be as big as me? We're trying to figure out a way to make them more active; something that'll keep them busy, but a lot of times it's hard to keep their attention.

COUNCIL PRESIDENT SLATER – Councilwoman Cunningham.

COUNCILWOMAN CUNNINGHAM – Thank you, Mr. President. When you came forward, I was so excited to hear your plan. A-the fact that you're on Rt. 21 which means families from the south from the north, they're going to have easy access. I have a son that was a school psychologist for Plain Local, not clinical psychologist, but he works with the IEP students and when I shared this with him that this was coming to town he was excited and he knows those students.

MR. GULLEY – I've had people reach out to me from Columbus; everywhere.

COUNCILWOMAN CUNNINGHAM – The fact that I've been in business for fifty years and the effect of what you're bringing to town, and again, the effect of the umbrella effect of people using our restaurants, using our stores. I am really excited about it and I'm not sure where some of this negativity came from because from the get go, I thought what a wonderful idea and the fact that you want to come to Massillon. Not Jackson, not Perry, I was really excited about that.

MR. GULLEY – I think I got the best chance to really make an impact in Massillon.

COUNCILWOMAN CUNNINGHAM – And you'll find out that Massillon is a wonderful community.

MR. GULLEY – Yeah. I love it. All the small restaurants and stuff like that, I can't do that in Jackson Twp. Everything is commercial. It's all franchises and a couple of Mexican restaurants.

COUNCILWOMAN CUNNINGHAM – I just wanted to tell you, I, personally, thank you.

MR. GULLEY – I appreciate it very much.

COUNCILWOMAN CUNNINGHAM – Thank you, President Slater.

COUNCIL PRESIDENT SLATER – You are welcome. Councilman Ray.

COUNCILMAN RAY – Thank you, President Slater. You guys are like right there in my backyard. I see your store and I drive past it all the time. I'm definitely 100% on board with the project, in general. I think the only two pieces that, due to the fact that without the lack of planning, of understanding what the plan is. I think collectively, Council just didn't want to see it fail. So there wasn't any kind of stigma it was just that we didn't want to see it fail because we all stand by it. Like you almost had me with a little something in my eye last time you were here. But, with that being said, I think people from the medical field want to know and make sure that you guys are coming from a good place, medically, as well. So, you know, you have a certain amount people per child or however that works. But I'm pretty sure that you're adamant enough to take care of that. Thank you.

COUNCIL PRESIDENT SLATER – Councilman Marcum.

COUNCILMAN MARCUM – I think everybody here sees the potential benefit of this. I think the concerns from listening to last week's meeting are primarily focused around the free or one dollar transfer of an acre's worth of land from the City to you guys and no offense to you guys, I think it would be the same feeling for most folks if not anybody. I'm wondering if maybe if Council were to amend this ordinance down the line before we pass it to either say, A) we'll put a restrictive covenant that this has to be owned by a 501.3(c) or other non-profit corporation moving forward or it reverts back to the City or B) maybe we secure ties and interests in the property moving forward where we would get paid if it's sold in the future like ten years from now, twenty years from now, I don't know. These parks are hot right now and every community wants one and we should, for sure, want one. But perhaps we could secure ties and interest in the property where we get at least the fair market value of today's undeveloped land value back if it's sold in the future with the secured ties and interest when we transfer it. I sent an e-mail to the Law Dept. today, haven't heard back on that one, but those are just my two ideas. Either write a reversion with a restrictive covenant or a security interest and I think that would cover all of our basis here. If we're concerned about transferring land to admittedly to an unknown quantity, no offense guys, for a park where a lot of times a lot of communities are partners in the park. But we're not really partners in the park. We're just transferring it. So maybe this gives us that little extra security on our end, going one of those two routes. If it succeeds, we care if we have this in the background. But if something, God forbid, happens down the line, we're at least covered, the taxpayers are protected. I don't know how you guys

feel about that; I don't know how anybody else on Council feels about that. We can do a restrictive covenant pretty easily. I know that's legal. Whether or not we can secure an interest on the land transfer; I don't know. I think we should be able to do that, but I didn't really dig into that deep. A restrictive covenant is a little easier though.

MR. GULLEY – With this, I've already invested \$17,000.00 in a civil engineer. I know this property's been for sale, I think, for about four years now.

COUNCILMAN PAQUELET – How much did they want for it?

MR. GULLEY – I believe it was \$100,000.00 or \$99,000.00; it wasn't too expensive, but it also comes with anywhere between \$40,000.00 to \$50,000.00 worth of repairs that I have to do before I can even do anything. So, if you want to put restrictions on it, I mean, honestly I came to you guys to buy it. I didn't ask for it. You guys offered or at least brought up the fact to offer it. That's one of the reasons why I'm real adamant about Massillon because I like the way that you do things. If it comes with restrictions, give me a fair price, I'll cut you a check. However way you want to do it.

COUNCIL PRESIDENT SLATER – Mr. Herncane.

TED HERNCAINE – So, I just wanted to add and Ben did go into the cost. The Mayor and I decided to offer Mr. Gulley, LGB Properties, which is a for profit entity that would lease to his foundation. We decided to basically give him the property for a dollar for a couple reasons and the biggest was the cost of fixing two utility issues on the site. We felt that for this individual to invest \$40,000.00 to \$50,000.00 which is our Engineer Dept.'s estimates, that if he was going to invest that in the site to build the park, we would give him the land for \$1.00. Certainly if there would be a purchase price of a certain dollar amount, I don't think it would be fair to have any restrictions or claw back period. That would be a transaction where he would buy it for a certain dollar amount. Honestly, I think that's just kind of grasping for more money. Those funds would go into the Economic Development Fund since it is for the sale of property, so it would go into that restricted account. We felt that just giving him the property through the CIC with the caveat that if he did not start construction or something happened within a year that it would revert back to the City. I don't think we can do that if it's a sale. I think if it's a sale then it's his and he can do whatever he wants with it in the future. I don't think and we can talk to the Law Dept., but I don't think we have any interest in putting some type of ongoing interest in the property. We've never done anything like that before when we've used the CIC. I think we have to be fair to him whether you know him or not. I think we have to be fair. We didn't do that with the Boys and Girls Club. We didn't do that with Massillon Energy and Technology Park. I won't bore you and go back year by year of who we've transferred property to through the CIC. So I think it's, from our perspective, it would be a clear; if you approve it, a transfer to the CIC sale to a \$1.00. If it stays at that, we're willing to look at something within a year where we would get it back if costs are way, way too high or he just doesn't or something were to happen logistically. I just wanted to add that.

COUNCIL PRESIDENT SLATER – Councilwoman Harwig Smith.

COUNCILWOMAN HARWIG SMITH – Thank you, President Slater. I just want to say I was one of the people concerned about just giving an acre of land away because I have to look out for the interest of our citizens. From the very beginning, as a nurse, I thought that this is wonderful. I still think it's wonderful. Thank you for answering our questions and concerns. I'd like to thank Mr. Herncane because after he spoke last week, he swayed me about the

property and I was okay with it. So, I know I was one of the people all concerned about it, but I will way I am in support of it.

MR. GULLEY – Thank you. I appreciate it.

COUNCILWOMAN HARWIG SMITH – Thank you for your time and all you're doing.

MR. GULLEY – Alright. Thanks, guys.

COUNCIL PRESIDENT SLATER – Councilwoman Creamer. Mr. Paquelet, you got something to say?

COUNCILMAN PAQUELET – Thank you, Mr. Slater. My concern was about for the intended use at all. Knowing who could say “no” to that?

MR. GULLEY – Exactly.

COUNCILMAN PAQUELET – I guess it was just the giving of the property and if there is a way to make it work good to the general public because those that I have spoken with in community are like “Well, why not offer it?”. That's the only thing that people have concerns with that I've spoken with in last few days. But for the intended purpose, great. No one can say “no” to that. I know from the school district in the past the special needs number of kids that growing and growing and there's a lot of them. So, it's something that the schools would, I'm sure, would always have involvement.

MR. GULLEY – Oh yeah. Like the little field trips and stuff. There's a lot of schools that take their kids to parks like this.

COUNCILMAN PAQUELET – Thank you very much.

MR. DALLAS – Just want to leave you guys with one last thing before we go. This is something, just like I said earlier, something that we want to be here and we want to do economically, it's actually less expenses and easier for us and easy for us to get another property that's already done. So, I just wanted to let you know that. We're here because we want to be here, because economically, this is better for us. Thank you.

COUNCIL PRESIDENT SLATER – Yes sir. Thank you both. Councilwoman Creamer.

COUNCILWOMAN CREAMER – Thank you, Mr. President. I just wanted to clarify, I don't believe our questions were negative. I think we were doing our due diligence and asking what needed to be asked. So that we have a good understanding and as Mr. Gulley stated, we were multiple individuals who were asking for business plans. So we're getting those things in line. Because we all thought it was a great idea moving forward. So based on that, second reading.

COUNCIL PRESIDENT SLATER – Thank you, Councilwoman Creamer. Ord. No. 88 – 2025 has received second reading.

17. REMARKS OF DELEGATIONS AND CITIZENS TO MATTERS NOT ON THE AGENDA

BARB BERGMEYER – I live in Ward 2. I've been seeing on the news and in the newspaper about the round-about that is scheduled for Massillon for Rt. 21 and Lake and for 1st St. and Lake. I'm really concerned about. The way the paper and everything seems, it's almost a done deal. Now, they've said that there's going to be a meeting for the public, but they don't have a date. I was told maybe November or maybe December. But there's no date at this point. But there is an issue with the traffic in that area and I have no problem with that because in that area. But, I can't see something like that going on as far as being for being helpful for the City and for the traffic. I think part of the solution could if they could sync the lights for Rt. 21 and 1st St., that would be a big help. Because right now the traffic light on Rt. 21 is a tripped light and the one at 1st St. is a timed light. So, therefore, they can cause a bottleneck there really, really bad. If they sync the lights that would definitely help. Also, another thing would be is, if traffic violators would be cited. The people don't drive 55 mph on Rt. 21; they do a whole lot more and then there's a lot of people that run the red lights at Rt. 21, 1st St., Lake, the whole nine yards. But also, there is a "No turn on right" for northbound Rt. 21. I was instrumental in getting that sign put up because I would be traveling eastbound on Lake Ave. and with the people turning on Lake from northbound Rt. 21 on a red light, it would fill up that tiny space so people coming eastbound would stick stuck on the highway. So when the traffic light for Rt. 21 would turn green, they can't go because they got all this traffic lined up there. So I talked with the previous Safety Service Director. She called in ODOT, they did a study and that's how that sign got put up there, but it's not being enforced. I think with the City of Massillon, possibly State Highway Patrol, the Sheriff's office, monitoring that and citing people would help to give the City and everything a little bit more, so that it's not so congested and everything. And, so, I would like to see something like that to help the City to sync the lights and to enforce the traffic laws. So, that's my suggestion. Thank you.

COUNCIL PRESIDENT SLATER – Thank you. Anyone else?

ANTONIO GUILLAN – I live in Ward 3 and I just had a comment that I wanted to share with the people that are in charge that since the new school has been built, on Harsh there, I've noticed that there has been stepped up enforcement of the speed through there and I wanted to thank you for that. Because that has basically been a drag strip the entire time I've been off of 27th St. and people are slowing down. So, thank you and also Beat McKinley.

COUNCIL PRESIDENT SLATER – Please sign in. Thank you. Anyone else?

18. ADJOURNMENT

COUNCIL PRESIDENT SLATER – Councilman Ray.

COUNCILMAN RAY – I'd like to make a motion that we adjourn.

COUNCIL PRESIDENT SLATER – Seconded by Councilman Marcum. Roll call.

7 yes to adjourn

COUNCIL PRESIDENT SLATER – Meeting adjourned.

DIANE ROLLAND, COUNCIL CLERK

MIKE SLATER, PRESIDENT