

## AGENDA

CANFIELD CITY COUNCIL  
**REGULAR MEETING**  
February 4, 2026-5:30 P.M.

**FRANCIS J. McLAUGHLIN MUNICIPAL BUILDING**

1. Call to Order.
2. Pledge of Allegiance.
3. Roll Call: Quorum is Present - Meeting is in Session.
4. Proclamations & Presentations.
5. Approval of Minutes.
6. Reading of Communications.
7. Reports of Committees, Boards, Mayor's Report, City Manager, Finance Director, Chief of Police, Zoning Inspector and Public Works Superintendent.
8. Public questions from residents (or representative) related to the above referenced reports. Questions may be limited to three (3) minutes.
9. Recognition of Persons Desiring to Appear Before Council.
10. **OLD BUSINESS**  
Note: After each item is placed on the table for action, public comments from residents (or representative) as to that business item are received. May be limited to three (3) minutes per person and thirty (30) minutes total.
  - A. An **Ordinance** Establishing New Canfield Codified Ordinance Chapter 1113 Entitled Construction Acceptance and Bonding.  
Description: The update to Chapter 1113 of the Subdivision Regulations is intended to clarify and implement new procedures for the City's construction acceptance of public utilities and roadways for new development projects. The ordinance institutes a multi-phase construction acceptance procedure in which the developer can request conditional acceptance by City Council once public utilities and roadways are installed per City of Canfield specifications. The developer will maintain maintenance responsibilities during the conditional acceptance phase. Once 75% of the occupancy permits are granted for the development or development phase, the developer must request final acceptance at which time Council will vote to accept ownership and maintenance of the public utilities and roadway. This is meant to safeguard the City from maintenance issues that arise when development runs into a slower than anticipated build-out and public utilities are not being utilized as designed.  
Action Needed: Approval of this ordinance  
Attachment(s): None  
Public Comments

11. **NEW BUSINESS**  
Note: After each item is placed on the table for action, public comments from residents (or representative) as to that business item are received. May be limited to three (3) minutes per person and thirty (30) minutes total.

- A. A **Resolution** Requesting Advances on the Collection of Real Estate Taxes.

Description: The Mahoning County Auditor provides real estate tax collection disbursements to the City of Canfield as the funds are received. Ohio Revised Code allows for public entities to formally request for those disbursements to be done in advance of collections.

This Resolution acts as the formal request to the Mahoning County Auditor for the advance of collection on real estate taxes to the City of Canfield.

Action Needed: Approval of resolution

Attachment(s): None

Public Comments

12. Council Comments.

13. Adjournment

Introduced by: \_\_\_\_\_  
First Reading: \_\_\_\_\_

**AN ORDINANCE ESTABLISHING NEW CANFIELD CODIFIED ORDINANCE  
CHAPTER 1113 ENTITLED CONSTRUCTION ACCEPTANCE AND BONDING**

WHEREAS, the Council of the City of Canfield has determined it to be in the best interest of the municipality to enact legislation regarding construction acceptance and bonding.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CANFIELD, COUNTY OF MAHONING AND STATE OF OHIO:

Section 1: That Chapter 1113 of the Codified Ordinances of the City of Canfield entitled "Construction Acceptance and Bonding" is hereby adopted as follows:

**CHAPTER 1113  
CONSTRUCTION ACCEPTANCE AND BONDING**

**1113.01 PURPOSE**

The purpose of this chapter is to establish the City construction acceptance and bonding procedures for any public improvements that will become the responsibility of the City.

**1113.02 SUBDIVIDERS AGREEMENT**

- a) Upon receipt of notice of approval of the Final Plat by Council, but prior to review by Council, the Subdivider shall have executed and made available various documents which make assurances to the City of Canfield, Ohio that all required improvements will be completed as specified in these documents. The method of guarantee shall be in the form of the Subdivider's Agreement which shall be a contract between the Subdivider and the City of Canfield. The Subdivider's Agreement shall be prepared by the City of Canfield in accordance with all of the legal requirements of the City
- b) Under the Subdivider's Agreement, the Subdivider shall have two options for commencement:
  1. Subdividers Agreement with Bond
  2. Subdividers Agreement without Bond
- c) In the case, where the Subdivider elects to construct improvements with a subdivision bond, the requirements of 1113.03 shall apply.
- d) In the case, where the Subdivider elects to construct improvements without a subdivision bond, the final plat approval will be withheld until satisfactory completion of all improvements, and approval of the City Engineer, along with the provision of letters of certification of payment in full of all contractors, subcontractors, suppliers of materials, consulting engineers, surveyors, and all inspection fees and all other similar fees incurred by the Subdivider.

**1113.03 SUBDIVISION BOND**

- a) If the Subdivider elects to construct improvements with bond, the Subdivider shall post a subdivision bond, in the amount of One Hundred (100) Percent of the total estimated costs of the construction of the required improvements, as specified in these Subdivision Regulations in order to guarantee their proper construction and installation. The City Engineer shall review the Subdivider's construction cost estimate and determine if the estimated costs adequately reflect the costs of the required improvements as well as the time period that is likely to be required to construct all improvements and shall approve and certify in writing the arrangements of the Subdivider prior to the posting of the subdivision bond.

- b) The City reserves the right to reject any subdivision bond which the City Engineer has determined to be unacceptable. The subdivision bond shall not exceed a period of two (2) years unless mutually extended in writing by the Subdivider and the City of Canfield, Ohio.
- c) The subdivision bond shall be made payable to and enforceable by the City of Canfield, Ohio and shall provide that the Subdivider, their heirs, successors and assignees, their agent or servants will comply with all applicable terms, conditions, provisions and requirements of these Subdivisions Regulations.

#### **1113.04 INSPECTION**

- a) The materials, equipment, and installation of all public improvements, including but not necessarily limited to streets, sidewalks, storm sewers, sanitary sewers, and waterlines which lay within the public right-of-way, will be inspected and tested. As-built drawings of the final locations of all infrastructure to be publicly owned shall be provided by the Subdivider upon completion.
- b) The cost of such inspection, testing, and recording shall be paid by the Subdivider. The estimated cost of the inspection, as determined by the City Engineer, shall be deposited with the City prior to the beginning of construction.
- c) Within six (6) months of Final Acceptance, all unused inspection monies, if any, deposited shall be refunded to the subdivider by the City.

#### **1113.05 CONSTRUCTION COMMENCEMENT REQUIREMENTS**

The subdivider may commence construction once the following items are satisfied:

1. Plan approval has been obtained from the City Engineer and Planning Commission.
2. All regulatory permits have been secured by the Subdivider and provided to the City for their records.
3. The Subdividers Agreement has been fully executed by the City and Subdivider.
4. The Subdivider has posted the required Subdivision Bond, if applicable.
5. All required inspection fees have been posted by the Subdivider.

#### **1113.06 CONDITIONAL ACCEPTANCE**

- a) Upon substantial completion of the construction in compliance with the approved construction plans and documents, and at the written request of the Subdivider to the City Manager, the City may grant conditional acceptance of the public construction that will become the responsibility of the City by adopted resolution of City Council. The period of Conditional Acceptance shall last until such a time that 75% of the proposed development lots, in accordance with the approved development plan, unless otherwise authorized by the City Manager, have received occupancy permits.
- b) Conditional Acceptance shall be conditioned upon the following:
  1. Submission of as-built drawings in .PDF format to the City Zoning Inspector of all public improvements that will become the responsibility of the City. The as-built drawings shall be prepared and certified by a Professional Surveyor registered in the State of Ohio.
  2. All major components of the public construction that will become the responsibility of the City have been completed to the extent that does not present undue health, safety, and welfare hazards to the public.
  3. The City Engineer shall approve and certify in writing that said improvements have been constructed and completed in a satisfactory manner.
- c) The City Zoning Inspector shall not issue any zoning certificates for building construction until such time as the conditional acceptance resolution required by this section is adopted by City Council. Upon adoption of this resolution by City Council, the Zoning Inspector may issue necessary zoning permits for building construction.
- d) During the Conditional Acceptance period, the City will operate the water and sanitary sewer infrastructure in compliance with State of Ohio regulations. However, the City will not assume ownership or be responsible for any maintenance activities related to these systems.

Additionally, the City will not own, maintain, or operate any other public infrastructure during this phase.

- e) During the conditional acceptance period, the Subdivider, its heirs, successors and assignees, their agent or servants shall be responsible for all maintenance and incur all associated costs related to the public construction that will become the responsibility of the City upon Final Acceptance. The City shall make the Subdivider aware of maintenance issues via certified letter. Upon receipt of the letter, the Subdivider shall have fifteen (15) calendar days to provide a maintenance schedule for approval by the City Manager or their authorized representative.
- f) The City shall reserve the right to perform all work and invoice and/or assess the Subdivider for any maintenance costs incurred by the City should the Subdivider not respond within the allotted calendar day window, violate the agreed upon maintenance schedule, or the maintenance issue is determined by the City Manager or their authorized representative to present undue health, safety, and welfare hazards to the public.

#### **1113.07 FINAL ACCEPTANCE**

- a) At such a time that 75% of the proposed development lots have received occupancy permits, the Subdivider shall request in writing to the City Manager final acceptance of the infrastructure by the City. At this time, the Subdivider shall present related letters of certification of payment in full of the involved Contactors, Subcontractors, material suppliers, Consulting Engineers, Surveyors, etc. as well as all occupancy permits as obtained from the applicable regulatory agency.
- b) Final acceptance shall be given after all public improvements have been satisfactorily maintained and all defects or deficiencies have been corrected to the satisfaction of the City and, if applicable, all expenses incurred by the City pursuant to the development have been paid in full. Final Acceptance shall occur via passage of a final acceptance resolution by City Council.
- c) No improvements shall receive final acceptance by the Council until the Subdivider has posted an approved Maintenance Bond in the amount of ten (10) percent of the actual construction costs of the public improvements to be accepted by the City. The dollar amount of the Maintenance Bond shall be reviewed and approved in writing by the City Engineer. The Maintenance Bond shall extend for a period of two (2) years from the date of final acceptance by the City in the case of all public improvements.

#### **1113.08 PHASED COMPLETION**

The Subdivider may apply for approval by the City of phased completion of the development. At time of application, the Subdivider plans must clearly show the limits of each phase and clearly state the number of proposed lots to be developed as part of each phase. The requirements of Sections 1113.01-1113.07 shall apply. The threshold for Final Acceptance shall be 75% of the proposed development lots in each individual phase having received occupancy permits.

#### **1113.09 FAILURE TO SATISFACTORILY COMPLETE REQUIRED IMPROVEMENTS**

The Subdivider shall be in default of the Subdividers Agreement with the City when any one of the following conditions exist:

1. In the event that the Subdivider has failed to satisfactorily complete the installation of the required improvements as specified in these Subdivision Regulations, in accordance with the terms and conditions of the Subdivider's Agreement with the City.
2. The Subdivider has failed to construct and/or install the required improvements in accordance with the minimum standards specified in these Subdivision Regulations, and is unwilling to modify, upgrade or reconstruct said improvements to conform with the requirements within a thirty-day time period from notification.

The improvements constructed and installed in the Subdivision have failed, deteriorated or have not functioned properly during the two (2) year time period immediately following their acceptance by the City of Canfield, Ohio due to the manner in which they were constructed and installed or when the required improvements are not in accordance with "record" drawings submitted to the City by the Subdivider and the Subdivider has failed to correct the deficiencies upon the request and instruction of the City.

PASSED IN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2026.

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PRESIDENT OF COUNCIL

ATTEST:

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CLERK OF COUNCIL

Certification of Publication

I, the undersigned Clerk of Council of the City of Canfield, Ohio hereby certify that the foregoing Ordinance was posted in a prominent place at the Municipal Building, Canfield, Ohio for seven continuous days, to-wit: \_\_\_\_\_.

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CLERK OF COUNCIL

APPROVED AS TO FORM:

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MUNICIPAL ATTORNEY



# City of Canfield

104 LISBON STREET  
CANFIELD, OHIO 44406-1416

Phone: 330-533-1101  
Admin. Fax: 330-533-4415  
Finance Fax: 330-533-2668  
[www.ci.canfield.oh.us](http://www.ci.canfield.oh.us)



**DATE:** January 8, 2026

**TO:** MEMBERS OF COUNCIL

**FROM:** TYLER THORN, SECRETARY  
PLANNING AND ZONING COMMISSION

**SUBJECT:** A RECOMMENDATION TO COUNCIL FOR A NEW ORDINANCE  
SECTION 1113 CONSTRUCTION ACCEPTANCE AND BONDING.

At the regular meeting of the Planning and Zoning Commission on January 8th, 2026, the following motion was made:

Mr. Palermo made a motion to recommend to Council to approve a new ordinance section 1113 construction acceptance and bonding.

The motion was seconded by Mr. Graham

This motion passed 3 - 0

Introduced By: \_\_\_\_\_  
First Reading: \_\_\_\_\_

**RESOLUTION**

**A RESOLUTION REQUESTING ADVANCES ON  
THE COLLECTION OF REAL ESTATE TAXES.**

WHEREAS, Ohio Revised Code Section 321.34 provides for advances on real estate tax collection from the County Auditor; and

WHEREAS, Council desires to formally request said advances pursuant to Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CANFIELD, OHIO:

Section 1: The City of Canfield hereby requests advances on the collection of 1<sup>st</sup> and 2<sup>nd</sup> half tax year 2025 Real Estate Taxes.

Section 2: That this Resolution and all deliberations relating to the passage of this Resolution were held in open meetings of this Council, all pursuant to Section 121.22 of the Ohio Revised Code and Section 3.11 of the Charter of the Municipality of Canfield.

PASSED IN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2026.

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PRESIDENT OF COUNCIL

ATTEST:

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CLERK OF COUNCIL

**Certification of Publication**

I, the undersigned Clerk of Council of the City of Canfield, Ohio, hereby certify that the foregoing Resolution was posted in a prominent place at the Municipal Building, Canfield, Ohio for seven continuous days, to-wit: \_\_\_\_\_.

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CLERK OF COUNCIL

APPROVED AS TO FORM:

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MUNICIPAL ATTORNEY

MINUTES  
CANFIELD CITY COUNCIL  
**REGULAR MEETING**

JANUARY 21, 2026-5:30 P.M.

The meeting was called to order by Christine Oliver, President of Council, followed by the Pledge of Allegiance. The Clerk called the roll to which a quorum responded as follows: Mr. Graham, Mr. Nacarato and Mrs. Oliver.

Absent: Mayor Dragish and Mr. Schialdone.

Under **PROCLAMATIONS & PRESENTATIONS**, there were none.

Under **APPROVAL OF MINUTES**, the Minutes from the Regular Meeting on January 5, 2026 were approved as presented.

Under **READING OF COMMUNICATIONS**, there were none.

Under **REPORTS** of Committees, Boards, Mayor's Report, City Manager, Finance Director, Chief of Police, Zoning Inspector and Public Works Superintendent.

MRS. OLIVER: I will start with Mr. Nacarato.

MR. NACARATO: Design Review met on the 6<sup>th</sup>. I think everybody got a copy of the minutes. Really nothing new. They had one old business and then we elected our officers, a President and our Secretary. That was it.

MRS. OLIVER: Thank You. Mr. Graham.

MR. GRAHAM: Planning & Zoning met January 8<sup>th</sup>. Those minutes have been posted also. The only thing to note is, we delayed until the February meeting, the election of our officers, until we have everybody present.

MRS. OLIVER: Thank you. On the Fire Board the numbers for December, 247 calls, 123 medic transports, no fire losses, we gave 8 mutual aid and received 0. That's my update from the fire board. Let's go over to Mr. Rapp, our Public Works Superintendent.

PUBLIC WORKS SUPERINTENDENT: Thank you, Mrs. Oliver. Good evening. We repaired a water break today on South Broad Street. It took most of the day today. We continue to monitor, with the cold weather, we're probably going to have more. It just is what it is. We continue plowing, salting and vehicle maintenance. We're continuing the water meter change outs. If you haven't had that done yet, please give us a call. We're leaving door hangers and knocking

on doors, trying to get this project completed, so we can get to that monthly billing. That's it. Thank you.

MRS. OLIVER: Thank you. Our Finance Director, Mrs. Clayton.

FINANCE DIRECTOR: The income tax e-file is offline for maintenance by our software company currently. We anticipate it being back up by January 26<sup>th</sup>, so we can start accepting returns for 2025. The December check register was posted to the city website, along with the year end, cash basis fund summary. I have completed year-end closing. I'm starting to work on all the reports that we have to do for the GAAP Report to send to the CPA firm that does that for us by the end of May. Today, Kristin finished doing the W-2's and the 1099's. They will be in the mail tomorrow.

MRS. OLIVER: Thank you. Our Zoning Inspector, Mr. Thorn.

ZONING INSPECTOR: Thank you, Mrs. Oliver. For the month of January, so far, we've only had 3 permits valued at \$12,000. Total permits issued year-to-date is 3. Year to date value is \$12,000. That's all I have.

MRS. OLIVER: What a difference from like December or November. Our City Manager, Mr. D'Apolito.

MR. D'APOLITO: Thank you, Mrs. Oliver. First of all, I just want to recognize our Public Works Department on a couple of fronts. During these storms, people have been telling me how different it is when they hit the city limits about our roads. They have done a bang-up job. It's really a tribute to Mr. Rapp. I just want to recognize the public works department. Snow removal is incredible.

Secondly, today they were out on a water break, I stood there for a while. Incredibly cold temperatures, they're buried in mud and water. I just want to recognize these guys for the hard work that they do. Again, Mr. Rapp is one of the best public servants that I've ever been around. He got a call at 2:30 this morning. He had to go out and access the situation. I don't know if he gets enough recognition for what he does on behalf of the city. I like to recognize him every chance that I get. Kudos to the Public Works Department.

I'd like to talk about the Leadership Academy being put on by the Chamber. I've been attending that along with Mayor Dragish and Council Member Schioldone. This month's speaker was State Representative Monica Blaisdell, and the director of the office of management and budget. They talked about the Capital Budget Fund that the state has every 2 years. We are going to propose some projects to be submitted in the capital budget fund. It will center around RGF (Red Gate Farms). Another one will be a water line improvement on Fairground Blvd. We are going to submit some proposals to the state and hopefully we'll get some help with some of these projects. One of the things that we talked about is a playground out at RGF and hopefully some water and sewer service out there as well. Finally, I'd like to keep everybody up to date

with the situation with the county, regarding the meter pit that we're installing on Topaz Circle. The purpose of that is to measure the amount of flow that come into the county from our city. It's going to be an ongoing situation with those talks. I just want to keep everyone up to speed that things are going to be changing, as far as our rates, not just our rates but the amounts. I just wanted to make you aware of that. The next step is a meter to measure everything. We got a proposal from a company to put that in. So, we'll see where it heads.

MRS. OLIVER: Thank You. That Leadership Academy, I attended that 10 years ago. It was very good. I have to say, Mr. Rapp, it is absolutely true. Thank you. Last Thursday, when I went to address the Commissioner's, our roads were wonderful, the rest were treacherous the entire way there. I was white-knuckling it, but no in our city. You guys do a great job.

PUBLIC WORKS SUPERINTENDENT: Thank you.

MRS. OLIVER: Our Police Chief, Chief Colucci.

CHIEF OF POLICE: Thank you, very much. This month, we're getting ready for our 2026 capital budget requests; which we'll present sometime in March. We've also coordinated our 2026 mandatory training sessions throughout the year for our police officers. As an update and to bring everybody up to speed on what the state requires and the Ohio Peace Officer Training Academy requires, 24 hours of training, that is their minimum standard. It involves 8 hours of legal updates, communications, use of force and firearms training. We always take it a step further, we try to get our officers a minimum of 40 hours of training, per year. Our in-service training in January is going to be CPA, AED, First Responder Training and Care. We worked together with the Cardinal Joint Fire District. A lot of our officers have a lot of (inaudible) with the AED's responding to medical calls. We have an incredible success rate because they pay attention and they're not afraid to use it. Canfield is blessed with great response time with the Fire Department but our cops are typically there first. Use of Force, in February, taser training, response to resistance, we train officers in approved tactics approved through the Attorney General's Office. In March, we do, again, use of force, and subject control, ground fighting, if need be. On that note, we don't get in many fights because our officers are incredible in communication. We use body cameras and cruiser cameras, one of the first things we do when we train new officers is called verbal judo. It's all about communicating with people and deescalating things verbally, rather than physically. In April, we're doing traffic stops and shooting, combat, marksmanship training. May is driving, EVOC (Evasive Vehicle Operation Control). We do that at Canfield Fairgrounds, utilizing our cruisers. In June we qualifications with our hand guns, our assault rifles and shotguns. In September, we go to the schools and we do response active shooter training. We double that up with obviously an active shooter situation in the school and or a public place, where ever it may be. In October, we do night shooting. We have officers and cruisers out there at night, in the dark, we utilize our cruisers, our lighting system. November is policy review. We go over all of our policies and procedures. We make sure everybody is up to speed and signed off on those. We also, monthly issue policies throughout the year and they digitally sign off on these policies, procedures and standard conduct. Those are all the in-house training that we do. We also send officers to

outside training for specific specialized training. That's where they get over that 40-hour mark. That's what we're doing this year and I wanted to share that with you.

MRS. OLIVER: Thank you. I have a question. When you're doing the active shooter training at the schools, what have you done to make it where you guys are able to have your radio communication? I know that the cell phones don't work. Even if I'm in the parking lot my cell phone is not working. If one of our children were trying to call out for help, what are we doing about that?

CHIEF OF POLICE: MCCTC, Canfield High School and the Middle School specifically, there are a lot of dead spots. Over the years, we worked together with school administration, grants and a cooperative effort of funding through the city and the schools, we put a repeater system in each of the buildings. Last summer's training, the city manager was there with us, we found another dead spot and we determined, it wasn't the schools, it wasn't the repeater, it was the antenna on the radio. The radios have tall antennas but the officers sometimes like the shorter ones, the shorter one's are meant to go on the lapel mics. If those were on the radio, the body was blocking it and that was causing interference. As soon as we switch the antenna out, we got that communication back. There is a repeater system at the school that bleeds the frequency throughout the building at MCCTC, high school and middle school. Of course, we joined the county-wide radio system years ago and that improved as well. We're confident that our radios are good and we're not going to hit those dead spots.

MRS. OLIVER: Okay, thank you.

CHIEF OF POLICE: Absolutely. Last but not least, our City Attorney, Mr. Fortunato.

ATTY. FORTUNATO: A couple of things. I may ask for an Executive Session near the end of the meeting but I'll let you know. The second thing is, I can wait until we have a full council but I'd like you to start thinking about legislation or restrictions related to Airbnb's or VRBO, short-term rental. We've worked on stuff in the past, we never passed any legislation. Right now, we have, as I would describe a soft ban on short-term rentals. There certainly are a lot of ways to skin that cat. If you did want to move forward with an ordinance relative to that issue, I would think we would want to regulate the heck out of that, in terms of applying, registration and making it a conditionally permitted use, in case we have to revoke someone's permit. Do research on your own in terms of problems or why it's good and get back to me at the next meeting or before the next meeting and I'm happy to do whatever you want to do. I wanted to bring it to your attention because we do have requests. If you would think about that, I would appreciate it.

MRS. OLIVER: Council any questions on the reports you just heard?

MR. GRAHAM: Just one question to our city manager regarding the sewage, potential increases. How much of that is negotiable, dictated or measured?

MR. D'APOLITO: Measured is going to be the real issue for us. We believe that we've been undercharged for a long time. I don't want to speak definitively either way but the meter pit will tell us a lot about how much we are putting into the system for the county. I'm hoping that even with some actual hard numbers, we can make some way to negotiate something a little softer or at least make it on a step, up to a certain amount and it's not just a quick, here we are. I think they'll be open to that, I really do. I think Mr. Petro is very open-minded and understands our situation. He thinks it's been so long that we've been undercharged that we should just go up but I want to explain the expectations our residents have.

MR. GRAHAM: Thank you.

MRS. OLIVER: Any other questions? Hearing none. Residents any questions on the reports that you just heard? Hearing none.

**Under Recognition of persons desiring to Appear Before Council:**

MRS. OLIVER: Please keep it to 3 minutes. We have Ken Cerimele. Please state your name and address for the record.

MR. CERIMELE: You guys are getting to know me pretty well. Ken Cerimele, the address at issue is 530 W. Main Street. It is Kids Pace Daycare in the front and Self-Storage in the back. I have requested the possibility of being able to have outside parking.

ATTY. FORTUNATO: Parking or storage?

MR. CERIMELE: I'm sorry, storage. We've had a couple of meetings back and forth and I think Mark was working on some potential language or options on how to make that happen.

ATTY. FORTUNATO: So, Mr. Cerimele has addressed Planning & Zoning a couple of times. He has spoken with the city manager, me and the zoning inspector. Outside storage is not permitted in the B-2 Zoning District. Mr. Cerimele would say and agree that he was made aware of that prior to him buying the property. The options are: rezone the property to a zoning district that would allow outdoor storage. We can't grant an adjustment relative to the use of a property. That's a zone change. The last thing we discussed and P&Z wanted to think about this was, create another conditionally permitted use, where outdoor storage would be a conditionally permitted use in B-2, subject to a lot of requirements. Some of those would be the setback of the outside storage, 200 ft or 150ft from all right of ways. The outside storage area would need to be fenced and a buffer or landscaping on all sides of the area or as specifically requested by the Planning Commission. That would never be allowed to be the only use of the property, or the primary use of the property. There would also be some compliance with storm water management provisions and city engineer approval. A lot of impervious surfaces have storm water issues. We would want to impose an acreage requirement. You don't want to allow this on a ½ acre lot, so a 2- or 3-acre lot. I would say, if you drive out there and look at what Mr. Cerimele has done with the property, I think everyone would agree, he's done a

beautiful job with the property. Compared to what it looked like when he bought it, it looks just great. You need to think about if you want to allow, this is a conditionally permitted use, in B-2. The downside would be that other B-2 owners, maybe some that don't do things quite as well as Mr. Cerimele, might want to avail themselves with that. We can tailor the ordinances, I stated to capture Mr. Cerimele's property as a potential use there and other properties of large size, enough size to have the setback. At our last Planning & Zoning meeting, I told the commission that I'll start drafting some stuff and ask Mr. Cerimele to come and address council, so just like the issue in my report, if you want to think about this, let me know your thoughts, I would appreciate that. It would be my strong recommendation that if we do it, make it a conditionally permitted use.

MR. GRAHAM: Thank you.

MR. CERIMELE: Can I ask a question about the first option, to change the zoning of that property to M-1 vs a B-1.

ATTY. FORTUNATO: It creates a little bit of a spot zoning issue for us, I think. That's really off the table. A conditionally permitted use for someone like yourself who takes care of the property, like you have, and I suspect you would in the future, should not be a problem. I can't imagine you would get your permit revoked. But we would have it in there as a conditionally permitted use for other people who want to do it. We might be comfortable with you, as I said to Council but there would be others besides you who might want to avail themselves to this provision that would allow them to do that. Mr. Cerimele has been addressing this issue for quite some time, I think he's talked to everybody. We told Mr. Cerimele and I think he would agree, he knew this before he bought the property but he would like to expand his use. If you could let me know before the next council meeting or at the next council meeting, that would be great.

MRS. OLIVER: Thank you.

MR. CERIMELE: Thank you.

Under **OLD BUSINESS**, there was none.

Under **NEW BUSINESS**:

ITEM A: An Ordinance Adopting an Internet Auction Policy for 2026 for the Disposal of Unneeded, Obsolete or Unfit Personal Property.

MRS. OLIVER: As per the provisions of Section 4.05 of the Charter of the City of Canfield, I move that Council dispense with the requirement of two readings of the proposed Ordinance and authorize adoption of the same upon its first reading.

MR. GRAHAM: Second.

ROLL CALL ON MOTION: 3 Votes-Yes  
0 Votes-No  
Motion passes.

MRS. OLIVER: As per the provisions of Section 4.05 of the Charter of the City of Canfield, I move that Council dispense with the requirement of a full reading of the proposed Ordinance and authorize reading by title only.

MR. NACARATO: Second.

ROLL CALL ON MOTION: 3 Votes-Yes  
0 Votes-No  
Motion passes.

MR. NACARATO: Madam President, I have an Ordinance Adopting an Internet Auction Policy for 2026 for the disposal of unneeded, obsolete or unfit personal property. I move for passage.

MR. GRAHAM: Second.

ATTY. FORTUNATO: We need to do this annually, the revised code requires us to do this annually to reinstate our auction policy.

ROLL CALL ON ORDINANCE: 3 Votes-Yes  
0 Votes-No  
Ordinance passes.  
Ordinance 2026-03.

ITEM B: An Ordinance Authorizing the City Manager to Enter Into A Contract with MS Consultants, Inc for Engineering Services Related to the C. H. Campbell Elementary Water Service Improvement Project.

MRS. OLIVER: As per the provisions of Section 4.05 of the Charter of the City of Canfield, I move that Council dispense with the requirement of two readings of the proposed Ordinance and authorize adoption of the same upon its first reading.

MR. NACARATO: Second.

ROLL CALL ON MOTION: 3 Votes-Yes  
0 Votes-No  
Motion passes.

MRS. OLIVER: As per the provisions of Section 4.05 of the Charter of the City of Canfield, I move that Council dispense with the requirement of a full reading of the proposed Ordinance and authorize reading by title only.

MR. GRAHAM: Second.

ROLL CALL ON MOTION:	3 Votes-Yes
	0 Votes-No
	Motion passes.

MR. GRAHAM: Madam President, I have an Ordinance Authorizing the City Manager to Enter Into A Contract with MS Consultants, Inc for Engineering Services Related to the C. H. Campbell Elementary Water Service Improvement Project. I move for passage.

MRS. OLIVER: Do you want to elaborate on this Mr. D'Apolito?

MR. D'APOLITO: We are going forward with a project for CH Campbell and this would be for the engineering portion of the project.

MRS. OLIVER: Thank you. Do I have a second?

MR. NACARATO: Second.

ROLL CALL ON ORDINANCE:	3 Votes-Yes
	0 Votes-No
	Ordinance passes.
	Ordinance 2026-04.

ITEM C: A Motion Authorizing the City Manager to Enter Into an Agreement on Behalf of the City of Canfield and the Canfield Board of Education Regarding the Allocation of Costs Related to the Provision of School Resource Officers.

MRS. OLIVER: As per the provisions of Section 4.05 of the Charter of the City of Canfield, I move that Council dispense with the requirement of a full reading of the proposed Motion and authorize reading by title only.

MR. GRAHAM: Second.

ROLL CALL ON MOTION:	3 Votes-Yes
	0 Votes-No
	Motion passes.

MR. NACARATO: Madam President, I have a Motion Authorizing the City Manager to Enter Into an Agreement on Behalf of the City of Canfield and the Canfield Board of Education Regarding the Allocation of Costs Related to the Provision of School Resource Officers. I move for passage.

MRS. OLIVER: Mr. D'Apolito.

MR. D'APOLITO: The Chief could speak on it as well. We entered into a contract with the township as well as the school district to cover costs of the SRO officers that cover each of the buildings in the school district. The school district passed their measure on Monday evening, I believe. We have the executed copy of the agreement. Now, it would be our turn to agree upon it. If the Chief wants to talk.

CHIEF OF POLICE: No. That's it.

MR. D'APOLITO: The school district part is \$135,920.

MR. GRAHAM: What's our portion?

MR. D'APOLITO: Our portion will be around \$53,000 at the end of the day. That just covers the officers for 9 months. The township will pay a similar amount as the city. That will be the next part of it. We'll have another contract with the township. This contract is a 2-year contract.

MRS. OLIVER: Mr. Fortunato, you wanted to say something?

ATTY. FORTUNATO: I was just going to say that the next step will be the township agreement. I would like to note that, that is a significantly higher amount with the school board than we had, it started at zero. Now, we're at \$135,000. Good work by these two gentlemen to my left.

MR. GRAHAM: It's equitable with the township also.

MR. D'APOLITO: We're still working with them.

MR. GRAHAM: Second.

ROLL CALL ON MOTION:

3 Votes-Yes

0 Votes-No

Motion passes.

Motion 2026-03.

MRS. OLIVER: Mr. Fortunato are we going into Executive Session?

ATTY. FORTUNATO: We'll hold off until we have a full board.

Under **COUNCIL COMMENTS:**

MR. NACARATO: Back to Mr. Rapp and the Public Works. I personally want to thank you for all the hard work you did for Lighting of the Green and taking it all down. You guys are fantastic and I couldn't do what I do without you guys. I appreciate all that.

MRS. OLIVER: I think he speaks on behalf of all of us. Anything else? Hearing none. Can I have a motion to adjourn?

MR. NACARATO: I'll make that motion.

MR. GRAHAM: Second.

MRS. OLIVER: We are adjourned.

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PRESIDENT OF COUNCIL

ATTEST:

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CLERK OF COUNCIL