

# CANTON CITY COUNCIL

**President** Kristen Bates Aylward

**Council At Large:**

James Babcock - **Asst. Majority Leader**  
Louis Giavasis  
Crystal Smith

**Mailing Address:**

218 Cleveland Ave. SW  
Canton, Ohio 44702  
(330) 489-3223  
[www.CantonOhio.gov](http://www.CantonOhio.gov)



**Ward Council Members:**

Darren Mayle, Ward 1  
Brenda Kimbrough, Ward 2  
Jason Scaglione, Ward 3  
Chris Smith, Ward 4  
Robert Fisher, Ward 5  
Jonathan Cooks, Ward 6  
John Mariol, Ward 7 - **Majority Leader**  
Richard Sacco, Ward 8  
Frank Morris, Ward 9

**FINAL AGENDA**  
**March 10, 2025**  
**7:00 PM**

**ROLL CALL:** ALL MEMBERS PRESENT

**MOTION TO EXCUSE MEMBERS:** NOT NECESSARY

**INVOCATION:** LOUIS GIAVASIS, COUNCIL-AT- LARGE

**PLEDGE OF ALLEGIANCE:** PRESIDENT BATES AYLWARD

**AGENDA CORRECTIONS & CHANGES:** (SUSPENDED RULE 22A TO ADD 1ST RDG O#16; 2ND RDG O#22 - O#31; O#16 ADOPTED ON 1ST RDG)

**PUBLIC HEARINGS:** NONE

**OLD BUSINESS:** NONE

**INFORMAL RESOLUTIONS:**

1. COUNCIL-AS-A-WHOLE: PAYING SPECIAL TRIBUTE TO GREG HAWK FOR HIS DEDICATION AND COMMITMENT TO THE CITY OF CANTON. - ADOPTED
2. PERSONNEL COMMITTEE: CONFIRM APPT OF MR. GREG CONRAD TO THE CANTON TREE COMMISSION COMMENCING 3/10/25 TO 12/31/25. - ADOPTED

**PUBLIC SPEAKS:** DAVID KERESTES SPOKE ON THE SAFETY AND RULES OF THE GOVERNMENT IN THE PAST. ROGER GATES, DANIEL GATES, AND STARR FEAR SPOKE ON THEIR CONCERN WITH COUNCIL AND COUNCIL RULES. JUSTIN NICELY AND JOSHUA BROWN SPOKE ABOUT THE ENCOUNTERS WITH CHILD PROTECTIVE SERVICES AND CANTON POLICE DEPARTMENT. SHELIA BILLMAN ASKED COUNCIL FOR PROTECTION FROM PEOPLE SHE BELIEVES IS STALKING HER.

**COMMUNICATIONS:**

3. COPY OF ANNEXATION PETITION DOCUMENTS FILED WITH STARK COUNTY COMMISSIONERS FOR 2707 FULTON DR NW AREA - 2024 ANNEXATION. - AGENT FOR PETITIONER MATT BAILEY
4. COPY OF ANNEXATION PETITION DOCUMENTS FILED WITH STARK COUNTY COMMISSIONERS FOR IMAGE - TEETER 2024 ANNEXATION. - AGENT FOR PETITIONER MATT BAILEY
5. REQ ADDT'L AMENDED CERTIFICATE DATED 2/28/2025. - AUDITOR MALLONN
6. REQ EXECUTIVE SESSION DURING MARCH 10TH MEETING TO DISCUSS RPT OF FACTFINDER FOR COLLECTIVE BARGAINING AGMT BETWEEN CITY AND CANTON POLICE PATROLMEN ASSOCIATION LOCAL 98. - LAW DIRECTOR REESE
7. REQ C1, C2 STOCK TRFS FOR EYAD LLC DBA SHORB DRIVE THRU @ 829 12TH ST NW (WARD 2). - LIQUOR CONTROL DIV
8. REQ DELINQUENT BOARD UP/CLEAN UP/ DEMOLITION CHARGES FOR 2025; EMERGENCY. - SAFETY DIRECTOR PERRY
9. REQ AMENDMENT TO JEDD CONTRACT 19-001. - TREASURER PEREZ

#### **FIRST READINGS:**

10. ADOPT 2025 ANNUAL APPROPRIATIONS FOR CITY OF CANTON; EMERGENCY (VARIOUS SUPP APPROPS). - FINANCE COMMITTEE
11. AUTH PURCH OF VARIOUS TITLED VEHICLES; ENTER CONTRACT FOR GOV'T LEASES/LOANS TO ASSIST PURCH OF VEHICLES AND EQUIPMENT; ENTER INTO CONTRACT FOR PURCH AND PROJS; ENTER PROF SERV CONTRACTS; WAIVE INF RES REQUIREMENTS; PAY MORAL OBS WITHIN ESTABLISHED DOLLAR AMT THRESHOLDS; PAY MORAL OB FOR CONSTRUCTION CONTRACT CHANGE ORDERS; AMEND 2025 FINAL APPROP ORD; EMERGENCY (VARIOUS SUPP APPROPS, APPROP TRFS AND INTER - FUND TRFS) - FINANCE AND PUBLIC PROPERTY CAPITAL IMPROVEMENT COMMITTEES
12. AUTH MAYOR OR SERV DIR TO ADVERTISE, RECEIVE BIDS, AWARD, AND ENTER INTO CONTRACT FOR PURCH OF ONE (1) FULL SIZE CARGO VAN, ONE (1) 4X4 PICKUP TRUCK, ONE (1) SINGLE AXLE FREIGHTLINER DUMP TRUCK WITH STAINLESS BED AND ONE (1) VENTREX FINISH MOWER WITH ACCESSORIES AND BRUSH HOG; EMERGENCY. - PUBLIC PROPERTY CAPITAL IMPROVEMENT COMMITTEE
13. AUTH MAYOR OR SERV DIR TO ENTER INTO EASEMENT AGMT WITH OHIO POWER COMPANY FOR INSTALLATION OF ELECTRIC FACILITIES ON CITY SERVICE CENTER PROP; EMERGENCY - ENVIRONMENTAL & PUBLIC UTILITES COMMITTEE
14. AUTH MAYOR OR SERV DIR TO APPLY FOR, ACCEPT, AND ENTER INTO SUPPLEMENTAL WATER POLLUTION CONTROL LOAN AGMT FOR PLANNING,

DESIGN AND/OR CONSTRUCTION OF WASTEWATER FACILITIES; DESIGNATING A DEDICATED REPAYMENT SOURCE FOR LOAN; EMERGENCY - FINANCE COMMITTEE

15. AUTH MAYOR OR SERV DIR TO ENTER CONTRACT CHANGE ORDERS NO. 3 & 4 WITH WENGER EXCAVATING, INC. IN AMT NOT TO EXCEED \$649,996.95 FOR 4TH ST SE SANITARY SEWER IMPROVEMENTS, GP 1338; AUTH AUDITOR TO PAY MORAL OBS RELATED TO CHANGE ORDER; EMERGENCY. - FINANCE COMMITTEE

***(COUNCIL RECESSED AT 7:51 PM FOR THE PERSONNEL COMMITTEE TO DISCUSS O#16; RECONVENED AT 7:53 PM)***

16. **39/2025** ACCEPT REPORT OF FACTFINDER REGARDING COLLECTIVE BARGAINING AGMT BETWEEN CITY OF CANTON, AND CANTON POLICE PATROLMAN ASSOCIATION LOCAL 98; EMERGENCY - PERSONNEL COMMITTEE\*
17. AUTH MAYOR OR SERV DIR TO ENTER INTO CHANGE ODER NO. 1 & FINAL WITH H.R. GRAY & ASSOCIATES, LLC IN AMT NOT TO EXCEED \$137,533 FOR ALLEN AVE. SE AREA SANITARY SEWER REPLACEMENT, GP 1332; AUTH AUDITOR TO PAY MORAL OBS RELATED TO CHANGE ORDER; EMERGENCY - FINANCE COMMITTEE
18. AUTH MAYOR OR SERV DIR TO FILE ACTION PLAN/ACTION PLAN AMENDMENTS WITH THE U.S. DEP OF HOUSING AND URBAN DEVELOPMENT TO IMPLEMENT THE HOME - ARP PROG, ENTER CONTRACTS FOR TIMELY EXPENDITURE OF FUNDS AND TO ENTER CONTRACTS TO FOR EFFECTIVE OPERATION OF PROGS; EMERGENCY - COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE
19. AUTH MAYOR OR SERV DIR TO APPLY FOR, ACCEPT, AND ENTER INTO A SUPPLEMENTAL WATER POLLUTION CONTROL LOAN FUND AGMT FOR PLANNING, DESIGN AND/OR CONSTRUCTION OF WASTEWATER FACILITIES; AND DESIGNATING A DEDICATED REPAYMENT SOURCE FOR LOAN; EMERGENCY. - FINANCE COMMITTEE
20. AUTH MAYOR OR SERV DIR TO ENTER CHANGE ORDER NO. 5 & FINAL WITH HM MILLER CONSTRUCTION CO., INC. IN AMT NOT TO EXCEED \$971,135.52 FOR ALLEN AVE. SE AREA SANITARY SEWER REPLACEMENT, GP 1332; AUTH AUDITOR TO PAY MORAL OBS RELATED TO CHANGE ORDER; EMERGENCY - FINANCE COMMITTEE
21. AUTH MAYOR OR SERV DIR TO ENTER CONTRACT WITH CANTON BOARD OF HEALTH TO FACILITATE RENOVATIONS OF FIRST FLOOR OF SEARS BUILDING PER FY23 COVID -19 ENHANCED OPERATIONS GRANT, ENTER CHANGE ORDER WITH CAVANAUGH BUILDING CORP IN ESTIMATED AMT OF \$150,000 TO RENOVATE THE EASTERN PORTION OF FIRST FLOOR; WAIVE INF RES REQUIREMENTS; AUTH AUDITOR TO PAY MORAL OB FOR CONTRACT CHANGE ORDERS; AMENDING APPROP O#247/2024; EMERGENCY (\$150,000.000 FR UNAPPROP BAL OF 1001 GENERAL OPERATING FUND TO 1001 200501 - GENERAL GOV'T - OTHER) - FINANCE COMMITTEE

**\*ORDINANCES AND FORMAL RESOLUTIONS FOR FIRST READING VOTE**

**SECONDED READINGS: (SUSPENDED RULE 22A TO ADD 2ND RDG O#22 - O#31)**

22. PROVIDE FOR ISSUANCE AND SALE OF REVENUE BOND ANTICIPATION NOTES IN MAX AGGREGATE PRINCIPAL AMT NOT TO EXCEED \$1,250,000.00 TO PROVIDE FUNDS TO PAY PORTION OF THE COSTS OF ACQUIRING, CONSTRUCTING, IMPROVING, FURNISHING OR EQUIPPING AN ECONOMIC DEVELOPMENT PROJ IN CITY; AUTH RELATED MATTERS; EMERGENCY - FIN
23. PROVIDE ISSUANCE AND SALE OF REVENUE BOND ANTICIPATION NOTES IN MAX AGGREGATE PRINCIPAL AMT NOT TO EXCEED \$710,000.00 TO PROVIDE FUNDS TO MAKE LOAN FOR ECONOMIC DEVELOPMENT IN CITY; AUTH RELATED MATTERS; EMERGENCY - FIN
24. AUTH REPLAT OF LOTS 23348 & 23349; EMERGENCY (HABITAT FOR HUMANITY @ 2300 BLK 25TH ST NE, WARD 9). - PS & T
25. AUTH REPLAT OF LOTS 8186 & 8187; EMERGENCY (CANTON FOR ALL PEOPLE @ 947 SHORB AVE NW, WARD 1). - PS&T
26. AUTH REPLAT OF LOTS 15534 & 15535; EMERGENCY (HABITAT FOR HUMANITY @ 315 BELDEN AVE NE, WARD 4). - PS&T
27. AUTH REPLAT OF LOTS 3538 & 3539; EMERGENCY (HABITAT FOR HUMANITY @ 1700 BLK OF 2ND ST NE, WARD 4). - PS&T
28. AUTH REPLAT OF LOTS 7879 & 7880; EMERGENCY (HABITAT FOR HUMANITY @ 1739 3RD ST SE, WARD 4). - PS&T
29. AUTH REPLAT OF LOTS 29332 & 29333; EMERGENCY (HABITAT FOR HUMANITY @ 1613 WERTZ AVE SW, WARD 5). - PS&T
30. AMEND O#10/2024, AS AMENDED, CLASSIFICATION PLAN FOR MANAGEMENT & NON-BARGAINING UNIT PERS EMPLOYED BY CITY; EMERGENCY (WATER ENGINEERING STAFF). - PERS
31. AUTH MAYOR OR SERV DIR. TO EXECUTE PROF SERV CONTRACT WITH ARCADIS FOR DESIGN OF DEE MAR ALLOTMENT WATERLINE REPLACEMENT PROJ; AUTH AUDITOR TO PAY ALL MORAL OBS; AMEND APPROP O#247/2024; EMERGENCY (SUPP APPROP FR 5201 WATER WORKS FUND TO 5201 207094 DEE MAR WATERLINE REPLACEMENT PROJ - OTHER). - FIN

**\*ORDINANCES AND FORMAL RESOLUTIONS FOR SECOND READING VOTE**

**THIRD READINGS:**

32. **40/2025** APPROVE STATEMENT OF SERVICES TO PROP OWNER IN 2707 FULTON DRIVE NW AREA - 2024 ANNEXATION, APPROX DATE SERV WILL BE

PROVIDED, PROCEDURE FOR INCOMPATIBLE ZONING USES UPON BEING ANNEXED TO CITY; EMERGENCY.

33. **41/2025** AUTH MAYOR OR SERV DIR TO CONVEY CITY-OWNED REAL PROPERTY NO LONGER NEEDED FOR MUNICIPAL PURPOSES TO CANTON COMMUNITY IMPROVEMENT CORP; EMERGENCY.
34. **42/2025** AUTH AUDITOR TO RENAME FUND 2324 NALOXONE ACCESS GRANT FUND TO 2324 HARM REDUCTION FUND; AMEND APPROP O#247/2024; EMERGENCY (264,232.00 FR UNAPPROP BAL OF 2324 HARM REDUCTION FUND TO 2324 308010 ONE OHIO GRANT - OTHER).
35. **43/2025** AUTH MAYOR OR SERV DIR TO ADVERTISE, RECEIVE BIDS, AWARD AND ENTER CONTRACT FOR PURCH OF ONE CAMERA INSPECTION TRUCK FOR COLLECTION SYSTEMS DEPT.; EMERGENCY.

#### **COMMITTEE MEETINGS:**

**MONDAY, MARCH 17, 2025 @ 6:00 PM**

FINANCE COMMITTEE

PUBLIC PROPERTY CAPITAL IMPROVEMENT COMMITTEE

ENVIRONMENTAL & PUBLIC UTILITIES COMMITTEE

PERSONNEL COMMITTEE

**CANTON FOR ALL PEOPLE PRESENTATION BY PASTOR DON ACKERMAN  
2025 BUDGET PRESENTATION BY FINANCE DIRECTOR MARK CROUSE**

**MISCELLANEOUS BUSINESS:** MEMBER MORRIS EXPRESSED HIS CONCERNS WITH THE PUBLIC SPEAKS. HE EXPLAINED THAT HE WILL NO LONGER TOLERATE TOPICS THAT COUNCIL HAS NO CONTROL OVER. FINANCE DIRECTOR CROUSE REMINDED COUNCIL THERE WILL BE A PRESENTATION NEXT WEEK FOR THE 2025 BUDGET.

**ADJOURNMENT:** 8:05 PM

**THE NEXT REGULAR COUNCIL MEETING:** MONDAY, MARCH 17TH @ 7:00PM

3/10/25  
c#3  
Annex

THE  
CITY OF

**CANTON, OHIO**



**WILLIAM V. SHERER II, MAYOR**

OKAY TO PREPARE LEGISLATION:

To: Canton City Clerk of Council

From: Matthew Bailey, Agent for the Petitioner

Date: March 4, 2025

Subject: The 2707 Fulton Dr NW Area - 2024 Annexation

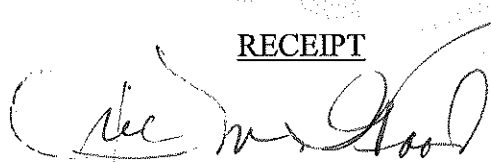
Attached is a copy of the Annexation Petition documents that have been filed with the Stark County Commissioners on March 4, 2025 at 11:00 AM. The area to be known as the The 2707 Fulton Dr NW Area - 2024 Annexation consists of 1.852 acres in Plain Township, Stark County, Ohio.

If you have any questions, you can contact me at (330) 438-4132.

RECEIPT

Received by:

Date:

  
March 4, 2025



March 3, 2025

Board of Commissioners  
Stark County, Ohio  
110 Central Plaza South  
Canton, OH 44702

To The Board of Stark County Commissioners:

Attached is the City of Canton's Petition to annex 1.852 acres of land presently located in Plain Township. This annexation will be an Expedited Type 2 Annexation following ORC 709.023. The area is to be known as the "The 2707 Fulton Dr NW Area - 2024 Annexation".

Included with this submission are the following:

- Annexation petition containing the original signatures of the property owner
- Annexation filing data
- Statement by agent, Matthew Bailey
- Annexation plat, four (4) prints
- Legal description of the area, prepared by the City of Canton Engineering Department
- Vicinity map of the area
- \$100 filing fee
- Adjacent property owners list
- Canton City Council Resolution approving Statement of Services (within 20 days)
- Sanitary sewer conveyance request letter

If you have any questions in this matter, please contact me at (330) 438-4132.

Sincerely,

Matthew Bailey  
Agent for Petitioner

RECEIPT

Received by:

Date:

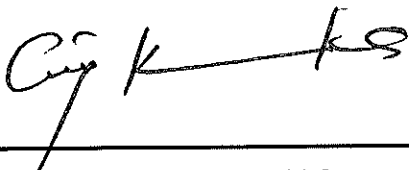
3-4-2025

2025 MAR -4 PM 11:00  
STARK COUNTY  
COMMISSIONERS

## PETITION FOR ANNEXATION

We (I) the undersigned Petitioner(s) agree to have our (my) property annexed to the City of Canton as an "Expedited Type 2 Annexation" following ORC 709.023. Petitioner(s) further agree to have Matthew Bailey or his designee serve as agent on Petitioner(s) behalf.

**WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.**

NAME (Printed as on Deed with signature below)	DATE	TAX MAILING ADDRESS	ACREAGE OR PROPERTY ADDRESS	PARCEL #
 XK HOLDINGS LLC		450 N MAIN ST, NORTH CANTON, OH 44720	2707 FULTON DR NW, CANTON, OH, 44718  FULTON DR NW, CANTON, OH, 44718	5201698  5201697


ANNEXATION NAME: THE 2707 FULTON DR NW AREA – 2024 ANNEXATION



## PETITION FOR ANNEXATION

We (I) the undersigned Petitioner(s) agree to have our (my) property annexed to the City of Canton as an "Expedited Type 2 Annexation" following ORC 709.023. Petitioner(s) further agree to have Matthew Bailey or his designee serve as agent on Petitioner(s) behalf.

**WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.**

NAME (Printed as on Deed with signature below)	DATE	TAX MAILING ADDRESS	ACREAGE OR PROPERTY ADDRESS	PARCEL #
 TAMSAL LLC		PO BOX 9312, CANTON, OH 44711	CLEARVIEW AVE NW, CANTON, OH, 44718	5205547

ANNEXATION NAME: THE 2707 FULTON DR NW AREA - 2024 ANNEXATION

ANNEXATION FILING DATA

DATE: March 3, 2025

1. NUMBER OF ACRES IN AREA PROPOSED TO BE ANNEXED: 1.852 ACRES MORE OR LESS
2. TERRITORY IS PRESENTLY IN: PLAIN TOWNSHIP.
3. PROPERTY OWNERS WANT TERRITORY TO BECOME PART OF WHAT VILLAGE OR CITY: CITY OF CANTON.
4. THE POPULAR NAME OF THE TERRITORY IS: THE 2707 FULTON DR NW AREA - 2024 ANNEXATION
5. THE PETITIONER'S AGENT IS:

Name:	<u>Matthew Bailey</u>
Address:	<u>218 Cleveland Avenue S.W.</u>
Post Office & Zip:	<u>P.O. Box 24218, 44701-4218</u>
Daytime Phone #:	<u>(330) 438-4132</u>
6. TOTAL NUMBER OF PROPERTY OWNERS IS: TWO (2)
7. THE NUMBER WHO HAVE SIGNED "YES" IS: TWO (2)
8. THE NUMBER OF COPIES OF THE ANNEXATION PLAT THAT IS BEING FILED WITH THIS PETITION IS: FOUR (4).
9. MAILING ADDRESSES FOR REQUIRED NOTICES THROUGHOUT THIS ANNEXATION PROCESS IS AS FOLLOWS:

Tom Wolf  
Plain Township Fiscal Officer  
2600 Easton St NE  
Canton, OH 44721

Jill Wood  
Clerk of Council  
City of Canton  
P.O. Box 24218  
218 Cleveland Ave. S.W.  
Canton, OH 44701-4218

Matthew Bailey  
218 Cleveland Ave SW  
6<sup>th</sup> Floor  
Canton, OH 44701

Date: March 4, 2025

Statement by Agent of territory sought to be annexed to the City of Canton.

Popular name of the territory: The 2707 Fulton Dr NW Area - 2024 Annexation

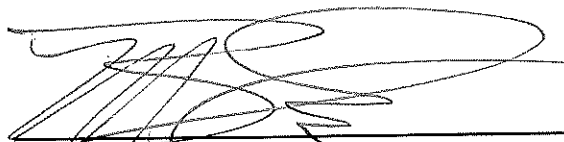
Agent's name and address:

Matthew Bailey  
218 Cleveland Ave. SW  
Canton, Ohio 44702

<u>Names of All Owners of Real Estate as They Appear On Deeds</u>	<u>Tax Mailing Address</u>	<u>Property Address/Parcel</u>	<u>Petition Signed?</u>
XK Holdings LLC	450 N Main St North Canton, OH 44720	2707 Fulton Dr NW, Canton, OH, 44718 Parcel No. 5201698	Yes
XK Holdings LLC	450 N Main St North Canton, OH 44720	Fulton Dr NW, Canton, OH, 44707 Parcel No. 5201697	Yes
Tamsal LLC	PO Box 9312 Canton, OH 44711	Clearview Ave NW, Canton, OH, 44718 Parcel No. 5205547	Yes

1. Number of statutory defined owners of real estate within the territory sought to be annexed: Two (2)
2. Number of statutory defined owners of real estate within the territory sought to be annexed signing petition: Two (2).
3. Percentage of signatures to total number of statutory defined owners of real estate within the territory sought to be annexed: 100.00%.

The above statement of the number of owners of the territory sought to be annexed, the number of owners signing the petition and the percentage of owners signing the petition is provided according to law is hereby made a part of the annexation petition as Exhibit "C".

  
Matthew Bailey  
Agent for Petitioners



**4707 Fulton Dr. NW – 2024 Annexation**  
Description of a 1.852 Acres  
Annexation to the City of Canton

Situated in the Township of Plain, County of Stark and State of Ohio and know as being part of the Northwest Quarter of Section 32 (T-11, R-8), and further being tracts of land owned by XK Holdings LLC, as recorded in the Stark County Recorder's Image No. 202411250040387, Tracts 1 and 2; and Sublot 51 of the North Fulton Heights Allotment, owned by Tamsal, LLC, as recorded in the Stark County Recorder's Image No. 201507240028764, Tract 2 and Plat Record Volume 28, Page 43; and a portion of Clearview Ave. NW and Fulton Dr. NW; all being more fully bounded and described as follows, to-wit:

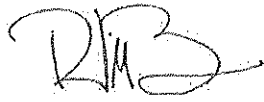
Commencing at the northwest corner of Sublot 39 of the said North Fulton Heights Allotment (P.R.V. 28, Pg. 43) and being the true point of beginning of the annexation herein described;

1. Thence S 02°01'12" W, along the east line of the XK Holdings Tract 1, a distance of 738.82 feet;
2. Thence S 87°58'48" E, along the north line of said Sublot 51, a distance of 110.00 feet;
3. Thence S 02°01'12" W, along the east line of Sublot 51 and the west line of Clearview Ave. NW (a 50 foot wide public right-of-way), a distance of 87.38 feet;
4. The S 69°02'03", crossing Clearview Ave. NW, a distance of 52.86 feet to the northwest corner of City Lot 43290;
5. Thence S 02°01'12" W, along the existing corporation line of the City of Canton and the east line of Clearveiw Ave. NW, a distance of 246.82 feet;
6. Thence along a curve to the left a distance of 34.22 feet, said curve being the existing corporation line of the City of Canton and the east line of Clearview Ave. NW and having a delta angle of 65°20'43", a radius of 30.00 feet, chord distance of 32.32 feet, and a chord bearing of S 30°39'14" E.
7. Thence N 63°36'27" W, along the existing corporation line of the City of Canton and north line of Fulton Dr. NW (a 60 foot wide public right-of-way), a distance of 19.20 feet;
8. Thence S 02°01'12" W, along the existing corporation line of the City of Canton, a distance of 32.94 feet;
9. Thence N 63°36'25" W, along the existing corporation line of the City of Canton, the centerline of Fulton Dr. NW, and the south line of the XK Holdings Tract 2, a distance of 203.10 feet;
10. Thence N 02°01'12" E, along the west line of the XK Holdings Tract 1, a distance of 1058.37 feet;
11. Thence S 88°35'49" E, along the north line of the XK Holdings Tract 1, a distance of 25.00 feet returning to the point of beginning.

The above described annexation contains 1.852 acres of land, more or less, of which 0.449 acre is in public road right-of-way (0.309 acre in Clearview Ave. NW and 0.140 acre in Fulton Dr. NW), and was compiled from record information under the supervision of Richard M. Bodenschutz, PS 8213, of the Canton City Engineer's Office, Canton, Ohio, in January 2025.

Basis of Bearings: The west right-of-way line of Clearview Ave. NW being S 02°01'12" W as derived from the Stark County GIS Mapping System.

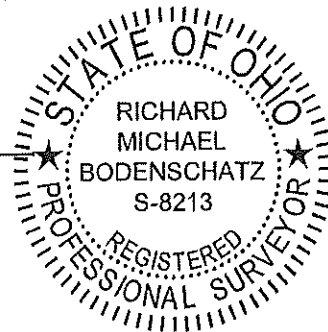
Subject to all legal highways, easements, leases or other restrictions.

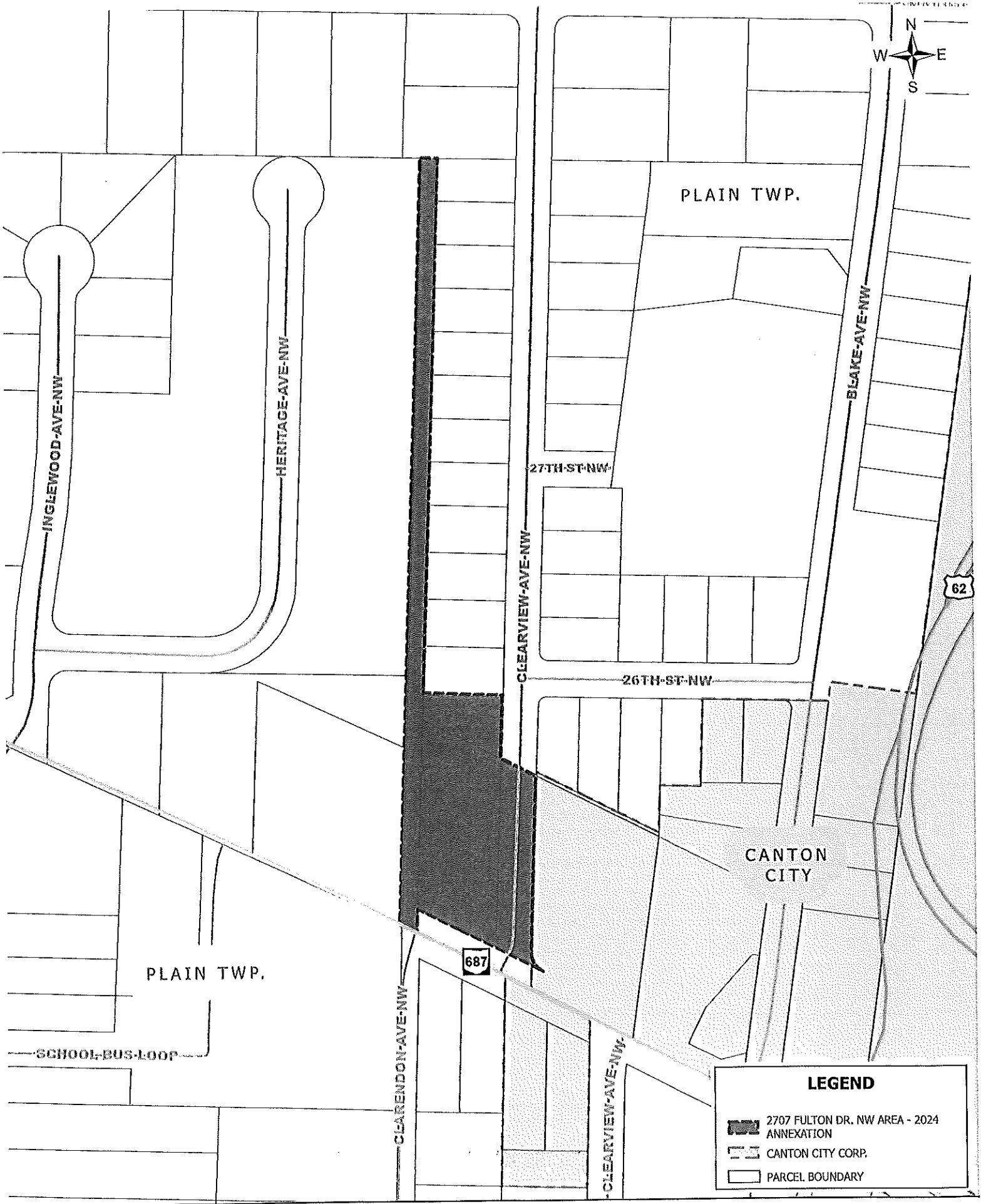


Richard M. Bodenschutz, PS

1/14/2025

Date





THE 2707 FULTON DR NW AREA - 2024  
ANNEXATION VICINITY MAP

November 01, 2024

Warrant No. 738449

DATE	INVOICE NO.	DESCRIPTION	NET AMOUNT
02/20/2025	2707 Fullon	2707 Fulton Dr NW Annexation Area 705 professional services - all other-2707 fullon dr nw annexation area 1 Each G/L Account: 1001,201016,705.06 - professional services other professional services 100.00	100.00 100.00
Total:			\$100.00



WARNING: DO NOT ACCEPT THIS DOCUMENT UNLESS IT HAS A MICRO-PRINTED SIGNATURE LINE AND A VOID ANTIGRAPH



The City of Canton, Ohio  
Richard A. Mallonn, II  
Auditor

56-1503/412  
Warrant Number  
738449

Date  
02/25/2025  
To the Treasurer  
of Canton Ohio  
PAY TO THE ORDER OF  
BOARD OF STARK COUNTY COMMISSIONERS  
110 CENTRAL PLAZA SUITE 240  
CANTON, OH 44702

Pay Exactly  
\$100.00

Richard A. Mallonn, II Auditor

One Hundred and 00/100 Dollars



# 2707 FULTON DR. NW - 2024 ANNEXATION

## ADJACENT PROPERTY OWNERS LIST

PARCEL NO.	SITE ADDRESS	OWNER	NOTES
5200614	2729 FULTON DR NW CANTON OH 44718 3505	FITZPATRICK APARTMENTS LTD	
5201364	2725 FULTON DR NW CANTON OH 44718 3505	2725 LLC	
5201697	FULTON DR NW CANTON OH 44718	XL HOLDINGS LLP	**PROPERTY TO BE ANNEXED
5201698	2707 FULTON DR NW CANTON OH 44718 3505	XL HOLDINGS LLP	**PROPERTY TO BE ANNEXED
5202253	2708 FULTON DR NW CANTON OH 44718 3523	KRAUS SANDRA K	
5202254	2710 FULTON DR NW CANTON OH 44718 3523	KRAUS SANDRA K	
5202483	2605 CLEARVIEW AVE NW CANTON OH 44718 3421	PEREZ DANIELLE E	
5203617	2611 CLEARVIEW AVE NW CANTON OH 44718 3421	ACKERMAN DONALD & LINDA	
5204791	2650 26TH ST NW CANTON OH 44718 3406	GERBER JOSEPH M	
5205547	CLEARVIEW AVE NW CANTON OH 44718	TAMSAL LLC	**PROPERTY TO BE ANNEXED
5206487	2701 CLEARVIEW AVE NW CANTON OH 44718 3423	MCCORMICK LISA A	
5206661	2707 CLEARVIEW AVE NW CANTON OH 44718 3423	FOSNAUGHT ANN L	
5206746	2725 CLEARVIEW AVE NW CANTON OH 44718 3423	MATZ PATRICIA L TTEE/ PATRICIA L MATZ REV INTERVIVOS TRUST	
5206747	2617 CLEARVIEW AVE NW CANTON OH 44718 3421	BATTISTA MELISSA A	
5207405	2719 CLEARVIEW AVE NW CANTON OH 44718 3423	ELLIOTT MARY M	
5207481	2625 CLEARVIEW AVE NW CANTON OH 44718 3421	KING GREGORY J II	
5208071	2737 CLEARVIEW AVE NW CANTON OH 44718 3423	LONGWELL ADAM J & HEATHER N	
5208896	2847 CLEARVIEW AVE NW CANTON OH 44718 3425	ZONA LISA A	
5209169	2587 CLEARVIEW AVE NW CANTON OH 44718 3419	CEDAR RENTAL HOMES	
5209809	2711 CLEARVIEW AVE NW CANTON OH 44718 3423	JBMCLV LTD	
5210240	2731 CLEARVIEW AVE NW CANTON OH 44718 3423	JBMCLV3 LTD	
5210844	2600 CLEARVIEW AVE NW CANTON OH 44718 3422	GORMAN PATRICK R & JOSETTE	
5218329	2830 HERITAGE AVE NW CANTON OH 44718 3512	FITZPATRICK APARTMENTS REORGANIZATIONS LLC ETAL	
5218911	2722 FULTON DR NW CANTON OH 44718 3506	GENERATION 3 PROPERTIES LLC	
9999	CLEARVIEW AVE NW (RIGHT OF WAY)	N/A	**PROPERTY TO BE ANNEXED



March 4, 2025

Mr. James F. Troike, P.E.  
Stark County Metropolitan Sewer District  
P.O. Box 9972  
Canton, OH 44711-0972

Subject: Sanitary Sewer Conveyance Fee Request

Dear Mr. Troike:

The Canton/Stark County Wastewater Treatment and Collection System Joint Use Agreement dated January 1, 2022 provides in part that any Stark County sanitary sewer line located within any area annexed by the City of Canton be subject to possible conveyance by the County to the City of Canton. As such, the City of Canton is attempting to annex approximately 1.852 acres hereby referred to as the "The 2707 Fulton Dr NW Area - 2024 Annexation Area" (see attached map).

The City of Canton requests that your office review this area and determine the appropriate conveyance fee for this annexation. Please forward at your earliest convenience all detailed calculations and pertinent information used in determining these costs. The City of Canton will review the fee and advise your office if we desire to go forward with conveyance of any existing sanitary sewers and/or sanitary sewer service rights in the aforementioned area.

If you have any questions regarding this matter, please contact my office at (330) 438-4132.

Sincerely,

Matthew Bailey  
Agent for the Petitioner

Enclosure

cc: John Highman, Director of Public Service  
Donn Angus, Director of Planning  
Deb Houdeshell, WRF  
Christopher Barnes, City Engineer  
Jim DiMarzio, CSD

THE PROCEEDINGS APPROVING AND AUTHORIZING THE ANNEXATION OF THE LAND SHOWN AND DESCRIBED HEREIN WAS PASSED BY THE STARK COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND ENTERED IN THE COMMISSIONERS JOURNAL \_\_\_\_\_ PAGE \_\_\_\_\_.

SARA DONALD, CLERK OF COUNTY COMMISSIONERS

THE PROCEEDINGS APPROVING AND AUTHORIZING THE ANNEXATION OF THE LAND SHOWN AND DESCRIBED HEREIN WAS PASSED BY THE COUNCIL OF THE CITY OF CANTON, OHIO, AS ORIGINALLY \_\_\_\_\_, 20\_\_\_\_, ON THE \_\_\_\_\_ OF \_\_\_\_\_.

JILL WOOD, CLERK OF CITY COUNCIL

ENTERED FOR TRANSFER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ALAN WAGGLES, STARK COUNTY AUDITOR

RECORDED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

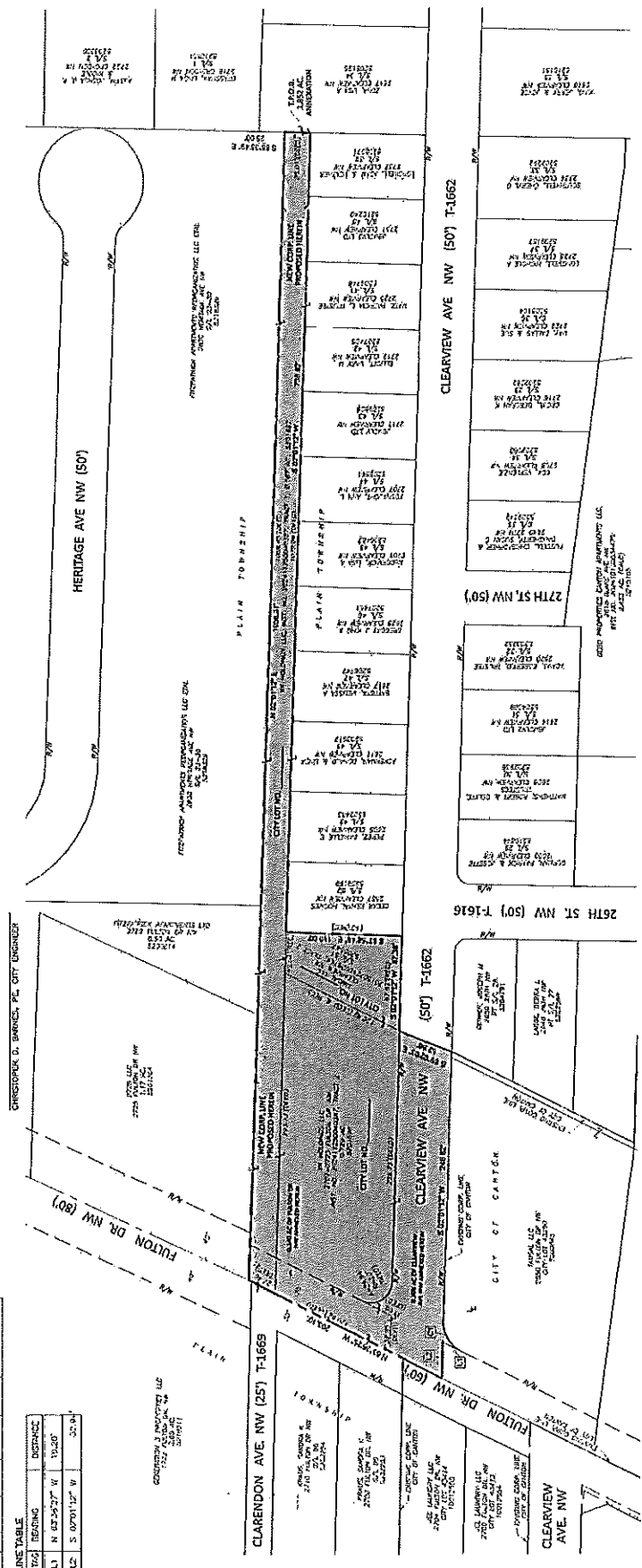
JAMIE WALLERS, STARK COUNTY RECORDER

# 2707 FULTON DR. NW - 2024 ANNEXATION TO THE CITY OF CANTON

PART OF THE NORTHWEST QUARTER OF SECTION 32, PLAIN TOWNSHIP, (T-11R-8), STARK COUNTY, OHIO

JANUARY 2025

CURVE TABLE		CHORD BEARINGS	
ARC	BEARING	ARC	CHORD BEARINGS
C1	S 75°25'37" W	30.00'	32.33'
LINE TABLE		DISTANCE	
L1	N 43°25'27" W	115.00'	
L2	S 07°01'12" W	32.94'	



DATA USED:  
TAX MAPS - PLAIN TWP, NW 32  
DEEDS - AS SHOWN ON THE ANNEXATION MAP  
85/2477 AC. 1922 EXTENSION TO CITY OF CANTON, CT # 431  
NORTH HAVEN HIGHWAY ALLEY, PUL 29L PLS. 43  
NORTH HAVEN HIGHWAY ALLEY, PUL 29L PLS. 43  
APPLICANT ALLOT. NO. 2, P.D. 31, P.D. 104  
APPLICANT ALLOT. NO. 3, P.D. 32, P.D. 80

ANNEXATION AREA SUMMARY  
1.432 AC. OF PRIVATE PROPERTY  
0.449 AC. OF HIGHWAY  
1.882 AC. TOTAL

LENGTH / AREA OF ROAD(S) ANNEXED  
2543' / 0.399 AC. CLEARVIEW AVE. NW (FULL WIDTH)  
2003' / 0.140 AC. FULTON DR. NW (NORTH HALF OF R/W)

LEGEND:  
RECORDS AND ANNEXATION  
CANTON, OHIO  
CITY OF CANTON  
CITY OF CANTON



2707 FULTON DR. NW - 2024 ANNEXATION  
SCALE: 1"=50'  
DATE: JAN. 2025  
OWN: R/W: R/W:  
OFFICE OF THE CITY ENGINEER  
CANTON, OHIO  
CHRISTOPHER D. BARNES, P.E. CITY ENGINEER  
BARNES ENGINEERING, INC.

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THE PROPOSED ANNEXATION TO THE CITY OF CANTON, BASED ON RECORD INFORMATION, THIS 27th DAY OF JANUARY, 2025.

RESPOND: M. HOSKING, P.E. 18213



# THE 2707 FULTON DR NW AREA - 2024 ANNEXATION VICINITY MAP

November 01, 2024

**4707 Fulton Dr. NW – 2024 Annexation**  
Description of a 1.852 Acres  
Annexation to the City of Canton

Situated in the Township of Plain, County of Stark and State of Ohio and know as being part of the Northwest Quarter of Section 32 (T-11, R-8), and further being tracts of land owned by XK Holdings LLC, as recorded in the Stark County Recorder's Image No. 202411250040387, Tracts 1 and 2; and Sublot 51 of the North Fulton Heights Allotment, owned by Tamsal, LLC, as recorded in the Stark County Recorder's Image No. 201507240028764, Tract 2 and Plat Record Volume 28, Page 43; and a portion of Clearview Ave. NW and Fulton Dr. NW; all being more fully bounded and described as follows, to-wit:

Commencing at the northwest corner of Sublot 39 of the said North Fulton Heights Allotment (P.R.V. 28, Pg. 43) and being the true point of beginning of the annexation herein described;

1. Thence S 02°01'12" W, along the east line of the XK Holdings Tract 1, a distance of 738.82 feet;
2. Thence S 87°58'48" E, along the north line of said Sublot 51, a distance of 110.00 feet;
3. Thence S 02°01'12" W, along the east line of Sublot 51 and the west line of Clearview Ave. NW (a 50 foot wide public right-of-way), a distance of 87.38 feet;
4. The S 69°02'03", crossing Clearview Ave. NW, a distance of 52.86 feet to the northwest corner of City Lot 43290;
5. Thence S 02°01'12" W, along the existing corporation line of the City of Canton and the east line of Clearveiw Ave. NW, a distance of 246.82 feet;
6. Thence along a curve to the left a distance of 34.22 feet, said curve being the existing corporation line of the City of Canton and the east line of Clearview Ave. NW and having a delta angle of 65°20'43", a radius of 30.00 feet, chord distance of 32.32 feet, and a chord bearing of S 30°39'14" E.
7. Thence N 63°36'27" W, along the existing corporation line of the City of Canton and north line of Fulton Dr. NW (a 60 foot wide public right-of-way), a distance of 19.20 feet;
8. Thence S 02°01'12" W, along the existing corporation line of the City of Canton, a distance of 32.94 feet;
9. Thence N 63°36'25" W, along the existing corporation line of the City of Canton, the centerline of Fulton Dr. NW, and the south line of the XK Holdings Tract 2, a distance of 203.10 feet;
10. Thence N 02°01'12" E, along the west line of the XK Holdings Tract 1, a distance of 1058.37 feet;
11. Thence S 88°35'49" E, along the north line of the XK Holdings Tract 1, a distance of 25.00 feet returning to the point of beginning.

The above described annexation contains 1.852 acres of land, more or less, of which 0.449 acre is in public road right-of-way (0.309 acre in Clearview Ave. NW and 0.140 acre in Fulton Dr. NW), and was compiled from record information under the supervision of Richard M. Bodenschatz, PS 8213, of the Canton City Engineer's Office, Canton, Ohio, in January 2025.

Basis of Bearings: The west right-of-way line of Clearview Ave. NW being S 02°01'12" W as derived from the Stark County GIS Mapping System.

Subject to all legal highways, easements, leases or other restrictions.

	1/14/2025
Richard M. Bodenschatz, PS	Date

3/10/25  
CH 21

THE  
CITY OF

**CANTON, OHIO**



**WILLIAM V. SHERER II, MAYOR**

OKAY TO PREPARE LEGISLATION:

To: Canton City Clerk of Council

From: Matthew Bailey, Agent for the Petitioner

Date: February 27, 2025

Subject: The Image – Teeter 2024 Annexation

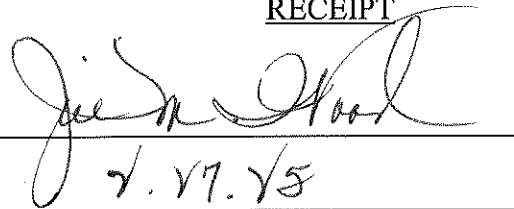
Attached is a copy of the Annexation Petition documents that have been filed with the Stark County Commissioners on February 27, 2025 at 2:21 PM. The area to be known as the The Image – Teeter 2024 Annexation consists of 163.505 acres in Canton Township, Stark County, Ohio.

If you have any questions, you can contact me at (330) 438-4132.

RECEIPT

Received by:

Date:

  
2.27.25



February 26, 2025

Board of Commissioners  
Stark County, Ohio  
110 Central Plaza South  
Canton, OH 44702

To The Board of Stark County Commissioners:

Attached is the City of Canton's Petition to annex 163.505 acres of land presently located in Canton Township. This annexation will be an Expedited Type 2 Annexation following ORC 709.023. The area is to be known as the "The Image – Teeter 2024 Annexation".

Included with this submission are the following:

- Annexation petition containing the original signatures of the property owner
- Annexation filing data
- Statement by agent, Matthew Bailey
- Annexation plat, four (4) prints
- Legal description of the area, prepared by the City of Canton Engineering Department
- Vicinity map of the area
- \$100 filing fee
- Adjacent property owners list
- Canton City Council Resolution approving Statement of Services (within 20 days)
- Sanitary sewer conveyance request letter

If you have any questions in this matter, please contact me at (330) 438-4132.

Sincerely,

Matthew Bailey  
Agent for Petitioner

RECEIPT

Received by: Sarah Birme

Date: 2-27-2025

2025 FEB 27 PM 2:21

STARK COUNTY  
COMMISSIONERS



## PETITION FOR ANNEXATION

We (I) the undersigned Petitioner(s) agree to have our (my) property annexed to the City of Canton as an "Expedited Type 2 Annexation" following ORC 709.023. Petitioner(s) further agree to have Matthew Bailey or his designee serve as agent on Petitioner(s) behalf.

**WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.**

NAME (Printed as on Deed with signature below)	DATE	TAX MAILING ADDRESS	ACREAGE OR PROPERTY ADDRESS	PARCEL #
<i>Image Incorporated</i> <i>Chay Teeter</i>	<i>1-28-25</i>	1070 WAYNESBURG RD, CARROLLTON, OH 44615	2604 CENTRAL AVE SE, CANTON, OH, 44707	1308732
IMAGE INCORPORATED <i>Chay Teeter</i>			MILLERTON ST SE, CANTON, OH, 44707	1301642

ANNEXATION NAME: THE IMAGE – TEETER 2024 ANNEXATION

## PETITION FOR ANNEXATION

We (I) the undersigned Petitioner(s) agree to have our (my) property annexed to the City of Canton as an "Expedited Type 2 Annexation" following ORC 709.023. Petitioner(s) further agree to have Matthew Bailey or his designee serve as agent on Petitioner(s) behalf.

**WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL IN LAW OR EQUITY FROM THE BOARD OF COUNTY COMMISSIONERS' ENTRY OF ANY RESOLUTION PERTAINING TO THIS SPECIAL ANNEXATION PROCEDURE, ALTHOUGH A WRIT OF MANDAMUS MAY BE SOUGHT TO COMPEL THE BOARD TO PERFORM ITS DUTIES REQUIRED BY LAW FOR THIS SPECIAL ANNEXATION PROCEDURE.**

NAME (Printed as on Deed with signature below)	DATE	TAX MAILING ADDRESS	ACREAGE OR PROPERTY ADDRESS	PARCEL #
<i>Gary L. Teeter, Trustee of The Gary L. Teeter Revocable Trust</i> <hr/> GARY L TEETER, TRUSTEE OF THE GARY TEETER REVOCABLE TRUST <i>Gary L. Teeter</i>	<i>1-28-25</i>	1070 WAYNESBURG RD, CARROLLTON, OH 44615	CENTRAL AVE SE, CANTON, OH, 44707  CENTRAL AVE SE, CANTON, OH, 44707	1301198  1301197

ANNEXATION NAME: THE IMAGE – TEETER 2024 ANNEXATION

### ANNEXATION FILING DATA

**DATE:** February 26, 2025

1. NUMBER OF ACRES IN AREA PROPOSED TO BE ANNEXED: 163.505 ACRES MORE OR LESS
2. TERRITORY IS PRESENTLY IN: CANTON TOWNSHIP.
3. PROPERTY OWNERS WANT TERRITORY TO BECOME PART OF WHAT VILLAGE OR CITY: CITY OF CANTON.
4. THE POPULAR NAME OF THE TERRITORY IS: THE IMAGE – TEETER 2024 ANNEXATION
5. THE PETITIONER’S AGENT IS:                      Name:                      Matthew Bailey  
   Address:                      218 Cleveland Avenue S.W.  
   Post Office & Zip:                      P.O. Box 24218, 44701-4218  
   Daytime Phone #:                      (330) 438-4132
6. TOTAL NUMBER OF PROPERTY OWNERS IS:      TWO (2)
7. THE NUMBER WHO HAVE SIGNED “YES” IS:      - TWO (2)
8. THE NUMBER OF COPIES OF THE ANNEXATION PLAT THAT IS BEING FILED WITH THIS PETITION IS: FOUR (4).
9. MAILING ADDRESSES FOR REQUIRED NOTICES THROUGHOUT THIS ANNEXATION PROCESS IS AS FOLLOWS:

**John Ring**  
**Canton Township Fiscal Officer**  
**4711 Central Ave SE**  
**Canton, OH 44707**

**Jill Wood**  
**Clerk of Council**  
**City of Canton**  
**P.O. Box 24218**  
**218 Cleveland Ave. S.W.**  
**Canton, OH 44701-4218**

**Matthew Bailey**  
**218 Cleveland Ave SW**  
**6<sup>th</sup> Floor**  
**Canton, OH 44701**

Date: February 26, 2025

Statement by Agent of territory sought to be annexed to the City of Canton.

Popular name of the territory: The Image – Teeter 2024 Annexation

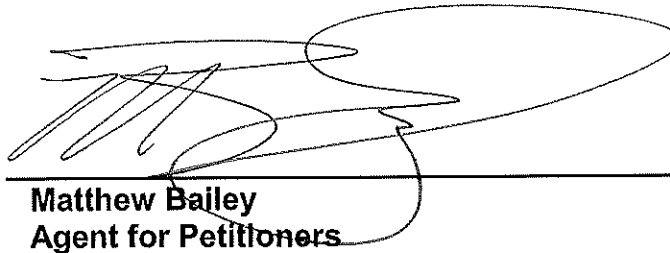
Agent's name and address:

Matthew Bailey  
218 Cleveland Ave. SW  
Canton, Ohio 44702

<u>Names of All Owners of Real Estate as They Appear On Deeds</u>	<u>Tax Mailing Address</u>	<u>Property Address/Parcel</u>	<u>Petition Signed?</u>
Image Incorporated	1070 Waynesburg Rd Carrollton, OH 44615	Millerton St SE, Canton, OH, 44707 Parcel No. 1301642	Yes
Image Incorporated	1070 Waynesburg Rd Carrollton, OH 44615	2604 Central Ave SE, Canton, OH, 44707 Parcel No. 1308732	Yes
Gary Teeter, Trustee of the Gary Teeter Revocable Trust	1070 Waynesburg Rd Carrollton, OH 44615	Central Ave SE, Canton, OH, 44707 Parcel No. 1301198	Yes
Gary Teeter, Trustee of the Gary Teeter Revocable Trust	1070 Waynesburg Rd Carrollton, OH 44615	Central Ave SE, Canton, OH, 44707 Parcel No. 1301197	Yes
ERM Holding Company LLC	3220 Woods Trail Kent, OH 44240	Warner Ave SE Canton, OH, 44702 Parcel No. 10007030 (Portion of Roadway)	Not a Statutory Defined Owner
Ball Metal Food Container LLC	8001 Arista Pl, Suite 200 Broomfield, CO 80021	Warner Ave SE Canton, OH, 44707 Parcel No. 10007930 (Roadway)	Not a Statutory Defined Owner
Ironrock Capital Incorporated	PO Box 9240 Canton, OH 44711	1201 Millerton St SE Canton, OH, 44707 Parcel No. 10019103 (Roadway Portion)	Not a Statutory Defined Owner

1. Number of statutory defined owners of real estate within the territory sought to be annexed: Two (2)
2. Number of statutory defined owners of real estate within the territory sought to be annexed signing petition: Two (2).
3. Percentage of signatures to total number of statutory defined owners of real estate within the territory sought to be annexed: 100.00%.

The above statement of the number of owners of the territory sought to be annexed, the number of owners signing the petition and the percentage of owners signing the petition is provided according to law is hereby made a part of the annexation petition as Exhibit "C".



---

Matthew Bailey  
Agent for Petitioners

# THE IMAGE - TEETER 2024 ANNEXATION ANNEXATION MAP TO THE CITY OF CANTON

PART OF NW QUARTER OF SECTION 22, CANTON  
TOWNSHIP, STARK COUNTY, OHIO

FEBRUARY 2025

THE PROCEEDINGS APPROVING AND AUTHORIZING THE ANNEXATION OF THE LAND SHOWN AND  
DESCRIBED HEREIN WAS PASSED BY THE COUNCIL OF THE CITY OF CANTON, OHIO, BY  
ORDINANCE \_\_\_\_\_ ON THE \_\_\_\_\_ OF \_\_\_\_\_ 20 \_\_\_\_\_

JILL WOOD, CLERK OF COUNCIL

THE LAND SHOWN HEREIN, APPROVED AND AUTHORIZED FOR ANNEXATION, WAS GIVEN CITY LOT  
(OR OUTLOT NUMBERS) AS SHOWN, SAID NUMBER(S) HAS/HAVE BEEN ENTERED IN THE  
SCHEDULE OF LOTS OF THE CITY OF CANTON, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

CHRISTOPHER BARNES, PE, CANTON CITY ENGINEER

THE PROCEEDINGS APPROVING AND AUTHORIZING THE ANNEXATION OF THE LAND SHOWN  
AND DESCRIBED HEREIN WAS PASSED BY THE STARK COUNTY COMMISSIONERS ON THIS  
JOURNAL \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_ AND ENTERED IN THE COMMISSIONERS  
JOURNAL \_\_\_\_\_ PAGE \_\_\_\_\_

SARA DONALD, CLERK OF COUNTY COMMISSIONERS

ENTERED FOR TRANSFER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

ANGELA KIRKEY, STARK COUNTY AUDITOR

RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_\_

JAMIE WALTERS, STARK COUNTY RECORDER

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF  
THE PROPOSED ANNEXATION TO THE CITY OF CANTON, BASED ON  
RECORD INFORMATION, THIS 28th DAY OF FEBRUARY 2025.

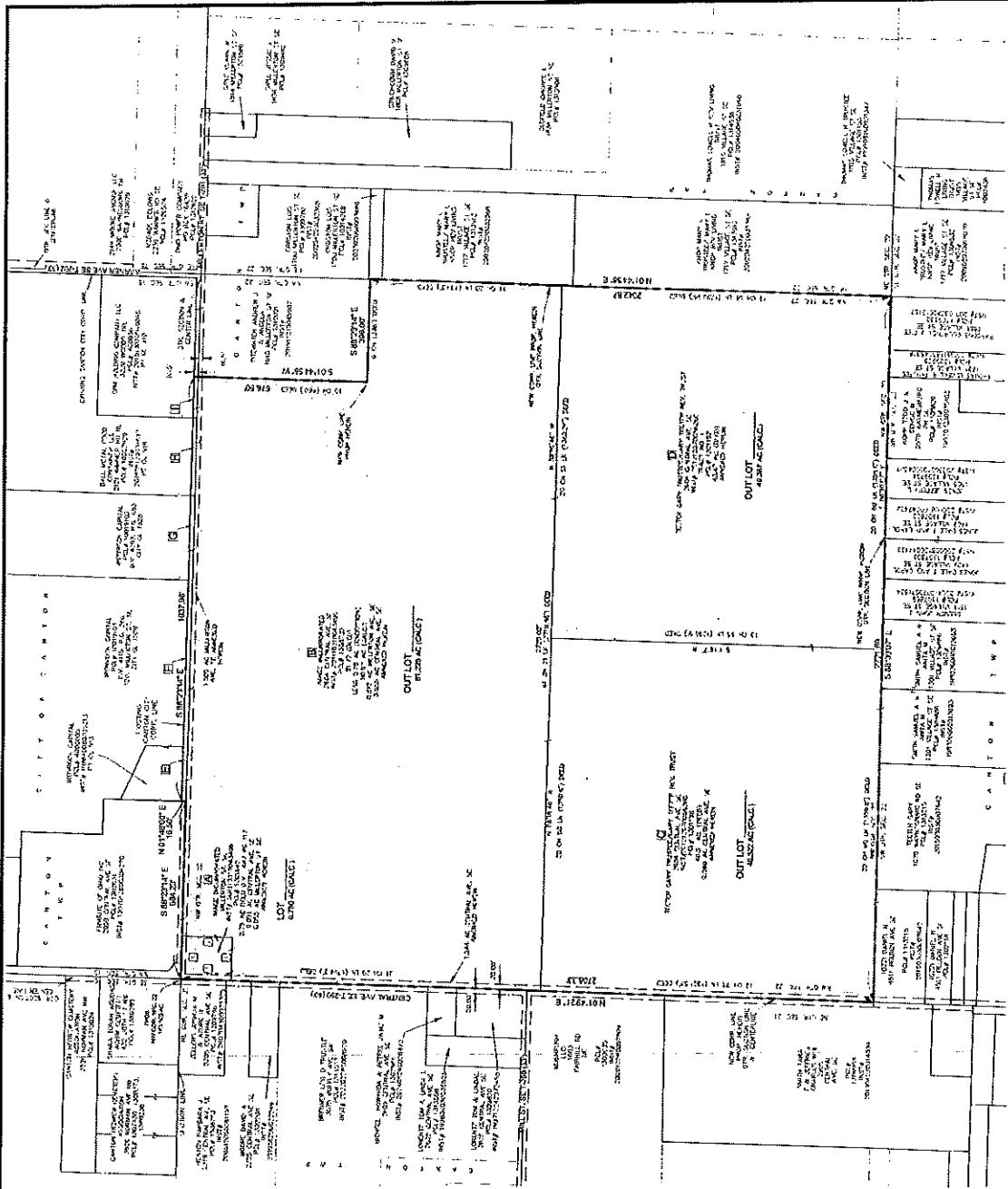
RICHARD M. BOBENSCHAUZ, PS 8213

DATA USED  
CANTON TWP. 20  
CANTON CITY ENGINEER  
PLAT OF CANTON ROADSIDE PARK ANNEXATION- 19860224030118

ANNEXATION AREA SUMMARY  
0.729 AC IN PARCEL #1301642  
0.1235 AC IN PARCEL #1308732  
0.080 AC IN PARCEL #1301197  
0.344 AC IN PARCEL #1007910  
0.114 AC IN PARCEL #1002930  
0.060 AC IN PARCEL #1000700  
TOTAL AC TOTAL  
1.4505 AC TOTAL

LENGTH AREA OF ROADS ANNEXED  
CENTRAL AVE. SE. 1-250 2708 LF. E. HALF / 1.244 AC.  
MILLINGTON AVE. SE. 1-251 684 LF. S. HALF / 0.187 AC.  
MILLINGTON AVE. SE. 1-251 1518 LF. FULL WIDTH / 1.265 AC

LEGEND  
CANTON CITY ENGINEER  
CANTON CITY ENGINEER  
CANTON CITY ENGINEER



TRACT LIST

TRACT	OWNER	INDEMNITY	ARTICLE	PARCEL	ACRES
1	AMC INCORPORATED	20110301000000000000	1301642	1301642	0.729 AC TRACT
2	AMC INCORPORATED	20110301000000000000	1308732	1308732	0.1235 AC TRACT
3	AMC INCORPORATED	20110301000000000000	1301197	1301197	0.080 AC TRACT
4	AMC INCORPORATED	20110301000000000000	1007910	1007910	0.344 AC TRACT
5	AMC INCORPORATED	20110301000000000000	1002930	1002930	0.114 AC TRACT
6	AMC INCORPORATED	20110301000000000000	1000700	1000700	0.060 AC TRACT
7	AMC INCORPORATED	20110301000000000000	1000700	1000700	0.060 AC TRACT
8	AMC INCORPORATED	20110301000000000000	1000700	1000700	0.060 AC TRACT
9	AMC INCORPORATED	20110301000000000000	1000700	1000700	0.060 AC TRACT
10	AMC INCORPORATED	20110301000000000000	1000700	1000700	0.060 AC TRACT

LINE TABLE

LINE	DESCRIPTION
1	TO BECD 11007 01
2	TO BECD 11007 02

OFFICE OF THE CITY ENGINEER  
CANTON, OHIO  
JANUARY 1, 2025  
SCALE: 1"=200'

C.P. 80000

1 OF 1

1 OF 1

February 2025

**The Image - Teeter 2024 Annexation**  
Description of a 163.505 Acre  
Annexation to the City of Canton

Situated in the Township of Canton, County of Stark and State of Ohio and known as being part of the Northwest Quarter of Section 22, (T-10,R-8), and being all of a 0.750 acre tract of land (Parcel Number 1301642) currently owned by Image Inc. and recorded in Stark County Recorder's Instrument Number 201110310043496; and being all of a 81.225 acre tract of land (Parcel Number 1308732) currently owned by Image Inc. and recorded in Stark County Recorder's Instrument Number 201110310043496, also being all of a 40.559 acre tract of land (Parcel 1301198) currently owned by Teeter Gary and recorded in Stark County Recorder's Instrument Number 201209170042084; and being all of a 40.406 acre tract of land (Parcel Number 1301197) currently owned by Teeter Gary and recorded in Stark County Recorder's Instrument Number 20129170042084; and also being a portion of Millerton St. SE T-291(33' right of way) and Central Ave. SE T-290 (40' right of way), and more fully bounded and described as follows, to-wit;

The annexation boundary herein described consists of four contiguous tracts of land:

Beginning for the same at the northwest corner of the northwest quarter of section 22; said corner being the True Place of Beginning of the tract herein described;

1. Thence S 88°23'14" E, along the north line of parcel 1301642 and parcel 1308732, said line also being the centerline of Millerton St. SE, and also being the north line of section 22, a distance of 684.23 feet;
2. Thence N 01°46'00" E, along the west line of a parcel owned by Ironrock Capital Inc. as recorded in Stark County Recorder's Instrument No.

198610080035313, to the north right of way line of Millerton St. SE a distance of 16.50 feet;

3. Thence S 88°23'14" E, along existing Canton City Corporation line and north right of way line of Millerton St. SE, a distance of 1637.98 feet;
4. Thence S 01°44'58" W, crossing Millerton St. SE and along the east line of the Image Inc. 81.225 acres tract, a distance of 676.50 feet;
5. Thence S 88°23'14" E, along a north line of the said Image Inc. tract, a distance of 396.00 feet;
6. Thence S 01°44'58" W, along the east line of said Image Inc. tract and the Teeter 40.406 acres tract, said line also being the east quarter section line of the northwest quarter of Section 22, a distance of 2042.87 feet
7. Thence N 88°30'07" W, along the south line of the Teeter 40.406 acres tract and the Teeter 40.559 acre tract, said line being the south quarter section line of the northwest quarter of section 22, a distance of 2721.69 feet, to a point in the centerline of Central Ave. SE;
8. Thence N 01°49'21" E, along the west line of the Teeter 40.559 acres tract, the Image Inc. 81.225 acres tract, and the Image Inc., said line being the centerline of Central Ave. SE and the West line of Section 22, a distance of 2708.33 feet returning to the place of beginning of the annexation herein described

The above described annexation contains 163.505 acres of land, more or less, of which 2.744 acres of land is public road right-of-way as compiled from record information under the supervision of Richard M. Bodenschatz, PS 8213 of the Canton City Engineer's Office, Canton, Ohio, in February 2025.

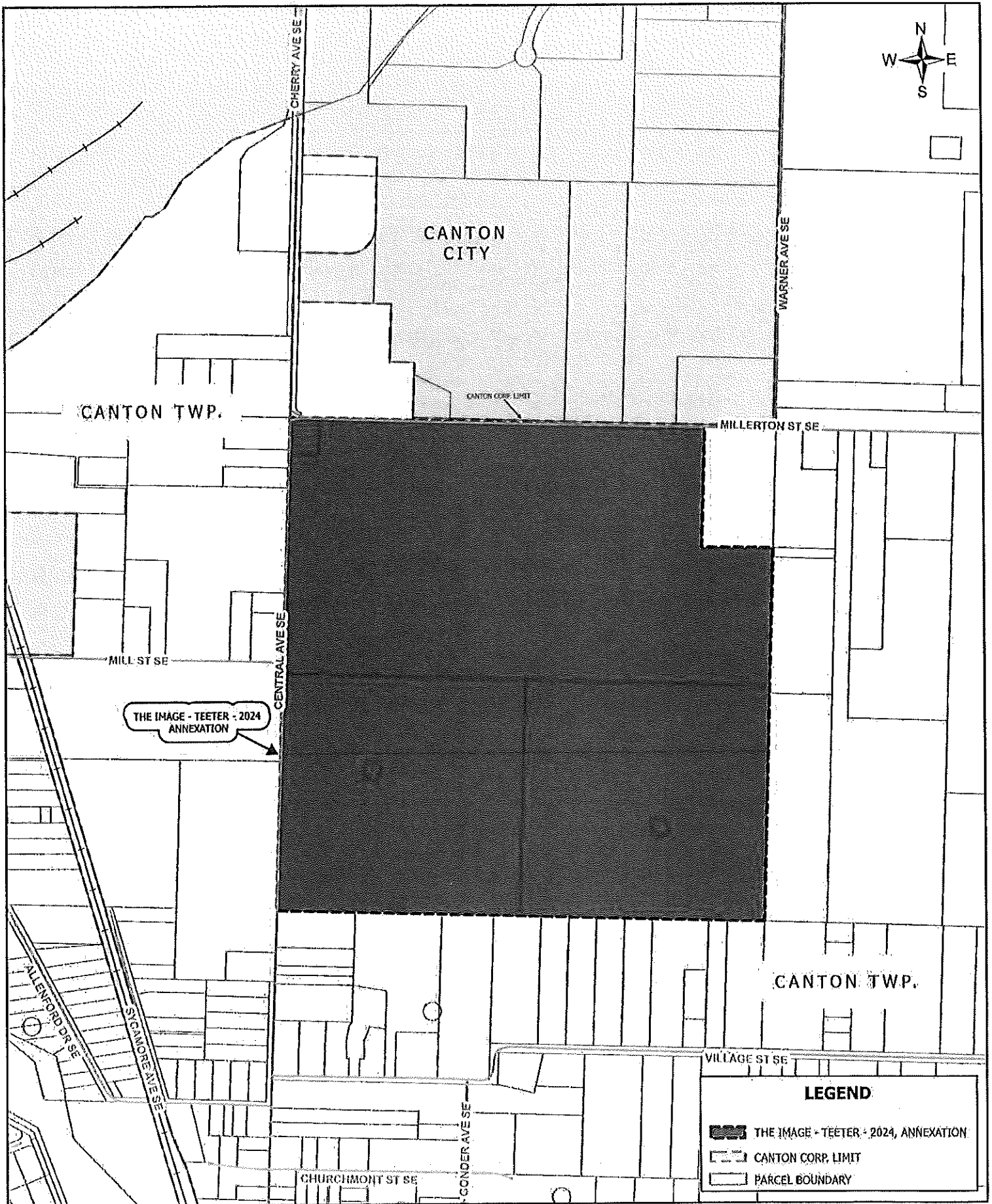
The basis of bearing for the above annexation is the centerline of Central Ave. SE being N 01°49'21" E as derived from the Stark County Geographic Information System.

Subject to all legal highways, easements, leases or other restrictions.



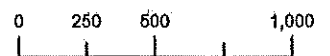
---

Rick Bodenschatz, PS 8213                      February 19, 2025  
Date



# THE IMAGE - TEETER - 2024 ANNEXATION VICINITY MAP

December 04, 2024



Warrant No. 738450

DATE	INVOICE NO.	DESCRIPTION	NET AMOUNT
02/20/2025	The Teeter	The Image - Teeter Annexation 705 professional services - all other-the Image - teeter annexation 1 Each G/L Account: 1001.201015.705.06 - professional services other professional services 100.00	100.00 100.00
Total:			\$100.00



**WARNING: DO NOT ACCEPT THIS DOCUMENT UNLESS IT HAS A MICRO PRINTED SIGNATURE LINE AND A VOID PANTOGRAPH.**

**Huntington** The City of Canton, Ohio  
Richard A. Mallonn, II  
Auditor

Date: 02/25/2025

To the Treasurer of Canton Ohio

PAY TO THE ORDER OF  
BOARD OF STARK COUNTY COMMISSIONERS  
110 CENTRAL PLAZA SUITE 240  
CANTON, OH 44702

Pay Exactly \$100.00

Richard A. Mallonn, II Auditor

One Hundred and 00/100 Dollars

66-1503/412  
Warrant Number 738450

*[Signature]*

# THE IMAGE - TEETER 2024 ANNEXATION

PARCEL NO.	CURRENT OWNER	ADJACENT PROPERTY OWNERS LIST	MAILING ADDRESS	NOTES
0001	(MILLERTON ST SE RIGHT-OF-WAY)		N/A	***PROPERTY TO BE ANNEXED
9999	(CENTRAL AVE SE RIGHT-OF-WAY)		N/A	***PROPERTY TO BE ANNEXED
1301642	IMAGE INCORPORATED	MILLERTON ST SE CANTON OH 44707	1070 WAYNESBURG RD CARROLLTON, OH 44615	***PROPERTY TO BE ANNEXED
1308732	IMAGE INCORPORATED	2604 CENTRAL AVE SE CANTON OH 44707 3548	1070 WAYNESBURG RD CARROLLTON, OH 44615	***PROPERTY TO BE ANNEXED
1313215	TEETER GARY	VILLAGE ST SE CANTON OH 44707	1070 WAYNESBURG RD CARROLLTON, OH 44615	***PROPERTY TO BE ANNEXED
1301197	TEETER GARY TRUSTEE / GARY TEETER REV TRUST	CENTRAL AVE SE CANTON OH 44707	1070 WAYNESBURG RD CARROLLTON, OH 44615	***PROPERTY TO BE ANNEXED
1301198	TEETER GARY TRUSTEE / GARY TEETER REV TRUST	CENTRAL AVE SE CANTON OH 44707	1070 WAYNESBURG RD CARROLLTON, OH 44615	***PROPERTY TO BE ANNEXED
1309886	SMITH SAMUEL A & ANITA M	1301 VILLAGE ST SE CANTON OH 44707 1566	1301 VILLAGE ST SE CANTON, OH 44707	
1308763	SMITH SAMUEL A & ANITA M	1139 VILLAGE ST SE CANTON OH 44707 1558	1301 VILLAGE ST SE CANTON, OH 44707-1566	
1307802	JONES DALE T & CAROL J	VILLAGE ST SE CANTON OH 44707	1409 VILLAGE ST SE CANTON, OH 44707	
1309816	JONES DALE T & CAROL J	1409 VILLAGE ST SE CANTON OH 44707 1566	1409 VILLAGE ST SE CANTON, OH 44707	
1307869	DEEMER JOHN J & DAUN M	VILLAGE ST SE CANTON OH 44707	1445 SCHOOL AVE NE #10 NORTH CANTON, OH 44720	
1309794	JONES JEFFERY L	1505 VILLAGE ST SE CANTON OH 44707 1566	1505 VILLAGE ST SE CANTON, OH 44707-1566	
1310001	FITZWATER ANDREW J & ANGELA	1610 MILLERTON ST SE CANTON OH 44707 2222	1610 MILLERTON ST SE CANTON, OH 44707	
1309908	THOMAS LOWELL R TRUSTEE	1621 VILLAGE ST SE CANTON OH 44707 1574	1621 VILLAGE ST SE CANTON, OH 44707	
1302035	MUSHRUSH LLC	MILL ST SE CANTON OH 44707	1663 FAIRHILL RD NW NEW PHILADELPHIA, OH 44663	
1309780	CROSTON LOIS	1700 MILLERTON ST SE CANTON OH 44707 2224	1700 MILLERTON ST SE CANTON, OH 44707	
10014268	CROSTON LOIS	MILLERTON ST SE CANTON OH 44707	1700 MILLERTON ST SE CANTON, OH 44707	
1309532	KNOP MARY L TRUSTEE/ MARY L KNOP REV LIVING TRUST	1717 VILLAGE ST SE CANTON OH 44707 1525	1717 VILLAGE ST SE CANTON, OH 44707	
1313911	KNOP MARY L TRUSTEE/ MARY L KNOP REV LIVING TRUST	VILLAGE ST SE CANTON OH 44707	1717 VILLAGE ST SE CANTON, OH 44707	
1313912	KNOP MARY L TRUSTEE/ MARY L KNOP REV LIVING TRUST	VILLAGE ST SE CANTON OH 44707	1717 VILLAGE ST SE CANTON, OH 44707	
1309914	PARSONS COURTNEY J TTEE	1639 VILLAGE ST SE CANTON OH 44707 1574	1851 VILLAGE ST SE CANTON, OH 44707	
1302631	ENVIRTE OF OHIO INC	2232 CENTRAL AVE SE CANTON OH 44707 3540	2050 CENTRAL AVE SE CANTON, OH 44707	
1309756	ZELLERS JOSHUA M & AZURE R	2305 CENTRAL AVE SE CANTON OH 44707 3545	2305 CENTRAL AVE SE CANTON, OH 44707	
1308769	HEATON BARBARA J	2319 CENTRAL AVE SE CANTON OH 44707 3545	2319 CENTRAL AVE SE CANTON, OH 44707	
1302208	MOORE DAVID A	2325 CENTRAL AVE SE CANTON OH 44707 3545	2325 CENTRAL AVE SE CANTON, OH 44707	
1307886	BICHSEL HOWARD A & PETREE JAIME M	2609 CENTRAL AVE SE CANTON OH 44707 3547	2609 CENTRAL AVE SE CANTON, OH 44707-3547	
1309820	LORENTZ TOM & LINDAL	2625 CENTRAL AVE SE CANTON OH 44707 3547	2625 CENTRAL AVE SE CANTON, OH 44707	
1309958	SMITH TARA F & JEFFRIES CHARLES W II	2905 CENTRAL AVE SE CANTON OH 44707 1562	2905 CENTRAL AVE SE CANTON, OH 44707	
400036	ERM HOLDING COMPANY LLC	2245 WARNER RD SE CANTON OH 44707 2259	3220 WOODS TRAIL KENT, OH 44240	***PARTIAL PROPERTY TO BE ANNEXED
10007030	ERM HOLDING COMPANY LLC	WARNER AVE SE CANTON OH 44702	3220 WOODS TRAIL KENT, OH 44240	***PARTIAL PROPERTY TO BE ANNEXED
1380280	SHARA TORAH AGUDAS ACHIM CEMETERY	2232 CENTRAL AVE SE CANTON OH 44707 3540	3526 NORMAN AVE NW CANTON, OH 44709	
1313557	BRENNER LEVI D TRUSTEE	CENTRAL AVE SE CANTON OH 44707	3575 MUFFLY AVE SW MASSILLON, OH 44647	
1302117	TOZZI DANIEL N	1523 VILLAGE ST SE CANTON OH 44707 1566	4511 BELDEN AVE SE CANTON, OH 44707	
10007929	BALL METAL FOOD CONTAINER LLC	2121 WARNER AVE SE CANTON OH 44707	5570 WAYNESBURG DR SE WAYNESBURG, OH 44688	
10007930	BALL METAL FOOD CONTAINER LLC	WARNER AVE SE CANTON OH 44707	8001 ARISTA PL SUITE 200 BROOMFIELD, CO 80021	***PROPERTY TO BE ANNEXED
400005	IRONROCK CAPITAL INCORPORATED	MILLERTON ST SE CANTON OH 44707	POB 9240 CANTON, OH 44711	***PARTIAL PROPERTY TO BE ANNEXED
400008	IRONROCK CAPITAL INCORPORATED	MILLERTON ST SE CANTON OH 44707	POB 9240 CANTON, OH 44711	***PARTIAL PROPERTY TO BE ANNEXED
10013103	IRONROCK CAPITAL INCORPORATED	1201 MILLERTON ST SE CANTON OH 44707 2209	POB 9240 CANTON, OH 44711	***PARTIAL PROPERTY TO BE ANNEXED



February 26, 2025

Mr. James F. Troike, P.E.  
Stark County Metropolitan Sewer District  
P.O. Box 9972  
Canton, OH 44711-0972

Subject: Sanitary Sewer Conveyance Fee Request

Dear Mr. Troike:

The Canton/Stark County Wastewater Treatment and Collection System Joint Use Agreement dated January 1, 2022 provides in part that any Stark County sanitary sewer line located within any area annexed by the City of Canton be subject to possible conveyance by the County to the City of Canton. As such, the City of Canton is attempting to annex approximately 163.505 acres hereby referred to as the "The Image-Teeter 2024 Annexation Area" (see attached map).

The City of Canton requests that your office review this area and determine the appropriate conveyance fee for this annexation. Please forward at your earliest convenience all detailed calculations and pertinent information used in determining these costs. The City of Canton will review the fee and advise your office if we desire to go forward with conveyance of any existing sanitary sewers and/or sanitary sewer service rights in the aforementioned area.

If you have any questions regarding this matter, please contact my office at (330) 438-4132.

Sincerely,

Matthew Bailey  
Agent for the Petitioner

Enclosure

cc: John Highman, Director of Public Service  
Donn Angus, Director of Planning  
Deb Houdeshell, WRF  
Christopher Barnes, City Engineer  
Jim DiMarzio, CSD

# THE IMAGE - TEETER 2024 ANNEXATION

PART OF NW QUARTER OF SECTION 22, CANTON TOWNSHIP, STARK COUNTY, OHIO

FEBRUARY 2025

THE PROCEEDINGS APPROVING AND AUTHORIZING THE ANNEXATION OF THE LAND SHOWN AND DESCRIBED HEREIN WAS PASSED BY THE COUNCIL OF THE CITY OF CANTON, OHIO, BY ORDINANCE \_\_\_\_\_ ON THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_.

JILL WOOD, CLERK OF COUNCIL

THE LAND SHOWN HEREIN, APPROVED AND AUTHORIZED FOR ANNEXATION, WAS GIVEN CITY LOT OR OUTLOT NUMBER(S) AS SHOWN; SAID NUMBER(S) HAS/HAVE BEEN ENTERED IN THE SCHEDULE OF LOTS OF THE CITY OF CANTON, OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHRISTOPHER BARNES, PE, CANTON CITY ENGINEER

THE PROCEEDINGS APPROVING AND AUTHORIZING THE ANNEXATION OF THE LAND SHOWN AND DESCRIBED HEREIN WAS PASSED BY THE STARK COUNTY COMMISSIONERS ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND ENTERED IN THE COMMISSIONERS JOURNAL \_\_\_\_\_ PAGE \_\_\_\_\_.

SARA DONALD, CLERK OF COUNTY COMMISSIONERS

EXECUTED FOR TRANSFER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ANGELA KINSEY, STARK COUNTY AUDITOR

RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RECORDED IN \_\_\_\_\_

JAMIE WALTERS, STARK COUNTY RECORDER

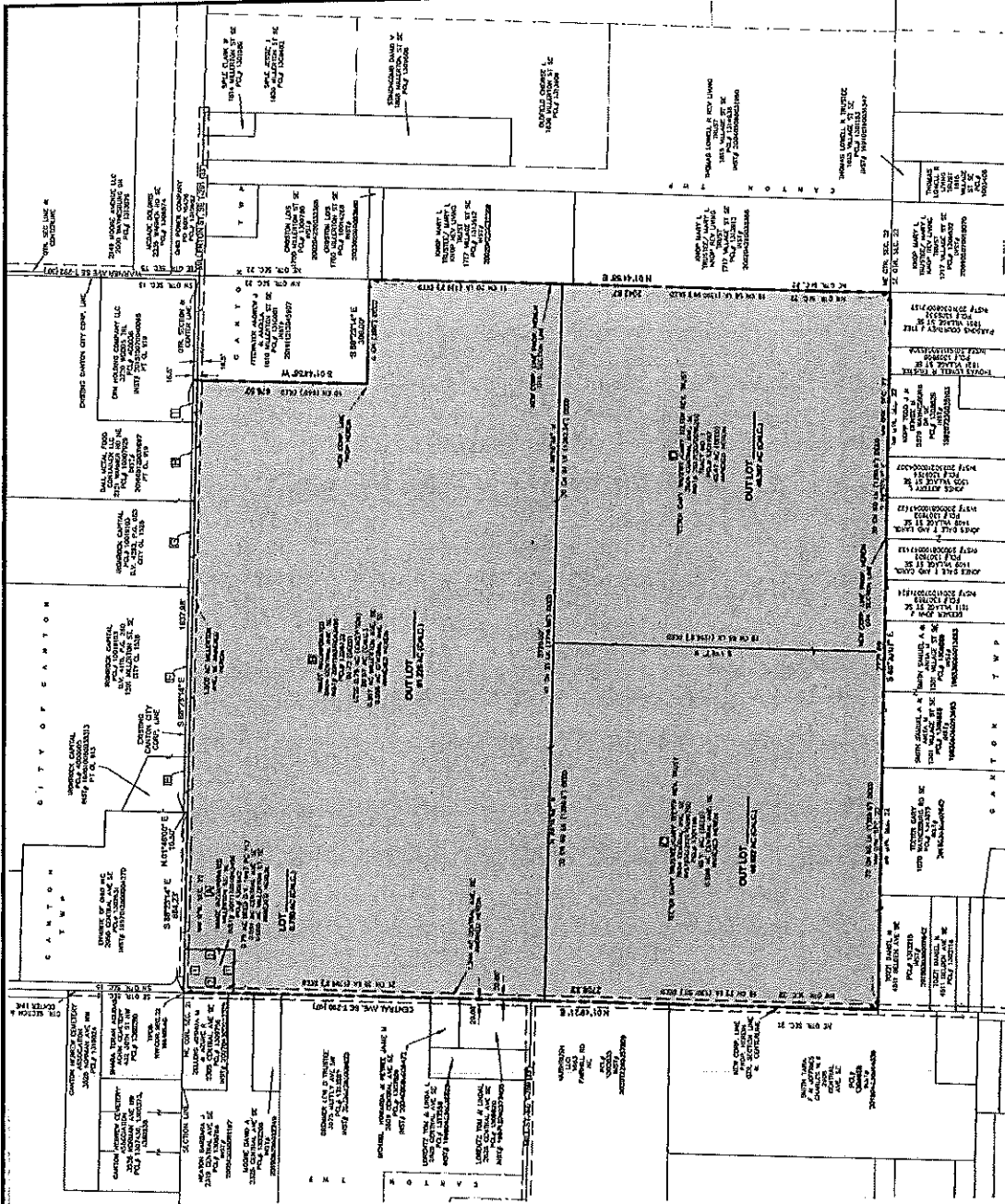
I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THE LAND SHOWN AND DESCRIBED HEREIN, BASED ON THE RECORD INFORMATION, THIS 22ND DAY OF FEBRUARY, 2025.

RICHARD M. BOESENCHATZ, PS 8213

DATA USED:  
TAX MAPS - CANTON TWP. 22  
STARK COUNTY PLAT BOOKS  
PLAT OF CANTON INDUSTRIAL PARK ANNEXATION - 1848022/0503118  
ANNEXATION AREA SUMMARY  
81,250 AC. IN PARCEL #1001845  
43,322 AC. IN PARCEL #100272  
43,387 AC. IN PARCEL #100198  
0.844 AC. IN PARCEL PT #1001103  
0.113 AC. IN PARCEL PT #1000850  
0.660 AC. IN PARCEL PT #1000500  
188,205 AC. TOTAL

LEGEND  
[Symbol] ACRES PROPOSED  
[Symbol] CANTON TWP. LINE  
[Symbol] CANTON CITY LINE

LENGTH AREA OF ROAD(S) ANNEXED  
CENTRAL AVE. SE. 1-29 2708 LF. E HWY / 1.244 AC.  
MILLERON AVE. SE. 1-291 894 LF. S HWY / 0.187 AC.  
MILLERON AVE. SE. 1-291 1281 LF. FULL WIDTH / 1.305 AC.



TRACT LIST

TRACT	NEW CITY LOT NO.	OWNER	DESBAND	NOTES	PARCEL
XXXX	A	IMAGE INCORPORATED	3011201004489	1301442	0.750 AC. TRACT
XXXX	B	IMAGE INCORPORATED	3011201004489	1300722	43,322 AC. TRACT
XXXX	C	TEETER CANTY TRUST	3120170000004	1301185	43,387 AC. TRACT
XXXX	D	TEETER CANTY TRUST	3120170000004	1301187	0.844 AC. TRACT
XXXX	E	RESEARCH CAPITAL	3011201004489	1301185	0.113 AC. TRACT
XXXX	F	RESEARCH CAPITAL	3011201004489	1301187	0.660 AC. TRACT
XXXX	G	RESEARCH CAPITAL	3011201004489	1301185	0.113 AC. TRACT
XXXX	H	RESEARCH CAPITAL	3011201004489	1301187	0.114 AC. TRACT
XXXX	I	RESEARCH CAPITAL	3011201004489	1301185	0.660 AC. TRACT

LINE TABLE

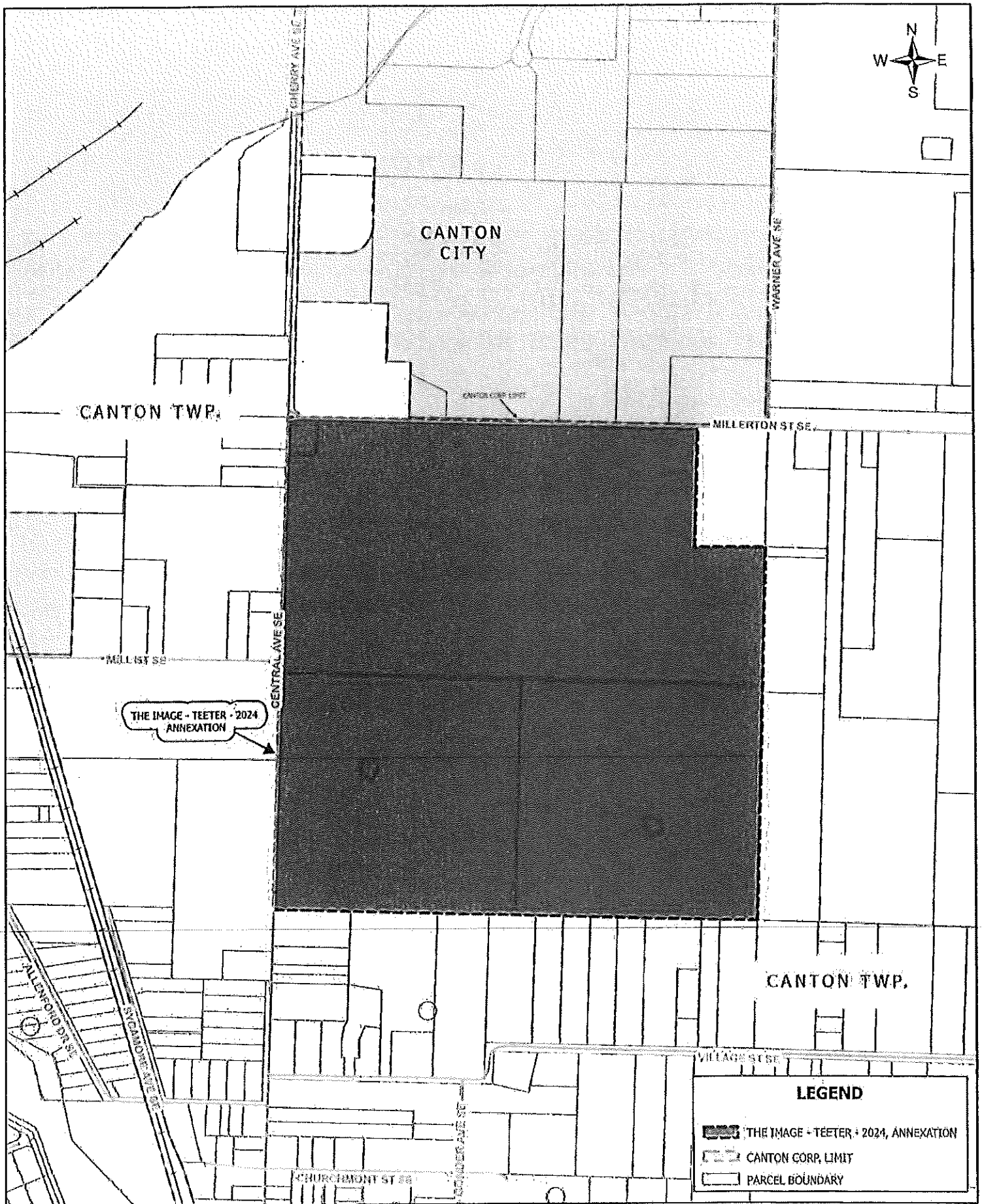
LINE	DISTANCE
1	100 FEET (PART D)
2	12 FEET (PART D)

MADE - TEETER 2024 ANNEXATION  
SCALE 1"=200' DATE FEB. 2025 DRAWN BY: G.A.  
OFFICE OF THE CITY ENGINEER  
CANTON, OHIO  
CHRISTOPHER BARNES, P.E., CITY ENGINEER  
200 N. W. 10th Street, Canton, OH 44703

C.F. JOHNSON

300-800-404





# THE IMAGE - TEETER - 2024 ANNEXATION VICINITY MAP

December 04, 2024

0 250 500 1,000  
US Feet

February 2025

**The Image - Teeter 2024 Annexation**

Description of a 163.505 Acre  
Annexation to the City of Canton

Situated in the Township of Canton, County of Stark and State of Ohio and known as being part of the Northwest Quarter of Section 22, (T-10,R-8), and being all of a 0.750 acre tract of land (Parcel Number 1301642) currently owned by Image Inc. and recorded in Stark County Recorder's Instrument Number 201110310043496; and being all of a 81.225 acre tract of land (Parcel Number 1308732) currently owned by Image Inc. and recorded in Stark County Recorder's Instrument Number 201110310043496, also being all of a 40.559 acre tract of land (Parcel 1301198) currently owned by Teeter Gary and recorded in Stark County Recorder's Instrument Number 201209170042084; and being all of a 40.406 acre tract of land (Parcel Number 1301197) currently owned by Teeter Gary and recorded in Stark County Recorder's Instrument Number 20129170042084; and also being a portion of Millerton St. SE T-291(33' right of way) and Central Ave. SE T-290 (40' right of way), and more fully bounded and described as follows, to-wit;

The annexation boundary herein described consists of four contiguous tracts of land:

---

Beginning for the same at the northwest corner of the northwest quarter of section 22; said corner being the True Place of Beginning of the tract herein described;

1. Thence S 88°23'14" E, along the north line of parcel 1301642 and parcel 1308732, said line also being the centerline of Millerton St. SE, and also being the north line of section 22, a distance of 684.23 feet;
2. Thence N 01°46'00" E, along the west line of a parcel owned by Ironrock Capital Inc. as recorded in Stark County Recorder's Instrument No.



198610080035313, to the north right of way line of Millerton St. SE a distance of 16.50 feet;

3. Thence S 88°23'14" E, along existing Canton City Corporation line and north right of way line of Millerton St. SE, a distance of 1637.98 feet;
4. Thence S 01°44'58" W, crossing Millerton St. SE and along the east line of the Image Inc. 81.225 acres tract, a distance of 676.50 feet;
5. Thence S 88°23'14" E, along a north line of the said Image Inc. tract, a distance of 396.00 feet;
6. Thence S 01°44'58" W, along the east line of said Image Inc. tract and the Teeter 40.406 acres tract, said line also being the east quarter section line of the northwest quarter of Section 22, a distance of 2042.87 feet
7. Thence N 88°30'07" W, along the south line of the Teeter 40.406 acres tract and the Teeter 40.559 acre tract, said line being the south quarter section line of the northwest quarter of section 22, a distance of 2721.69 feet, to a point in the centerline of Central Ave. SE;
8. Thence N 01°49'21" E, along the west line of the Teeter 40.559 acres tract, the Image Inc. 81.225 acres tract, and the Image Inc., said line being the centerline of Central Ave. SE and the West line of Section 22, a distance of 2708.33 feet returning to the place of beginning of the annexation herein described

The above described annexation contains 163.505 acres of land, more or less, of which 2.744 acres of land is public road right-of-way as compiled from record information under the supervision of Richard M. Bodenschatz, PS 8213 of the Canton City Engineer's Office, Canton, Ohio, in February 2025.

The basis of bearing for the above annexation is the centerline of Central Ave. SE being N 01°49'21" E as derived from the Stark County Geographic Information System.

Subject to all legal highways, easements, leases or other restrictions.

Rick Bodenschatz, PS 8213	February 19, 2025
	Date



**RICHARD A. MALLONN II**  
**CANTON CITY AUDITOR**

City Hall, Canton, Ohio 44702  
Phone: (330) 489-3226

February 28, 2025

Canton City Council  
218 Cleveland Avenue SW  
Canton OH 44702

RE: REQUEST FOR ADDITIONAL AMENDED CERTIFICATE DATED 2/28/2025

Please record on the Canton City Council Agenda the attached communication as Request for Additional Amended Certificate dated February 28, 2025

Please contact me at (330) 489-3226 if you have any questions! Thank you!

Sincerely,

Richard A. Mallonn II  
Canton City Auditor

3/10/25  
c#5  
KF



3/10/25  
CH 7  
RHP

NOTICE TO LEGISLATIVE  
AUTHORITY

OHIO DIVISION OF LIQUOR CONTROL  
6606 TUSSING ROAD, P.O. BOX 4005  
REYNOLDSBURG, OHIO 43068-9005  
(614)644-2360 FAX(614)644-3166

TO

24343380005		STCK		EYAD LLC DBA SHORB DRIVE THRU 829 12TH ST NW CANTON OH 44703
PERMIT NUMBER		TYPE		
ISSUE DATE				
12 11 2024				
FILING DATE				
C1 C2		PERMIT CLASSES		
76	055	B	F32904	
TAX DISTRICT		RECEIPT NO.		

FROM 02/21/2025

PERMIT NUMBER		TYPE		
ISSUE DATE				
FILING DATE				
PERMIT CLASSES				
TAX DISTRICT		RECEIPT NO.		



MAILED 02/21/2025

RESPONSES MUST BE POSTMARKED NO LATER THAN. 03/24/2025

IMPORTANT NOTICE

PLEASE COMPLETE AND RETURN THIS FORM TO THE DIVISION OF LIQUOR CONTROL  
WHETHER OR NOT THERE IS A REQUEST FOR A HEARING.

REFER TO THIS NUMBER IN ALL INQUIRIES

B STCK 2434338-0005

(TRANSACTION & NUMBER)

(MUST MARK ONE OF THE FOLLOWING)

WE REQUEST A HEARING ON THE ADVISABILITY OF ISSUING THE PERMIT AND REQUEST THAT  
THE HEARING BE HELD ☐ IN OUR COUNTY SEAT. ☐ IN COLUMBUS.

WE DO NOT REQUEST A HEARING. ☐

DID YOU MARK A BOX? IF NOT, THIS WILL BE CONSIDERED A LATE RESPONSE.

PLEASE SIGN BELOW AND MARK THE APPROPRIATE BOX INDICATING YOUR TITLE:

(Signature)

(Title) - ☐ Clerk of County Commissioner

(Date)

☐ Clerk of City Council

☐ Township Fiscal Officer

CLERK OF CANTON CITY COUNCIL  
218 CLEVELAND AV SW  
CANTON OHIO 44702

OHIO DIV. LIQUOR CONTROL  
FRONT DESK-1

2025 JAN 14 PM 4:46

## SECTION A – Issued Permit Holder Information

*Issued Permit Holder's Business Name as listed on the issued permit: <b>EYAD</b>										*Issued Permit Holder #: <b>243438-0005</b>																			
*Permit Premises Address: <b>829 12th St</b>															*Is Permit Holder an Agency Store? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, what is the assigned agency # _____														
*Township (If premises is outside city limits):										*City: <b>Canton</b>										*Zip Code: <b>44703</b>					*County: <b>STARK</b>				
*Contact Name: <b>Rachid Bounit</b>															*Who will be the Primary Contact for this Application: <input type="checkbox"/> Contact Listed <input checked="" type="checkbox"/> Attorney Listed Below														
Phone:										*Business Phone:																			
*Primary Contact's Email Address:																													
*Attorney Information (If applicable)										Name: <b>JAMES ANDRIOFF</b>																			
Address: <b>22 E. GAY ST. #201</b>										City: <b>Columbus</b>					State: <b>Ohio</b>					Zip Code: <b>43215</b>					Phone #: <b>614 231 2700</b>				
*Attorney Email Address:																													
<b>J a n d r i o f f @ a o l . c o m</b>																													

## SECTION B – LLC Ownership Description

1. \* List the **CURRENT 5% or more owners** in the issued permit as currently disclosed to us – Not sure who/what we have on record? Go to [com.ohio.gov/liquorinfo](http://com.ohio.gov/liquorinfo) (select "who has a disclosed ownership interest in a particular liquor permit" tab and enter the permit number listed on your issued permit).

	Person or Company Name	Membership Units	
		# Held	% Held
1	Abderrahmane Id Abbou	100	100
2			
3			
4			

2. \* List the **NEW/REVISED 5% or more** owners as they should be listed in the issued permit **AFTER** the change. (Note, depending on your proposed change it's possible that some individuals might be listed above and below.) Any real persons **MUST** be at least 21 years of age. In addition to filling out the below information, please submit an updated LLC Membership Disclosure Form (OR [com.ohio.gov/requiredforms](http://com.ohio.gov/requiredforms) - select form "Limited Liability Disclosure" form) that matches the **"NEW/REVISED"** information below.

	Person or Company Name	Membership Units	
		# Held	% Held
1	Abderrahmane Id Abbou	50	50
2	Rachid Bounit	50	50
3			
4			

3/10/25  
CJS  
EST

March 4, 2025

Canton City Council  
Council Office  
Canton, OH 44702

OKAY TO PREPARE LEGISLATION:  
  
\_\_\_\_\_**RE: Delinquent Board Up/Clean Up/Demolition Charges for 2025**

Dear Madam President and Honorable Members:

Attached is a list of unpaid and/or delinquent charges for Board Ups/Clean Ups/Demolition services owed to the City of Canton for the months of **January \$41,760.25 and February \$139,353.51 2025**. Notices were mailed to all property owners involved, informing them that the delinquent amounts would be certified to their property taxes if payment was not made. **We are asking for second reading passage.**

Therefore, I hereby request legislation that does the following:

1. Authorizes the Clerk of Council to certify the attached list of unpaid and delinquent charges for Board Ups/Clean Ups/Demolition services to the Stark County Auditor to be entered upon the tax duplicate to be a lien upon such land from the date of entry to be collected as other taxes and assessments.
2. Authorizes the Clerk of Council to delete any property owners' names or adjust the dollar amounts owed if applicable prior to certification to the County Auditor provided that the Director of Public Safety and/or her designee provides documentation to do so.
3. Authorizes the Clerk of Council to correct any typographical errors.
4. Declares this ordinance to be an emergency measure.

Please do not hesitate to contact me if you have any questions. Thank you for your consideration.

Respectfully,

Andrea Perry  
Director of Public Safety

cc: William V. Sherer II, Mayor  
Andrea Perry, Director Public Safety  
Charles J. Corcoran, CBO  
Mark Crouse, Finance Director  
John Slebodnik, Chief Deputy Auditor  
Jason Reese, Law Director  
J.R. Rinaldi, Chief of Staff

Kim R. Perez  
Treasurer, City of Canton

[www.cantonincometax.com](http://www.cantonincometax.com)

3.10.15  
C# 9  
JED

City of Canton

# Income Tax Department

PO Box 9940  
Canton, Ohio 44711

424 Market Ave., N  
Canton, Ohio 44702

Phone (330) 430-7900  
Fax (330) 430-7944

March 4, 2025

Mr. William V. Sherer, II  
Honorable Members of Canton City Council  
City Council Chambers  
Canton, Ohio 44702

**RE:                      An Ordinance Amending JEDD Contract 19-001**

Mr. President,  
Honorable Members:

The purpose of this communication is to respectfully request an ordinance authorizing an amendment to the provisions of Jackson-Canton Joint Economic Development District Contract 19-001 (known as JEDD TSG), authorized by Ordinance 267/2018 on 12/10/2018. The Jackson Township Board of Trustees are expected to introduce and adopt a similar Resolution.

The amendments to the JEDD Contract are intended to fix two inconsistencies more fully described in the attached exhibit, between the JEDD Contract and the Income Tax Agreement, which was also formally adopted by City Council, the Township Trustees, and the JEDD Board itself.

Again, the Township is adopting the very same amendment to the JEDD Contract. The Income Tax Agreement more clearly represents the negotiations and understanding between the Township and the City, and the intentions of both for disbursements all along. The amendment to the JEDD Contract simply clarifies and brings the two documents in line.

I respectfully request the following legislation:

1. An ordinance that authorizes the Mayor or Director of Public Services to enter into the amendment of the JEDD TSG Contract.



Canton City Council  
March 4, 2025  
Page Two

2. Declares this ordinance to be an emergency.

If you have any questions or concerns, my staff and I will be available to discuss this proposal at your convenience.

Your cooperation in this matter is greatly appreciated. Thank you.

Respectfully,

A handwritten signature in black ink, appearing to read "Kim R. Perez". The signature is fluid and cursive, with the first name "Kim" and last name "Perez" clearly distinguishable.

Kim R. Perez, Treasurer  
City of Canton, Ohio

cc: Law Director