

ALLIANCE - RECORD OF MEETINGS OF COUNCIL

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MINUTES OF JANUARY 20, 2026 REGULAR MEETING OF THE ALLIANCE CITY COUNCIL

The meeting was called to order by President Garnes at 6:00 pm. Councilman Mastroianni gave the invocation and led the meeting in the Pledge of Allegiance.

ROLL CALL: Kris Bugara, Jim Edwards, Jennifer Kiko, Cindy King, Dr. Lohnes and Phillip Mastroianni were present.

A motion was made and seconded to excuse Councilwoman Cherry. Roll call was unanimous.
MOTION PASSED BY ACCLAMATION OF ALL MEMBERS.

MINUTES: Meeting minutes from January 5, 2026, were distributed electronically to all members prior to the meeting. The minutes were received and filed as presented.

COMMUNICATIONS:

1. Memorandum from Mayor Grove RE: Annual Report
2. Memorandum from Mayor Grove RE: 2026 Plan of Operation
3. HOB – Code Enforcement Report
4. Meeting Notice – Finance – January 20, 2026
5. Meeting Notice – Finance & Safety & Judiciary – January 22, 2026
6. 2025 Annual Report – Wastewater Treatment Plant
7. Executive Session

Motion and seconded to receive and file all communications tendered to the Clerk. Roll call unanimous.

Guest – Lemon Assoc. – Rich Costin – regarding Ordinance 065-25 (Washington Hills). It was an information session. He explained why this was happening and answered questions.

ADMINISTRATIVE REPORTS:

Mayor Grove: reviewed his Annual Report and Mayors Plan of Operation for 2026.

Safety Service Director Dreger: reviewed several of the Ordinances on the agenda. Ordinance 005-26 regarding Maple Beach. Ordinances 006, 007 and 008-26 – no action tonight. These deal with housing with Canton for People. First one is transfer of property. The second deals with waiving the fees. The third deals with financing. There will be a presentation on this at the next meeting. Kiko asked if this had to do with the Build Canton gentleman. Yes. She stated she looked them up and they just formed this LLC in December. There was an article in the paper. This is a good thing. Ordinance 012-26 – needs approval tonight. It is for a grant for a storage facility for road salt. Mastroianni asked how salt levels are. Bad. We are good for three or four days. We will find salt if necessary. Lohnes asked if the waiving of the fees is offered to other groups. Dreger – it wasn't offered. It was requested. It's not customary. Lohnes didn't know if any other group in town got the same thing. The only other group similar would-be Habitat Dreger stated. They have never asked before but probably will now that you have asked this question. Lohnes – any consideration for the neighbors acquiring the lots that are there that have been vacant for so long and now they are going to have a house next to them? Dreger stated they were through the NIP program and haven't been vacant that long.

ALLIANCE - RECORD OF MEETINGS OF COUNCIL

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There is not a thought to consider them as side lots. Mastroianni stated Build Ohio is trying to rebrand. They have had a lot of requests from other cities to replicate the positive things they have done in Canton.

Law Director Selwa: presented Eric Fink – he would like him to be his full-time Assistant Law Director and Kellie Klusch to be an Assistant Prosecutor. He will retain Bill Morris as an Assistant Law Director part-time. He would like them to consent to that. Edwards asked if he wanted a motion today. Once any questions are answered. Motion and seconded to consent to hires. Roll call unanimous.

Auditor Knowles: spoke about the Cannabis money that was received - 36% of the 10% excise tax. He asked for a Resolution to direct where the money goes. It would go to the general fund by default but that would require a Resolution. \$39,000.00 was received in January. We are going to receive this monthly. He will report back to let them know what that will be. We didn't budget anything for it. He was surprised to see it in January. That's why the fund needs to be set up right away. Kiko asked what Ordinance it was. Knowles – 010-26. There will be a meeting on Thursday that he will attend this time. He will have year-end numbers for Council and everybody else.

STANDING COMMITTEE REPORTS:

Streets and Alleys: Bugara: No formal report. He talked about Ordinance 009-26. He will ask for no action tonight. He reviewed why this was asked. It is a circle with no sidewalks and not very well lit. Asked for support on Ordinance 012-26.

Properties and Lands: Cherry: Excused

Utilities: Edwards: No formal report.

Safety and Judiciary: Kiko: No formal report. There will be a combined meeting on Thursday at 5:25 pm just giving that notice.

Community Development: King: there was an informal meeting regarding Build Ohio. There were no decisions made. She went out and looked at every property. She likes the idea, but we have to do some housekeeping on the neighboring properties. She would not want to live next to any of these people. She is going to get with Tatiana – Code Enforcement to start some clean up. Other than that, she is definitely on board for the new homes.

Finance: Lohnes: there was a Finance Meeting tonight to discuss Ordinances 001 and 003. They were approved. There will be a joint Finance and S & J Meeting on Thursday. They are looking to pass the Resolution tonight. He would like support on Resolution 010-26.

Planning Zoning and Housing: Mastroianni: No formal report.

Public Speaks:

Brandi Douthitt – S Seneca – want to compliment Council on the very in-depth, digging that you are doing into Washington Hills and really trying to let the residents have their say. She does find it interesting that this is Ward 4, this is where we do all our building 3 and 4. That's

ALLIANCE - RECORD OF MEETINGS OF COUNCIL

Carters Copy Center 330-680-8046

where we want to protect everybody. We want to make sure there's no homeless people there. She wants to know what you're going to do about Wards 1 and 2 because they are being woefully left behind, and we should be embarrassed as a community. She read in the Alliance Magazine that the YMCA is exploring, moving to a completely different location. Completely out of the neighborhood of the kids that they're supposed to be serving. She's really curious if the YMCA has lost its mission, lost sight of its mission, and if the City and the Council is gonna support this. There's already no grocery store down here. There's a post office that handicapped people can't access. There's no pharmacy down here. There's no bank down here. What are we doing for these people? Now we're gonna take the YMCA. How are those kids gonna get to their programs? Are they gonna ride their bikes? Are they're gonna get bused? What's gonna happen to these kids? If there's money, if money can be raised to build a brand-new building, why can't money be raised to fix what's there? She doesn't understand what we're doing. When we could do so much more. She talked to Phillip about, has anybody reached out to Walmart? She knows we don't love big chains everywhere, but Walmart neighborhood markets fit exactly in that old Sanders grocery store. It's a small market with fresh fruit, fresh meat, deli counter, bakery, affordably priced. Why hasn't anybody tried to reach out and try to make something like that happen? You guys fight real hard for Wards 3 and 4. She appreciates it because everybody deserves representation. Wards 1 and 2, they're vulnerable. They don't have the resources to make things happen for themselves. They need your support. Cindy King needs your support because she's been trying for 10 years to get things done. She needs you guys to band together. The City needs you guys to band together. We've got to do more for Wards 1 and 2.

Rich Dine – Queensbury - apologized for trying to do the history lesson when the guest speaker was talking. If you're familiar with the area Washington Hills out there, there's a lot of room for a lot of residential development. That was the original purpose of Washington Hills was a residential development area. Unfortunately, in the meantime, there has been added traffic with Conca Street, and now with this new replat, they're essentially going to eliminate one of the intersections, and they're going to add 107 new houses. Basically, it's all gonna filter to one stop sign at Queensbury and Hedgewood, and you're gonna have residents, non-residents, construction, city services, Amazon, post office, mowers, pool guys, you name it, basically, it's all gonna get backed up in that one intersection. He asks as a resident out there, when you're looking at this replat and everything, you kind of take a view of it, because it's great. There's a lot of room. They knew there was gonna be more residents out there. Some things they didn't plan for, and this is just another one of those changes. If you guys could take that into consideration, when you are being presented with this stuff, they'd really appreciate it.

Ben Bolog – Vincent Blvd – wants to make sure that, like, devil's advocate on, like, the Don Ackerman coming to Alliance. Great idea. He has nothing negative to say about it, but he feels that that could open up the whole can of worms, the blight, and what they just fought the last 2 years. We can't change the way people want to live. We can't change the way somebody wants to live on their property. So, if this gentleman comes in with these 11 pieces of property that we're going to give him, and we're going to waive all the fees for the City to be able to make a couple bucks. And he comes and slaps a \$200,000 house, right into a corner piece of property that looks beautiful, and the people on both sides don't want to change. So now he's going to either come to the City if not saying, you need to fix these people so that I can get somebody to buy this house. Or he says if you don't do something, I'm not doing the next set. We got to remember; we're going into somebody else's neighborhood. So, is there going to be any restrictions that the Council are going to put on this as they build these? Like, hey, maybe these are only going to be \$100,000 cookie cutter houses from Carter lumber or, hey, this area is not

ALLIANCE - RECORD OF MEETINGS OF COUNCIL

Carters Copy Center 330-680-8046

going to pull a \$300,000 house and don't try to change. Is there going to be any type of restriction to protect the people who already live in that area? He just wants to make sure we're protecting what we already have in the Alliance before we fight ourselves.

THIRD READINGS: None

SECOND READINGS:

Ordinance No. 001-26: Introduced by: Council as a Whole: An Ordinance authorizing and directing the Director of Public Safety and Service to enter into a contract AECOM Technical Services, Inc. for Professional Engineering Service for dam inspections and analysis at Walborn Reservoir, appropriating the sum of \$250,000; and declaring an emergency. Motion and seconded to suspend the rules for three readings. Roll call unanimous. Motion and seconded to adopt. Roll call unanimous.

Ordinance No. 002-26: The fifth Whereas states her and should be his referring to the Law Director. Introduced by: Council as a Whole: An Ordinance authorizing and directing the Director of Public Safety and Service to enter into a two-year contract to provide legal counsel to indigent persons charged with loss of liberty offenses in the Alliance Municipal Court; and declaring an emergency. Motion and seconded to suspend the rules for three readings. Roll call unanimous. Motion and seconded to adopt. Roll call unanimous.

Ordinance No. 003-26: Introduced by: Lohnes: An Ordinance making appropriations and transfers of funds in the 2026 appropriations to provide for necessary expenses and adjustments; and declaring an emergency. Motion and seconded to suspend the rules for three readings. Roll call unanimous. Motion and seconded to adopt. Roll call unanimous.

NEW BUSINESS:

Resolution No. 004-26: Introduced by: Lohnes: A Resolution authorizing the sale, by internet auction during calendar year 2026, of City owned personal property which is not needed for public use or which is obsolete or unfit for the use for which it was acquired. No action.

Ordinance No. 005-26: Introduced by: Cherry & King: An Ordinance appropriating funds and authorizing and directing the Director of Public Safety and Service to advertise for bids and enter into contracts for materials and services needed to construct an addition to the current building at Maple Beach Park in the amount not to exceed \$100,000; and declaring an emergency. Motion and seconded to suspend the rules for three readings. Roll call unanimous. Motion and seconded to adopt. Roll call unanimous.

Ordinance No. 006-26: Introduced by: Council as a Whole: An Ordinance authorizing and directing the transfer of Stark County Auditor's permanent parcels nos. 101477, 103145, 106353, 109138, 108130, 102878, 104664, 107032, 104648, 100610 and 103833, no longer needed for municipal purposes, to the Greater Alliance Development Corporation. No action.

Ordinance No. 007-26: Acquisition is misspelled on your copy. It has been corrected on the original. Introduced by: Council as a Whole: An Ordinance waiving City fees for water taps and sewer taps, and the City's portion of any required building permits for single-family residential construction on Stark County Auditor's permanent parcel nos. 101477, 103145,

ALLIANCE - RECORD OF MEETINGS OF COUNCIL

Carters Copy Center 330-680-8046

106353, 109138, 108130, 102878, 104664, 107032, 104648, 100610 and 103833 by Build Ohio Acquisition & Holding Company, LLC. No action.

Ordinance No. 008-26: Acquisition is misspelled on your copy. It has been corrected on the original. Introduced by: Council as a Whole: An Ordinance appropriating funds and authorizing and directing the Auditor to pay \$100,000 to Build Ohio Acquisition & Holding Company, LLC from the HUD Fund Account No. 235-4-533-54104 buildings for single family residential construction on Stark County Auditor's permanent parcel nos. 101477, 103145, 106353, 109138, 108130, 102878, 104664, 107032, 104648, 100610 and 103833 in the Liberty Heights area. No action.

Ordinance No. 009-26: Introduced by: Bugara: An Ordinance directing the Director of Public Safety and Service to install and maintain a "Children at Play" sign at the intersection of Stratford Place and Northview Avenue facing westbound traffic on Stratford Place; and declaring an emergency. No action.

Resolution No. 010-26: Introduced by: Lohnes & Mastroianni: A Resolution authorizing the Auditor of the City of Alliance, Ohio to establish a Host Community Fund (224), and to establish revenue and expenditure codes, and declaring an emergency. Mastroianni asked if it had to be passed tonight. Knowles would like it to be since he has received the funds. He has seen other cities acting on it as well since it came in unexpectedly. Motion and seconded to suspend the rules for three readings. Roll call unanimous. Motion and seconded to adopt. Mastroianni – wanted an opportunity for other council members to comment on Section 2, just where the funding would be going. He thinks housing demolitions are a great area. It's obviously a topic that people express interest in improving. He just wanted to make sure everybody had an opportunity to comment. Knowles - you guys can always modify that and expand upon other uses, but it had to have some form of restriction at this point. You have to decide, you run all the demos that you need, put it to use for whatever purposes you guys feel are important. He thought that was a good reason to isolate money, give you guys access to be able to control those funds. Kiko - Can you give them the date range of when that \$39,000 came in from? You said it came in January? Knowles - It came in. The entire existence of that place. It was a trailer for a while. He asked Phillip if he remembered exactly when it became the brick and mortar. He believes it was October. Knowles - we'll have to see how it does, but it's the only one right now. Lohnes - you said it's going to come in the monthly. Knowles - he will report back once he knows what it will look like going down the line. Roll call unanimous.

Ordinance No. 011-26: Introduced by: Council as a Whole: An Ordinance authorizing all actions necessary to accept Northeast Ohio Public Energy Council (NOPEC) 2026 Energized Community Grant(s) Funds. No action.

Ordinance No. 012-26: Introduced by: Bugara: An Ordinance authorizing and directing the Director of Public Safety and Service to apply for a Chloride Reduction Grant from the Ohio Environmental Protection Agency for the purposes of funding a storage facility for road salt; and declaring an emergency. Motion and seconded to suspend the rules for three readings. Roll call unanimous. Motion and seconded to adopt. Roll call unanimous.

OLD BUSINESS:

Ordinance No. 065-25: Introduced by: Edwards: An Ordinance accepting and approving the replat of part of Out Lot 645 located on Hedgewood Avenue, in the City of Alliance, County of

ALLIANCE - RECORD OF MEETINGS OF COUNCIL

Carters Copy Center 330-680-8046

Stark, and State of Ohio. Motion and seconded to adopt. Bugara – still thinks they should have a chance to speak. Dreger - there is some confusion just so you're clear - the final plan and the design, that's by our code, but there has to be lots, there has to be a replat again, and they come to you, you refer to planning commission and it will come back. That's when you'll act on it. This is just going to split that current lot. Edwards - we'll still see it. Dreger - there can't be a subdivision or a subdevelopment without it coming back to you. Roll call – Kiko – no and Mastroianni – abstained.

ROUND TABLE:

Councilman Bugara: Nothing

Councilwoman Cherry: Excused

Councilman Edwards: this is about the third time he's heard Ben saying about the people that want to live like that. He doesn't know where that comes from. If you want to live in swaller, in your own house that's your problem when it comes out of your house, that's our problem. If you don't want to live like that it's our rules and you have to take care of your property.

Councilwoman Kiko: Nothing

Councilwoman King: like what Jim just said, and when she looked at the properties, she's a stickler about some things, it wasn't every property. It wasn't every property, and they're all, but one, in her ward. It needs to be cleaned up, and she's gonna stand on that. It needs to be cleaned up. Because when she opens her door, she don't want to look over and see a couch on your porch. A broke down car with no tags on it, or just... We're going to work on it. We're going to work on it, because we do want that home to be sold in a nice areas. People just need to take care of their outside property. She doesn't care how they keep the inside, but on the outside, because she wants to buy a house, and when she looked across the street, she left. She didn't want to look at it, because she's not going to come out and look at that every day.

Councilman Lohnes: Just a little further discussion on the housing, we did pass Ordinances that prevented inside furniture from being outdoors. So once again, it's enforcement issue. We have passed Ordinances that require property maintenance. Once again, it's an enforcement issue. So, we do have the rules and regulations to provide for cleanup and regulations in the community, not just Wards 1 and 2 but throughout the town. So, to him, it's an enforcement issue. We'll see if we can step up enforcement.

Councilman Mastroianni: is Don coming the next meeting. Maybe he can talk about the hurdles and what he has done.

Executive Session:

The Administration is requesting that Alliance City Council enter into executive session at their regular meeting on Tuesday January 20, 2026 at the conclusion of regular business agenda to discuss the following:

Matters required to be kept confidential by federal law or regulations or state statutes.

ORC 121.22(G),

(8) To consider confidential information related to the marketing plans, specific business strategy, production techniques, trade secrets, or personal financial statements of an applicant

ALLIANCE - RECORD OF MEETINGS OF COUNCIL

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for economic development assistance, or to negotiations with other political subdivisions respecting requests for economic development assistance, provided that both of the following conditions apply.

There may be Council action at the conclusion of the executive session.

To be included in the executive session are the Members of Council, the Mayor, Safety Service Director, Law Director, Auditor, Clerk of Council, the Director of Planning and Development, and the UDAG Loan Committee Chairman.

There will no action after – Dreger stated.

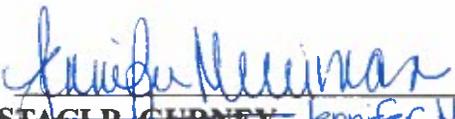
There was a motion and seconded to go into Executive session. Roll call unanimous.

Back into open session at 7:42 pm.

ADJOURNMENT: Motion to adjourn made and seconded. Roll call unanimous. Adjourned at 7:42 pm.



ARTHUR GARNES,
COUNCIL PRESIDENT



~~STACI R. GURNEY,~~ *Jennifer Merriman*
COUNCIL CLERK

ALLIANCE - RECORD OF MEETINGS OF COUNCIL

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