

307 Fairview St. SE
North Canton, Ohio 44720
September 21, 2020

Superintendent Jeff Wendorf
North Canton City Schools
525 7th Street NE
North Canton, Ohio 44720

Dear Mr. Wendorf:

We, as concerned citizens of the City of North Canton, would like to address the multitude of problems we see in the selection of the Charlotte Street property for construction of an early elementary education building (preschool through second grade). Accompanying this letter are supporting arguments that urge the District to abandon the Charlotte property as a school site.

Argument One titled:

Environmental Contamination in and Around the Charlotte Street Property Prevents Construction of an Early Education Building on This Site.

This argument is lengthy but that was necessitated by the fact that the historical record regarding contamination on and offsite of the former Hoover property is voluminous itself. We should add an interesting side note here. A few years back there was a great deal of hype that Panera Bread was going to be building a Bakery-Café at the intersection of Charlotte and Main Street. It can be shared with you that after the site-selection group members for Panera were made aware of the contamination issues in that area, they did not choose to build a Panera in that location. If Panera was uncomfortable with locating their café in and around the contamination that is known to exist throughout this area, which includes the Charlotte Street property, then certainly the North Canton School District should take notice and question whether the Charlotte site is suitable for a school.

On October 29, 2018, *Repository* had a news story that we believe could play out again in the future should the School District build on the Charlotte Street site. The story titled, "*US EPA finds remnants of Hoover chemicals at nearby church*" was about Community Christian Church. Not mentioned in the story is that Community Christian conducts a Preschool for children, aged

three, four, and five years old. This same scenario could easily play out in the future for the young children who would attend an early education building at the Charlotte Street property should a school be built on the site.

Argument Two titled:

Charlotte Street Property Completely Fails to Comply With Ohio School Design Requirements for Construction of an Early Education Building.

In a handout to the public, titled "North Canton City Schools: Master Plan November 2016 – March 2020," there is a graphic with a caption that reads, "How a preschool through grade two building would fit on the Portage site." The graphic labels a building that will accommodate 988 students. This graphic is also labeled with the size of the Charlotte site at 9.6 acres.

The Ohio School Design Manual (OSDM) recommends a site size of 10 acres, plus 1 acre per 100 students which would necessitate a minimum site size of 19.88 acres. (emphasis added) As a consequence, the totally inadequate size of the Charlotte site results in many failures to meet the requirements set forth in the OSDM.

Clearly, for the multitude of reasons seen in Argument One regarding contamination in and surrounding the Site as well as the multitude of reasons in Argument Two regarding the inadequate size of the Site as required by the OSDM, the Charlotte Street property is unsuited for construction of an elementary school building and the North Canton School District should abandon the Charlotte property as a school site.

Sincerely,

Melanie J. Roll

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Enclosures: Argument One titled, *Environmental Contamination in and Around the Charlotte Street Property Prevents Construction of an Early Education Building on This Site.*

Argument Two titled, *Charlotte Street Property Completely Fails to Comply With Ohio School Design Requirements for Construction of an Early Education Building.*

Alternate Link to Appendices:

<https://drive.google.com/drive/folders/16d4diuhy8691qr0UpWHm3jy-qGlqBaRF?usp=sharing>

Alternate Link to *Ohio School Design Manual*:

<https://ofcc.ohio.gov/Portals/0/Chapter%203%20.pdf?ver=2018-03-12-160700-150>