



City of Kent
Wednesday, November 2, 2022
City Council Committee Meetings
320 S. Depeyster Street, Kent, OH 44240

MINUTES

Present: Mr. Michael DeLeone, Mr. Garret Ferrara, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti, Mr. Robin Turner, Ms. Tracy Wallach

Also Present: Mr. Jerry T. Fiala, Mayor and President of Council; Mr. Dave Ruller, City Manager; Ms. Hope Jones, Law Director; Ms. Bridget Susel, Community Development Director; Ms. Melanie Baker, Service Director; Mr. Jim Bowling, City Engineer; Ms. Joan Seidel, Health Commissioner; Ms. Rhonda Hall, Budget and Finance Director; Mr. Bill Myers, Fire Chief; Ms. Amy Wilkens, Clerk of Council

Absent: Mr. Jack Amrhein, Mr. John Kuhar

Committee of the Whole

Mayor Fiala opened the Committee of the Whole and introduced the first agenda item.

KSU Update

Dr. Dana Lawless Andric addressed City Council, giving updates from Kent State University. Halloween was this past weekend and was back to pre-pandemic numbers, with about 20 arrests. The weather was very nice. She mentioned the pins and magnets passed out tonight for Kent Skates! She has a lot of pride about this and said the skating rink downtown would be open from 11am to 11pm beginning November 19, 2022. Mondays and Tuesdays are open for reservations for private parties.

She said the Fall semester has been really successful; homecoming, parents' weekend, and Giving Tuesday,

Also, KSU was named a lead partner for the Intel semi-conductor project.

She said she was really excited to announce the Blue, Gold and Grateful employee appreciation program to help downtown businesses. More information will be shared later this month.

She asked if there were any questions from City Council members.

Mr. Ferrara asked if the Intel project was connected to the new plant in Columbus. Dr. Lawless Andric said it was and an education credentialing program is being developed at KSU. She discussed the opportunities for those with Associates Degrees and below and also for Engineering programs at KSU.

Mr. Ferrara said it was time for Kent and KSU to start up the town gown dinner. He mentioned the women's golf team is ranked 11th.

Ms. Shaffer Bish said we missed the opportunity to educate new student households in the edge neighborhoods. She would like to start this when students are moving in so students know who lives in the community. She added that this past Saturday there was a very loud party in her neighborhood, and she thought they didn't understand where they were living. Dr. Lawless-Andrick said she would talk to Todd Kamish, who runs the program. Ms. Shaffer Bish said she saw some student houses passing out candy, which was very heartwarming. Dr. Lawless- Andrick said there are proactive ways for them to reach out to residents and they can do so.

City Hall Project Update

Ms. Melanie Baker, Service Director, came to the podium with an update on the new City Hall building progress. She said they are steadily making progress on this project. She referenced the handout given to Council (**Attachment #1**), highlighting work done on each side of the building, which included water proofing, retaining walls and completion of the elevator. She said we are moving along pretty well and the news about delays remains the same. We are 3-3 1/2 weeks between concrete pours. Next will be the underground conduits. She said the council chambers are almost all the way up and the structural steel beams above the windows will be put in this week.

There were no questions from the audience or from Council and Mayor Fiala thanked Ms. Baker for the updates.

Community Development Committee

Vice-chair Gwen Rosenberg opened the Community Development Committee meeting and introduced the first topic: TREX Agreement with Redding Empowered LLC.

TREX Agreement: Redding Empowered LLC

Ms. Bridget Susel said she was approached by Tim Dean of College Town Kent with a request from D.P. Dough, who is seeking expansion into the former Rusk Hair space. She said the investment was made when the original building was built. She introduced Devine Redding of S. Water Street, the owner of D.P. Dough. He plans on expanding with a beer and wine tap wall in that space. There will be a couple months of construction with the new space hopefully opening in the spring.

Mr. Ferrara asked where it would be expanding and Mr. Redding passed out a blue print. (**Attachment #2**)

Ms. Shaffer Bish asked if there would be more seating. Mr. Redding confirmed there would be.

Mr. DeLeone asked about how it would work with DORA and underage drinkers. Mr. Redding explained the wristband process and said there would be someone monitoring the taps to make sure underage patrons do not access them. The DORA wristband will be a different color.

Ms. Bridget Susel explained the liquor license requirements, stating there would be no hard spirits.

Ms. Shaffer Bish said this would make the restaurant really cool.

Mr. Ferrara congratulated the owner.

MOTION TO APPROVE THE TREX AGREEMENT MADE BY Ms. Heidi Shaffer Bish, SECONDED by Mr. Garret Ferrara and CARRIED by a voice vote of 7-0-0.

Actions Recommended:

1. Authorize the Development Agreement and TREX liquor license for Redding Empowered LLC doing business as D.P. Dough.

Streets, Sidewalks & Utilities Committee

Chair Sidoti relinquished his chair to the vice chair this evening, and Ms. Wallach opened the Streets, Sidewalks and Utilities Committee meeting, introducing the item of Yard Waste Facility Use Limitations and Options.

Yard Waste Facility Use Limitations and Options

Ms. Baker read the following statement:

The City of Kent has offered a yard waste site facility for well over 20 years. There have been a few dumping sites prior to the current site, which is located off Cherry Street near the entrance to Plum Creek Park. This facility has been made for many years accessible to city residents without restrictions. Prior to the summer of 2020, the gate was always open and access to the site was open to residents, businesses, small landscapers, contractors etc. Unfortunately, other items other than brush were left at the site. Items such as railroad ties, tires, paint, oil, hazardous materials, shingles, sheds, bagged trash, concrete/ bricks, dimensional lumber, construction debris and large amounts of debris from commercial landscapers. This debris, quite often, did not even originate in Kent, but since the gate was always open and easily accessible, it was not uncommon for this type of activity to occur. Companies caught in 2017, 2018 and 2019 were construction, tree removal services, landscapers of all sizes and general contractors. The cost for this service to the Service department in 2019 was more than \$20,000. The cost covered is the tub grinder rental, the operator needed to run the tub and fill it, and the staff to deliver the chips to Brimfield Aggregate to remove the pile. This number does not take into consideration the time prior to the grinding to separate and clear the pile of "bad" debris, the use of the trucks or fuel, the cost for getting rid of the hazardous material and most importantly the loss of staff from other projects.

In the spring of 2020, it was decided to limit access to the yard and man the gate with City personnel to control dumping and ensure that those utilizing the site brought debris that originated in Kent city limits. We started with 2 days a week, starting in March and April, and Saturdays during the summer (May till October) in the morning. The hours were split between the day and evening during the week. We currently offer the same schedule. In 2020 we saw the need for the tub grinder and personnel drop by almost 30%. The hours for the tub grinder dropped, the hours and number of staff needed to assist with the operations dropped, but most affected was that the debris was "good" and not nearly as much. Also, the Central Maintenance Managers implemented a program to deliver loads of brush chips to residents. This took one day a week, only 2 drivers, and we did it starting the first Friday in June and continued through July or until the pile was gone. (This

illuminated the need to take debris to Brimfield Aggregate - less miles on trucks and less fuel used.) The savings seen here was time and miles with drivers. While we have 2 drivers down for the day, the cost savings for the program were substantial. Overtime for the evening hours as well as Saturday was limited to 3 hours and only involved one person, thus lowering the cost for personnel substantially compared to people needed to operate and move debris. In 2021 we saw a similar drop and it was less than half the cost of 2019 for tub grinding and cleaning up of the site.

This year, 2022, we will not need a tub grinder this fall and will see what the spring brings as to debris and grinding needed. The outcome of the changes: less cost, less debris, and a utility still available for city residents.

With this said the issue of access to the yard waste site for residents took a bit of time to get used to. We require a recent utility bill and driver's license to verify that the person delivering the debris does reside in Kent. We have even allowed residents to come with family members/ friends that have pickup trucks to facilitate the disposal needed for the residents. The residents must be present in the vehicle and are still required to provide the identification needed to dispose of debris. Most residents have adopted the new rules and are appreciative of access, especially in the spring.

However, there is/ was still a struggle for access to single family residential unit rentals, the elderly, new owners with yard waste left by the previous owner, and other issues such as a death of a resident and family members cleaning up the house/ yard. The staff have done their best to make accommodations for those that called and ask how we can accommodate a request. We have had in place for the last 2 years a process to issue a notice of approval for dumping with the Service Director's signature. This process is still necessary as we don't want someone to bring debris from another community and utilize someone's (grandma's) address for disposal. We also don't want landscapers or tree removal companies who charge for tree removal to think that this yard is available for their commercial use either. Staff have done their best to accommodate this and will continue to assist those that call and ask. This process will continue to be monitored and evaluated on a case-by-case basis to ensure that Kent residents have access to this utility. Please find attached a form which staff will be using to accommodate the rare instances of these needs. I have provided a sample form already filled in for your review. I thank you in advance for your consideration of this process and continued support.

She reviewed the Yard Waste Site Permit- Special form that will be used to help monitor the site. She is hoping this will meet the concerns of someone not having access to it.

Ms. Shaffer Bish asked if this would cover large apartment complexes. Melanie Baker said it would not. She also asked about the brush pickup program. She verified if rental households can participate in the brush pickup and Ms. Baker said it did.

Mr. Sidoti asked about the cost of overtime and how much it costs the City to have the site in operation. Ms. Baker said it is about \$6400 per year, which includes overtime. This does not include delivery. Mr. Sidoti said it would be nice to . He asked how much the charge brought in. He asked if she had sat down with Dave and the staff to envision where this was going. He said it went array a few years ago. Ms. Baker said she looks at this every year in the capital year review and would like to take a look at it more closely in the future. Mr. Sidoti asked for more detailed information about this small piece of the pie. Ms. Baker said she would like to look at having technology to support this with swipe cards and cameras. Mr. Sidoti thanked her for thinking ahead.

Mr. Ruller said in the past people from areas around the city of Kent were bringing in their yard waste. He said it used to cost a lot more than it does now, and Ms. Baker verified it was \$20,000 and it had gotten it down to \$6400.

Mr. Sidoti asked if the reduction in cost was due to the limited hours. Mr. Ruller said maybe at first, there was a dip in participation. Ms. Baker said in April and May there are lines to get to the site.

Mr. DeLeone asked if they would get the camera fixed. Ms. Baker said they have been looking into this. Mr. DeLeone said with the limits, the brush collection has tripled. He said this is one thing they have noticed, with people telling them they used to take it to Kent.

Mr. Ferrara said this came from a resident that approached him. He thought there had to be a way.

Actions Recommended:

1. None

Finance Committee

Chair DeLeone opened the Finance Committee Meeting and introduced the first topic: Advance of Taxes from Portage County.

Advance of Taxes from Portage County

Ms. Rhonda Hall said this was an item that is done every year and is a housekeeping item.

MOTION TO APPROVE ADVANCE OF TAXES FROM PORTAGE COUNTY MADE BY Mr. Roger Sidoti, **SECONDED** by Ms. Gwen Rosenberg and **CARRIED** by a voice vote of 7-0-0.

Local Government Fund Revenue Calculation

Every 10 years, cities and villages in Portage County meet to discuss the local government revenue source. Portage County takes 39% and a few years ago Kent and Ravenna funds were reduced. When Ms. Hall went to the most recent meeting, villages were open to keeping the rates as they currently have them. They have agreed to do this for the next 10 years.

Mr. Ruller said when Mr. Coffee was here, he had gone through quite a contentious meeting with this group.

Mr. Sidoti asked if the population is a large driver of this. Ms. Rhonda Hall said they look at property taxes and a lot of other factors as well.

Ms. Wallach asked if Kent was getting the largest amount and Ms. Hall said yes, but Aurora and Streetsboro's population is growing.

MOTION TO AUTHORIZE THE LOCAL GOVERNMENT FUND REVENUE CALCULATION MADE BY Ms. Tracy Wallach, **SECONDED** by Ms. Heidi Shaffer Bish and **CARRIED** by a voice vote of 7-0-0.

Safe Routes to School - School Travel Plan Grant Request

Mr. Jim Bowling said they are working with the Kent City School District for a grant to produce a school travel grant. It gives us access to \$5 million through ODOT. The

recommendations from the plan enable us to go after grant funding.

Ms. Wallach asked if this would include shoveled sidewalks. Mr. Bowling said he would look into this.

Ms. Shaffer Bish asked if this was about school kids walking or biking to school. He said it takes into account safety statistics.

Mr. Sidoti asked if this has ramifications of the gateway on State Rt. 43 and how much money we are looking at. Mr. Bowling said the State of Ohio gives out up to \$5 million. The maximum for our community would be \$40,000.

Mr. Turner said we really do have to focus on the snow in the road and affecting students who have to walk. He said at any time with a snow event they may be pushed out into the road. He suggested we look at the issue of children walking in the snow.

Mr. Bowling said part of the plan is a review of what is needed and the program funding is not unlimited, but when we go through the plan we can take a look and see. The School District can assist with this as well.

Ms. Shaffer Bish asked about lighting and if that would be considered. Mr. Bowling said if lighting is seen to be a factor, that would be one thing they would fund.

Ms. Wallach said the point of the grant is safety. Mr. Ruller added that Mr. Bowling is not opposed to it, he's just isn't aware if the grant would cover this. Mr. Bowling said he had taken note of their concerns.

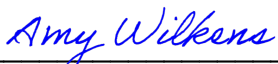
MOTION TO AUTHORIZE SAFE ROUTES TO SCHOOL - SCHOOL TRAVEL PLAN GRANT APPLICATION MADE BY Mr. Robin Turner, SECONDED by Ms. Gwen Rosenberg and CARRIED by a voice vote of 7-0-0.

Action(s) Recommended:

1. Authorize the transfer of taxes in 2022 in advance of the normal settlement date, from the Portage County Auditor.
2. Approve the Portage County Funding Formula for 2022-2023.
3. Approve the City's submission of a Safe Routes to School grant request and allocation of funds if approved.

Adjourn

The meeting adjourned at 8:02 p.m.



Amy Wilkens
Clerk of Council

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THE CITY OF

Kent, Ohio

DESIGN TEAM



BRANDSTETTER
CARROLL INC
ARCHITECTS, ENGINEERS, PLANNERS



GENERAL CONTRACTOR

THOMARIOS

Kent City Hall



COMING 2024

November 2, 2022 - Update



South Side

Day Street Side

Water proofing with footer drainage.

Back fill has occurred.



West Side

South Water Side

Water proofing with retaining wall
at door exit in Council Chambers.



Front of Atrium
S. Water Street and Haymaker



North Side
Haymaker Parkway Side
Retaining Walls



North Side
Haymaker Parkway Side
Retaining Walls



Elevator

