



City of Kent
Wednesday, November 16, 2022
Special City Council Meeting
320 S. Depeyster Street, Kent, OH 44240

MINUTES

6:30 P.M. Call to Order

Present: Mr. Jack Amrhein, Mr. Michael DeLeone, Mr. Garret Ferrara, Mr. John Kuhar, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, 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. Rhonda Hall, Budget and Finance Director; Ms. Amy Wilkens, Clerk of Council

Not Present: Mr. Roger Sidoti

Streets, Sidewalks & Utilities Committee

Mayor Fiala stated the Chair of this Committee is out this evening and passed it over to Vice-Chair Ms. Tracy Wallach. Ms. Wallach introduced the first speaker, City Engineer, Mr. Jim Bowling.

Capital Project Update

Mr. Jim Bowling (City Engineer) began his PowerPoint presentation (**Attachment #1**) by stating that it had been a difficult year. Unplanned things outside of our control came up, such as inflation, and supply chain issues which have affected the new Administration Building project. There were also some noticeable old-age issues coming up in the infrastructure.

The sewer fund was discussed first and the work needed to be done at the water reclamation facility. The final clarifiers were bid and awarded and construction will begin in 2023. Four tanks will be worked on at a cost of \$3.3 million, which was funded through state grants and ARPA funds. The pump station on Middlebury Rd. was a big project this past year with soil issues that had to be dealt with. The project was supposed to be done in April or May, but with supply chain issues, it pushed the project back.

In regards to the annual street and sidewalk program, he stated a lot of street work was done this year. Middlebury Rd. was worked on as well as milling and resurfacing several residential streets in full milling and resurfacing. Allies one and two were also worked on.

The Main St./ S. Water Resurfacing project needed to be done and bid in 8 months in order to receive the \$750,000 AMATS Grant. Daily email updates were sent to local residents and businesses, and Facebook messages were posted. These were mostly successful.

On April 24th, they discovered the Fairchild Ave. water tower had failed and was in need of repair. Supply chain issues impacted some of the delay of this project. Another challenge was access to the project, which made it difficult, but repairs began the day after it was reported.

Mr. DeLeone asked if there would be inspections of the tower in the future. Mr. Bowling said there currently is and would be in the future. He detailed the possible reasons for the failure, which may have included a leak that started first which saturated the sand in the ground. He did not believe it was a corrosion issue and they are working at determining what caused the separation of pipe and how to prevent this from happening in the future.

The next project reviewed was the painting of KSU's 250,000 gallon low service tank. He reviewed construction costs, and start and completion dates. Mr. Kuhar asked about the cost and if they used special paint for the project that caused such a high cost. Mr. Bowling clarified the special type of paint that was used as well as the method of painting that was special.

Riverside Court had an expedited water main replacement in October. This job was in the capital plan for the future, but was bumped up to this year.

Well #9 restoration was another project that was expedited this year and should be up and running in March and is being delayed due to supply chain issues.

Mr. Bowling attributed the progress being made mostly due to partnerships with PARTA, Portage County, Davey, KSU, Roosevelt, City of Akron and Summit County Metro Parks.

Mr. Bowling then reviewed the key endeavors of 2023, stating the annual street and sidewalk program will be a bit smaller next year due to the increase in costs.

He said it was a challenging year and was very thankful to the staff and everyone who helped get through the changes over the past year.

Finance Committee

Mr. DeLeone opened the Finance Committee at 6:55 p.m. He introduced Ms. Rhonda Hall to discuss the City's Capital Plan Update.

Capital Plan Update

Ms. Rhonda Hall (Budget and Finance Director) said the first few pages of the capital plan book are a summary of how the year went. Next is a review of all of the projects for 2022-2023. She stated the plan shows the beginning balance in 2023 through to 2024, which is in the "red". She said this is why it is imperative to think about a large increase in water and sewer rates because of some of these issues. Some future projects were not added to the plan because they are in the planning stages.

Mr. Ruller said he would like to add a quick preamble. He reminded Council members that the main focus tonight is to give them an overview of what is on the horizon and wanted them to really focus on 2023. He said next year, like every year, we will have a lot of figuring out in terms of project prioritization and the utilization of grants. He doesn't want to be too alarmist in regards to the red in the "out" years, adding it's not too unusual for that to happen.

Ms. Shaffer Bish asked if the capital improvements would lower costs in the future. She asked if the capital plan changes were being made to avoid disasters and costly repairs that are needed. Mr. Bowling said this is true.

Ms. Rosenberg asked about what repairs were done during the Covid pandemic using federal dollars. Mr. Bowling said the rotting arm in the primary clarifier had failed and needed repair and the local federal money from the ARPA program was used to help work on the facility. The heat digester repairs are also using money from this fund.

Mr. Kuhar asked about grant money awarded in the past to modernize equipment. He asked if those savings had been accounted for and Mr. Bowling confirmed it had been.

Mr. Ruller added that a couple of years ago they talked about the sewer rates and not making up rates. The one silver lining was receiving the ARPA funding to help out. We are now in a similar situation again and will be discussing this.

Mr. Turner asked if a 12% increase would be in the future. Ms. Hall explained the debt ratio and the fund balance and said what he was reviewing did not have any influence on residents. As it stands, we will not be meeting the 25% below the fund balance for 2024. Ms. Hall said in 2024, if you don't increase the rates, the capital projects will need to be delayed or we will have to borrow money.

Ms. Wallach asked if we would be getting some infrastructure money from the infrastructure law. Mr. Bowling said we are working on it. The federal money is divided formulaically. Some programs received increases and we may be able to get funding there. There are also individual projects such as RAISE, Safe Streets, etc. which are national competitive grants. These are typically for large projects which require a lot of effort and money to put the grant requests together. Mr. Bowling said they are reviewing the ones that are a good fit for Kent.

Mr. Kuhar asked if we didn't have enough money in the fund, if we could use award money from drug companies from the opioid settlement or if that would be designated to something else.

Ms. Hope Jones said any money received from the opioid settlements will need to be used in-house by our Police and Fire to deal with drug calls, or give money to outside organizations to help treat those with addiction. Mr. Ruller added that it was not a large settlement.

Mr. Ruller said to keep in mind that the 2023 plan works and it looks like this every year for the "out" years. We will be using a multi-faceted approach as we always do. All of the grants need planning in the future and Mr. Bowling uses the Capital Plan to make sure we are "shovel ready" for projects. He said they would do the work and come back and discuss those years next year.

Ms. Shaffer Bish said she knows the water fund is an enterprise fund and asked if we got a big grant if we would be able to move money to that fund. Ms. Hall said you can not transfer money from specialty funds. Mr. Ruller said we could possibly move money from the General Fund and that is what staff does every year by getting together and reviewing where funding can be increased or decreased using a multi-faceted approach.

Ms. Hall returned to her presentation and the sewer and storm water fund. The sewer fund in 2023 is beginning at \$3.2 million. This is looking so good because the needs of the waste water treatment plant have been removed and ARPA funds used. The water treatment plant project was removed from the sewer fund and put into a special ARPA fund.

Page thirty five covered the storm water fund with a beginning balance in 2023 of \$1.6 million. The net revenue for available capital needs has been going down. However, they feel the need can be covered and are not asking for any increases in this fund because of the need to focus on water and sewer.

Page thirty-six covered the Capital Plan, which includes the General Fund, street construction maintenance, Income tax, Police and Fire, which are all combined. She discussed the allocation of engineering salaries to the capital fund which allowed more money to be utilized in the utility funds for their projects. The reduction in the annual street projects helps with this fund. She added that all

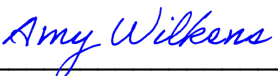
departments met and removed or deferred over a million dollars of projects to balance the budget. She thanked Mr. Bowling for all of the work with Capital Planning.

Mr. Ruller asked Council to view the insert in their Capital Plan booklets. He said the 9% increase proposed is still less than originally planned. He explained what the rates would be. He said it is due to 8-10% inflation and we are asking them to keep up with inflation. It is not an adjustment to pay for a capital need, but is simply an adjustment for an operational need.

MOTION TO APPROVE THE CAPITAL PLAN MADE BY Mr. Garret Ferrara, SECONDED by Ms. Gwen Rosenberg and CARRIED by a voice vote of 8-0-0.

Adjournment

There was no further business and the meeting adjourned at 7:28 pm.



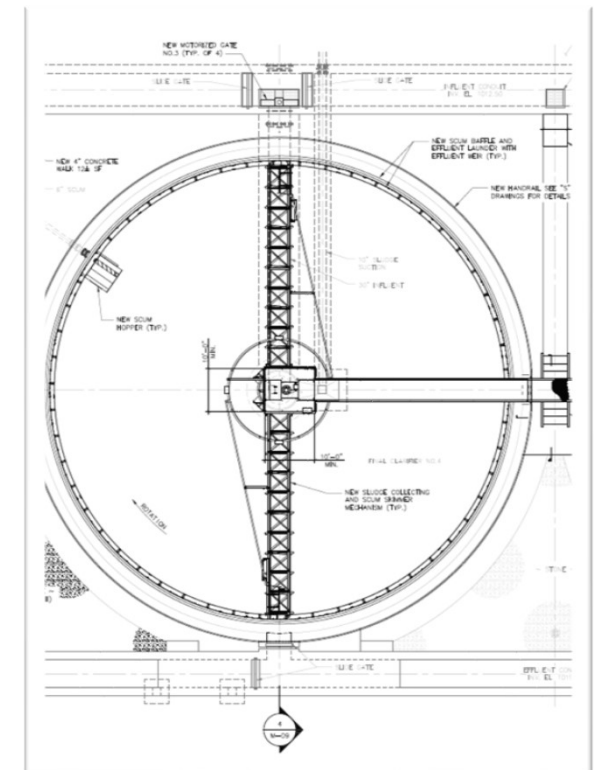
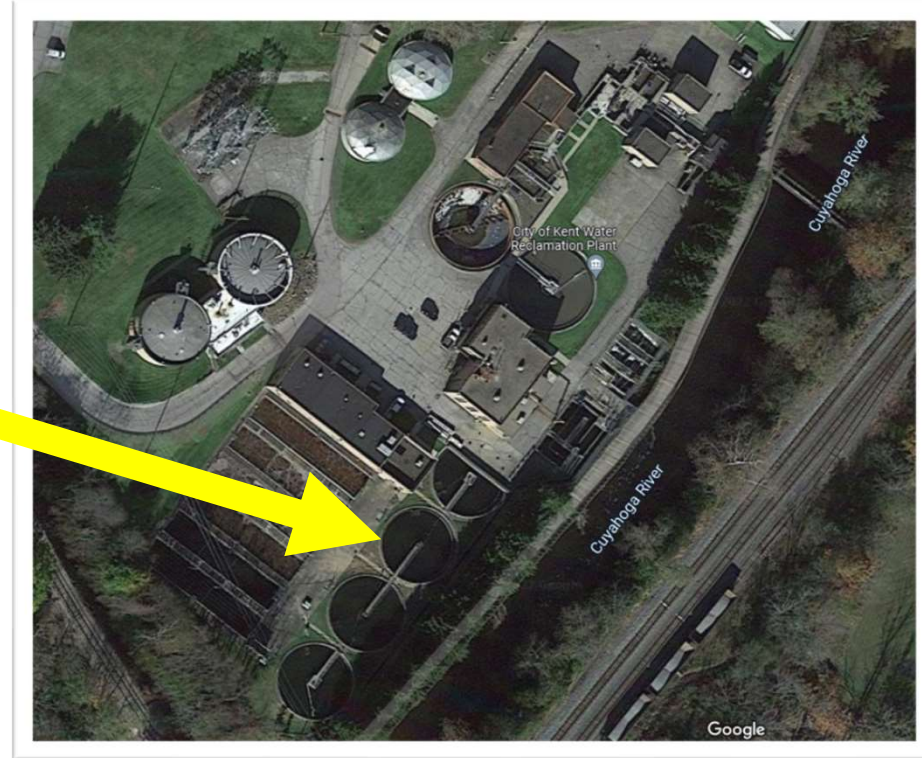
Amy Wilkens
Clerk of Council

2022 Capital Construction Projects



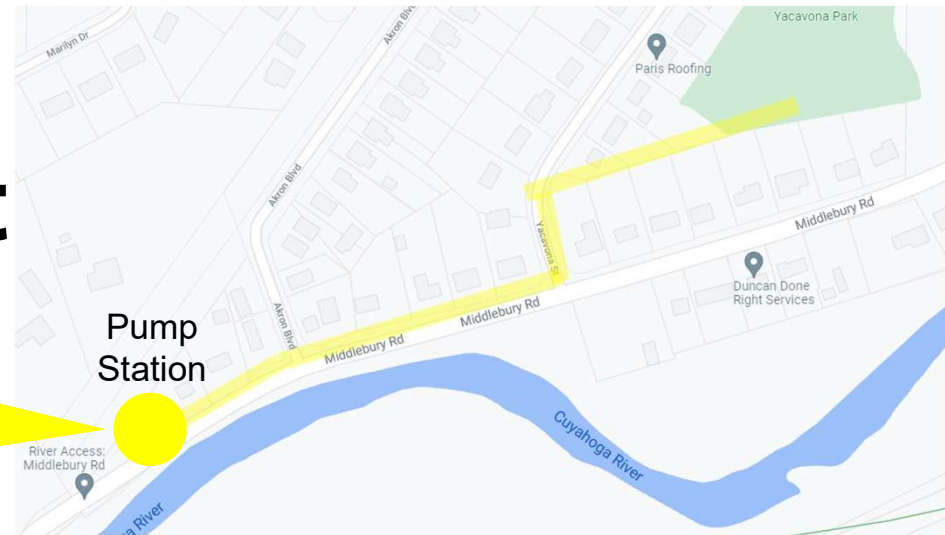
WRF – Final Clarifiers Rehabilitation (Phase 1 & 2)

- Location:
 - Scope:
 - Rehabilitate 4 Final Clarifiers
 - Mechanical Arms/Walkways/Gates
 - Motors/Laundry Covers
 - Repair existing concrete tanks
 - Construction Cost: \$3.1 million
 - **OPWC - \$1.18 million**
 - **State ARPA - \$1.18 million**
 - **Local ARPA - \$740 k**
 - Construction Start: July, 2022
 - Anticipated Completion: December, 2023
 - Issues:
 - Specially designed equipment
 - Long Lead Times
 - Maintaining Sewage Treatment During Construction
- 



Southwest Pump Stations Replacement

- Location:
- Scope:
 - Replace Middlebury PS
 - New Sanitary Sewer – 0.4 mi
- Construction Cost: \$2.0 mill
 - (DEFA Loan 100%)
- Construction Start – October, 2021
- Completion – November, 2022
- Issues:
 - Marl
 - Detours & **Delays**
 - Middlebury Road Paving



Annual Street & Sidewalk Program

- Middlebury Road
 - Janet to Cuyahoga River (0.9 mi)
- Scope:
 - Mill & Resurface
 - Minor Drainage Improvements
- Construction Cost: \$650k (\$325k OPWC)
- Construction Start – October, 2022
- Completion – November, 2022
- Issues
 - **SW PS Coordination**



Annual Street & Sidewalk Program

- Milling & Resurfacing
 - Alley #2
 - Frances Drive
 - Overlook Drive
 - Cherry Street (Franklin to Water)
 - Woodhill Drive (Main to Oakwood)
- Construction Cost: **\$770k**
- Completion: November, 2022
- Pavement Repairs
 - Carthage
 - Davey
 - Gatun
 - King
 - Mason
 - Wolcott
 - Woodside
 - Meloy



Annual Street & Sidewalk Program

- Concrete Pavement & Sidewalk Replacement
 - Kevin Drive
 - South Prospect Street
 - Sherman Street
- Construction Cost: **\$620k**
- Construction Start – April, 2021
- Project Completion – August, 2022



Main/S Water Resurfacing

- Location:
 - Main (Mantua to Willow)
 - S Water (SR 59 to Main)
- Scope:
 - Mill & Resurface
 - ADA Curb Ramp Compliance
- Construction Cost - \$980k (**\$750 AMATS**)
- Construction Start – June, 2022
- Completion – October, 2022
- Issues –
 - Communications
 - Disruptions



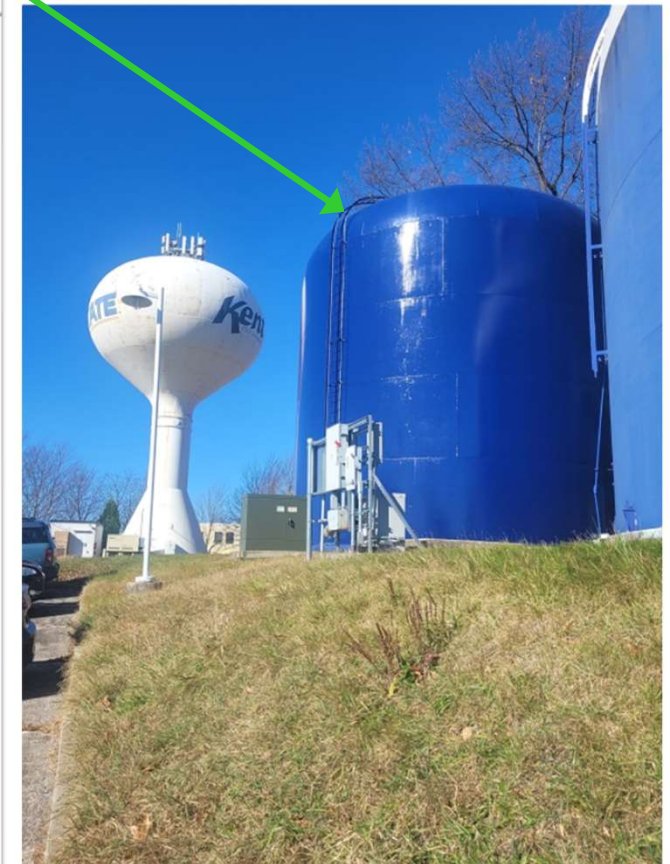
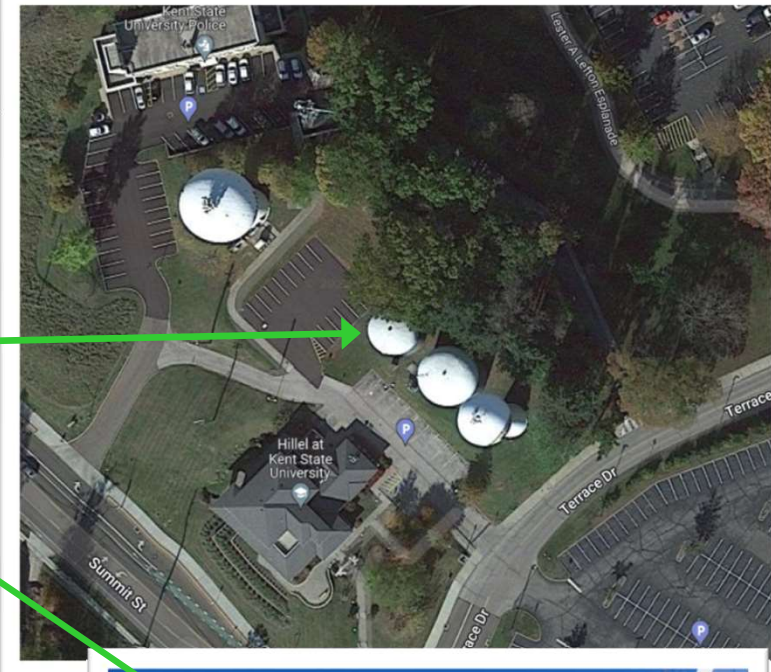
Fairchild Ave Water Tower **REPAIR**

- Location: Fairchild at Woodard
- Scope:
 - Foundation shoring
 - Replace damaged piping
 - Replace altitude valve
- Repair Cost: \$250,000
- Construction Start – April 25, 2022
- Completion – November, 2022
- Issues –
 - **Supply Chain**
 - Access & Constructability



Paint KSU 250,000 Gal. Low Service Tank

- Location: Terrace Drive
- Scope
 - Sandblast and Paint Tower
 - Update Overflow
- Construction Cost - \$390,000
- Construction Start – June, 2022
- Completion – September, 2022
- Issues
 - Temperatures
 - Fairchild Tower



Riverside Court Watermain – **EXPEDITED**

- Location: Riverside Court
- Scope:
 - Replaced existing 2" waterline
- Construction Cost - \$100k
- Construction Start – October, 2022
- Completion – November, 2022
- Issues –
 - Minimal flow to homes
 - **In-house Design**
 - **Central Maintenance Managed**
 - Material Purchase - CM
 - Water - Helmling Construction
 - Paving - CM
 - Bedrock
 - Sanitary Sewer Issue Discovered



Well #9 Restoration

EXPEDITED

- Location: City Wellfield
- Scope:
 - Put Well #9 back in service
 - New Lining, Pump, Piping and Valves
 - Update Electrical & SCADA Controls
- Construction Cost - \$200k
- Construction Start – August, 2022
- Completion – March, 2023
- Issues –
 - Well #12 Failure



Partnerships....Key to Moving Forward



Key Endeavors - 2023

- Annual Street & Sidewalk Program
- SR 43 Resurfacing – ODOT
- WTP – Well #9 Restoration
- WRF Final Clarifiers Rehabilitation – Phase 1 & 2
- WRF - Heat Digesters
- Cuyahoga/Majors/Stinaff Watermain
- East Main Street – Design & Right-of-way