



City of Kent
Wednesday, May 15, 2024
Regular City Council Meeting
320 S. Depeyster Street, Kent, OH 44240

MINUTES

7:00 P.M. CDBG Public Hearing

At 07:00 PM, Mayor Jerry T. Fiala called the CDBG Public Hearing to order.

Present: Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti

Also Present: Mr. Jerry T. Fiala, Mayor, and President of Council; Mr. Dave Ruller, City Manager; Ms. Bridget Susel, Community Development Director; Ms. Melanie Baker, Service Director; Mr. Jim Bowling, City Engineer; Mr. Nick Shearer, Chief of Police; Ms. Dominique Bollenbacher, Community Engagement Coordinator; Ms. Amy Wilkens, Clerk of Council

Absent: Mr. Robin Turner

MOTION TO EXCUSE MR. ROBIN TURNER MADE BY Mr. Jack Amrhein, **SECONDED** by Mr. Roger Sidoti and **CARRIED** by a voice vote of 8-0-0.

Ms. Bridget Susel, Community Development Director, read the following statement:

" This is the second of two required public hearings to accept comments from the public on the City of Kent's Community Development Block Grant (CDBG) 2024 Program Year Action Plan. The City received notification from the U.S. Department of Housing and Urban Development (HUD) that its Program Year 2024 CDBG funding award is \$283,425.00. The City identifies 3 priority objectives for its CDBG funding, which include providing safe and decent housing, infrastructure improvements in low-to-moderate income neighborhoods, and the provision of needed supportive services for low-to-moderate-income persons. "

There were no residents signed in to speak at the public hearing.

Mayor Fiala adjourned the hearing at 7:01 p.m.

Board of Control and Regular Council Meeting

Present: Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti,

Also Present: Mr. Jerry T. Fiala, Mayor, and President of Council; Mr. Dave Ruller, City Manager; Ms. Bridget Susel, Community Development Director; Ms. Melanie Baker, Service Director; Mr. Jim Bowling, City Engineer; Mr. Nick Shearer,

Chief of Police; Ms. Dominique Bollenbacher, Community Engagement Coordinator; Ms. Amy Wilkens, Clerk of Council

Absent: Mr. Robin Turner

MOTION TO EXCUSE MR. ROBIN TURNER MADE BY Mr. Michael DeLeone, **SECONDED** by Mr. Roger Sidoti and **CARRIED** by a voice vote of 8-0-0.

Opening Remarks and Pledge of Allegiance

Ms. Shaffer Bish welcomed all of those in attendance in person and watching on the live stream. She then asked all to stand for the Pledge of Allegiance.

Approval of Minutes

MOTION TO APPROVE APRIL 17, 2024, REGULAR MEETING MINUTES AND THE MAY 1, 2024, COMMITTEE MEETING MINUTES MADE BY Ms. Gwen Rosenberg, **SECONDED** by Mr. Chris Hook and **CARRIED** by a voice vote of 8-0-0.

Communications

Public Comment

Mayor Fiala read the following statement:

"While the law does not require Council to provide time for public comment, we have historically invited the public to make comments and we appreciate their input. This is the time where residents and others can comment on matters that concern them. However, we will not engage in debate, and as President of Council, I reserve the right to end any public communication that is disruptive, embarrassment, harassment or otherwise objectionable. We ask you to give your name and address and limit comments to three (3) minutes."

Ms. Wilkens called Haley Richards to speak first.

Ms. Haley Richards of Admore Dr. made the following remarks:

- I am a Kent resident with cannabis industry experience in both dispensary and product vendor roles, including formerly having worked for Bliss Ohio as a Designated Representative, meaning I was responsible for the compliant operations of the dispensary for the duration of 2023.
- In my current role as a sales manager for a cannabis company, I volunteer my time with the Ohio Cannabis Coalition (OHCANN) to support educational efforts. I typically develop educational content using my industry experience and background in education. I earned my M.Ed. at the University of Nevada while serving with Teach For America, and I now give lectures on cannabis in my freetime to schools like the Morehouse School of Medicine.
- I hope that with my background in education, experience in cannabis regulatory roles, and current participation in OHCANN, I can be an evidence-based resource for city leaders in Kent as we prepare for recreational cannabis sales. OHCANN meets frequently with the Division of Cannabis Control (DCC), who are creating regulations for recreational sales.
- Based on the OHCANN meeting this past Tuesday, which the DCC attended to share updates, industry leaders are currently anticipating recreational sales to begin as early as June 14th, which was the earliest possible date that the DCC believed dual use licenses could be approved. This incredibly fast turnaround time following the application release on June 7th (which may be available even sooner, more information expected this Friday) is

only possible due to the extremely strict nature of current medical marijuana regulations. Because the DCC is using the existing framework of medical dispensaries as a foundation, existing dispensaries will be well-prepared to begin recreational sales as soon as the DCC approves their applications.

- I fully understand that council members intend to take a careful approach to recreational cannabis sales and I am thankful for that diligence. However, I believe that any delay in recreational sales of cannabis will negatively affect our community. Not only would recreational sales this summer support local businesses during a slow season, but city leaders could use the summer months to address any potential issues, such as traffic congestion, before the return of KSU students this Fall.
- I am aware that there will be conversations happening in the coming weeks and months pertaining to zoning, and I am extremely grateful that this topic is receiving attention from the council. I do want to note that I don't believe it makes sense to zone recreational dispensaries alongside vape shops in industrial areas, particularly when there are so many bars downtown that are permitted to sell alcohol. Not only would this decision limit the success of a recreational dispensary and therefore the potential tax revenue, but this would undoubtedly delay the beginning of recreational cannabis sales in Kent, negatively impacting residents and local businesses.
- I have full confidence in the Kent city council to consider the multitude of viewpoints on this topic and to ensure that recreational cannabis sales are permitted in a safe and logical manner. It is my hope that my comments will be viewed as informed due to my background in education and current position as a member of OHCANN, and as unbiased due to my lack of current connection to Bliss Ohio. If I can provide any other information, make any useful connections or introductions, or otherwise support city leaders, please feel free to reach out to me.

Ms. Jenn Richards of Admore Dr. was the next resident to speak to Council.

Background: Kent resident for 23 years, business owner, parent with children in Kent City Schools, top business executive for the largest Ohio-owned cannabis company.

Support for Adult Use Cannabis:

- **Community Engagement:** Actively involved in the community through recreation departments and local sports.
- **Personal Experience:** Uses cannabis, breaking common stereotypes.
- **Safety and Regulation:** Emphasized the safety of cannabis products which are medical-grade, stringently packaged, and childproofed.
- **Economic and Community Benefits:** Highlighted potential benefits, including job creation and tax revenue to support the local community.
- **Concerns About Unregulated Products:** Compared the stringent oversight in cannabis facilities to the lack of regulation in vape shops.
- **Future Plans:** Noted the forthcoming application process for existing companies to start recreational sales, stressing the importance of compliance and the stringent regulations.

Richards concluded by talking about Kent leading the way in cannabis regulation and benefiting from the associated economic and community support.

Julie Kenworthy, 919 Fieldstone Drive, Director of the Kent Historical Society spoke next to City Council. She was following up on a previous request to Council regarding the Architecture Review Board and the historic downtown overlay district. She had previously asked the Council to reconsider eliminating the Architecture Review Board and to establish a historic downtown overlay district. Both motions were passed. She added that a subcommittee of the Historical Society has been formed, including members from various

local organizations, to assist with these goals. An historic structures project was completed along with a website listing the historic sites in Kent. The project is in two phases, with \$20,000 raised so far. Phase one was completed last summer, and phase two is happening this summer with interns updating the website. The project will help create a map of the historic downtown overlay district. The goal is to educate the community on the economic benefits of historical preservation. Examples were provided by successful conservation and adaptive reuse projects, such as the preservation of the train station. She also emphasized that preservation reduces greenhouse gases, reuses existing structures, recycles and repairs materials, and prevents waste. She highlighted that preservation revives commercial areas, creates jobs, attracts visitors and events, and supports small businesses. She advocated for a mandatory review process and/or board for the overlay district and added that the dedicated subcommittee meets weekly to achieve these goals. Ms. Kenworthy asked for more time at the June meeting to present detailed ideas and a map showing historic buildings downtown.

Nathaniel Adams, residing at 1325 Sunset Way Boulevard in Kent, introduced himself to the council and mayor, highlighting his candidacy for the state representative position for the 72nd State House District, which includes much of Portage County and his hometown of Kent. He shared his background, noting his 17-year residency in Portage County, education at Theodore Roosevelt High School, a BA in political science from Hiram College, and a Master's in communication studies from Kent State University. Currently, he works as a research assistant for State and Federal Communications in Akron. Adams would like to support the City of Kent and its residents by addressing local issues in the state legislature, offering assistance with grants, and tackling community concerns. He is willing to maintain a productive working relationship with municipal officials, even amid disagreements, aiming for resolutions that benefit the community. He provided his contact information for further inquiries and thanked the council for their time and opportunity..

There were no more residents signed in to speak to Council.

Written Communication

1. Email from Lisa Washburn in regard to the proposed assisted living villas being proposed by Portage Health Networks was received on April 19, 2024.
2. Liquor License transfer request for license transferring from Pit Stop Pub LLC to Last Exit Books/Jason Merlene DBA Last Exit Books 124 E. Main St. Kent was received on April 22, 2024. Chief Shearer had no objections.
3. Email from Mr. John Kuhar regarding environmental concerns with the trash haulers requiring mattresses and furniture to be covered in plastic was received and forwarded to Council on April 24, 2024.
4. Standing Rock Cemetery Board of Trustees Meeting Agenda for May 9, 2024 was received on May 6, 2024.
5. An application for CRAH Board, Fair Housing Board and Income Tax Board of Review was received from Alyssa Fleming on May 8, 2024.

Communication Received After Agenda Published:

1. Planning Commission Agenda for May 21, 2024 was received on May 15, 2024.
2. Packet of Concerns about property at 1541 S. Water Street was from Martin Skok and given to Council at the May 15, 2024 meeting.

MOTION TO APPROVE THE CITY MANAGER'S REPORT MADE BY Mr. Jack Amrhein, SECONDED by Ms. Gwen Rosenberg and CARRIED by a voice vote of 8-0-0.

City Manager's Report

1. Jim has asked for the Council's approval of right of way easements negotiated with private property owners for the East Main Street Improvement Project. (Draft Numbers 2024-047, 048, 049)
2. Bridget has requested Council's approval of the proposed 2024 CDBG Action Plan (Draft Number 2024-040)
3. Bridget has requested Council's approval to schedule a public hearing on the proposed zoning text amendment for adult use marijuana sales locations.
4. The City Clerk has requested Committee of the Whole time to provide Council an opportunity interview candidates for vacant positions on City Boards and Commissions.
5. Melanie has asked for Committee of the Whole time to provide Council with a brief update on the status of the new City Hall construction project.
6. Bridget has requested Community Development Committee time to present proposed changes to the City's Zoning Code for Adult Use Marijuana sales locations in Kent.
7. Rhonda has requested Finance Committee time to request Council's approval of the Resolution to Proceed with the placement of the proposed Operating Levy Renewal on the Fall ballot.
8. Bridget has requested Community Development Committee time to present suggestions to modify the criteria used for consideration of street closures for downtown events.
9. Chief Shearer has asked for Health & Public Safety Committee time to provide an update on the Police Department's certification from the Ohio Collaborative.

Standing Committees & Legislation

Committee of the Whole

MOTION TO APPROVE THE MAY 1, 2024 COMMITTEE MEETING MINUTES MADE BY Mr. Michael DeLeone, SECONDED by Mr. Roger Sidoti and CARRIED by a voice vote of 8-0-0.

MOTION TO APPROVE ACTION(S) RECOMMENDED MADE BY Mr. Michael DeLeone, SECONDED by Mr. Jeff Clapper and CARRIED by a voice vote of 8-0-0.

Action(s) Recommended :

1. Received staff updates on Kent Parks and Recreation, KSU Town and Gown Initiatives and City Hall Construction. No action necessary.

Community Development

MOTION TO APPROVE THE MAY 1, 2024 COMMITTEE MEETING MINUTES MADE BY Ms. Gwen Rosenberg, SECONDED by Mr. Roger Sidoti and CARRIED by a voice vote of 8-0-0.

MOTION TO APPROVE THE ACTION(S) RECOMMENDED MADE BY Ms. Gwen Rosenberg, SECONDED by Mr. Roger Sidoti and CARRIED by a voice vote of 8-0-0.

Action(s) Recommended

1. Accept and approve the recommendation of the TIRC to renew the terms of the Davey Tree Enterprise Zone Agreement with the emergency clause.

Draft 2024-040 AN ORDINANCE APPROVING A REQUEST FOR COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ASSISTANCE FOR FISCAL YEAR 2024 UNDER TITLE I OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974, AS AMENDED, INCLUDING THE PY2024 ANNUAL ACTION PLAN AND AUTHORIZING THE EXECUTION AND FILING OF THE PY2024 ANNUAL ACTION PLAN, INCLUDING RELATED CERTIFICATIONS, AND UPON AWARDING OF THE GRANT, AUTHORIZING APPROPRIATION OF FUNDS AND DECLARING AN EMERGENCY was read by title only by Clerk Wilkens per Mayor Fiala's request.

MOTION TO SUSPEND THE THREE READINGS OF Draft 2024-040 MADE by Mr. Roger Sidoti, SECONDED by Ms. Melissa Celko. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

MOTION TO ADOPT Draft 2024-040 MADE by Michael DeLeone, SECONDED by Mr. Jeff Clapper. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

Ordinance 2024-040 has passed.

DRAFT 2024-041 AN ORDINANCE AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO CONTINUE THE ENTERPRISE ZONE AGREEMENT WITH THE DAVEY TREE EXPERT COMPANY PROVIDING FOR A PROJECT AND REAL PROPERTY TAX EXEMPTION PURSUANT TO THE OHIO ENTERPRISE ZONE PROGRAM (EZ), AND DECLARING AN EMERGENCY was read by title only by Clerk Wilkens per Mayor Fiala's request.

MOTION TO SUSPEND THE THREE READINGS OF DRAFT 2024-041 MADE by Mr. Roger Sidoti, SECONDED by Ms. Gwen Rosenberg. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

MOTION TO ADOPT DRAFT 2024-041 MADE by Ms. Gwen Rosenberg, SECONDED by Mr. Michael DeLeone. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

Ordinance 2024-041 has passed.

Finance Committee

MOTION TO APPROVE THE MAY 1, 2024 COMMITTEE MEETING MINUTES MADE BY Mr. Michael DeLeone, SECONDED by Ms. Melissa Celko and CARRIED by a voice vote of 8-0-0.

MOTION TO APPROVE ACTION(S) RECOMMENDED MADE BY Mr. Michael DeLeone, SECONDED by Mr. Jeff Clapper and CARRIED by a voice vote of 8-0-0.

Action(s) Recommended:

1. Authorize the placement of the renewal of the 2020 General Operating Levy (1.16 mils) on the November 2024 ballot
2. Authorize the new Bonds and Deposit Fund with the emergency clause.
3. Authorize the new Health Department budget fund with the emergency clause.

4. Approve the 2024 budget appropriations amendments with the emergency clause.

Draft 2024-042 A RESOLUTION DECLARING IT NECESSARY TO RENEW THE CITY'S EXISTING 1.16-MILL TAX LEVY FOR THE PURPOSE OF CURRENT EXPENSES; REQUESTING THE COUNTY AUDITOR TO CERTIFY THE TOTAL CURRENT TAX VALUATION OF THE CITY AND THE DOLLAR AMOUNT OF REVENUE THAT WOULD BE GENERATED BY THAT RENEWAL LEVY, PURSUANT TO SECTIONS 5705.03, 5705.19(A) AND 5705.191 OF THE REVISED CODE, AND DECLARING AN EMERGENCY was read by title only by Clerk Wilkens per Mayor Fiala's request.

MOTION TO SUSPEND THE THREE READINGS OF Draft 2024-042 MADE by Gwen Rosenberg, SECONDED by Mr. Jeff Clapper. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

MOTION TO ADOPT Draft 2024-042 MADE by Gwen Rosenberg, SECONDED by Mr. Chris Hook. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

Ordinance 2024-042 has passed.

Draft 2024-043 AN ORDINANCE AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO ALLOW THE CREATION OF TWO (2) NEW BUDGET FUNDS THAT IS NECESSARY TO SEPARATE CITY BONDS AND DEPOSITS AND TRACK HEALTH DEPARTMENT REVENUES AND EXPENSES; AND DECLARING AN EMERGENCY was read by title only by Clerk Wilkens per Mayor Fiala's request.

MOTION TO SUSPEND THE THREE READINGS OF Draft 2024-043 MADE by Ms. Gwen Rosenberg, SECONDED by Mr. Jeff Clapper. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

MOTION TO ADOPT Draft 2024-043 MADE by Ms. Gwen Rosenberg, SECONDED by Mr. Chris Hook. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

Ordinance 2024-043 has passed.

Draft 2024-044 AN ORDINANCE AMENDING ORDINANCE NO. 2023-97, THE CURRENT APPROPRIATION ORDINANCE, PASSED DECEMBER 20, 2023; SO AS TO ADJUST APPROPRIATIONS, TRANSFERS AND ADVANCES FROM THE VARIOUS FUNDS OF THE CITY OF KENT TO INDIVIDUAL ACCOUNTS FOR THE CURRENT EXPENSES OF THE CITY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2024; AND DECLARING AN EMERGENCY was read by title only by Clerk Wilkens per Mayor Fiala's request.

MOTION TO SUSPEND THE THREE READINGS OF Draft 2024-044 MADE by Ms. Melissa Celko, SECONDED by Ms. Heidi Shaffer Bish. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

MOTION TO ADOPT Draft 2024-044 MADE by Mr. Roger Sidoti, SECONDED by Mr. Michael DeLeone. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff

Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

Ordinance 2024-044 has passed.

Draft 2024-045 AN ORDINANCE ACCEPTING AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE THE FOLLOWING AGREEMENTS WITH THE CITY OF KENT, OHIO, WITH THE CITY OBTAINING TEMPORARY EASEMENTS, FOR RIGHT-OF-WAY PURPOSES, TO INSTALL, CONSTRUCT AND RECONSTRUCT THE ROADWAY FOR THE PROJECT KNOWN AS EAST MAIN STREET IMPROVEMENT PROJECT, AND DECLARING AN EMERGENCY was read by title only by Clerk Wilkens per Mayor Fiala's request.

MOTION TO SUSPEND THE THREE READINGS OF Draft 2024-045 MADE by Ms. Melissa Celko, SECONDED by Mr. Chris Hook. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

MOTION TO ADOPT Draft 2024-045 MADE by Ms. Gwen Rosenberg, SECONDED by Mr. Roger Sidoti. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

Ordinance 2024-045 has passed.

Streets, Sidewalks and Utilities

MOTION TO APPROVE THE MAY 1, 2024 COMMITTEE MEETING MINUTES MADE BY Mr. Roger Sidoti, SECONDED by Mr. Michael DeLeone and CARRIED by a voice vote of 8-0-0.

MOTION TO APPROVE ACTION(S) RECOMMENDED MADE BY Mr. Roger Sidoti, SECONDED by Mr. Michael DeLeone and CARRIED by a voice vote of 8-0-0.

Action(s) Recommended:

1. Approve the recommendation of the TES Committee to prohibit parking semi-tractor trailer trucks from parking in residential properties with the emergency clause.

Draft 2024-046 AN ORDINANCE ENACTING SECTION 351.041 OF THE KENT CODIFIED ORDINANCES TITLED "PARKING COMMERCIAL VEHICLES IN RESIDENTIAL AREAS" AND DECLARING AN EMERGENCY was read by title only by Clerk Wilkens per Mayor Fiala's request.

MOTION TO SUSPEND THE THREE READINGS OF Draft 2024-046 MADE by Mr. Michael DeLeone, SECONDED by Ms. Heidi Shaffer Bish. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

MOTION TO ADOPT Draft 2024-046 MADE by Ms. Heidi Shaffer Bish, SECONDED by Mr. Michael DeLeone. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

Ordinance 2024-046 has passed.

Unfinished Business

Mr. Ruller brought up a point raised by Bridget regarding the transfer of a liquor license. While Chief Shear had no objections, Bridget mentioned that her department had not been informed about the transfer until now. She requested confirmation that the business in question is located in a zone that permits alcohol sales. She cited a potential issue if the license were to be used at a place like the Last Bookstore, which may not be appropriately zoned. Before sending a letter of no objections, she asked for approval to verify that the proposed location is zoned for alcohol sales. A motion to this effect was made, seconded, and put to a vote.

New Business: None

Councilmembers' Comments

Mr. Clapper said there is a need for caution regarding the issue of recreational marijuana. Although he supports marijuana use, he believes that the council is not receiving complete information. He acknowledged that applications for recreational marijuana businesses will be available on June 7th but noted that, as of the latest information available until May 13th, there is no specified date or timeline for when these applications will be approved. He stressed the importance of verifying sources and consulting with the law director to ensure careful and accurate decision-making, while also recognizing the influence of lobbyist groups with business interests in the matter.

Mr. Hook expressed concerns regarding the upcoming discussions on zoning for recreational marijuana sales and vape shops, specifically moving these businesses to industrial zones. He emphasized the importance of ensuring that cannabis users can access these services safely and legally. Hook highlighted that many young people will be among the primary users, and he is worried about the inconvenience and potential safety issues of having to drive to less accessible industrial areas. Mr. Hook and Mr. Ruller discussed the proposed zoning for recreational marijuana sales, focusing on industrial districts. Mr. Ruller explained that the industrial zones in Kent are scattered and include areas close to downtown, such as the feed store on Lake Street and Kent Advanced Displays on Mogadore. He emphasized that these are light industrial areas with retail uses, not isolated industrial zones. Mr. Hook expressed concerns about the rapid assignment of just one zoning category and its impact on business success. He wants to ensure that businesses receiving licenses can be successful and looks forward to further discussions on the matter. Mr. Ruller responded by noting that the proposed approach is a compromise to expedite the process without needing immediate zoning amendments, which could lead to legal issues and taxpayer costs.

Mayor's Report

The Mayor asked Ms. Celko, Mr. Hook, and Mr. Clapper to share their experiences as new council members.

Ms. Celko expressed her gratitude for the warm welcome and support from the staff, highlighting how fortunate Kent is compared to other municipalities. She appreciated the training provided and felt positive about being part of the council.

Mr. Hook noted the steep learning curve and enjoyed learning about various issues, such as industrial zoning. He mentioned the challenge of representing students and renters who are less involved in local politics, and he is eager to find ways to engage these groups more effectively.

Mr. Clapper shared that his experience on the Planning Commission prepared him well for his current role. He found the council work rewarding and appreciated the public service aspect. He mentioned receiving only one negative phone call and emphasized his commitment to serving the community he loves and intends to stay in.

Mayor expressed a few additional comments during the council meeting:

Police Week: The mayor reminded everyone that it was Police Week and encouraged residents to thank police officers for their service. He suggested buying them a cup of coffee as a gesture of appreciation.

Spring Cleanup: The mayor highlighted the success of the spring cleanup in Ward 1, noting that there was only one comment about it, and praised the efficiency of the trash collection. He mentioned that Pioneer Avenue, usually one of the last streets to be serviced, had its trash picked up early, with no complaints from residents. The cleanup process was already underway in Ward 2 and progressing well.

Surprise about Ward 2: The mayor was surprised to learn that trash pickup in Ward 2 had been completed earlier than expected.

Executive Session

At 7:40 p.m., a MOTION TO ENTER EXECUTIVE SESSION MADE BY Mr. Jack Amrhein, SECONDED by Mr. Roger Sidoti and roll call was taken.

Present: Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti

Absent: Mr. Robin Turner

To consider the purchase of property for public purposes, the sale of property at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the Ohio Revised Code

AT 7:50 P.M. A MOTION TO RETURN TO REGULAR COUNCIL MEETING WAS MADE BY Ms. Melissa Celko, SECONDED by Mr. Michael DeLeone and CARRIED by a voice vote of 8-0-0.

Draft 2024-047 AN ORDINANCE ACCEPTING AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE AN AGREEMENT BETWEEN PRIZM PROPERTY GROUP OF OHIO, LLC AND THE CITY OF KENT, OHIO, WITH THE CITY OBTAINING A PERMANENT AND TEMPORARY EASEMENT FOR RIGHT-OF-WAY PURPOSE FOR THE PROJECT KNOWN AS EAST MAIN STREET IMPROVEMENT PROJECT, AND DECLARING AN EMERGENCY was read by title only by Clerk Wilkens per Mayor Fiala's request.

MOTION TO SUSPEND THE THREE READINGS OF Draft 2024-047 MADE by Ms. Melissa Celko, SECONDED by Mr. Roger Sidoti. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

MOTION TO ADOPT Draft 2024-047 MADE by Ms. Melissa Celko, SECONDED by Mr.

Roger Sidoti. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

Ordinance 2024-047 has passed.

Draft 2024-048 AN ORDINANCE ACCEPTING AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE AN AGREEMENT BETWEEN NNIA PROPERTIES, LLC AND THE CITY OF KENT, OHIO, WITH THE CITY OBTAINING A TEMPORARY EASEMENT FOR RIGHT-OF-WAY PURPOSE FOR THE PROJECT KNOWN AS EAST MAIN STREET IMPROVEMENT PROJECT, AND DECLARING AN EMERGENCY was read by title only by Clerk Wilkens per Mayor Fiala's request.

MOTION TO SUSPEND THE THREE READINGS OF Draft 2024-048 MADE by Ms. Melissa Celko, SECONDED by Mr Roger Sidoti. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

MOTION TO ADOPT Draft 2024-048 MADE by Mr. Jack Amrhein, SECONDED by Michael DeLeone. On Roll Call Voting "Yes" Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Michael DeLeone, Mr. Chris Hook, Gwen Rosenberg, Heidi Shaffer Bish, Roger Sidoti. The motion CARRIED by a roll call vote of 8-0-0.

Ordinance 2024-048 has passed.

Draft 2024- 049 AN ORDINANCE ACCEPTING AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE AN AGREEMENT BETWEEN SABATINE BK DEVELOPMENT, LLC AND THE CITY OF KENT, OHIO, WITH THE CITY OBTAINING A PERMANENT AND TEMPORARY EASEMENT FOR RIGHT-OF-WAY PURPOSE FOR THE PROJECT KNOWN AS EAST MAIN STREET IMPROVEMENT PROJECT, AND DECLARING AN EMERGENCY was read by title only by Clerk Wilkens per Mayor Fiala's request.

MOTION TO SUSPEND THE THREE READINGS OF Draft 2024- 049 MADE by Ms. Melissa Celko, SECONDED by Mr. Roger Sidoti. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

MOTION TO ADOPT Draft 2024- 049 MADE by Mr. Jack Amrhein, SECONDED by Mr. Michael DeLeone. On Roll Call Voting "Yes" Mr. Jack Amrhein, Ms. Melissa Celko, Mr. Jeff Clapper, Mr. Michael DeLeone, Mr. Chris Hook, Ms. Gwen Rosenberg, Ms. Heidi Shaffer Bish, Mr. Roger Sidoti. The motion was CARRIED by a roll call vote of 8-0-0.

Ordinance 2024-048 has passed.

Hearing no further business, the meeting adjourned at 7:55 p.m.


Amy Wilkens, CMC
Clerk of Council


Jerry T. Fiala
Mayor & President of Council