



**City of Kent**  
**Wednesday, November 6, 2024**  
**City Council Committee Meetings**  
**320 S. Depeyster Street, Kent, OH 44240**

**AGENDA**

**6:55 P.M. Board of Control**

**7:00 P.M. Council Committee Meetings**

**Call to Order**

1. Committee of the Whole Chair Fiala/ Vice-Chair Amrhein
2. Health and Public Safety Committee - Chair Amrhein/ Vice-Chair Sidoti
  - 2.1. Warming Center Discussion w/ Ann Marie Noble, Excutive Director of Shepherd's House (No action item)  
Bridget Susel, Community Development Director
  - 2.2. City of Kent Police / Kent State University Police Mutual Aid Contract  
Nick Shearer, Police Chief
3. Community Development Committee - Chair Rosenberg/Vice-Chair Clapper
  - 3.1. West River Parking Lot Agreement Update  
Bridget Susel, Community Development Director
4. Streets, Sidewalks & Utilities Committee - Chair Sidoti/ Vice-Chair Clapper
  - 4.1. 2024 Capital Projects Update  
Jim Bowling, City Engineer
  - 4.2. ODOT Director's Deed Property Transfer  
Jim Bowling, City Engineer
5. Finance Committee - Chair DeLeone/Vice-Chair Celko
  - 5.1. Resolution Requesting the Transfer of Taxes from Portage County  
Rhonda Hall, Finance Director
  - 5.2. Proposed 2025-29 Capital Plan Update  
Rhonda Hall, Finance Director and Jim Bowling, City Engineer
  - 5.3. Health Department Accreditation Funding  
Joan Seidel, Kent City Health Commissioner

#### 5.4. 2024 Budget Appropriations Amendment

Rhonda Hall, Finance Director

#### 6. Land Use Committee - Chair Shaffer Bish /Vice- Chair Hook

### **Adjourn**

Any person who requires an auxiliary aid or service for effective communication or a modification of policies and procedures to participate in any City or City Council public meeting or event should contact the Clerk of Council at 330-678-8007. Any request for auxiliary aid or other accommodation should be made as soon as possible, but no later than forty-eight hours prior to the event.

## TENTATIVE NOVEMBER 2024 CALENDAR

| Sunday | Monday                                                                   | Tuesday                                                                    | Wednesday                                    | Thursday                               | Friday | Saturday |
|--------|--------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------|----------------------------------------|--------|----------|
|        |                                                                          |                                                                            |                                              |                                        | 1      | 2        |
| 3      | 4<br>Shade Tree Comm<br>5:00pm<br><br>Sustainability<br>Comm 5:30pm      | 5<br>Architecture<br>Review Bd 3:00pm<br><br>Planning Comm<br>Mtg 1 7:00pm | 6<br>City Council<br>Committee<br>Mtg 7:00pm | 7                                      | 8      | 9        |
| 10     | 11                                                                       | 12<br>Board of Health<br>5:30pm                                            | 13                                           | 14<br>Standing Rock<br>Cemetery 4:00pm | 15     | 16       |
| 17     | 18<br>Civil Service Comm<br>5:00pm<br><br>Bd of Zoning<br>Appeals 7:00pm | 19<br>Planning Comm<br>Mtg 2 7:00pm                                        | 20<br>City Council<br>Regular Mtg<br>7:00pm  | 21<br>Parks & Recreation<br>Bd 5:30pm  | 22     | 23       |
| 24     | 25                                                                       | 26                                                                         | 27                                           | 28                                     | 29     | 30       |

## KENT CITY COUNCIL'S PENDING LIST

| Administration                                       | Date of Motion | Motion Made by  |
|------------------------------------------------------|----------------|-----------------|
| Senior Advisory Committee                            | 10/18/2017     | Ferrara; Sidoti |
| Discussion with Franklin Twp. /sidewalk snow upkeep  | 01/19/2022     | Shaffer Bish    |
| Review of Roadwork Needed on Portage St.             | 05/17/2023     | Wallach         |
| Review Language of KRC 339.02 Regarding Semi Parking | 03/20/2024     | Amrhein         |
| Review of Lifting of Adult Use Marijuana Moratorium  | 04/17/2024     | Hook            |
| Explore Use of Consent Agenda                        | 04/17/2024     | Hook            |
| Recognize Juneteenth as City Holiday                 | 06/19/2024     | Sidoti          |

| Council Committees                                            | Month/Yr.  | Motion Made by |
|---------------------------------------------------------------|------------|----------------|
| Land O' Lakes Noise Issue- <b>Comm/Whole</b>                  | 08/16/2023 | Turner         |
| Noise Ordinance Review – <b>Health &amp; Public Safety</b>    | 11/15/2023 | Amrhein        |
| Fur Regulations and Sales in Kent- <b>Community Dev.</b>      | 12/20/2023 | Wallach        |
| Downtown Street Closure Procedures- <b>Community Dev.</b>     | 01/17/2024 | Rosenberg      |
| Downtown Historic District- <b>Community Dev.</b>             | 02/24/2024 | Shaffer Bish   |
| Role of Architecture Review Board- <b>Community Dev.</b>      | 02/24/2024 | Celko          |
| Parks and Rec Survey and Master Plan- <b>Comm/Whole</b>       | 02/24/2024 | Sidoti         |
| Requirement for In Person Board Interviews- <b>Comm/Whole</b> | 03/20/2024 | Rosenberg      |
| Arborist & Health Dept. used in Rental Inspections            | 06/19/2024 | Clapper        |
| Warming Centers for the Unhoused                              | 09/18/2024 | Hook           |

Posted October 31, 2024 Kathleen Coleman | Interim Clerk of Council | Kent City Council

*Any person who requires an auxiliary aid or service for effective communication or a modification of policies and procedures to participate in any City or City Council public meeting or event should contact the Clerk of Council at 330-676-7555 or councilclerk@kentohio.gov. Any request for an auxiliary aid or other accommodation should be made as soon as possible, but no later than forty-eight hours prior to the event.*



# CITY OF KENT, OHIO

## DEPARTMENT OF COMMUNITY DEVELOPMENT

---

DATE: October 26, 2024  
TO: Dave Ruller, City Manager  
FROM: Bridget Susel, Community Development Director  
RE: Warming Center Discussion

---

Per Council's request for a discussion on a warming center to meet the need for such a service in the upcoming cold weather months, the Community Development Department has invited Ms. Anne Marie Noble, Executive Director of Shepherd's House, formerly known as the Haven of Portage County, to speak to Council about the organization and how a section of the facility, located at 2645 SR 59 in Ravenna, can be utilized as a warming center.

The Community Development Department staff has examined this topic on prior occasions over the last 10+ years, and I will provide a brief explanation, prior to Executive Director Noble's presentation, of the requirements that make locating such a center so challenging and some of the other variables that need to be considered when providing overnight services to individuals with varying health conditions and needs.

I am respectfully requesting time at the November 6, 2024 Council Committee meeting so that Executive Director Noble can speak in greater detail about her organization and the variables that will need to be considered when establishing a warming center so that Council has a better understanding of this topic and can advise the administration as to how it wishes to proceed.

If you need any additional information to add this discussion to the agenda, please let me know.

Thank you.

Attachment

Cc: Hope Jones, Law Director  
Kathy Coleman, Interim Clerk of Council  
Anne Marie Noble, Executive Director, Shepherd's House

# Kent Police Department

## MEMORANDUM

**To:** Dave Ruller, City Manager  
**From:** Chief Nicholas Shearer  
**Date:** October 22, 2024  
**Subject:** KSU Mutual Aid Agreement

This memorandum is to serve as a request for council time to extend the mutual aid agreement between the Kent Police Department and the Kent State University Police Department. This agreement has been in place for a number of years and is up for renewal. The agreement provides the Kent Police Department with mutual aid assistance when requested from the Kent State University Police Department. In addition, the agreement defines the City of Kent and Kent State University Joint Patrol District. This updated agreement will shrink the Joint Patrol District to align with current practices and make some minor changes to the administrative functions of Kent State officers when acting within the Joint Patrol District.



# CITY OF KENT, OHIO

---

## DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: October 25, 2024

TO: Dave Ruller, City Manager

FROM: Bridget Susel, Community Development Director

RE: 307 West River Medical Parking Lot Agreement

---

West River Medical, LLC (WRM), whose principal is Dr. Scott Hussing, acquired the building at 307 West Main Street more than twenty years ago and WRM has utilized the building for Dr. Hussing's optometry practice and leases out additional space in the building to other healthcare providers.

The parking lot that services the building is a City-owned lot and WRM and the City entered into a twenty-year lease agreement back in 2002 that established a shared use agreement for the lot, but the lease has expired and needs renewed. Under the terms of the renewed lease, WRM maintains access to the parking spaces from 7:00 a.m. - 5:00 p.m., Monday-Friday, and the City has use of the lot on nights and weekends to support public parking needs. The agreement also establishes shared maintenance costs for landscaping and snowplowing at an annual cost to the City of not to exceed \$5,000.00. A copy of the proposed lease is attached.

I am respectfully requesting time at the November 6, 2024 Council Committee meeting to discuss the lease in greater detail and to request Council authorization, with emergency, for the City to execute the lease with WRM.

If you need any additional information to add this item to the agenda, please let me know.

Thank you.

Attachment

Cc: Hope Jones, Law Director  
Kathy Coleman, Interim Clerk of Council  
Dr. Scott Hussing, WRM, via email

## **PARKING LOT AGREEMENT**

This agreement is entered into by and between the City of Kent, Ohio (hereafter the City), and West River Medical, LLC (hereafter WRM), their heirs, successors, and assigns, to be effective on \_\_\_\_\_ November, 2024.

Whereas, WRM purchased the building located at 307 West Main Street, Kent, Ohio; and

Whereas, WRM wishes the exclusive use of the parking spaces in the municipal lot on the northwest corner of West Main Street and Gougler Avenue, more fully described in "Exhibit A, "during the business hours Monday-Friday, 7:00 a.m. -5:00 p.m.; and

Whereas, the City would like to provide public access to parking, after work hours and on the weekends;

Now therefore, it is agreed between the parties that:

1. The City and WRM will have access in the parking lot at the times outlined in this agreement between the City and WRM.
2. The expense of landscaping, snow plowing, and general trash pickup associated with the parking lot will be shared by the City and WRM. WRM will provide proof of costs incurred for landscaping, snowplowing and general trash pickup and invoice the City, once annually, a not to exceed amount of \$5,000.00 per year. The parking lot will be snow plowed in a manner consistent with City standards.
3. The City will continue to insure the City's parking lot and will provide for any capital repairs to the parking lot, including resurfacing and striping, as needed.

This agreement will renew automatically on an annual basis for a period of five (5) years and can be continued for an additional five (5) years upon agreement of both parties.

The parties hereby set their signature to this agreement, in the City of Kent, Portage County, Ohio on the dates set out below.

**CITY OF KENT, OHIO**

\_\_\_\_\_  
Dave Ruller, City Manager

Date \_\_\_\_\_

**WEST RIVER MEDICAL, LLC**

\_\_\_\_\_  
Dr. Scott Hussing

Date \_\_\_\_\_

**APPROVED AS TO FORM**

\_\_\_\_\_  
Hope Jones, Law Director  
City of Kent

EXHIBIT "A"

5485 McCORMICK ROAD  
P.O. BOX 528  
RAVENNA, OH 44266

PH 330-296-2375

DON TROCCHIO  
REGISTERED SURVEYOR

City of Kent, Ohio to City of Kent, Ohio  
Northwest corner W. Main & Gougler Ave. (new parking lot)

Situated in the City of Kent, County of Portage and State of Ohio and known as being part of original Franklin Township Lot No.25 and is further described as follows;

Beginning at a point in the northerly line of West Main Street, 100' wide at this point, at its intersection with the westerly line of Gougler Ave., 60' wide; said point has observed NAD 83 Ohio State Plane Rectangular Grid Coordinates of N543890.125 E2282303.621 and is witnessed by a drill hole I set in the sidewalk bearing N 89° - 29' - 22" E a distance of 2.00 feet from said beginning point;

Thence along the northerly line of West Main Street S 89° - 29' - 22" W a distance of 161.47 feet to a point intending to be on the dividing line between lands on the east now or formerly owned by the K.D.C.R. Corp. (180/15) and lands on the west now or formerly owned by R.C. Ackworth (259/289); an iron pipe was found N 81° - 25' - 18" W a distance of 1.78 feet from said point;

Thence along said dividing line N 00° - 28' - 41" W a distance of 102.64 feet to an iron pipe set and passing over an iron rod set at a distance of 7.00 feet;

Thence S 86° - 05' - 04" E a distance of 168.72 feet to a point in the westerly line of Gougler Ave.; this point is witnessed by a drill hole I set in the sidewalk bearing S 86° - 05' - 04" E a distance of 2.00 feet from said point;

Thence along the westerly line of Gougler Ave. S 03° - 49' - 48" W a distance of 89.88 feet to the beginning and containing 0.3643 acres of land be the same more or less as surveyed and described in April 1998 by Don Trocchio Registered Surveyor No.6445;

Note: Bearings used in this description are Grid North, NAD 83, Ohio State Plane Rectangular Coordinates, North Zone; all grid dimensions have been divided by a combined scale factor of 0.99989367 to obtain surface dimensions;

CITY OF KENT  
DEPARTMENT OF PUBLIC SERVICE  
DIVISION OF ENGINEERING

MEMO

TO: Dave Ruller  
Kathy Coleman

FROM: Jim Bowling *Job*

DATE: October 14, 2024

RE: Burnett Road Director's Deed

The Service Department is seeking City Council's time to request their approval to accept the attached Director's Deed from the Ohio Department of Transportation. The Deed is for a remnant parcel of land that was created with the construction of SR 261. The remnant parcel (shown below) contains the portion of the cul-de-sac on Burnett Road that is in the City of Kent. The transfer of this parcel via Director's Deed will allow us to legally maintain the cul-de-sac.



C: Melanie Baker  
Hope Jones  
Sandy Lance

**Director's Deed**  
**STATE OF OHIO**  
**DEPARTMENT OF TRANSPORTATION**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

**WHEREAS**, in connection with the maintenance and construction of the state highway system within City of Kent, Portage County, Ohio, the State of Ohio, Department of Transportation, acquired via a Warranty Deed the fee title of the following parcel(s):

| <b><u>GRANTOR</u></b>         | <b><u>PARCEL NO.</u></b>     | <b><u>VOLUME</u></b>                           | <b><u>PAGE</u></b> |
|-------------------------------|------------------------------|------------------------------------------------|--------------------|
| Tri-County Investment Company | Parcel 56-WD<br>Por-261-0.00 | Volume 870, Page 13<br>Portage County Recorder |                    |

**WHEREAS**, the Director of Transportation, after consulting with the Director of Natural Resources, has determined that the property described in Exhibit A ["Premises"] is not needed by the State of Ohio for highway or recreation purposes; and

**WHEREAS**, the Director of Transportation, State of Ohio, has determined that the City of Kent is a City eligible under R.C. 5501.45? and therefore eligible under Section 5501.45 of the Ohio Revised Code to have the Premises conveyed to it upon such consideration as may be determined by the Director of Transportation to be fair and reasonable without competitive bidding; and

**WHEREAS**, the Director of Transportation has entered into a certain contract with the City of Kent for the sale and purchase of the Premises; and

**WHEREAS**, the Director of Transportation has determined that the City of Kent has fulfilled its obligations under the above-mentioned contract for the sale and purchase of the Premises; and

**NOW THEREFORE**, the State of Ohio, by Jack Marchbanks, Ph.D., Director of Transportation, pursuant to the provisions of Section 5501.45 the Ohio Revised Code, for the consideration specified in the above mentioned contract for the sale and purchase of the Premises and the agreements and exceptions and/or reservations contained herein, the receipt of which is hereby acknowledged, does hereby release and forever Quitclaim unto the City of Kent, its successors and assigns forever, the Grantee herein, all of the rights, titles and interests the State of Ohio may have in and over the Premises more particularly described in Exhibit A attached hereto.

PROVIDED, HOWEVER, Grantor hereby reserves unto itself, its successors and assigns, any and all of the oil and gas and their constituents, sulfur, coal, lignite, uranium, and other fissionable material, geothermal energy, base and precious metals, rock, stone, gravel, and any other mineral substances presently in or under the premises described in Exhibit A. The within reservation of the aforesaid materials and minerals pertains to the exclusive right to execute any and all oil and gas leases and any other mineral leases or other contractual arrangements whereby the right of exploring, mining, removing and marketing of the hereinabove reserved minerals could be transferred by Grantor to third parties, and the within reservation also pertains to the exclusive right to receive any and all bonuses, royalties, shut-in and/or delayed marketing payments and any other types of rental or lease payments associated with any of the aforementioned leases or other contractual arrangements with third parties; together with the ownership of any future reversionary oil and gas and their constituents, and other mineral rights, in total, upon the expiration of any such lease or other contractual arrangement with third parties. The foregoing reservation does not include a right to enter upon or use the surface of the premises described in Exhibit A.

**IT IS PROVIDED FURTHER THAT** the within grant and conveyance to the above-named Grantee is specifically conditioned upon and subject to the following rights of reversion hereby reserved by Grantor:

**A. CONTINUED PUBLIC USE**

If Grantee should ever fail to use the Premises for a public purpose, then and in that event Grantee shall be divested forthwith of all of the Premises conveyed by these presents, and thereupon all of the rights, titles and interests conferred upon and vested in Grantee by this conveyance shall revert immediately to the State of Ohio and its successors and assigns for the use and benefit of the Department of Transportation.

**B. NON-DISCRIMINATION**

By accepting the within conveyance, Grantee for itself, its personal representatives, successors in interest, and assigns, as part of the consideration hereof does hereby covenant and agree that:

- (1) No person on the grounds of race, color, national origin, sex, age, disability, low-income status or limited English proficiency shall be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination in the use of the above described property.
- (2) In the construction of any improvements on, over, or under the above described property and the furnishing of services thereon, no person on the grounds of race, color, national origin, sex, age, disability, low-income status or limited English proficiency shall be excluded from the participation in, be denied the benefits of, or be otherwise subjected to discrimination.
- (3) The above described property shall be used in a manner that at all times is in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, U.S. DOT, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federally-assisted programs of the U.S. DOT – Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.
- (4) In the event that any of the above nondiscrimination covenants is breached, the State of Ohio, Department of Transportation, shall have the unfettered right to re-enter the above described property, and said property will thereupon revert to and vest in and become the absolute property of the State of Ohio and its successors and assigns for the use and benefit of the Department of Transportation.
- (5) All of the foregoing nondiscrimination covenants shall be and are covenants running with the land.

**IN TESTIMONY WHEREOF**, I, Gery Noirot, P.E., the duly authorized representative of Jack Marchbanks, Ph.D., Director of Transportation, pursuant to the provisions of Section 5501.45 of the Ohio Revised Code, for and in the name of the State of Ohio, have signed this instrument at Akron, Ohio, on this the 17<sup>th</sup> day of May, 2024.

STATE OF OHIO  
DEPARTMENT OF TRANSPORTATION

  
JACK MARCHBANKS, PH.D., Director

By: Gery Noirot, P.E.

STATE OF OHIO, COUNTY OF SUMMIT SS:

BE IT REMEMBERED, that on this the 17<sup>th</sup> day of May, 2024, before me the subscriber, a Notary Public in and for said state and county, personally came the above named Gery Noirot, P.E., the duly authorized representative of Jack Marchbanks, Ph.D., Director of Transportation, who acknowledged the foregoing instrument to be the voluntary act and deed of the State of Ohio, Department of Transportation. No oath or affirmation was administered to Gery Noirot, P.E. with regard to the notarial act.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.



Kristin N. Bergdorf  
Resident Summit County  
Notary Public, State of Ohio  
My Commission Expires:

Kristin Bergdorf  
NOTARY PUBLIC  
My Commission expires: 4/10/2026

This form RE 74-08 was updated to conform to new notarial language requirements as per Revised Code 147.542.

This document was prepared by or for the State of Ohio, Department of Transportation, on forms approved by the Attorney General of Ohio.

DEED OF CORRECTION  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

TRI-COUNTY INVESTMENT COMPANY, A PARTNERSHIP AKA THE TRI-COUNTY INVESTMENT COMPANY A  
That TRI-COUNTY INVESTMENT CO., consisting of JOHN ORESKOVICH, CHARLES I. FOULSEN, RICHARD  
WHITE, JOSEPH DELMEDICO and ENGELA DELMEDICO (admitted as one (1) partner and  
BURTON D. MORGAN, being all the partners

hereinafter referred to as the grantor (as used herein, Grantor includes the plural and words in the masculine in-  
cludes the feminine) in consideration of the sum of ONE THOUSAND THREE HUNDRED ONE AND NO/ 100 -----

----- Dollars (\$1,301.00) to him paid by the State of Ohio, the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey to the said Grantee, its successors and assigns forever, the following described real estate:

Situated in the Township of Franklin, County of Portage, State of Ohio, and in Section Lot 3, Town 3-N, Range 9-W, and bounded and described as follows:

PARCEL NO. 56-WD

Being a parcel of land lying on the left side of the centerline of a survey, made by the Department of Highways, and recorded in Book 19, Page 14-16, of the records of Portage County and being located within the following described points in the boundary thereof:

Commencing at the intersection of existing Summit Road (C.H. 148) with existing Burnett Road (C.H. 95); thence S. 03° 11' 30" W., along the existing centerline of Burnett Road (C.H. 95), a distance of 1265.44 feet to a point on a proposed northerly limited access line of S.R. 261, the place of beginning of this conveyed parcel; thence S. 61° 07' 16" W., along said limited access line, a distance of 97.56 feet to a point; thence N. 03° 11' 30" E., along a proposed westerly right of way line of Burnett Road, a distance of 227.19 feet to a point; thence continue along said westerly right of way, bearing N. 42° 12' 08" E., a distance of 83.69 feet to a point on the existing westerly right of way of Burnett Road; thence S. 86° 48' 30" E., a distance of 30.00 feet to a point on the centerline of existing Burnett Road; thence S. 03° 11' 30" W., along said centerline, same being the grantor's easterly property line, a distance of 240.42 feet to the place of beginning, containing 0.46 acre of land, of which 0.29 acre is to be acquired, and 0.17 acre is within the existing highway right of way.

Grantor retains the rights of ingress and egress to existing Burnett Road (north) via Cul-de-sac.

Description for the above parcel is based on a survey made by Clifton M. Newhall, Registered Surveyor Number 2684.

THIS IS A DEED OF CORRECTION TO CORRECT VARIOUS BEARINGS AND DISTANCES FOR DEED PREVIOUSLY RECORDED IN VOLUME 843 PAGE 567 PER RE-ESTABLISHMENT TO BRIMFIELD-FRANKLIN TOWNSHIP LINE BY COUNTY ENGINEER.

NO TRANS  
O. K. MAP DEPT. \*  
Date 6-8-71 CS  
KENT 3 SL 7.1  
.46

Grantor claims title by instrument(s) of record in D.B. 807 Page 404 Portage County Recorder's Office.

TO HAVE AND TO HOLD the real estate with all the rights, privileges and appurtenances thereto belonging to the Grantee, its successors and assigns forever.

And the said grantor, for himself and his heirs, executors, administrators and assigns does hereby covenant with the said Grantee, its successors and assigns, that he is the true and lawful owner of the said premises, and has full power to convey the same; and that the title so conveyed is free and clear from all liens and encumbrances whatsoever, EXCEPT ZONING ORDINANCES AND UTILITY EASEMENTS OF RECORD

VOL. 870 PAGE 13

|     |     |
|-----|-----|
| 824 | 113 |
| 820 | 508 |
| 812 | 187 |
| 812 | 160 |
| 810 | 39  |
| 807 | 404 |
| 807 | 400 |

and further, that he does Warrant at will Defend the same against all claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor, who hereby releases all right and expectance of dower herein, has hereunto set his hand this 7<sup>TH</sup> day of January, 1971.

TRI-COUNTY INVESTMENT COMPANY, A PARTNERSHIP  
aka THE TRI-COUNTY INVESTMENT COMPANY  
aka TRI-COUNTY INVESTMENT CO.

BY JOHN ORESKOVICH, a Partner  
BY CHARLES I. POULSEN, a Partner

BY RICHARD K. WHITE, a Partner

STATE OF OHIO, COUNTY Summit, ss.

BE IT REMEMBERED, That on this 7<sup>TH</sup> day of January, 1971, before me the subscriber, a Notary Public in and for said county, personally came the above named

Charles I. Poulsen and Richard K. White

and acknowledged the signing of the foregoing deed to be their voluntary act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

STATE OF OHIO, COUNTY Summit, ss. My commission has no expiration date SECTION 147.03 R.C.

BE IT REMEMBERED, That on this 15<sup>TH</sup> day of January, 1971, before me the subscriber, a Notary Public in and for said county, personally came the above named

John Oreskovich

and acknowledged the signing of the foregoing deed to be his voluntary act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

STATE OF OHIO, COUNTY Summit, ss. Notary Public PAUL J. FAVALON, Attorney At Law My commission has no expiration date SECTION 147.03 R.C.

BE IT REMEMBERED, That on this day of before me the subscriber, a Notary Public in and for said county, personally came the above named

and acknowledged the signing of the foregoing deed to be voluntary act and deed. In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

This instrument prepared by F. H. Strahl for the State of Ohio, Dept. of Highways

DEED OF CORRECTION  
WARRANTY DEED  
FROM O.P.W.  
TRI-COUNTY INVESTMENT COMPANY,  
a Partnership aka  
THE TRI-COUNTY INVESTMENT COMPANY aka  
TRI-COUNTY INVESTMENT CO.  
Address 14 Whitehall Drive  
Tallmadge, Ohio 44278  
TO THE  
STATE OF OHIO  
S. R. 261 County Portage  
Section 0.00  
Parcel No. 56-ND  
NO TRANSFER  
TRANSFERRED  
VICTOR BIASELLA Auditor  
RECEIVED  
6/7/91  
Received June 8, 1971  
At 9:45 o'clock A.M.  
Recorded June 9, 1971  
In Portage County  
Record of Deeds Vol. Page  
Donna M. Montgomery Recorder  
Recorder's Fee \$ 3.50  
sk NOTE  
To the County Recorder:  
As soon as this deed has been recorded, it should be returned to the Department of Highways, at Ravenna, Ohio 44266  
JOSHUA R. SANDS, SUPV.,  
R/W ENGINEERING

VOL 870 PAGE 34

INDEXED

FRANKLIN TWP.  
LOT 3

R-9-W T-3-N

TRI-COUNTY INVESTMENT COMPANY  
AKA  
TRI-COUNTY INVESTMENT COMPANY, A PARTNERSHIP  
C. I. POULSON & RICHARD K. WHITE, PARTNERS

56 WD P.R.O. 0.17 Ac.  
T.B.A. 0.29 Ac.  
TOTAL 0.46 Ac.

56 WL P.R.O. 0.04 Ac.  
T.B.A. 0.13 Ac.  
TOTAL 0.17 Ac.

55 WD-1 1038.41'  
STELLA BURNETT  
P.R.O. 0.00 Ac.  
T.B.A. 2.45 Ac.  
TOTAL 2.45 Ac.

MIKE LUDICK &  
ALBA F. LUDICK  
65 WL P.R.O. 0.05 Ac.  
T.B.A. 7.33 Ac.  
TOTAL 7.38 Ac.

65 WD P.R.O. 0.16 Ac.  
T.B.A. 0.16 Ac.  
TOTAL 0.32 Ac.

FRANKLIN TWP.  
BRIMFIELD TWP.

STELLA BURNETT

55 WL

POW COMPANY,  
A PARTNERSHIP

57 WL P.R.O. 0.37 Ac.  
T.B.A. 42.08 Ac.  
TOTAL 42.45 Ac.

55 WD P.R.O. 0.11 Ac.  
T.B.A. 0.14 Ac.  
TOTAL 0.25 Ac.

55 WL P.R.O. 0.90 Ac.  
T.B.A. 17.86 Ac.  
TOTAL 18.76 Ac.

P.R.O. 0.10 Ac.  
T.B.A. 0.12 Ac.  
TOTAL 0.22 Ac.

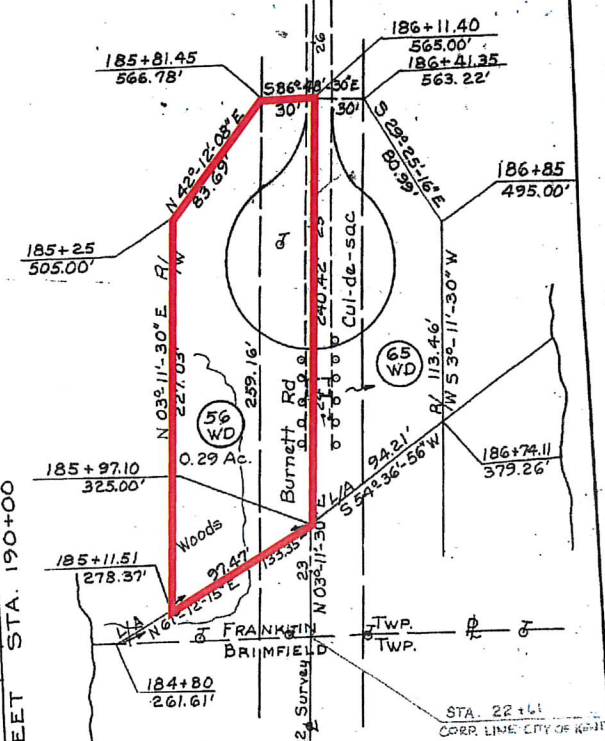
BRIMFIELD TWP.  
LOT 7  
R-9-W T-2-N

| FED. RD. DIVISION | STATE | PROJECT |
|-------------------|-------|---------|
| 2                 | OHIO  |         |

POR-261-

197  
213

20  
36



RIGHT OF WAY DETAIL  
FOR PROPOSED CUL-DE-SAC

|                                                |              |
|------------------------------------------------|--------------|
| Added Pcl. 55 WD-1                             | 1/22/69 R.L. |
| Change Title & Acreage Pcl. 57 WL 3/14/69 R.L. |              |
| Completion Date                                | 11/20/68     |

607 Fence  
1904 L.F. Type CL  
2 Walk Gates Type CL

STA 180+00 TO STA. 190+00



CITY OF KENT, OHIO  
DEPARTMENT OF BUDGET AND FINANCE  
Rhonda C. Hall, CPA, Director

**To:** Dave Ruller, City Manager  
**From:** Rhonda C. Hall, CPA, Director of Budget and Finance  
**Date:** October 15, 2024  
**Re:** Advance of Property Taxes Resolution

---

Dave,

The City is permitted by Section 321.34 of the Ohio Revised Code to request the County advance to the City any property taxes that have been collected prior to the normal February settlement date. Passage of this resolution will enable the City to receive at least a portion of its property taxes approximately four to six weeks prior to the actual settlement date. I am respectfully requesting City Council's approval of a resolution for this purpose to be placed on the City Council agenda for November 6, 2024.

Thank you.



CITY OF KENT, OHIO  
DEPARTMENT OF BUDGET AND FINANCE  
Rhonda C. Hall, CPA, Director

**To:** Dave Ruller, City Manager  
**From:** Rhonda C. Hall, CPA, Director of Budget and Finance  
**Date:** October 15, 2024  
**Re:** Five-Year Capital Plan

---

Mr. Ruller,

I would like to request that a discussion regarding the 2024 to 2029 Capital Plan (CAP Plan) be placed on the November 6, 2024 Agenda.

Thank you.



# CITY OF KENT, OHIO

---

## HEALTH DEPARTMENT

**From:** Joan Seidel, Health Commissioner

**Sent:** Tuesday, October 15, 2024

**To:** Patricia Long

**Subject:** CDC Funding Acceptance and Allocation

---

I am asking for Committee time to request Council accept and allocate \$50,000 in funding that is available to the City from the Center for Disease Control (CDC) as a result of the City Health Department becoming accredited.

The CDC is administering this funding through their grant system because that is the most efficient means of distribution, but it is not technically a grant; it is assistance funding provided to health departments that achieve accredited status.

If approved by Council, the funds would be deposited into the Health Department Workforce grant budget line and would be used to support the Department's efforts to maintain accreditation.



**CITY OF KENT, OHIO**  
**DEPARTMENT OF BUDGET AND FINANCE**  
**Rhonda C. Hall, CPA, Director**

**To:** Dave Ruller, City Manager  
**From:** Rhonda C. Hall, CPA, Director of Budget and Finance  
**Date:** October 22, 2024  
**Re:** FY2024 Appropriation Amendment #6

**The following appropriation amendments for the August Council Committee Agenda are hereby requested:**

**Fund 001 – General**

Increase        \$        70,000     Law / Other (O&M) – Add'l appropriations to cover additional legal services for 2024

**Fund 124 – Income Tax Safety**

Increase        \$        22,190     Income Tax Safety / Other (O&M) – Reappropriate First Responder Recruitment Grant funds received in 2023 to be paid in 2024, per N. Shearer 10/22/24 memo.

**Fund 128 – Fire & EMS**

Increase        \$        11,810     Fire & EMS / Other (O&M) – Reappropriate First Responder Recruitment Grant funds received in 2023 to be paid in 2024, per N. Shearer 10/22/24 memo.

**Fund 201 – Water**

Decrease        \$     (200,000)     Water / O&M – Reduce appropriate due to bids higher than expected for the Wellfield Devlp, project moved to 2025, per J. Bowling 10/8/24 memo.

**Fund 202 – Sewer**

Decrease        \$     (100,000)     Sewer / O&M – Reduce appropriate of the Motor Control Replcmt due to higher priority projects postponing expense, per J. Bowling 10/8/24 memo.

**Fund 301 – Capital Improvements**

Decrease        \$     (150,000)     Capital / SVC – Capital Facilities – Red approp. for Walnut St. Phase 2 Reconst due to lower than expected costs, per J. Bowling 10/8/24 memo.

Decrease            (150,000)     Capital / SVC – Capital Facilities – Red approp. for the Hudson Rd. Improvement since project being delayed by Franklin Township, per J. Bowling 10/8/24 memo.

Decrease            (50,000)     Capital / SVC – Capital Facilities – Red approp. for Franklin/Erie Street Curb Ext since it is being included with a diff project, per J. Bowling 10/8/24 memo.



## LAW DEPARTMENT MEMORANDUM KENT, OHIO

To: Rhonda Hall, Budget and Finance Director  
From: Hope L. Jones, Law Director  
Date: August 26, 2024, Revised 10/8/2024  
Re: Appropriation Request

---

Ms. Hall,

I have used much more money on Professional Services this year than expected. I am requesting that \$70,000 be added to the Law Department's fund 001-06-570-707-7340. If you have any questions regarding this request, I would be happy to talk to you.

Thank you, Rhonda.

Hope

# Kent Police Department

## MEMORANDUM

#

**To:** Kent City Council  
Dave Ruller, City Manager  
**From:** Chief Nicholas Shearer  
**Date:** October 17, 2024  
**Subject:** Grant Funding-Reappropriation

This memorandum serves as a request funds be reappropriated from 2023 to 2024 for the Ohio EMA ARPA recruiting grant. In 2023, we received a grant and had funds appropriated in the amount of \$34,000 for the purpose of first responder recruiting. After issuing a request for qualifications, we received a bid on this project in the amount of \$31,500. I am requesting this amount be reappropriated from 2023 to 2024 so we can execute this contract.

These funds should be appropriated to the following accounts for this project:

124-01-510-102-7340-\$22,190.00  
128-01-510-108-7340-\$11,810.00

CITY OF KENT  
DEPARTMENT OF PUBLIC SERVICE  
DIVISION OF ENGINEERING

MEMO

TO: Rhonda Hall  
Dave Ruller

FROM: Jim Bowling

DATE: October 8, 2024

RE: Appropriations Modification Request - **REVISED**

The Service Department is requesting to modify the appropriations for the following projects scheduled for 2024.

- **Wellfield Development (2011WTP004)** – We are requesting to reduce the appropriations by \$200,000 from the Water Fund for the project. Estimates for the next phase in this project came in significantly higher than previously budgeted and therefore will be programmed for 2025.
- **Walnut Street Reconstruction – Phase 2 (2019CIP009)** – We are requesting to reduce the appropriations by \$150,000 from the Capital Fund for the project. The project was bid and the costs came in lower than budgeted. Construction will be completed this year and the appropriations will not be needed.
- **Hudson Road Improvements (2023CIP007)** - We are requesting to reduce the appropriations by \$150,000 from the Capital Fund for the project. This project is being led by Franklin Township and they had to delay the project due to construction cost increases.
- **Franklin/Erie Curb Extension (2020CIP008)** - We are requesting to reduce the appropriations by \$50,000 from the Capital Fund for the project. This appropriation is not needed as the work is included in the development of 211 Franklin Street.
- **Motor Control Center Replacement (2014WRF004)** - We are requesting to reduce the appropriations by \$100,000 from the Sewer Fund for the project. Higher priority needs have required this project to be postponed.

The net effect of the above requests to the respective funds are shown below:

- Water Funds – (-\$200,000)
- Sewer Funds – (-\$100,000)
- Capital Funds – (-\$350,000)

We appreciate the consideration of these requests.

Please let me know if there are any questions.

c:     Melanie Baker  
          Brian Huff  
          Cori Wimer  
          Bill Schesventer  
          John Ellison  
          Gary Labajetta  
          Jon Giaquinto  
          Pat Homan  
          Cathy Wilson