



City of Kent

Regular City Council Meeting

319 S. Water Street, Kent, Ohio 44240

August 20, 2025

MINUTES

Due to technical difficulties, this meeting was not able to be streamed/recorded.

At 7:00pm, Mayor Jerry T. Fiala called the Regular City Council meeting to order.

Present: Mr. Jack Amrhein; Ms. Melissa Celko; Mr. Jeff Clapper; Mr. Michael DeLeone; Mr. Chris Hook; Ms. Heidi Shaffer Bish; Mr. Roger Sidoti; Mr. Robin Turner

Also Present: Mr. Jerry T. Fiala, Mayor and President of Council; Ms. Kathy Coleman, Clerk of Council; Mr. Dave Ruller, City Manager; Ms. Hope Jones, Law Director; Mr. Jim Bowling, City Engineer; Mr. Nick Cecil, IT Director; Ms. Melanie Baker, Services Director; Ms. Joan Seidel, Health Commissioner Ms. Bridget Susel; Community Development Director

MOTION TO EXCUSE Ms. Rosenberg was made by Mr. Hook, seconded by Mr. Sidoti, and carried by unanimous voice vote.

OPENING REMARKS AND PLEDGE OF ALLEGIANCE

Mr. Clapper offered opening remarks and led Council in the Pledge of Allegiance.

COMMUNICATIONS

Public Comment:

- None

Written Communication:

- On July 28, 2025, the Council office was notified that the Kent Area Chamber of Commerce is accepting nominations for the 2025 Tree City Dinner & Awards. Nominations and applications are due by September 9, 2025.
- On July 29, 2025, the Kent Area Chamber of Commerce requested certificates for two ribbon cuttings in August: Market Stanzas on August 23rd and Scenic Studios on August 25th.
- On July 29, 2025, notice from the Dept. of Commerce, Division of Liquor Control was received in the Clerk's office, advising that all Class C & D retail liquor permits will expire on October 1, 2025 and any objections to renewal should be made by September 2, 2025. Chief Shearer had no objections.

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.

MOTION TO APPROVE was made by Mr. DeLeone, seconded by Mr. Clapper and carried by unanimous voice vote.

- On August 4, 2025, the July minutes and August agenda were received from Standing Rock cemetery and posted online.
- On August 7, 2025, the July minutes and August agenda and statistical report were received from the Health Department.
- On August 12, 2025, the agenda and staff report were received from Community Development for the August 19 Planning Commission meeting, and posted in the foyer of City Hall.

CITY MANAGER'S REPORT

MOTION TO APPROVE ITEMS 1-3 OF THE CITY MANAGER'S REPORT was made by Mr. Amrhein, seconded by Mr. Sidoti, and carried by unanimous voice vote.

CONSENT AGENDA

MOTION TO APPROVE July's regular Council meeting minutes was made by Mr. Sidoti, seconded by Mr. DeLeone and carried by unanimous voice vote.

MOTION TO APPROVE August's Council committee meeting minutes was made by Ms. Shaffer Bish, seconded by Mr. Hook, and carried by voice vote 8-0-1, with Ms. Celko abstaining.

MOTION TO SUSPEND THREE READINGS OF DRAFTS 2025-072 THROUGH 2025-082 was made by Mr. Clapper, seconded by Mr. Hook, and carried by unanimous voice vote.

MOTION TO APPROVE THE CONSENT AGENDA was made by Mr. DeLeone, seconded by Mr. Clapper, and carried by unanimous voice vote.

- **DRAFT 2025-072** AN ORDINANCE AMENDING SECTION 107.02(f) OF THE CODIFIED ORDINANCES OF THE CITY OF KENT TITLED "DEFINITIONS" TO CHANGE THE LOCATION WHERE PUBLIC NOTICES SHOULD BE POSTED AND DECLARING AN EMERGENCY
- **DRAFT 2025-073** AN ORDINANCE AUTHORIZING THE CERTIFICATION OF DELINQUENT MOWING BILLS, PROPERTY MAINTENANCE VIOLATIONS-CITATIONS, ZONING VIOLATIONS-CITATIONS, AND HEALTH DEPARTMENT VIOLATIONS-CITATIONS TO THE COUNTY AUDITOR IN ORDER TO ALLOW FOR THE PLACEMENT OF THE CERTIFIED AMOUNT ON THE REAL PROPERTY TAX LIST AND DUPLICATE AGAINST THE PROPERTY SERVED BY THE MOWING SERVICES, PROPERTY MAINTENANCE VIOLATION-CITATIONS, ZONING VIOLATIONS-CITATIONS, HEALTH DEPARTMENT VIOLATIONS-CITATIONS, AND DECLARING AN EMERGENCY.
- **DRAFT 2025-074** AN ORDINANCE AUTHORIZING THE CERTIFICATION OF NON-PAYMENT OF WATER USE CHARGES, WASTEWATER USE CHARGES, STORM WATER UTILITY CHARGES AND RECYCLING/SOLID WASTE COLLECTION CHARGES TO THE COUNTY AUDITOR IN ORDER TO ALLOW FOR THE PLACEMENT OF THE CERTIFIED AMOUNT ON

THE REAL PROPERTY TAX LIST AND DUPLICATE AGAINST THE PROPERTY FOR THE NON-PAYMENT OF SAID CHARGES, AND DECLARING AN EMERGENCY.

- **DRAFT 2025-075** AN ORDINANCE AMENDING ORDINANCE NO. 2024-131, THE CURRENT APPROPRIATION ORDINANCE, PASSED DECEMBER 18, 2024; 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, 2025; AND DECLARING AN EMERGENCY.
- **DRAFT 2025-076** AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNERS OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING A DAVEY TREE S.E.E.D. Campus MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY.
- **DRAFT 2025-077** AN ORDINANCE AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO APPROVE AND EXECUTE AN AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF KENT, OHIO AND THE KENT CITY BOARD OF EDUCATION REGARDING THE SCHOOL RESOURCE OFFICER PROGRAM, EXTENDING THIS AGREEMENT UNTIL JUNE 3, 2026, AND DECLARING AN EMERGENCY.
- **DRAFT 2025-078** AN ORDINANCE AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO APPROVE A SPECIAL EVENT APPLICATION FROM KENT STATE UNIVERSITY FOR THE KENT STATE UNIVERSITY HOMECOMING PARADE TO BE HELD ON SATURDAY, OCTOBER 11, 2025, AND THE TEMPORARY CLOSURE OF LOOP ROAD, JOHNSTON DRIVE, RHODES ROAD, SUMMIT STREET AND TERRACE DRIVE AND DECLARING AN EMERGENCY.
- **DRAFT 2025-079** AN ORDINANCE APPROVING THE PORTAGE COUNTY SOLID WASTE MANAGEMENT DISTRICT 2026-2041 SOLID WASTE MANAGEMENT PLAN AND DECLARING AN EMERGENCY.
- **DRAFT 2025-080** AN ORDINANCE AUTHORIZING AMENDMENTS TO THE CITY OF KENT'S ZONING CODE IN ORDER TO CLARIFY TEXT, CORRECT ERRORS AND INCLUDE ELEMENTS FROM THE RECENTLY UPDATED DESIGN GUIDELINES AND DECLARING AN EMERGENCY.
- **DRAFT 2025-081** AN ORDINANCE AUTHORIZING THE FINANCE DIRECTOR, UPON THE ISSUANCE OF A CERTIFICATE OF AVAILABILITY OF FUNDS, TO PAY CERTAIN PURCHASE ORDERS MADE THAT EXCEED \$3000.00; AND DECLARING AN EMERGENCY.
- **DRAFT 2025-082** AN ORDINANCE AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO ACCEPT AND APPROPRIATE A PROJECT DAWN STIPEND IN THE AMOUNT OF \$8,000

FOR DRUG OVERDOSE AWARENESS DAY DECLARED BY THE STATE OF OHIO ON AUGUST 31, 2023, FOR THE CITY OF KENT HEALTH DEPARTMENT, AND DECLARING AN EMERGENCY.

Consent agenda passes.

STANDING COMMITTEES AND LEGISLATION

Committee of the Whole – Chair Mayor Fiala/Vice-Chair Amrhein

Board/Commission Appointments

- Motion to appoint Randall Houska to the Fair Housing Board was made by Mr. Clapper, seconded by Ms. Celko; and carried by unanimous voice vote.
- Motion to authorize insertion of the name into Draft 2025-071 was made by Mr. Amrhein, seconded by Mr. Clapper, and carried by unanimous voice vote.
- Motion to suspend 3 readings of Draft 2025-071 was made by Mr. Sidoti, seconded by Ms. Celko, and carried by unanimous voice vote.
- Motion to adopt Draft 2025-071 was made by Mr. Clapper, seconded by Mr. DeLeone, and carried by unanimous roll call vote.

DRAFT 2025-071 A RESOLUTION APPOINTING RANDALL HOUSKA TO THE BOARD OF BUILDING APPEALS AND DECLARING AN EMERGENCY.

Draft 2025-071 passes.

Community Development Committee – Chair Rosenberg/Vice-Chair Clapper

No action.

Finance Committee – Chair DeLeone/Vice-Chair Celko

- MOTION to SUSPEND 3 READINGS of Draft 2025-083 was made by Mr. DeLeone, seconded by Mr. Clapper and carried by unanimous roll vote.
- MOTION TO ADOPT DRAFT 2025-083 was made by Mr. Sidoti, seconded by Mr. DeLeone, and carried by unanimous roll call vote.

DRAFT 2025-083 AN ORDINANCE AUTHORIZING THE CITY BUDGET & FINANCE DIRECTOR AND LAW DIRECTOR, OR THEIR DESIGNEES, TO SIGN AN ADDENDUM TO THE EMPLOYMENT CONTRACT BETWEEN THE CITY OF KENT AND DAVID RULLER AND DECLARING AN EMERGENCY.

Draft 2025-083 passes.

Health & Safety Committee – Chair Amrhein/Vice-Chair Sidoti

No action.

Land Use Committee – Chair Shaffer-Bish/Vice-Chair Hook

No action.

Streets, Sidewalks & Utilities Committee – Chair Sidoti/Vice-Chair Clapper

No action.

UNFINISHED BUSINESS

None

NEW BUSINESS

Discussion regarding the disbandment of the Architectural Review Board (ARB). Consensus was that the new design guidelines in the City code make the ARB redundant. Mr. Clapper moved to disband the ARB and remove reference to its influence in the relevant city codes. Mr. Sidoti seconded the motion and it passed by unanimous voice vote.

COUNCIL MEMBERS' COMMENTS

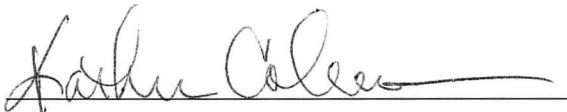
- Ms. Shaffer Bish discussed the need for residential development in Kent and urged Council to review the book she provided to everyone entitled "On the Housing Crisis."
- Ms. Celko recognized the beautiful work done by Market Stanza and encouraged everyone to make a point to see it.
- Mr. Turner echoed Ms. Shaffer Bish's comments and acknowledged the limited space within the City but encouraged the development of low-to-moderate income housing.

MAYOR'S REPORT

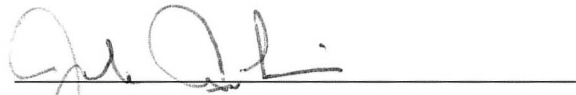
Mayor Fiala stated that he visited the Davey Tree SEED campus and called it a phenomenal experience. He also enjoyed visiting Dog Days of Summer and the Community Garden in the Historic South End over the weekend.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:24pm.



Kathleen Coleman
Clerk of Council



Jerry T. Fiala
Mayor and President of Council

