

**THE CITY OF KENT, OHIO
COMMUNITY DEVELOPMENT COMMITTEE
WED., FEB. 3, 2016**

This meeting of the Community Development Committee of Kent City Council was called to order on Wed., Feb. 3, 2016 by John Kuhar, Chair, at 7:04 p.m.

PRESENT: MR. DeLEONE, MR. FERRARA, MR. KUCHAR, MS. LONG, MS. SHAFFER, MR. SIDOTI, MR. TURNER, AND MS. WALLACH

ALSO PRESENT: J. FIALA, MAYOR & PRESIDENT OF COUNCIL; D. RULLER, CITY MANAGER; J. SILVER, LAW DIRECTOR; B. SUSEL, DIR. OF COMM. DEV.; T. WILKE, ECON. DEV. DIR.; AND L. JORDAN, CLERK OF COUNCIL

ABSENT: MR. AMRHEIN

Chair Kuhar explained the first item is the **Local Historic Designation of 315 Gougler Ave.**

Bridget Susel, Dir. of Community Development, explained that the City was established as a Local Certified Government, which enables the City to designate a building as a "Local Historic Property," allowing the developer to seek historic tax credits through the State of Ohio. She said in response to a question during the public hearing, these credits are important to a development because the costs associated with historic preservation renovations can be costly, and the ability to sell tax credits makes projects more financially viable.

Ms. Susel introduced **Wendy Naylor**, a historic preservation consultant working with the owners. Ms. Naylor said she resides at **92 E. Washington St., Chagrin Falls, OH**. She said they have been working on this on a national level. She said it is a wonderful building, worthy of being designated a landmark. Ms. Naylor said Ryan Cene would assist her with her power point presentation.

Ms. Naylor said this building is located just west of the Cuyahoga River. She said they submitted forms for a National Register nomination in two areas of significance. She said one area, Criterion A, represents the impact of the Kent Chamber of Commerce on economic development in Kent. She commented that it was a wonderful story.

Ms. Naylor said the second area was Criterion C, adding this was the only known manufacturing site, done by the first licensed architect in Kent.

Ms. Naylor said they thought L.N. Gross began in Kent in 1928, but when looking at Sanborn Insurance maps, they found the company was in Kent in 1904. She said it was a large garment manufacturer based in Cleveland, but came to Kent for their production and manufacturing. She said only women were employed in the factory.

Ms. Naylor said by the 1920s, Cleveland was close to New York in garment production, and L.N. Gross was one of the largest woman's garment producers at that time. She said they returned in 1919 to the Alpaca Mill with the shirtwaist factory, and set up business.

Ms. Naylor said Charles Kistler was Kent's first licensed architect. She said in 1928, L.N. Gross had 150 women on the payroll and needed to expand. She said at that time, the Chamber of Commerce was very instrumental in the civic history in Kent. She said they were involved with bringing the Kent Normal School to Kent, and sponsored Mason Tire and Rubber, the Kent Franklin Hotel, Twin Coach, Black & Decker, and the Main Street Bridge. She said Lewis Gross, the owner, went to the Chamber, asking for their help to stay in Kent. She said he needed a new facility, and W.W. Reed, who was the head of the Chamber, raised \$8300 in subscription funds, and talked to Charles Gougler about his land. She said

they bought the land and brought in Mr. Kistler as the architect. Ms. Naylor said that by 1929, the Sanborn map shows they were in the new facility in Kent, on the river. At this time, she displayed a photo from the Kent Historical Society, with all of the women employees in front of the building.

Ms. Naylor said there was a question as to what was a shirtwaist, and at this time she displayed an ad for a shirtwaist. She said it was described as a model shirt for the independent working woman. She said it was described as ready to wear for fashionable women, and that no two were alike. Ms. Naylor said they sold for \$1.00 each.

Ms. Naylor said they stayed in the building with a lot of success, and were producing 4800 garments a day for 5.5 days per week. She said at one point, three hundred women were employed. Ms. Naylor said they manufactured the items in Kent, and took them back to Cleveland for distribution. She said they made it through the depression as the garment was affordable. Ms. Naylor said there was a six-week strike in 1935 in the Cleveland and Kent facilities, adding it impacted the firm's stability. Ms. Naylor said Lew Gross reported they had not made money, closed the plant, and moved his operation to Fayetteville, TN.

Ms. Naylor said Mr. Kistler was the first licensed architect in Kent. She said he never attended high school, and that requirement was waived to allow him to take the state exam. She said he practiced in Kent for forty years. Ms. Naylor shared some of his notable designs, including the high school, Bissler's Furniture, the Kent and Ravenna Theaters, and Ferrara's grocery. She said L.N. Gross was a commercial building with art deco elements, adding both the Kent Theater and the Ravenna Theater also had art deco elements.

Ms. Naylor said this building had different motifs, adding there were wonderful decorative elements for being a manufacturing building. She displayed slides of the rear elevation and the front vestibule. Ms. Naylor said that although the door is beautiful, it is not the original. She said it kept with the art deco style. Ms. Naylor said in the vestibule are the decorative elements in the plaster, mimicking the exterior motif.

Ms. Naylor said there are clear story windows in the building, adding they are unsure if they are operable. She showed the stairs to the tower area and more of the factory floor. Ms. Naylor said it is a wonderful building, and was well received by the Historic Preservation office with the first draft of the nomination.

Mr. Ferrara asked when the recommendation would return from the state, and Ms. Naylor said as part of the process, they do a questionnaire and give initial feedback. She said the first draft will come back with comments, and they will resubmit it. She said it will then be submitted to the Ohio Preservation Advisory Board, appointed by the Governor, adding they make a recommendation. Ms. Naylor said she did not see a problem with the recommendation.

Ms. Shaffer asked if they will make them take off the door, and Ms. Naylor said they will not. She said if the door is removed, it will have to be replaced. She said they also have to follow certain interior standards. Ms. Shaffer said she is familiar, as she was involved with the Phoenix Building in Ravenna.

Mr. Kuhar said his mother and aunts made dresses in that building as young women.

Chair Kuhar called for audience comment. After no audience comment, Chair Kuhar returned to the committee.

MOTION TO AUTHORIZE THE LOCAL HISTORIC DESIGNATION WITH THE EMERGENCY CLAUSE.

Motion made by Ms. Shaffer, seconded by Mr. Ferrara, and carried by a voice vote of 8-0-1, with Mr. Kuhar abstaining.

Chair Kuhar stepped down at this time, and asked Mr. Sidoti to Chair this meeting. Mr. Sidoti said they would be receiving an **Update of the Pending List**.

Mr. Ruller distributed his report on the status of the items, adding it is a starting point. He said this was not done the previous year, so it was a two-year process and seemed timely at this time. Mr. Ruller said he is just making recommendations, and not trying to force an issue. He said they will keep items on if the Council is concerned. Mr. Ruller said the first half of the list are those items referred to the Administration, and the last half are those items referred to some committees. Mr. Ruller said previously he tried to make recommendations on those items, and a former Council member said that was not his job. He said after talking to the Clerk, he decided to make a few recommendations on some of those items that may be removed.

Mr. Ruller said he spoke to the Mayor about this process earlier. He said they are not going to spend a lot of time on any one issue. Mr. Ruller said if there is a long discussion, they should just keep the item on the list.

1) Review of the City's policy on liveable rental properties. (06/07)

Mr. Ruller said at one time the Parks and Recreation Department had a tenant in one of the houses that purchased that fell into bad shape. He said Mr. Bargerstock was on the Council at that time, and suggested if the City owned properties, they should be liveable. Mr. Ruller said that Mr. Idone got the house up to code, and in the meantime, the City hired Jack Kohl to handle their properties. Mr. Ruller said they only have one property now, next to the West Side Fire Station, so essentially it is a non-issue.

2) KEC concerns on City landscaping (10/10)

Mr. Ruller said that Charles Frederick came to Council, on behalf of the KEC, and expressed concern with a section of SR 59's landscaping. He said the beautification effort is not too beautiful, adding that maturity of the landscaping is part of the problem. Mr. Ruller said some needs to be reworked, some needs to be removed, and some areas need new plantings. He said the KEC is not as big as it was previously, and people are not as young. He said the KEC used to take care of that area. Mr. Ruller said the Service Director and Arborist met with the KEC, came up with an interim plan, and they now use Davey Tree for their right-of-way maintenance. He said for the most part, there is not much more they can do.

Mr. DeLeone asked if they still have the designation of all the trees planted, adding a lot are overgrown. Mr. Ruller said that is part of the concern, adding he knew the designation was around. Mr. Ruller said there were a few issues about moving some plantings, and they worked with family members.

Ms. Wallach said a lot of the plantings were killed by weed whipping.

Ms. Shaffer asked if there is a plaque that commemorates the named individuals that could be maintained, and **Jim Bowling, City Engineer**, from the audience shook his head. Mr. Ruller said he did not know if there were some originally, but suggested they may not have been maintained.

Mr. Bowling said he has a list of the trees, shrubs, and other plantings, in his office. He said to his knowledge, he has not seen any plaques. Mr. Bowling said they relocated several of the trees, saving them, with the work done east of Water Street. He said a Chinese Dogwood still remains at the corner of Willow and Main Streets. Mr. Bowling said the list will give them a block and designate what is there, but it is hard to find. Ms. Shaffer asked if they have the names of the people, and Mr. Bowling said those people commemorated are on the list. He said it is an extensive list, but it is hard to find most of the plantings. Mr. Bowling said that some of them are prominent, while most have reached their life expectancy. Ms. Shaffer suggested one plaque with the names, instead of individual plaques.

Mr. Ferrara called for a point of order, and said they are supposed to be speaking about the pending list.

Ms. Shaffer said she would like to keep this item on the list, or make a motion in Council to take some

action. Mr. Sidoti said they can entertain motions at the end.

Ms. Wallach suggested they could keep or reject them as they discuss them, and Mr. Sidoti said they can do if it is Council's pleasure.

MOTION TO REMOVE #1.

Motion made by Mr. Kuhar, seconded by Mr. Ferrara, and carried by a voice vote of 8-0.

MOTION TO REMOVE #2.

Motion made by Mr. Ferrara, seconded by Mr. DeLeone, and carried by a voice vote of 8-0.

3) Meeting with state official (by written invitation) and further research on fracking, to return to Committee in two months; also referred to Sustainability Commission (4/12)

Ms. Wallach suggested they keep this on the list, as it keeps it in front of them. She said there are still questions on fracking.

MOTION TO RETAIN #3.

Motion made by Ms. Wallach, seconded by Ms. Long.

Mr. Ferrara said he is not against keeping it on, but asked if the Administration is held accountable as to what is on the pending list. He said they cannot be graded on something that is completed. Mr. Ferrara said if it is not a criterion of the evaluation process, then they can leave it on.

Mr. Kuhar said he would vote against the motion. He said they explored all avenues with fracking. Mr. Kuhar said if something new comes up, they can always respond to do whatever new things come up.

The motion failed by a hand vote of 4-4, with Mr. Ferrara, Mr. Kuhar, Mr. DeLeone, and Mr. Sidoti dissenting. The item will be removed from the list.

4) Funds for repair of Rockwell & Woodard Avenue (8/13)

MOTION TO REMOVE #4.

Motion made by Mr. Ferrara, seconded by Mr. Kuhar, and carried by a voice vote of 8-0.

5) Concept of Zip Cars (1/14)

Mr. Ruller said they are still working on this one, trying to convince the company that they need a presence downtown. He said the company would rather be where people live instead of the commercial district. Mr. Ruller said they recently added two more cars at the Province, adding they used to be just on campus. He said he was unsure if there was much more they can do, adding the company knows the City's interest.

MOTION TO REMOVE #5

Motion made by Mr. Ferrara, seconded by Mr. DeLeone, and carried by a voice vote of 8-0.

6) Possibility of 10-minute parking spaces to be used as regular spaces after 6:00 p.m. referred to PAC (2/14)

MOTION TO REMOVE #6.

Motion made by Mr. Ferrara, seconded by Mr. Kuhar, and carried by a voice vote of 8-0.

7) Study of pedestrians and vehicles, with consideration for four-way stop signs or a method for making pedestrians cross safer in the downtown area (4/14)

MOTION TO REMOVE #7.

Motion made by Mr. Ferrara, seconded by Mr. Kuhar.

Mr. Ferrara said the issue was addressed. He said pedestrian safety will always be a concern that never goes away. Mr. Ferrara said the immediate concerns were addressed.

Mr. Kuhar said the yield signs have done wonders in the middle of the road, and did their job.

Ms. Shaffer said she is not completely sold on that thought, adding they are experimenting. She said she is unsure whether they finished the experiment, and will vote against it.

The motion failed by a hand count of 4-4, with Mr. Ferrara, Mr. Kuhar, Mr. DeLeone, and Mr. Sidoti dissenting.

8) Local anti-discrimination ordinances for housing for sexual preference (5/14)

Mr. Ruller asked they keep this on the list. He said there are some things being done nationally, and they will report back to the Council.

9) Sustainability Commission to come up with at least ten actions that can be adopted to fend off global warming, posting the same with the media (7/14)

Ms. Wallach said this is an ongoing issue they should keep on, adding it is something that should not just be in the Tree City Bulletin once or twice.

MOTION TO KEEP ON THE LIST.

Motion made by Ms. Wallach, seconded by Ms. Long.

Ms. Wallach said people should be hit with this over and over again to keep it in front of them. She said things can be done to help with global warming. Ms. Wallach said she understood the research is done, but they should continue keeping it in the Tree City Bulletin.

Ms. Long agreed with the motion, adding she would like to retain it also.

The motion carried by a voice vote of 8-0.

10) Stop signs or pedestrian walkways for Esplanade @ S. Willow Street (11/14)

MOTION TO REMOVE #10.

Motion made by Mr. Ferrara, seconded by Ms. Wallach, and carried by a voice vote of 8-0.

11) Right turn lane @ Depeyster onto Main (11/14)

Mr. Ruller said they have not reported back on this issue. He said there are some economic and legal safety challenges. Mr. Ruller said he would be happy to bring it back as an actual report if they want to keep it on the list.

MOTION TO RETAIN #11.

Motion made by Mr. Ferrara, seconded by Ms. Shaffer, and carried by a voice vote of 7-1, with Ms. Wallach dissenting.

12) Support the mill staying in Kent (11/14)

Mr. Ruller said they have written, called, talked, and begged. He said the mill is aware of their support, but there has not been much commitment to stay in Kent. Mr. Ruller said they have invested in their new plant in Willard, and could possibly keep Kent for some specialty flour with less of a footprint and/or

impact. He said he has talked to local and corporate staff, adding as private companies, they will not reveal a whole lot. Mr. Ruller said there is not a whole lot more they can do.

MOTION TO REMOVE #12.

Motion made by Mr. Ferrara, seconded by Mr. DeLeone, and carried by a voice vote of 7-1.

13) Possible sale of water to County (12/14)

Mr. Ruller said there are two pieces to this issue, adding it is something Mr. Kuhar has expressed an interest with previously. Mr. Ruller said in theory they can sell water anywhere. He asked at what point it is too costly to get the water to that location. He asked if it is an option to tap into other lines. Mr. Ruller said that has its own set of restrictions, with financial limitations. He said if they did not have Kent State, a large water user, the concept of offering discounts might be feasible. Mr. Ruller said the University is their biggest volume customer, and that does not afford them flexibility. He said discounts are unfair. Mr. Ruller said they are always looking to sell water, as they have the capacity at the plant. He said the water usage is down, but bills still have to be paid. Mr. Ruller said that more users are good, and they are always actively looking for ways to do that.

MOTION TO REMOVE ITEM #13.

Motion made by Mr. Ferrara, seconded by Ms. Shaffer.

Ms. Long asked Mr. Ruller if he is saying that they would be willing and open to sell their water if an entity wishes to negotiate with them, and Mr. Ruller said that is an accurate statement. He said it will be done case by case. He reminded them that they must justify the expense and limitations, but also have to go through the appropriate process to modify the boundaries of the water districts. Mr. Ruller said they are open.

The motion carried by a voice vote of 8-0.

14) Street/school light concerns on Hudson Rd. (12/14)

Mr. Ruller said this came to them from a bus driver who was expressing concern about the timing and operation of the lights. He said the City staff met with some school representations, and some modifications were made. Mr. Ruller said that since that time, the school has a person directing traffic, making the light less important.

MOTION TO REMOVE #14.

Motion made by Mr. Ferrara, seconded by Mr. DeLeone, and carried by a voice vote of 8-0.

15) Language making snow plow companies response to keep fire hydrants clear (3/15)

Mr. Ruller said that while he has not reported back on this one, contractors cannot plow in fire hydrants. He said they now have the ability to fix it or penalize it. Mr. Ruller said he was unsure they needed to add more to the Code, adding they have to see it occur. He said if they wanted more details, they could keep it on the list.

MOTION TO RETAIN #15 ON THE LIST.

Motion made by Ms. Wallach, seconded by Mr. Ferrara.

Ms. Wallach said she initially brought this up. She said she would like to discuss what they do if they see a hydrant already plowed in.

The motion carried by a voice vote of 8-0.

16) Placement of City checkbook online (3/15)

Mr. Ruller said that Mr. Coffee was "thumbs up" with this issue conceptually, and conveyed that thought to the State Treasurer. He said the challenge is how to implement it, adding they have not got great answers. Mr. Ruller said the worst thing they can do is to do it wrong, and they do not want to mess it up. Mr. Ruller said the need to upload the data into the State's platform so it makes sense. He said the worst things would be to have a bunch of questions and uncertainty.

Mr. Ruller said Mr. Coffee has talked to other municipalities and has not found anyone using the same financial software. He said they want someone with the exact modules to see how it is converted. Mr. Ruller said that for the sake of a date, it will be online by the end of the year. He said they are committed, and have made that thought public with the State Treasurer. Mr. Ruller said they want to get it right.

MOTION TO RETAIN #16.

Motion made by Mr. Kuhar, seconded by Mr. Ferrara, and carried by a voice vote of 8-0.

17) Crosswalk/curb @ N. Water Street/Portage St. (4/15)

Mr. Ruller said no good idea goes unpunished. He said this seems like it would be simple, but is actually more complicated. Mr. Ruller said mid-block crossings are unique, adding it must be correct and conform to the regulations. He said there are legal liabilities if it was done wrong. Mr. Ruller acknowledged there was an accident in that location, adding it was unique, and he was unsure if this issue would have solved that problem.

Mr. Ruller said they all see the value of this issue, but the challenge is that it is the whole corridor. He said they need to make bubble outs at the crossings and improve the site distance. Mr. Ruller said it becomes a much bigger project than some paint and a paint brush. Mr. Ruller said this needs to be in the capital plan, adding he has concerns with doing it this way. Mr. Ruller said if they have one at one location, people assume it is at the next intersection. He said this could cost a couple of hundred thousand, adding they would be happy to discuss it with their capital discussions.

Mr. Kuhar said this is an example of government over thinking. He said there is no crosswalk, and a lot of people crossing the street without any protection or safety. He said these are not four way intersections, adding on the east side of North Water Street, the curbs are cut and the handicapped ramps are in. Mr. Kuhar said they just do not go anywhere. He said they need one or two crosswalks without spending one million dollars. He said if they need someone to pour eight feet of concrete, he can find someone. Mr. Kuhar said when they start talking about redoing the entire corridor, they are over thinking the entire project. He said they need to figure out how to get people across the street.

MOTION TO RETAIN ITEM #17.

Motion made by Mr. Kuhar, seconded by Mr. Ferrara.

Ms. Shaffer said she hears Mr. Ruller, adding she has looked at the situation to see if people would use crosswalks. Ms. Shaffer said people will cross where they want to cross, including her. She said it is worth keeping so it can be addressed and at least be a reminder that it is an issue. She suggested they can look for a solution in the meantime. Ms. Shaffer supported the motion.

The motion carried by a voice vote of 8-0.

19) Review of downtown zoning (parking) (6/15)

Mr. Ruller said this is ongoing, adding they are doing updated counts. He said they will be meeting with PARTA soon regarding the 2015 figures.

MOTION TO KEEP #19.

Motion made by Ms. Shaffer, seconded by Mr. Kuhar, and carried by a voice vote of 8-0.

20) Review of sign ordinances (7/15)

MOTION TO REMOVE #20.

Motion made by Mr. Ferrara, seconded by Ms. Wallach, and carried by a voice vote of 8-0.

21) Discussion on injection well moratorium when more info is available (8/15)

MOTION TO REMOVE #21.

Motion made by Mr. Ferrara, seconded by Mr. Kuhar.

Ms. Wallach asked if they received a reply from their state legislature, and Mr. Ruller said they have not received a reply. He said they did on the fracking issue, but not on this one.

The motion carried by a voice vote of 6-2, with Ms. Shaffer and Ms. Long dissenting.

22) Promotion of educational materials on TNR program (feral cats) and tougher animal abuse laws (9/15)

Ms. Wallach said that only one-half of this referral was addressed. She said they still need to look at tougher animal abuse laws.

MOTION TO RETAIN #22 ON THE LIST.

Motion made by Ms. Wallach, seconded by Ms. Shaffer.

Ms. Wallach said they need to address the second part of this referral.

The motion carried by a voice vote of 8-0.

23) Sidewalk snow removal (9/15)

MOTION TO RETAIN #23.

Motion made by Ms. Shaffer, seconded by Ms. Wallach.

Ms. Shaffer said this is still an issue. She said they have done a lot of experimentation, but the loop has not been completed. She said the Administration has not come back; the public has not commented; and they have not had any snow. Ms. Shaffer said if they remove it, she is concerned with getting it back on. She said they need to keep it on the list to see the results of what they have done. Ms. Shaffer said she was not saying they needed to do any more, but the process needed to be completed.

The motion carried by a voice vote of 7-1, with Mr. DeLeone dissenting.

24) Time line, real estate report, and size needs for new city hall (10/15)

Mr. Ruller reported this is work in progress.

25) To become involved w/flood plain issue (11/15)

MOTION TO REMOVE ITEM #25.

Motion made by Ms. Wallach, seconded by Mr. DeLeone, and carried by a voice vote of 8-0.

26) To review the cost to fix the known sidewalk problems and to come up with a more comprehensive plan (11/15).

Mr. Ruller reported this is work in progress.

27) Possible sponsorship of Syrian family (12/15)

Mr. Ruller reported this is work in progress.

COMMUNITY DEVELOPMENT COMMITTEE

1) Formation of Housing Policy or Planning Task Force (11/12)

Mr. Ruller said the comprehensive housing report appears to be the result. He said they can keep this on as a bookmark, but the issue will never go away.

MOTION TO REMOVE #1.

Motion made by Mr. Kuhar, seconded by Mr. Ferrara, and carried by a voice vote of 8-0.

2) Vacation of portion of S. Willow held until 9/2015 (11/14)

Mr. Ruller said there has been no push from the University or the City to move forward with this issue.

MOTION TO REMOVE #2.

Motion made by Mr. Kuhar, seconded by Ms. Shaffer.

Mr. Kuhar said he was adamantly opposed to this request, adding that is an emergency bypass route. He said closing this off to vehicular traffic would have created more jams downtown. He said it was not a good thing.

The motion carried by a voice vote of 8-0.

FINANCE COMMITTEE

1) Satisfactory level of reserve balance (8/07)

Mr. Ruller said this was the result of the Blue Ribbon panel process. He said they adopted a reserve balance policy a few years ago, adding they fortunately have a healthy reserve balance currently.

MOTION TO REMOVE #1.

Motion made by Mr. Ferrara, seconded by Ms. Shaffer, and carried by a voice vote of 8-0.

HEALTH & SAFETY COMMITTEE

1) Prohibition on handheld phones while driving (9/08)

Mr. Ruller said texting while driving is illegal and is being enforced. He said they are in conformance with State law. Mr. Ruller said they can keep it on the list, but it is easier to follow the State law.

MOTION TO RETAIN #1.

Motion made by Ms. Wallach, seconded by Ms. Long.

Ms. Wallach said cell phones are a real problem, adding they need to keep this in front of their faces.

Mr. Kuhar said he is the one who referred this originally. He said the State has passed laws, and they have laws against this. Mr. Kuhar said the key is enforcement. He said he does not support keeping it on.

Ms. Shaffer agreed. She said another component is education, but neither enforcement nor education was listed.

Mr. Kuhar said it is a different issue.

Ms. Shaffer said they could get into a tangle with the State.

The motion failed by a voice vote of 2-6, with Ms. Wallach and Ms. Long supporting the motion, and all other members opposing it.

2) On-site security for apartment complexes (7/12)

MOTION TO REMOVE #2.

Motion made by Mr. Ferrara, seconded by Ms. Wallach, and carried by a voice vote of 8-0.

LAND USE COMMITTEE

1) High Street sidewalk vacation (Tabled) (9/11)

MOTION TO REMOVE #1.

Motion made by Ms. Shaffer, seconded by Mr. Ferrara, and carried by a voice vote of 8-0.

2) Fence installation (9/11)

MOTION TO REMOVE #2.

Motion made by Mr. Ferrara, seconded by Mr. DeLeone, and carried by a voice vote of 8-0.

3) Zoning violation fine caps (12/11)

MOTION TO REMOVE #3.

Motion made by Mr. Ferrara, seconded by Mr. Kuhar, and carried by a voice vote of 8-0.

4) Increased fines for some zoning violations (3/12)

MOTION TO REMOVE #4.

Motion made by Mr. Ferrara, seconded by Mr. Kuhar, and carried by a voice vote of 8-0.

Mr. Kuhar resumed his seat as Chair at this time. He explained the next item dealt with the **authorization of the CHIP RLF.**

Ms. Susel said this is a housekeeping issue, adding it is the three-year renewal of the administrative agreement for CHIP. She said this lays out the parameters for the revolving loan fund. Ms. Susel said if this is authorized, they need to include the emergency clause.

Ms. Shaffer asked if this was for additional CHIP funds, and Ms. Susel said it was to administer what they have currently. She said periodically they need to renew and commit to the State standards. Ms. Susel said the funds are not returned to the State, adding they are recycled within the City. She said this is the State's way of being sure they are doing what they are supposed to be doing. Ms. Shaffer asked if this had anything to do with the disbursements, and Ms. Susel said this deals with the standard administrative procedures and how they are administered in accordance with the State's rules.

Chair Kuhar called for audience comment. Hearing no audience comment, Chair Kuhar returned to the committee.

MOTION TO AUTHORIZE THE CHIP RLF AGREEMENT WITH THE EMERGENCY CLAUSE.

**THE CITY OF KENT, OHIO
FINANCE COMMITTEE
WED., FEB. 3, 2016**

This meeting of the Finance Committee of Kent City Council was called to order on Wed., Feb. 3, 2016 by Michael DeLeone, Chair at 8:55 p.m.

PRESENT: MR. DeLEONE, MR. FERRARA, MR. KUJAR, MS. LONG, MS. SHAFFER, MR. SIDOTI, MR. TURNER, AND MS. WALLACH

ALSO PRESENT: J. FIALA, MAYOR & PRESIDENT OF COUNCIL; D. RULLER, CITY MANAGER; J. SILVER, LAW DIRECTOR; B. SUSEL, DIR. OF COMM. DEV.; L. ZORC, HUMAN RES. MGR.; D. COFFEE, DIR. OF BUDGET & FIN; AND L. JORDAN, CLERK OF COUNCIL

ABSENT: MR. AMRHEIN

Chair DeLeone said the first item dealt with the **Chamber of Commerce Dues**.

Dave Ruller, City Manager, they had a conversation, including Mr. Sidoti, after a Chamber meeting. He said some of the other "anchor" public members, like Kent State and NEOMED are increasing their dues. He said they still support KUSO, which is managed through the Chamber. Mr. Ruller said the City's contribution is \$5500 annually, and has been that since 2003. He said it predated him and his assistant, adding it has not changed in thirteen years. Mr. Ruller said other entities are looking at increasing to \$15,000 annually to support their activities.

Mr. Ruller said the Chamber has done banner work at record numbers. He said their contribution supports 366 businesses. Mr. Ruller said it is certainly worthy of their consideration. He said he knows there are always financial issues, but as he and Mr. Sidoti discussed, their contribution to Main Street went from \$75,000 to \$60,000., so there is some room to be budget neutral if Council is interested in increasing that contribution. He noted that **Lori Wemhoff, Executive Director**, was present with a large group.

Mr. Sidoti said it was significant that one of the first things they heard about the Dale Adams Building was how the Chamber played a significant role back then. He said the Chamber came to the school system in early 2000, and they started to partner with them. He said they have a wonderful open house where businesses come in and people can connect with the Chamber. He suggested they look at the expansion over the last 3 to 4 years throughout the other counties. He said this will bear fruit on the relocation of businesses and more jobs. Mr. Sidoti said people from outside of Kent did not know what Kent was all about, adding it is priceless. Mr. Sidoti said part of protecting the investment of the taxpayers is to seek other ways to bring in more jobs. He said he sees the Chamber doing tremendous work, adding to him, it is a no brainer to increase their contribution.

Ms. Shaffer asked what the Chamber would do with the extra \$10,000, and asked about the need or the vision. She said she knew it was a vibrant organization with a lot of members.

Lori Wemhoff, 515 Overlook Drive: Ms. Wemhoff said she was present on behalf of the Board of Directors, adding that five directors were present. She thanked the City for the Achievement Award given to the Chamber in November. Ms. Wemhoff said the revitalization of Kent has benefitted the Chamber and the City also. She said they have seen increases in business and their foot traffic, adding they have done seventy-seven ribbon cuttings in the last three years.

Ms. Wemhoff said their membership has seen a continuous growth over the last six years. She said last

year, they had 366 members, with 80 of them being new members. Ms. Wemhoff said they stimulate the local economy, with relationships between the businesses. She said they had 141 network events last year, which allowed their members to network with other Chambers and their members. She said they held a Business After Hours with thirteen Chambers from Portage, Summit, and Stark County. Ms. Wemhoff said that 300 people came downtown and participated. She said they will return, as Kent has become a destination.

Ms. Wemhoff said they enjoy a great partnership with the City. She said they have a monthly breakfast with the City Manager, which is a monthly State of the City address. She said they outgrew their original space because of the turnout, and have grown to thirty or forty people. Ms. Wemhoff said they do the Tree City Awards, celebrating the best in Kent's businesses. She said they have the Bowman Breakfast, a fifty-three year tradition which is proof of the Town/Gown relationship. Ms. Wemhoff said the Chamber coordinates the Festival of Lights, working with the parks & Recreation, Service, and Police Departments. She said the Heritage Festival brings more than 20,000 people to Kent, and they work closely with the City's administration, police, fire, health, and service department. Ms. Wemhoff said the Expo allows them to work closely with the DECA students. She said their collaborative efforts with Kent State include the benefit to downtown businesses, such as Discover Downtown which welcomes new freshmen. Ms. Wemhoff said they are also involved with Homecoming and Athletics.

Ms. Wemhoff said they have a partnership with everyone working toward a common goal. She said the Chamber appreciates the City's support, and hopes it warrants their continued support. She said Kent is a great place to work, play, and do business.

Ms. Wemhoff said as a 501 (c)(6), a majority of their annual budget is based on revenue brought in by dues and programs they sponsor. She said with an increase in dues, they can provide more programs. Ms. Wemhoff said they did 141 networking events the previous year, but could increase that. She said they try to provide for their members every year, adding it must be a benefit and value to their investment. Ms. Wemhoff said it is not just about the money, but also the time.

Mr. Kuhar said he can remember 30 to 40 years earlier when the Chamber barely had enough money to keep the doors open. He said in the last five years, he has seen more visibility. Mr. Kuhar asked if Kent is an associate member, and Ms. Wemhoff said they are a Negotiated Dues member. Mr. Kuhar asked the standard membership, and Ms. Wemhoff said it is \$210 for up to three full time people. She said every person over three costs \$6 per person. Ms. Wemhoff said home based businesses are \$100 annually, while the University, NEOMED and the City of Kent have negotiated dues. She said Kent's dues were negotiated in 2003 to be \$5500. Ms. Wemhoff said three years ago, Kent State increased from \$12,500 to \$15,000. Mr. Kuhar said if Kent State has 2000 employees and Kent has 800, then the \$15,000 would be good as they are that much bigger. He suggested \$10,000 would be more appropriate, adding that is his logic. He said in the back of his mind, although the monies are well earned, it is a token of good faith. Mr. Kuhar said that it is a partnership, but he is trying to weigh the logic. Ms. Wemhoff reminded him there has been no increase since 2003. Mr. Kuhar said the Chamber has also prospered from the joint effort. He said they hopefully had their best bottom line, and Ms. Wemhoff said they are doing quite well. Mr. Kuhar noted they have seen a lot of exposure in the last five years.

Mr. Sidoti said he agreed with Mr. Kuhar's line of thinking, but reminded them they have about 25,000 people which is the population of Kent. He said the Chamber not only serves them, but since they represent all of the taxpayers, the whole population of Kent benefits. He said any time a new business comes to Kent, they hear people talk about jobs. Mr. Sidoti said he agreed with Mr. Kuhar's analysis, but reminded him the population is 25,000.

Mayor Fiala said he has traveled with Ms. Wemhoff to many locations. He said she supports the City. Mayor Fiala said he and Ms. Long buy their own memberships, because it is that important. He added

that Mr. Ferrara does also. Ms. Wemhoff said there are four members of Council who do that. Mayor Fiala said he thinks enough of it to pay for his own dues.

Ms. Wallach asked if they help new businesses when they cannot afford the fee, or does one have to be a member, and Ms. Wemhoff said ribbon cuttings are done for all. She said that is free promotion for a business. She said nonmembers can attend their events, adding they hope the nonmembers will join after attending a few times.

Ms. Wemhoff said they doubled their membership from 176 to 366, adding they added 80 new members in 2015. She said as of today, they have had 200 renewals, with 20 new members, and are on course to set a new record. Ms. Wallach asked if their events are on their website, and Ms. Wemhoff said that is correct.

Mr. Kuhar asked what they have to offer a new business besides the ribbon cutting, and Ms. Wemhoff said they get free promotion, posted on Facebook, and in the Chamber newsletter. She said they have three full page ads in the newspaper that highlight their members. Ms. Wemhoff said one will run on Sunday, Feb. 14, and include all members. She said when the membership drive ends on March 31, there will be another full page add to capture all of the new members. Ms. Wemhoff said there is another full page ad in mid-December so everyone who joined after the membership drive is included. Ms. Wemhoff said if a business opens in January, they are in all three ads. Mr. Kuhar said they are an advertising advocate, and Ms. Wemhoff said they help promote businesses as a lot cannot afford the advertising. Mr. Kuhar agreed, adding that is especially true of the \$200 dues.

Mr. Ferrara said they are a resource, as are the 379 other members. He said there is a wealth of knowledge and experience from the members, and they are not just about advertising.

Ms. Wemhoff said she has a PR/marketing firm, and worked out of her home for about 4.5 years. She said she went to a Chamber meeting, met Dan Smith, and ended up on Committees and the board. She said she got a few new clients that more than paid her dues.

Daniel Caparso, 1213 Woodhill Dr: Mr. Caparso said the additional funds will help bring a lot of attention to Kent. He said they are trying to bring outside people into Kent. Mr. Caparso said Ms. Wemhoff does a great job of collaboration. He said they want more collaborations and more people to Kent. Mr. Caparso said their big push this year are for other chambers and other cities.

MOTION TO APPROVE AN INCREASE IN THE CHAMBER'S DUES TO \$15,000.

Motion made by Mr. Ferrara, seconded by Mr. Kuhar.

Ms. Shaffer said the Chamber does a fabulous job, adding she will support the motion. She said she would like to see more reach out to the community and other communities instead to their members. Ms. Shaffer suggested more events open to the community, adding she just wanted to get her "two cents" in. She said they are a wonderful resource for members, and she would like more outreach to the community, like an auxiliary economic development force. Ms. Shaffer said she supported the increase.

Mr. Kuhar said as much as he hates giving out money, they did get some money back from something he did not approve of. He said he knows how hard the Chamber is working, adding he appreciated that. Mr. Kuhar said with more growth, they see more stable finances. He said he hoped the money will pay them back, adding he cannot believe he was saying those words. He also told Ms. Wemhoff he needed to talk to her after the meeting.

The motion carried by a voice vote of 7-0-1, with Mr. DeLeone abstaining.

Michelle Hartman, 815 Bryce Rd: Ms. Hartman said they do events with the community. She said the

Expo invites everyone, while the Heritage Festival brings in 20,000 to 25,000 people from everywhere. She said they do Discover Downtown with Kent State, and that brings in a lot of students. Ms. Hartman said the Festival of Lights is another community event, and is not just targeted to the members. She said they are community focused.

Chair DeLeone explained the next item was the **Proposed IT Manager position**.

Mr. Ruller said that former Council member Erik Valenta was a huge activist when he was on Council. He said they have been struggling with a permanent position, and when Mr. Valenta started this discussion, they were cutting positions at that time. Mr. Ruller said when they look to spend money, they look to see if it pays itself back. He said they have been able to get by, but essentially the City is a \$50 million company without an IT person. He said they get by because they pay part time people to do the basics. Mr. Ruller said they rely on them if something breaks.

Mr. Ruller said that one of the benefits of Mr. Roberts during his tenure was his time with the phone company. He said that IT crosses over with the phone issues, and with Mr. Roberts' departure, weaknesses will be exposed. Mr. Ruller said Mr. Roberts and Mr. Lillich got into this, adding there were a number of years where they looked at the contracts, and saved the City a bunch of money. He said that expertise is leaving them, and now they will be forced to deal with these issues.

Mr. Ruller said he did not fill Mr. Lillich's position, and with his salary and benefits, they saved \$130,000 annually. He said he is the Public Safety Director, and is doing the job minus the communications, which was dumped on Mr. Roberts. He said it is cost neutral, and while they are trying to save, they cannot ignore this anymore. Mr. Ruller said there are too many systems and needs. He said if they had studied this more, they are probably spending more than is needed by paying a contractor rate. He said it worked while IT was first emerging, but they are now fully embedded. He said if their IT crashes, they would close the doors.

Mr. Ruller said he had **Liz Zorc, Human Resources Manager**, talk to other cities. He said some paid in a range of \$60,000 to \$75,000 and another paid \$68,000 to \$80,000. Mr. Ruller said he would prefer the higher range as they need a good quality person. He said there is no backup, and they want the best possible person.

Mr. Kuhar asked what they are paying the contractors, and Mr. Ruller said it is over \$100,000 annually. Mr. Kuhar asked if there was enough steady work to justify a full time person, or if they would have other duties, and Mr. Ruller said they could have enough work for three people. Staff members in the audience agreed at this time. Mr. Ruller said it is a start. Mr. Kuhar asked if they can pay their bills online with a tech person, and Mr. Ruller said they struggle currently, and are slow on the up-tick. He said even though the new systems have great bells and whistles, if they had an IT person, they could figure them out. He said Mr. Coffee and other staff members try. Mr. Ruller said they are functioning, but have handcuffed themselves. Mr. Kuhar asked if that person would help with the new police station and give them a list of stuff needed, and Mr. Ruller said that is part of it. He said how they are doing things is not efficient, adding it is done randomly within the departments. Mr. Ruller said if someone is manning the ship, they can get a schedule.

Mr. Kuhar asked what systems would rely on the type of service this person would perform. **Gene Roberts, Service Director**, said when they drink water or flush the toilet, it is an integrated network. He said when they call the Police Department or Fire Department, it is interconnected. Mr. Roberts said if he texted dispatch at this time, they could text everyone. He said New World is one example, adding that the City Engineer has six licenses in Auto Cad, and they are put together with bandages. Mr. Roberts said the Engineering Division needs high end equipment to run those licenses, while their piece of equipment can work for a secretarial position. Mr. Kuhar said they need their own intranet, and Mr. Roberts said they have it already. He said the phone system will be spread over that network.

Mr. Ferrara asked if they can get someone qualified to do all of that for the given price range, and Mr. Ruller said he believed so, adding they have done some feelers.

Ms. Shaffer asked which department they would work from, and Mr. Ruller said it would be a direct report to him. He said this person needs to be independent of any one department, because there are some times when they need to say "no", and need that sense of autonomy. Mr. Ruller said that everything they do runs through the technology.

MOTION TO AUTHORIZE THE POSITION OF IT MANAGER WITH THE EMERGENCY CLAUSE.

Motion made by Mr. Ferrara, seconded by Ms. Shaffer, and carried by a voice vote of 7-0-1, with Mr. DeLeone abstaining.

Mr. DeLeone said the next issue was the **Status of the new administration building project.**

Mr. Ruller said there are two attachments at their seats. He said the smaller one was an idea about the process. He said he replayed the minutes to capture a general sense of their thoughts over two different committee meetings. He said they were all over the map. Mr. Ruller said the goal is a new City administrative building, adding the work goes on weekly. He said they have not come back with a lot, as he is trying to sort through it. He said it could be a two month planning process if they put it where it was on existing land. Mr. Ruller said they heard everything, including a one stop shop, and that brings about the question of who is included. He said this process is not done in a vacuum, adding they need to discuss where it is, who is in it, and the type of building. Mr. Ruller said if he received those answers, they could expedite the process.

Mr. Ruller said with the Bicentennial plan, they went through a long process with the stakeholder meetings. He said they produced a document that included the block from City Hall to Campus to be known as the Campus Link. He said residents embraced the concept of the City campus complex, adding he thought that is what they meant with a one stop shop. Mr. Ruller said everything does not have to be under one roof. Mr. Ruller said that although the Plan was adopted ten years earlier, they have seen a lot of things done. He said those items have followed the Plan, validating the process. He said their police station is going where the Plan said should be a City campus. Mr. Ruller said they know the community liked the campus concept.

Mr. Ruller said they had some discussion about combining the police station with the administration building, but did not move forward that way. He said they had hired Dave Sommers to do space planning and analysis from the old building, and he produced a matrix. Mr. Ruller said they looked at the administration building to determine who needed to be next to each other. He said in that context, it was discovered the Health Department was convenient, but not physically needed. Mr. Ruller said one question they need answered is whether the Health Department wants to stay with them or not.

Mr. Ruller said the Mayor brought some good points forward about bringing portions or all of the Planning and Zoning Department into a building, adding it would entail similar work to decide how much space they have, deficiencies, and how much is needed. Mr. Ruller said Mr. Sidoti wanted it built in thirty-six months, adding that is possible if they do it on city-owned land. Mr. Ruller said they do not do this very often, and owe it a little more thought process.

Mr. Ruller said they need to be aware that the area is changing. He said when the Bicentennial Plan was prepared, the block looked different. He said he sees some value to letting some of the stuff get built. He said they never visualized the Architecture Building, and now they have the apartment complex and the IA building. Mr. Ruller said it is nice to see things coming out of the ground. He said there was merit to letting the dust settle on those projects. Mr. Ruller said they still need a visualization with the police station, adding they would have a feel for the area in about six months.

Mr. Ruller said in the past, Mr. Roberts, Ms. Susel, and Mr. Bowling have led some stakeholder teams. He said they had a citizen group about transportation at Kent State, a team on the parking deck idea, and a downtown stakeholder team. He said that is on the list as a possibility. Mr. Ruller said they heard people talk about a survey, adding they have drafted 25 questions. He suggested phone surveys and online surveys, with just the basics. Mr. Ruller said some questions would include how important it is to make City Hall super convenient. He said they could ask people if they go to City Hall, and how many actually pay their bills in person.

Mr. Ruller asked what is the most important rough data to help weigh one thing over the next. He said they have to determine what is most important, adding those are project scope decisions. Mr. Ruller said they did the police station matrix, and he reviewed it with Jeff Myers and Dave Sommers. He said they knew they had to buy land, and could not tear down one building to build another. He said this situation is a little different. Mr. Ruller reminded them it took two years to decide where to put the police station, adding they started with twelve different locations. He said Dave Sommers was tasked with evaluating the sites. He said they had a list of three locations, including Day Street, College Street, and the old City Hall. He said they ran the math on all three, and Day Street was #1. Mr. Ruller said it took between one and two years to contact the sellers. Mr. Ruller said depending on how they play it, this process can take one to four years.

Mr. Ruller said there have been discussions about the new Police Department as it could handle future growth on top. He said another suggestion was on Middlebury Road where the City owns land. Mr. Ruller said they need to think about the choices they have to make.

Mr. Ruller said they hired Mr. Sommers before. He said Mr. Roberts was their default project manager, but he will be gone. He said Mr. Roberts had the combination of knowledge, including construction, engineering, and inspection, and that was perfect. Mr. Ruller said they need professional help, adding they will need to bring in someone. He recommended they use Sommers again, adding this meeting was a quick update so they knew the administration was working on it. He said the transition has been fine, but not perfect. Mr. Ruller acknowledged that the Health Department is a little funky to get to, but they are not getting complaints. He said the Summit Street project may complicate that.

Mr. Ruller said that there is value to not hurrying through this process, as it is working as is. He said they have the time that is appropriate, so he did not need them to feel super rushed. Mr. Ruller said it is their call, adding they are saving money by not paying utilities, etc. He acknowledged the longer they wait, the price may go up.

Mr. DeLeone reminded all this is just for information purposes.

Mr. Kuhar said he remembered hearing they could function with less space, but the sheet Mr. Ruller distributed calls for 17,000 square feet. Mr. Ruller said that is not a final number, just a range to allow for space. He said the shared storage issue was the bigger deal.

Mr. Ruller said that Jeff Myers had standards for how much space was used and how much was for hallways, etc. He said they were way over, and had more inefficient space. Mr. Ruller said the wildcard that remains is the Health Department.

Mr. Ruller said Mark Frisone had a great concept a few years earlier about a social service sharing space with a doctor and the City's Health Department. He said Mr. Frisone has bounced between three buildings, and has now come up with a new plan. He said Mr. Frisone met with the Health Commissioner and one member, who like the idea, but did not have enough information to commit. Mr. Ruller said the question is whether to include the Health Department in City Hall, adding that is where a little bit of time helps.

Mr. Kuhar asked how much money they have left, and Mr. Ruller said the sale was \$2.4 million. Mr. Coffee said they have approximately \$2.3 million currently.

Ms. Long asked where they were talking with Mr. Frisone, and Mr. Ruller said he had looked at the Marc's Plaza and the University Plaza, with the most recent being the church on SR 43. He said they are now looking internally. Ms. Susel said they are looking at expanding on the existing sites already owned.

Ms. Long said she did not like minimizing the importance of the Health Department. She said they cannot take it away and throw it on campus, as they should be part of the City Hall. Ms. Long said Mr. Sidoti told her he has never been to the Health Department. She said they now serve the County with their Health Department, and are now the Portage County Health Department. Mayor Fiala said that is just for death certificates. Ms. Long said in the fifteen minutes she was there, three people wanted that service alone. She said they need to have them somewhere that is accessible.

Mr. Turner said one of the big things about working collaboratively with other entities is that they have to pay for it. He said they need to situate the building so they know the cost. Mr. Turner said collaborating with other entities is a valuable instrument in allowing them to build something. He said he was pleased to hear about them trying to work with other 501(c)(3)s. Mr. Turner said people like conveniences, adding he likes the campus that Mr. Frisone is advocating. Mr. Turner said they need to keep all government entities in one area. He said it will be a heavy list, but they need to counter it. Mr. Turner said they cannot do things in a vacuum.

Mr. DeLeone noted the Manager would get back to them.

Ms. Shaffer asked how they can best serve the public with the building. She asked what would happen if they brought in members of the auxiliary City Hall to serve the people. She said people want to know their Community Development Department or their Zoning Enforcement person. Ms. Shaffer said if they surveyed people, they would find out many have gone to their "city hall".

MOTION TO EXTEND PAST 10:00 P.M.

Motion made by Mr. Ferrara, seconded by Mr. Sidoti, and carried by a voice vote of 6-1-1, with Ms. Wallach dissenting and Mr. DeLeone abstaining.

Mayor Fiala said they need to find out what people consider one stop shopping. He said in their old location, they did not have one stop shopping, and now it is worse than ever. Mr. Ruller said he hoped that comes from asking people if they have gone to City Hall. He said if 1 out of 4 people go to City Hall, it may not be as important. Mr. Ruller said those going to the Health Department have different needs, like vaccinations, nursing assistance, and those are usually the same people needing social service assistance. Mr. Ruller said they will do opinion polling and work with Mr. Sommers.

Mr. Kuhar suggested they take a survey.

No action was needed on this item as it was a status update report.

Chair DeLeone said the final item dealt with **Amendments to 2016 Appropriations.**

Dave Coffee, Director of Budget & Finance, requested authorization for appropriation amendments in his memo on Jan. 27.

There were no questions or audience comment at this time.

MOTION TO AUTHORIZE THE AMENDMENTS TO THE 2016 APPROPRIATIONS.

Motion made by Mr. Kuhar, seconded by Mr. Ferrara, and carried by a voice vote of 7-0-1, with Mr.

DeLeone abstaining.

MOTION TO RECESS INTO EXECUTIVE SESSION TO DISCUSS TWO POSSIBLE LAND ACQUISITIONS.

Motion made by Mr. Ferrara, seconded by Mr. Sidoti.

Roll call was taken on the motion. Voting aye: Mr. DeLeone, Mr. Ferrara, Mr. Kuhar, Ms. Long, Ms. Shaffer, Mr. Sidoti, Mr. Turner, and Ms. Wallach. The motion carried by a roll call vote of 8-0.

Chair DeLeone recessed this meeting at 10:15 p.m.

Chair DeLeone reconvened this public portion of the meeting at 10:21 p.m.

MOTION TO AUTHORIZE THE PURCHASE OF THE BETKOWSKI PROPERTY (SEVEN ACRES) FOR \$170,000.

Motion made by Mr. Ferrara, seconded by Ms. Wallach, and carried by a voice vote of 8-0.

MOTION TO AUTHORIZE THE PROCESS OF EMINENT DOMAIN FOR A SMALL PARCEL OF GARY ROBERTS' PROPERTY FOR THE TONKIN CT. ROADWAY IMPROVEMENTS

Motion made by Mr. Ferrara, seconded by Mr. Kuhar, and carried by a voice vote of 8-0.

Linda M. Jordan, Clerk of Council

ACTION RECOMMENDED AT THIS MEETING:

- 1) TO AUTHORIZE AN INCREASE IN THE CHAMBER OF COMMERCE DUES TO \$15,000 ANNUALLY
- 2) TO AUTHORIZE THE POSITION OF IT MANAGER, AMENDING THE GENERAL COMPENSATION PLAN AND THE POSITION ALLOCATION ORDINANCE, WITH THE EMERGENCE CLAUSE.
- 3) UPDATE RECEIVED ON NEW ADMINISTRATION BUILDING; NO ACTION NEEDED
- 4) TO AUTHORIZE THE AMENDMENTS TO THE 2016 APPROPRIATIONS.
- 5) TO AUTHORIZE THE PURCHASE OF THE BETKOWSKI PROPERTY (SEVEN ACRES) FOR 170,000.
- 6) TO AUTHORIZE THE PROCESS OF EMINENT DOMAIN FOR A SMALL PARCEL OF GARY ROBERTS' PROPERTY FOR THE TONKIN CT. ROADWAY IMPROVEMENTS

**THE CITY OF KENT, OHIO
PUBLIC HEARING
WED., FEB. 3, 2016**

This public hearing of Kent City Council was called to order on Wed., Feb. 3, 2016 by Jerry T. Fiala, Mayor & President of Council, at 7:00 p.m.

PRESENT: MR. DeLEONE, MR. FERRARA, MR. KUCHAR, MS. LONG, MS. SHAFFER, MR. SIDOTI, MR. TURNER, AND MS. WALLACH (arr. @ 7:02 P.M.)

ALSO PRESENT: J. FIALA, MAYOR & PRESIDENT OF COUNCIL; D. RULLER, CITY MANAGER; J. SILVER, LAW DIRECTOR; B. SUSEL, DIR. OF COMM. DEV.; AND L. JORDAN, CLERK OF COUNCIL

ABSENT: MR. AMRHEIN

MOTION TO EXCUSE MR. AMRHEIN.

Motion made by Mr. Ferrara, seconded by Mr. DeLeone, and carried by a voice vote of 7-0.

Mayor Fiala explained the purpose of this public hearing was to receive public comment on the Local Historic Designation of 315 Gougler Ave.

Bridget Susel, Director of Community Development, explained that in accordance with Chapter 1393, this public hearing is to allow the public an opportunity to make comments on the proposed designation of the L.N. Gross Building, located at 315 Gougler Avenue, as a Local Historic Property, prior to the matter being presented to Council for their consideration.

Ms. Susel explained that this designation is being sought because of the building's long-standing presence in Kent. She said it is located at 315 Gougler Avenue and is informally known as the Dale Adams building.

Ms. Susel explained this building was constructed in 1928, and was designed by Kent architect, Charles Kistler. She said it was originally built as a dress-making factory, with a workforce of all women.

Ms. Susel said the current owners are pursuing National Register status through the U.S. Department of Interior, and if granted the historic designation, they will seek historic tax credits to assist with the rehabilitation and redevelopment.

Ms. Susel said there will be a more thorough discussion in the committee meeting following this public hearing.

Mayor Fiala called for audience comment at this time.

Ryan Cene, Vice Pres., Renaissance 2000: Mr. Cene explained he and his father are from Youngstown, and this will be their first project together since his dad's retirement. He said they recently acquired the building, and are looking forward to working with the City. He said the entire staff has been incredible. Mr. Cene said that since this is his first project, adding he is still learning. He thanked them for their help, adding he cannot thank them enough.

Bob Cene, Jr., Pres., Renaissance 2000: Mr. Cene said he was happy to be present, working on this project. He said they have been working hard for six months on various proposals. Mr. Cene said they hired DS Architects, who has worked very hard on different design possibilities. He said he has been a part of Kent for many years, and graduated from the Kent State School of Architecture. Mr. Cene said he presently sits on their advisory board. He said he is pleased to see what Kent is today, and is happy to be a part of this project. He said the building is an historic landmark, adding he is excited about its connection to the river. Mr. Cene said they plan to use the building as a connection to the river so the

public has access to enjoy the history of the building. Mr. Cene said he is looking forward to working together.

Barb Tittle, 909 Middlebury: Ms. Tittle asked the benefits from having a building named as an historic landmark. Mayor Fiala explained they do not answer questions during a public hearing, and Ms. Susel said she would answer Ms. Tittle's question in the subsequent Committee meeting.

Hearing no further audience comment, Mayor Fiala adjourned this public hearing at 7:04 p.m.

Linda M. Jordan, Clerk of Council

Jerry T. Fiala, Mayor & President of Council