



CITY OF KENT, OHIO

DEPARTMENT OF LAW

TO: CITY COUNCIL, MAYOR & DAVE RULLER
FROM: JAMES R. SILVER *JRS/8c*
DATE: MAY 2, 2014
RE: DAVID DIX & FAMILY PROPERTY DONATION
AND ROAD DEDICATION

Below are the deed restrictions from the Dix's family. John Idone is willing to accept the restrictions. We are still asking Council to accept the donation of the property to the City.

"For the larger parcel going to the City we have the following stipulations: that the land NOT be used for playground, but as a nature preserve with limited parking off Gatun Street for up to three (3) cars and bicycles and with no clear cutting of the forest, that if a loop walk is considered that it be done as much as possible to conform to nature, that natural points of interest be labeled, that park benches be available as judged needed by the Kent Department of Parks & Recreation, that if the park receives a name, that the name of Helen Westcott Dix be used."

Also, the Kristina D. Frost property at 517 Edgewood Drive is being split into two (2) parcels. Currently the property lines extend to Edgewood Road. As part of this replat, the portion of the property in the road Right-of-Way is being dedicated to the City of Kent.




CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: April 29, 2014

TO: Dave Ruller, City Manager

FROM: Bridget Susel, Community Development Director 

RE: Request for Proposals: Housing Study

Members of the City's staff, in collaboration with representatives from Kent State University, have finalized a "Request for Proposals" (RFP) in order to identify a qualified consultant to complete a *Comprehensive Community Housing Study and Needs Analysis* for the Kent community.

The City's blend of permanent residents and a transient student population has resulted in a housing tenure mix of owner-occupied and rental housing units, both of which have distinct characteristics that generate varying issues for the community. The information that will be identified within this report will assist with structuring housing policy discussions and initiatives that can result in improvements to the existing housing stock and allow for an informed and balanced approach to new housing development in the future.

While formal Council authorization is not needed to issue the attached RFP, the need to complete a housing study has been discussed with members of Council during other policy discussions and I would like to respectfully request time at the May 7th Council Committee session to answer any questions members of Council may have about the RFP or the objectives behind the development of the *Comprehensive Community Housing Study and Needs Analysis*.

Please let me know if you need any additional information in order to add this item to the agenda.

Thank you.

Cc: Dan Morganti, Grants & Neighborhood Programs Coordinator
Linda Jordan, Clerk of Council
Jim Silver, Law Director

930 Overholt Rd., Kent, Ohio 44240 • (330) 678-8108 fax (330) 678-8030 • www.KentOhio.org

REQUEST FOR PROPOSALS



**City of Kent, Ohio
Kent State University
Comprehensive Community
Housing Study and Needs Analysis**

**Proposal Due Date:
June xx, 2014 at 4:00 pm**

Introduction

The City of Kent, Ohio, in partnership with Kent State University, is soliciting proposals from qualified professional consultants for the development of a *Comprehensive Community Housing Study and Needs Analysis* for the Kent community. The results from the study will assist decision makers, stakeholders and community members by providing data that can guide public policy decisions in the area of housing and identify proposed action items that can be implemented to promote the appropriate blend of housing opportunities throughout the City. The study should provide a measured assessment of housing supply, present and future, unmet housing demand across various demographic categories and provide a comprehensive understanding of short-to-mid-term housing supply and demand (5 year, 10 year, and 15 year). The report is intended to provide community-specific housing priorities, policy alternatives and intervention strategies.

About the Community

The City of Kent is the largest city in Portage County, Ohio, and is located 6 miles west of the county seat, 10 miles east of Akron, and 31 miles south of Cleveland. This location puts Kent in the middle of northeast Ohio with 300,000 households within a 15 minute drive from downtown Kent, and 4 million people within an hour drive of Kent. The City of Kent covers an area of approximately 9.29 square miles. Kent is home to Kent State University which had a 2012 enrollment of 27,706 students at the main campus in Kent and 42,513 students enrolled region-wide. In 2012, Kent State University set a new student enrollment record with international student enrollment up 19% and graduate school enrollment up 10%, securing Kent State University's position as the second largest public university in Ohio.

The City's 2012 population of 28,904 reflects a 3.6 percent increase over the year 2000 population of 27,906. In reviewing the population's age distribution and housing tenure, Kent has characteristics of both a residential community and a campus community. Kent housing stock consists of 62% rental properties and 38% owner-occupied single-family homes, with the City's median home value at \$142,900. The City's economy is influenced by Kent State University as the City's largest employer, but Kent also is home to the world headquarters for Davey Tree, Smithers-Oasis, and Ametek Corporation.

In partnership with Kent State University, the City of Kent is completing a \$110 million redevelopment project in the downtown central business district. In 2012, the downtown Kent redevelopment project won the State of Ohio Economic Development Project of the Year award and Kent was featured in the *New York Times* and the *Wall Street Journal* as a rising college town. The construction community also recognized the downtown Kent project by naming it the "Mixed Use Project of the Year for northeast Ohio" and the International Town Gown Association selected the City and Kent State University as the winner of its prestigious Larry Abernathy award for outstanding town/gown collaboration.

The Kent community is proud of the fact that in the last 5 years, there has been more public and private investment in the Kent economy than has occurred in decades, but it is important to note that during this same time period, the City also developed more neighborhood initiatives, enacted more neighborhood legislation and expanded neighborhood services more than at any other time in the last 25 years.

SCOPE OF WORK

Service Area

The area to be covered in this study is the City of Kent, Ohio. Consideration should be given to housing demand and availability within adjacent communities and the Akron Metropolitan Statistical Area (MSA) and their affect on Kent, as needed.

Research Focus & Minimum Required Data Elements

The consultant selected to complete the study is free to develop a specific methodology(s) as he/she deems appropriate. The final document should, at a minimum, address the following data elements:

- 1.) **Housing Survey: Quantify the existing housing stock.**
 - By tenure: rental (market rate, student-by-unit, student-by-bed, affordable/voucher-based, special needs), owner-occupied, on-campus student housing;
 - By type: single-family, multi-family (identified by number of units, number of beds), manufactured, town home, condominium, cluster, mobile;
 - By value: property valuation ranges in geographic concentrations, rental income generated;
 - By age, condition and amenities;
 - Pending housing developments (subdivisions, multi-unit projects, rent-per-bed projects);
 - Rental address list;
 - Absentee landlord list (i.e. rental units where owner resides outside of jurisdiction);
- 2.) **Demographics and Economics: Quantify, analyze and project pertinent demographic characteristics of households and economic attributes of the community.**
 - Population, socioeconomic, employment, age, educational attainment, etc.;
 - Housing cost burden by housing tenure and household income (moderate cost burden: 31-50% of gross income, severe cost burden: exceeds 50% of gross income)
 - Concentrations of households at 80%, 50% & 30% of area median income;
 - University enrollment and retention trends, including student profiles, geographic draw radius and high school enrollment/graduation trends within that radius;
 - Economic base by industry and key employers;
 - Anticipated employment trends;
 - Commuting patterns;
 - Migration patterns.
- 3.) **Housing Supply and Demand: Examine the nature and extent of short-to-mid-term housing supply and demand and relevant associated metrics and factors.**
 - New housing absorption rate, vacancy rate, geographic distribution, etc. by tenure;
 - Sales price range: listing price vs. actual sale price and length of time on market;
 - Residential property valuation trends (2008-2013) by tenure .
 - By demographics – categories outlined in item 2 above; families, students, young professionals, immigrants, empty nesters, etc.

4.) Other Housing Topics: Other housing issues/trends.

- Foreclosures, pre-foreclosures, short sales and trends;
- Building permit history (experience with new construction and rehabilitation);
- Infrastructure capacity and challenges;
- Consumer preferences: housing, neighborhoods and community amenities;
- Availability of financing and lending environment (developers, homebuyers, etc.);
- Competitive advantages of Kent vs. other housing markets in the area/region;
- Housing affordability compared to other markets in the area/region;
- Green building: Cost/benefit, demand and preference;
- Existing codes and implementation strategies (zoning, building, maintenance, health);
- Existing housing programs and implementation strategies.

5.) Overall Findings and Recommendations: Identify and summarize gaps, trends, what is anticipated, public policy and action item recommendations related to the topics identified in items 1 through 4 above.

- Rental market analysis, including on and off-campus student housing.
- Owner-occupied market analysis.
- Identify emerging short-to-mid-term demographic, economic and housing trends that may indicate a change in the types of issues that need to be taken into consideration in the public policy decision making process.
- Identify gaps in the community's existing housing market and recommend measures to fill those gaps to best meet the needs of current residents and approaches to attracting new residents.
- Identify types of housing that would be supported, what demographic profiles should be pursued for said housing and what housing demands will likely not be met without subsidy, incentives, innovative programs, code revisions, etc.
- Identify established programs and new initiatives the City of Kent and Kent State University should continue, or seek, to provide for the development and/or redevelopment of necessary housing.
- The bottom line is, does Kent have and/or is it developing adequate housing of all types to satisfy the needs of its residents (both permanent and student) now as well as in the future? If not, what housing is needed and what programs should/could the community develop to facilitate said housing?

STUDY PROCESS AND TIMELINE

Input and Community Relations

Once chosen, the selected consultant will meet with representatives from the City of Kent, Kent State University, key stakeholders and community members to better define the results being sought and the methodology(s) that will be utilized by the consultant. This meeting is anticipated to take place on or about July, 2014. The consultant will provide preliminary findings to the City and University throughout the process at which time refinements to the study can be requested. The consultant will provide a final report and presentation to Kent State University and the City of Kent Mayor and members of Kent City Council.

Timeline for Study Process

- | | |
|---|---------------|
| • City of Kent Publishes RFP | May xx, 2014 |
| • Response to RFP due to City of Kent | June xx, 2014 |
| • Selection of Consultant by City & University | July xx, 2014 |
| • Execution of Contract for services | July 2014 |
| • Initial meeting with joint oversight committee | July 2014 |
| • Submit/Present first draft for review | October 2014 |
| • Final presentation of material to joint committee | December 2015 |
| • Presentation to City Council / Board of Trustees | February 2015 |
| • All work products due | March 2015 |

(Dates are tentative and can be changed to accommodate a proposed schedule)

Work Product

The final report should be delivered to the community both as a PDF file and in hard copy format consisting of twenty (20) bound copies. An electronic copy of the Kent State University and City Council presentation materials should be provided as well.

CRITERIA FOR EVALUATION OF PROPOSALS

- | | |
|--|-----------|
| 1. Qualifications of Consultant | 35 points |
| a. Experience completing this type of analysis | |
| b. Experience working in similar communities | |
| 2. Proposed study methodology(s) | 30 points |
| a. Data Sources | |
| b. Interaction with community | |
| 3. Understanding of RFP | 25 points |
| a. Community context | |
| b. Goals and purpose of study | |
| 4. Adherence to Timeline | 10 points |
| 5. Cost of Services | |

Submission Requirements

A complete submission shall include:

- Detailed narrative response to RFP;
- Proposed timeline for study process;
- Statement of qualifications and summary of key personnel assigned to the study;
- List of references for similar projects;
- Cost proposal (submit in a separate sealed envelope attached to submission);
- Responses to RFP are **due no later than 4:00 p.m., Friday May xx, 2014;**
- Entire RFP response must be submitted in a sealed envelope marked "Comprehensive Community Housing and Needs Analysis Study" on the front;
- Responses to this RFP need to be submitted to:
Bridget Susel
Community Development Director
City of Kent
930 Overholt Road
Kent, Ohio 44240
- Any questions concerning information included in the RFP must be submitted via e-mail to suselb@kent-ohio.org no later than May xx, 2014. All questions will be responded to via e-mail no later than May xx, 2014 and responses will be forwarded to all persons who requested a copy of the RFP.

The City of Kent and Kent State University reserve the right to waive any irregularities or informalities, and the right to accept or reject any and all proposals including, but not limited to, any proposal which does not meet the stated requirements, or any proposal which does not furnish the quality, or offer the availability of materials, equipment or services as required by the specifications, description or scope of services, or proposals from an offeror who lacks experience or financial responsibility, or proposals which are not made to form. The City of Kent and Kent State University reserve the right not to award a contract to the lowest and most responsive offeror, and may require a new contract. The City of Kent and Kent State University may rescind the award of any proposal within one (1) week when the public interest will be served thereby. Only sealed proposals received by the City of Kent will be accepted. Proposals submitted by telephone, email or facsimile machines are not acceptable.

****The City of Kent and Kent State University are Equal Opportunity Employers and Equal Opportunity Housing Providers****

KENT SCHOOL RESOURCE OFFICER PROGRAM

OVERVIEW - We are pleased to introduce this School Resource Officer (SRO) program to the Kent community for the 2014-2015 school year. Although new to Kent, their existence can be traced back to the 1950's when Flint Michigan started the first known program with the goal of improving police-youth relations. Generally, the SRO has three primary functions in the schools: law enforcement officer, crime prevention specialist and educator. The key to a successful SRO program is to blend these functions to meet the specific needs of the community. In the following sections our SRO program will be outlined taking into account specific needs for the Kent community.

PURPOSE - First and foremost, the SRO is a full-time police officer assigned to Stanton Middle and Roosevelt High schools. This officer will investigate, report and act on offenses that occur on school property or during school events. In this role, the SRO is there to create and maintain a safe educational environment for the student, faculty and staff. The SRO will be responsible for the majority of law enforcement activities occurring at the school during or immediately before and after school hours. This will involve the traditional enforcement activities of investigating criminal activity, filing charges or making arrests. In addition, the officer is responsible for information sharing between school officials and the police department. The officer will focus on developing a rapport with students to enable them to fulfill the purpose and administer their duties in this position.

Keeping the peace and maintaining a police officer presence in school as a law enforcer is a critical role the SRO will fulfill. The SRO is present to take positive steps to prevent crime, patrolling the property and advising the administration and staff on building security and safety issues. Community awareness of this uniformed presence at the schools is meant to be a deterrent to outside criminal influences as well. The SRO will be able to provide law enforcement assistance to school personnel, parents and students.

This position may enable the SRO to present information to students, parents and school faculty in a variety of law enforcement related topics as necessary or by request. This facet of the program will be based on need and circumstance. The SRO is in a unique position to identify and liaison with troubled youth who may benefit from a diversion from the criminal justice system.

SRO DUTIES AND OBLIGATIONS - The SRO is a full-time sworn officer of the Kent Police Dept. assigned to provide the law enforcement expertise and resources to assist school staff in maintaining safety, order and discipline within their assigned school.

The SRO may provide educational benefits to students by leading classroom presentations and presenting assemblies covering topics to include law education, legal systems, substance abuse, safe driving, sexual harassment, etc.

The SRO's assigned school building, grounds and surroundings will be their primary area of patrol to include Stanton Middle and Roosevelt High schools. The SRO will coordinate with area officers in matters related to other Kent schools and properties.

They are responsible for handling all calls for service at the school and will coordinate the response of other police resources to the school.

The SRO shall wear the regulation police uniform and operate a marked police cruiser while on duty unless otherwise authorized by the supervisor for a specific purpose. The SRO provides a visible deterrent to crime and a positive representative of the police department to students and staff.

The SRO's duty schedule will be determined by the Kent Police Department Operations Captain but will generally be arranged to provide coverage throughout the school day including peak arrival and departure times before and after school. The SRO's remain employees of the city and as such are ultimately supervised, evaluated and directed by the Chief of Police.

The SRO shall make themselves available for conferences with students, parents, and faculty members in order to assist them with problems of a law enforcement or crime prevention nature.

The SRO will build rapport and trust with students by maintaining a high level of visibility on campus during the regular school day and by attending school activities and other school and community programs. Such assignments will be included in the SRO regular duties in order to avoid the need for overtime compensation.

The SRO shall respond to emergency situations as requested by school principals or their designee. The SRO shall respond in a customary manner according to training and standard law enforcement techniques to criminal activity which is observed or suspected by the SRO or school staff.

The SRO may assist the principals or their designee in developing plans and strategies to prevent and/or minimize dangerous situations which may result from student unrest.

The SRO shall take law enforcement action as required. As soon as practicable, the SRO shall make the principal of the school aware of such action. At the principal's request, the SRO shall take appropriate law enforcement action against intruders and unwanted guests who may appear at the school and related school function to the extent that the SRO may do so under the authority of the law. Whenever practicable, the SRO shall advise the principal before requesting additional police assistance on campus.

The SRO shall maintain detailed and accurate records of the operation of the SRO program to include a daily log of meetings, contacts, informational items, etc. The SRO shall submit other reports as required by the principal or school staff.

The SRO shall not act as a school disciplinarian, as disciplining students is a school responsibility. However, if the principal believes an incident is a violation of the law, the principal may contact the SRO, and the SRO shall then determine whether law enforcement action is appropriate. SRO's are not to be used for regularly assigned lunchroom duties, hall monitors or other monitoring duties. However, it is expected that the SRO will be vigilant and visible during lunch periods when the school is most vulnerable.

In the event an SRO calls off sick from work, the SRO shall notify both his supervisor at the Kent Police Department and the assistant superintendent of the school district.

Recognizing communication and information sharing are essential to the success of the SRO program, sharing information will be governed by the Ohio Revised Code, the Ohio Administrative Code, Ohio's Public Records Law and relevant Kent Police Department and Kent City School policies.

SRO's shall meet weekly, or more frequently if necessary, with the school principal or designee for the purpose of exchanging information about crime trends, problem areas or other areas of concern which have potential for disruption in the school or within the community.

The SRO will meet twice monthly with the Kent Police Department Operations Captain to discuss program initiatives, expectations and identify any issues with the position.

KENT SCHOOLS RESPONSIBILITIES

In order for the SRO to effectively carry out his/her duties while on school property there are items that are required and necessary of the position. The KCS shall provide the SRO with the following:

1. An office or area in each school during the regular school year suitable to allow for privacy in student/faculty communications
2. Office equipment and supplies to include a phone and internet capable computer, desk, chair and file cabinet.
3. Keys for building accessibility and access to student discipline files.

KENT POLICE DEPARTMENT RESPONSIBILITIES - The Kent Police Department also recognizes responsibilities on behalf of the officer and this department to ensure officer compatibility and program effectiveness.

1. The officer will be limited to taking time off during the school year to four personal (comp time or vacation) days.
2. The SRO has the option to work the road or take personal time off when school is not in session for parent teacher conference days, cancellations and delays, holidays, spring and holiday breaks, in-service days, etc.
3. Time off requests will be granted by the Operations Captain who will be the direct supervisor to the SRO. SRO will not be counted towards staffing on day shift patrol division during school year and so time off requests are not granted by seniority. Time off requests beyond the school year are not subject to seniority and normal departmental procedures and contractual agreements as the assignment will be considered additional staffing. Since the SRO is limited in taking time off during the school year, their time off requestsear will not be overly restrictive.
4. The SRO can work any extra details, including school functions, without disparate treatment. The equalization methods for extra duty details will be followed.
5. The SRO will not be a replacement for requesting security at high school functions. Staff will continue to make requests for off-duty officers as past practices dictate. ~~Outside the school year, SRO will "count" towards dayshift staffing and follow all contractual and departmental policy applications.~~

6. The SRO will generally work Mon-Fri 7 am - 3 pm annually but will have a flexible schedule as necessity dictates.
7. The SRO's lunches shall be taken on school grounds.
8. The SRO's are permitted to leave school grounds for official duties such as court appearances, scheduled trainings, department meetings or critical incidents involving Kent PD. Proper and timely notice must be given to the RHS principal.

SRO SELECTION - One key element for a successful SRO program is choosing the right officer for the role. For this reason, selection of the SRO must be carefully done to ensure a good match. All candidates will be evaluated by Kent Police and Kent City School representatives. The candidate will be selected and evaluated on the following criteria:

- Likes and cares about kids and can provide past experiences.
- Wants to work in the school and can effectively communicate their reasoning.
- The officer is flexible, patient and even tempered.
- Possesses good communication skills and can relate to middle and high school kids.
- Is a good role model.
- Can work independently, is dependable, has high ethics, is a good ambassador to the police department. This can be supported by past performance evaluations.
- The officer is an effective leader, presenter or has training experience.
- At least five years experience in the Kent Police Department patrol division is preferred.
- Must complete and perform well in a candid interview with an SRO selection committee.
- Candidates should be free of significant disciplinary action within last five years.

SRO COMMITTEE - This committee shall be comprised of representatives from the Kent City Schools and Kent Police Department. This committee shall make themselves or designees available for joint meetings as may be requested by either party for the purpose of resolving any issues which may arise in the administration and execution of the school resource office program. The committee functions are listed below:

- Define the purpose, position and expectations of an SRO
- Research grant funding sources
- Define the responsibilities/accountabilities of the city and KCS
- Define the terms and conditions of the financials
- Prepare and execute a contract and/or MOU
- Decide on a selection process and execute the selection of an officer
- Send officer to SRO training and/or other training required.
- Meet at least once annually to review the manual, MOU and position prior to the beginning of a new school year.

KENT CITY - KENT CITY SCHOOL DISTRICT MEMORANDUM OF UNDERSTANDING FOR THE SCHOOL RESOURCE OFFICER PROGRAM

This agreement made and entered into between the City of Kent, a municipal corporation, organized and existing by virtue of the laws of the State of Ohio and the Kent City Board of Education by its duly acting and qualified Superintendent, Dr. Joseph Giancola.

Whereas the City and the Board are interested in entering into a contract for the establishment of a school resource officer to provide a more complete liaison between the City of Kent Police Department and the Kent City School System in a cooperative effort to prevent crime and crisis and provide safety and a law enforcement presence.

Therefore the parties, each in consideration for the mutual promises and obligations assumed by the other, agree as follows:

1. The Primary Function of the School Resource Officer (SRO) is to act as a liaison between the City's Police Department and the Kent City School District, residents and businesses impacted by the educational institutions through development and implementation of Public Education and Awareness Program: and to maintain a healthy and productive working rapport with intermediate and secondary level students, parents, and school administrators in the capacity of law enforcement education.
2. The Objective of the School Resource Officer (SRO) is to provide and instill a sense of safety through officer presence. The School Resource Officer (SRO) will focus on developing a rapport with students primarily at the Roosevelt High School and Stanton Middle school to create and maintain a safe educational environment for the students, faculty and staff.
3. The Duties of the School Resource Officer shall be assigned to one full time officer of the Kent Police Department. The officer's assignment will be to fulfill the outlined objectives and functions outlined above, to carry out his duties as further outlined in the School Resource Officer Program Manual and carry out the duties governed by the City of Kent and State of Ohio as a certified peace officer.
4. The position of SRO is being funded 100% by the Kent Board of Education, including base pay, overtime (as requested by the schools) and benefits as listed below and as applicable based on the FOP collective bargaining agreement:
 - Longevity Pay (if applicable to the officer)
 - Pension and retirement contributions
 - Merit pay (if applicable to the officer)
 - Medical examinations
 - Holiday pay (for holidays worked by the officer not recognized by the BOE)
 - Uniforms and equipment
 - Group insurance
 - Training specific to this position or as requested by the BOE

The City of Kent agrees to fund the cost of the officer's regular time or overtime on behalf of the city during emergencies, departmental requested trainings or voluntary overtime shifts the officer chooses to work.

5. The Kent City Schools share of expenses for the SRO shall be paid quarterly. At the end of each calendar year quarter (March 31, June 30, September 30 and December 31st.) the city shall send the KCS's an invoice for the costs of the SRO attributable to the KCS's. The invoices shall be payable within thirty days of the date of the invoice. Should the invoice not be paid within the thirty day time period, interest will accrue at 5% per annum on the balance due beginning on the 31st day after the date of the invoice.

6. The Term of Agreement shall be for one year commencing on the 25 th day of August, 2014 and terminating on the 24th day of August, 2015. Negotiations for a new agreement shall commence no sooner than three months prior to the expiration date of this agreement and no later than two months before the agreement's expiration date.

This agreement may be terminated by either of the Parties upon one hundred twenty days written notice to the other party.

It is understood that the contents of the Kent School Resource Officer Manual shall be agreed upon and made a part of the Agreement as if fully rewritten herein.

City Manager Dave Ruller
City of Kent

Dr. Joseph Giancola
Kent City Board of Education

**CITY OF KENT, OHIO
LICENSE AGREEMENT**

THIS AGREEMENT is made by and between the CITY OF KENT, OHIO, hereinafter called "City" and Arthur Property Management hereinafter called the "Licensee."

The City is the owner, in fee simple, of land, hereinafter known as the "Property." For and in consideration of the covenants, conditions, agreements and stipulations of the License expressed herein, the City does hereby agree the Property may be used by the Licensee for the purpose as outlined in Part 1 below, in accordance with the laws and Charter of the City of Kent. The Property is more particularly described in the attached exhibits listed below.

Exhibit "A" – Site Plan

The parties hereto covenant and agree as follows:

1. NATURE OF INTEREST:

The Licensee understands that by issuing this license, the City has merely granted the Licensee the right to occupy the right-of-way and this license does not grant or convey to the Licensee any interest in the Property.

2. USE:

2.1 The Property shall be used for the purpose of: _____
installing a cigarette butt receptacle

_____ and for no other purpose.

2.2 No structural alterations may be made to the City's property without the express written permission of the City of Kent, Director of Public Service.

3. TERM:

The City does hereby agree the Property may be used by the Licensee for a term of one (1) year commencing on _____, 2014, and ending on _____, 2015 unless terminated earlier by either party. This license will automatically renew yearly unless one (1) month before expiration either party notifies the other of its intention to terminate per Paragraph 1.

4. NECESSARY LICENSES AND PERMITS:

4.1 Licensee shall be licensed to do business in the State of Ohio and City of Kent, and upon request, Licensee shall demonstrate to the City that any and all such licenses are in good standing. Correspondence shall be addressed as follows:

All correspondence to the City shall be addressed:

Service Director
City of Kent
930 Overholt Road
Kent, Ohio 44240

All correspondence to the Licensee shall be addressed:

Arthur Property Management
118 East Main Street
Kent, Ohio 44240

4.2 Licensee shall secure all necessary permits required in connection with the use of the Property and shall comply with all federal, state and local statutes, ordinances, rules, or regulations which may affect, in any respect, Licensee's use of the Property. Licensee shall, prior to the commencement of any work, obtain and thereafter maintain, at its sole cost and expense, all licenses, permits, etc., required by law with respect to its business use of the Property.

5. **STORAGE AND VENDING:**

No storage of materials or supplies of any nature will be permitted on the Property except as directly related to the agreed business use of the Property.

6. **TAXES:**

Licensee agrees to be responsible for and to timely pay all taxes and/or assessments that may be legally assessed on Licensee's interest, or on any improvements placed by Licensee on said Property, during the continuance of the license hereby created, including any real estate taxes. The Licensee must provide written notice to the City, at the address referenced in Paragraph 4.1, within thirty (30) days of payment of all taxes and/or assessments.

7. **DIRECTOR OF PUBLIC SERVICE TO ACT FOR CITY:**

The granting of this permit shall not be construed as an abridgment or waiver of any rights which the Director of Public Service has in exercising his jurisdictional powers over the City highway system. The City Director of Public Service shall act for and on behalf of the City of Kent in the issuance of and carrying out the provisions of this permit.

8. **CITY USE OF PROPERTY:**

If for any reason the Director of Public Service or his duly appointed representative deems it necessary to order the removal, reconstruction, relocation or repair of the Licensee's changes to the City's property, then said removal,

reconstruction, relocation or repair shall be promptly undertaken at the sole expense of the Licensee's thereof. Failure on the part of the Licensee to conform to the provisions of this permit will be cause for suspension, revocation or annulment of this permit, as the Director of Public Service deems necessary.

9. **MAINTENANCE OF PROPERTY:**

Licensee shall, at its sole expense, keep and maintain the Property free of all weeds, debris, and flammable materials of every description, and at all times in an orderly, clean, safe, and sanitary condition consistent with neighborhood standards. A high standard of cleanliness, consistent with the location of the area as an adjunct of the City, will be required. Defoliant, noxious, or hazardous materials or chemicals shall not be used or stored on the Property.

10. **MAINTENANCE OF IMPROVEMENTS:**

10.1 Licensee, at Licensee's own cost and expense, shall maintain all of his/her improvements to the Property. Licensee shall take all steps necessary to effectively protect the Property from damage incident to the Licensee's use of such Property, all without expense to the City.

10.2 Licensee shall be liable to, and shall reimburse the City for, any damage to City owned property that in any way results from or is attributable to the use of said Property by the Licensee or any person entering upon the same with the consent of the Licensee, expressed or implied.

11. **HOLD HARMLESS:**

Licensee shall occupy and use Property at its own risk and expense and shall save the City, its officers, agents, and employees, harmless from any and all claims for damage to property, or injury to, or death of, any person, entering upon same with Licensee's consent, expressed or implied, caused by any acts or omissions of the Licensee.

12. **INSURANCE:**

12.1 At the time of the execution of this Agreement, Licensee shall, at its own expense, take out and keep in force during the terms of this Agreement:

(a) Liability insurance, in a company or companies to be approved by the City to protect against any liability to the public incident to the use of, or resulting from injury to, or death of, any person occurring in or about, the Property, in the amount of not less than *Five Hundred Thousand Dollars (\$500,000.00)*, to indemnify against the claim of one person, and in the amount of not less than *One Million Dollars (\$1,000,000.00)* against the claims of two (2) or more persons resulting from any one (1) accident.

(b) Property damage or other insurance in a company or companies to be approved by the City to protect Licensee, and the City against any and every liability incident to the use of or resulting from any and every cause occurring in, or about, the Property, including any and all liability of the Licensee, in the amount of not less than *One Hundred Thousand Dollars (\$100,000.00)*. Said policies shall inure to the contingent liabilities, if any, of the Licensee and the City, and shall obligate the insurance carriers to notify Licensee and the City, in writing, not less than thirty (30) days prior to cancellation thereof, or any other change affecting the coverage of the policies. If said policies contain any exclusion concerning property in the care, custody or control of the insured, an endorsement shall be attached thereto stating that such exclusion shall not apply with regard to any liability of the Licensee and the City.

12.2 A copy of the "Certificate of Insurance" will be submitted to the City at the time of execution of license and annually thereafter.

13. **MODIFICATION:**

The terms of this Agreement may be modified upon agreement of the parties.

14. **REVOCAION AND TERMINATION:**

14.1 The City may revoke this license at any time. The Licensee may terminate this Agreement at any time.

14.2 In the event this license is revoked or the Agreement is terminated the Licensee will peaceably and quietly leave, surrender, and yield up to the City the Property. The Property will be restored to its previous condition at the expense of the Licensee and no costs for removal will be reimbursed by the City.

14.3 Upon revocation of the license or upon termination or expiration of Agreement, any personal property, or other appurtenances, including all footings, foundations, and utilities, placed on the City property will be removed by Licensee. If any such appurtenances are not so removed after ninety (90) days written notice from the City to the Licensee, the City may proceed to remove the same and to restore the Property and the Licensee will pay the City, on demand, the reasonable cost and expense of such removal and restoration.

15. **RELOCATION:**

A Licensee who licenses property from the City shall not be eligible for relocation payments.

IN WITNESS WHEREOF, this Agreement has been executed in duplicate by the parties hereto as of the date herein last written below. Licensee acknowledges receipt of a copy of this Agreement and agrees to comply with the provisions herein contained.

LICENSEE(S):

Signature

Signature

Mailing Address

Telephone

Date

CITY OF KENT, OHIO

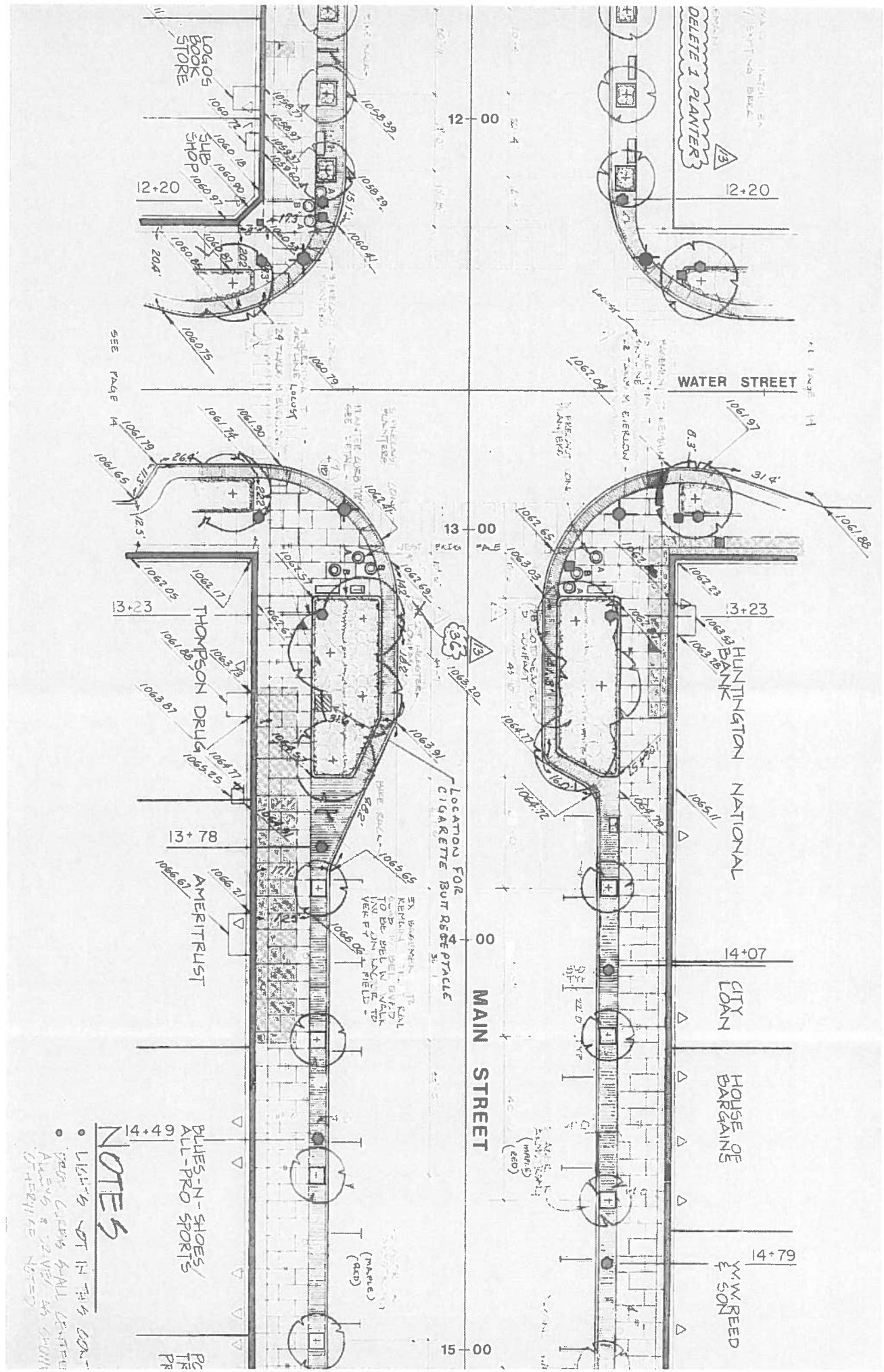
Director of Public Service

Date

APPROVED AS TO FORM:

James R. Silver, Law Director
City of Kent

EXHIBIT "A"
SITE PLAN



NOTES

- LOTS NOT IN THIS CON-
- FROM CITIES SHALL BE INTER-
- ALONG & 1/2 VED AS SHOWN
- OTHERWISE NOTED

LOCATION FOR
CIGARETTE BUT REST PRACLE

DELETE 1 PLANTER

(DATE)

(DATE)

SEE PAGE 14

SEE PAGE 14

SEE PAGE 14

SEE PAGE 14

CITY OF KENT
DEPARTMENT OF PUBLIC SERVICE

MEMO

April 15, 2014

To: Dave Ruller, City Manager
David Coffee, Budget & Finance Director

From: Gene Roberts, Service Director

RE: Funds from First Energy Mercantile Program

In July 2009 Kent City Council provided direction to staff to implement a program to minimize the City's energy consumption and through the Request for Qualifications process the Brewer-Garrett Company (BGC) was selected. BGC provided a general project outline to implement Citywide energy minimization project(s) that would self pay for the improvements from the savings in both electric and natural gas. The City's Community Development Department later applied for and then received an Energy Efficiency and Conservation Block Grant (EECBG) and when combined with funding provided from NOPEC the total cost of the project was paid for by non local funds and the City started to enjoy the decreased energy costs when the work was fully completed in January 2011 at a total cost of \$648,284.

On April 15, 2014 staff met with Mike Orban, Ohio Edison Energy Efficiency Program Coordinator and Kristina Kodzev, Ohio Edison Customer Support Account Manager. During the meeting the City received a Certificate as a Certified First Energy Efficiency Customer:



Presented to

City of Kent

In recognition of its valued participation and for committing energy efficiency and peak demand reduction projects to FirstEnergy's energy efficiency compliance program



Certified
FirstEnergy
Efficiency
Customer

A handwritten signature in black ink that reads 'John C. Dargie'.

John Dargie
FirstEnergy Vice President, Energy Efficiency

4/7/2014

The certificate presented to The City of Kent stated "In recognition of its valued participation and for committing energy efficiency and peak demand reduction projects to First Energy's energy efficiency compliance program". In addition to being a Certified First Energy Efficiency Customer the City was also provided with three checks from First Energy totaling \$54,957.

The First Energy presentation is part of their Mercantile Program and is directed towards eligible mercantile customers who have achieved energy efficiency savings independent of utility programs with the following requirements:

1. The facility must use more than 700,000 kWh per year for non-residential purposes
2. Approved applications can qualify the mercantile customer a cash rebate
3. Applications are subject to approval by the Public Utilities Commission of Ohio
4. The mercantile customer must have submitted a completed project application and supporting project documentation

Hallie Pirro, Engineering Aide I is a part time employee in the Service Administration and was the lead in the City's endeavor to obtain payment for the work completed as part of the City's Energy Efficiency Project. Hallie worked with representatives of First Energy for over a year documenting the work completed during the project and tracking the energy savings the City has experienced from the project. Her tireless efforts has generated the City's its recognition as a Certified First Energy Efficiency Customer and the resulting financial benefit.

The largest reduction in energy usage with resulting monthly utility savings and also receiving the largest portion of the total cash benefit from first energy was Bob Brown and the Water Reclamation Facility staff for following through with the installation of the Aerzen Turbo Blower. This single change in blower equipment nets the City over \$5,000 per month reduced operating cost at the Water Reclamation Facility.

In the three years after full completion of the City's Energy Efficiency Projects the estimated savings across all Departments and Divisions of the City for the purchase of energy is \$278,529.

Staff recommends acceptance of the funds provided by First Energy. Distribution of the funds should be \$4,341 to Water, \$37,832 to Sanitary and \$12,784 to General Government Funds.

Cc: Mr. Kelly Tisdale, Energy Services Division Manager, The Brewer-Garrett Company
Bob Brown, Water Reclamation Manager
Bill Schesvener, Chief Operator
file

April 7, 2014

City of Kent
Attn: Hallie Pirro
930 Overholt Road
Kent, OH 44240

Dear Ms. Pirro:

Our jointly filed application in the PUCO under Docket No. 13-1235 was approved on 1/26/2014. Enclosed is a rebate check for \$4,341 per the terms of our agreement for the Hodgeman site.

Congratulations on your energy savings achievements, and thank you for your participation in your FirstEnergy utility's Mercantile Customer Program. We encourage you to invest these funds in future energy savings projects.



Brian D Mollenshott
FirstEnergy Mercantile Customer Program Manager



2174592

VOID IF NOT CASHED WITHIN 90 DAYS

50-937

213

Check No. 2174592

CHECK DATE

AMOUNT

04 03 2014

*****4,341.00

PAY TO THE ORDER OF CITY OF KENT 930 OVERHOLT ROAD KENT, OH 44240

EXACTLY *****4,341 DOLLARS 00 CENTS

Handwritten signature of Steven R. Steub, Treasurer, FirstEnergy Corp.

JPMorgan Chase Bank, Syracuse, NY 13206

⑈ 2174592⑈ ⑆021309379⑆ 601864788⑈

VENDOR NO. 0210048597 DOC NO. 2000119822

PO NO	INVOICE / RCPT #	DATE	DOCUMENT #	VENDOR INV AMT	DISCOUNT	NET AMOUNT
		04/02/2014	1902165039	4,341.00	0.00	4,341.00

FOR WORKERS COMPENSATION INQUIRY, CONTACT ASSOCIATED COMPENSATION RESOURCES AT 216-731-8215. ALL OTHER CHECK INQUIRY, CONTACT FIRSTENERGY ACCOUNTS PAYABLE HELP DESK AT 814-539-3200.


April 7, 2014

City of Kent
Attn: Hallie Pirro
930 Overholt Road
Kent, OH 44240

Dear Ms. Pirro:

Our jointly filed application in the PUCO under Docket No. 13-1235 was approved on 1/26/2014. Enclosed is a rebate check for \$12,784 per the terms of our agreement for the Depeyster 1, Mantua, Overhalt, and Water sites.

Congratulations on your energy savings achievements, and thank you for your participation in your FirstEnergy utility's Mercantile Customer Program. We encourage you to invest these funds in future energy savings projects.



Brian D Mollenshott
FirstEnergy Mercantile Customer Program Manager



2174591

VOID IF NOT CASHED WITHIN 90 DAYS

50-937

213

Check No. 2174591

CHECK DATE

AMOUNT

04 | 03 | 2014

*****12,784.00

PAY TO THE ORDER OF CITY OF KENT
930 OVERHOLT ROAD
KENT, OH 44240

EXACTLY *****12,784 DOLLARS 00 CENTS

Treasurer
FirstEnergy Corp.

JPMorgan Chase Bank, Syracuse, NY 13206

⑈ 2174591⑈ ⑆021309379⑆ 601864788⑈

VENDOR NO. 0210048597 DOC NO. 2000119821

PO NO	INVOICE / RCPT #	DATE	DOCUMENT #	VENDOR INV AMT	DISCOUNT	NET AMOUNT
		04/02/2014	1902165038	12,784.00	0.00	12,784.00

FOR WORKERS COMPENSATION INQUIRY, CONTACT ASSOCIATED COMPENSATION RESOURCES AT 216-731-8215.

ALL OTHER CHECK INQUIRY, CONTACT FIRSTENERGY ACCOUNTS PAYABLE HELP DESK AT 814-539-3200.

April 7, 2014

City of Kent
Attn: Hallie Pirro
930 Overholt Road
Kent, OH 44240

Dear Ms. Pirro:

Our jointly filed application in the PUCO under Docket No. 13-1235 was approved on 1/26/2014. Enclosed is a rebate check for \$37,832 per the terms of our agreement for the Middlebury site.

Congratulations on your energy savings achievements, and thank you for your participation in your FirstEnergy utility's Mercantile Customer Program. We encourage you to invest these funds in future energy savings projects.



Brian D Mollenshott
FirstEnergy Mercantile Customer Program Manager



2174593

VOID IF NOT CASHED WITHIN 90 DAYS

50-937
213

Check No. 2174593

CHECK DATE

AMOUNT

04 03 2014

*****37,832.00

PAY TO CITY OF KENT
THE 930 OVERHOLT ROAD
ORDER OF KENT, OH 44240

EXACTLY *****37,832 DOLLARS 00 CENTS

Steven R. Stead
Treasurer
FirstEnergy Corp.

JPMorgan Chase Bank, Syracuse, NY 13206

⑈ 2174593⑈ ⑆ 021309379⑆ 601864788⑈

VENDOR NO. 0210048597 DOC NO. 2000119823

PO NO	INVOICE / RCPT #	DATE	DOCUMENT #	VENDOR INV AMT	DISCOUNT	NET AMOUNT
		04/02/2014	1902165040	37,832.00	0.00	37,832.00

FOR WORKERS COMPENSATION INQUIRY, CONTACT ASSOCIATED COMPENSATION RESOURCES AT 216-731-8215.

ALL OTHER CHECK INQUIRY, CONTACT FIRSTENERGY ACCOUNTS PAYABLE HELP DESK AT 814-539-3200.



CITY OF KENT, OHIO

DEPARTMENT OF FINANCE

TO: Dave Ruller, City Manager
FROM: David Coffee, Director of Budget and Finance
DATE: 4/30/2014
SUBJECT: General Operating Tax Levy Ballot Issue

A handwritten signature in blue ink, appearing to read "D. Coffee", is positioned to the right of the "FROM:" line.

I am respectfully requesting City Council Committee agenda time at the May 7, 2014 meeting for the purpose of requesting approval to renew/replace the City's current 1.16 mil General Operating Expense Tax Levy. This levy was originally passed in 1960 and the current renewal of the levy began with the 2010 Tax Year and runs for five consecutive years ending with the 2014 Tax Year. The requested action from Council is to authorize placing a 1.16 mil Renewal/Replacement Tax Levy for General Operating Expenses on the upcoming November 4, 2014 general election ballot.

For the 2013 Tax Year/ 2014 Collection Year this levy will provide \$304,109 that directly funds a significant portion of the City's General Fund expenses. It should be noted that if renewed, the 1.16 mil current expense levy is estimated to provide \$314,167 in revenue beginning with the 2015 Tax Year/2016 Collection Year and the cost to a homeowner of a \$100,000 property (fair market value) would remain unchanged at approximately \$29 per year. For comparative purposes, if this levy was approved as a replacement levy it is estimated to provide \$407,246 in revenue beginning with the 2015 Tax Year/ 2016 Collection Year with the cost to a homeowner of a \$100,000 property (fair market value) increasing to approximately \$41 per year.

In consideration of current local community factors, the City's critical dependency on passage of this proposed levy, and in an effort to minimize risk of losing existing revenue levels, staff is recommending Council approval for placing a Renewal Tax Levy on the November ballot.

Should you desire any additional detail concerning this proposed policy, please do not hesitate to let me know and I will be happy to provide whatever I can.

Thank you in advance for your time and assistance in this matter.

**KENT CITY PLANNING COMMISSION
BUSINESS MEETING
MAY 6, 2014**

**COUNCIL CHAMBERS
KENT CITY HALL
325 S. DEPEYSTER STREET
7:00 P.M.**

A G E N D A

I. CALL TO ORDER

II. ROLL CALL

III. READING OF PREAMBLE

IV. ADMINISTRATION OF OATH

V. CORRESPONDENCE

VI. OLD BUSINESS

VII. NEW BUSINESS

- A. PC14-004 TRANSOHIO PROPERTIES
218 E. College Avenue
Conditional Zoning Certificate & Site Plan Review**

The applicant is requesting a Conditional Zoning Certificate & Site Plan Review & Approval to convert an existing single family residential house into a rooming house for four tenants. The subject property is zoned: R-4 Multifamily Residential District.

- 1) Public Hearing**
- 2) Planning Commission Discussion/Action**

VIII. MEETING MINUTES April 15, 2014

IX. OTHER BUSINESS

X. ADJOURNMENT



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: April 28, 2014
TO: Kent City Planning Commission
FROM: Jennifer Barone, PE, Development Engineer
RE: Staff Report for the May 6, 2014 Planning Commission Meeting

The following items appear on the agenda for the May 6, 2014 Planning Commission meeting:

NEW BUSINESS

CASE NO: PC14-004

APPLICANT: TransOhio Properties

SITE LOCATION: 218 East College Avenue

STATUS OF APPLICANT: TransOhio Properties is the owner.

REQUESTED ACTION: Conditional Zoning Certificate and Site Plan Review and Approval for a rooming house.

ZONING: R-4: Multifamily Residential

TRAFFIC: The parcel is accessed from East College Avenue

SURROUNDING LAND USES: The property is surrounded by residential uses on all sides.

APPLICABLE CODE SECTIONS: Chapter 1122, 1135 and 1171 of the Kent Codified Ordinances (KCO).

ANALYSIS:

PROJECT DESCRIPTION:

The applicant is requesting to convert an existing single family residential house into a rooming house where four tenants may reside. This is to resolve a pending violation of housing more than two unrelated persons.

Rooming and boarding houses are conditionally permitted uses subject to KCO 1171.01(11), (17), (21) and (56) listed below. Please note that Number 56 is superseded by KCO 1122: Rooming and Boarding Houses. Staff believes all the conditions have been met.

- (11) Such uses shall be properly landscaped to be harmonious with surrounding residential uses.
- (17) All permitted installations shall be maintained in a neat orderly condition so as to prevent injury to any single property, any individual, or to the community in general; a bond may be required to insure that this provision will be met.
- (21) Lodging and boarding house uses shall be so designed, maintained and operated as to comply with inspection and rules of the City Board of Health and the regulations of all other applicable City codes, and to minimize possible disruptive effects on the character of adjacent and nearby properties.
- (56) There shall be one parking space for every person that lives in said structure of building. (Ord. 2002-90. Passed Sept. 18, 2002) - *This is superceded by KCO 1122.*

Per KCO 1122.07, the Planning Commission shall determine if the size of the property is adequate to provide reasonable open space.

TRAFFIC/PARKING:

The proposed parking is in the garage and the driveway. The requirement is 1.25 spaces per bed requiring five (5) spaces. The Board of Zoning Appeals (BZA) has granted a variance for the number of parking spaces to be reduced to four (4) including the configuration of stacked parking.

UTILITIES:

Utilities are existing.

STORMWATER:

There is no proposed site improvement. Therefore, storm water management is not required.

SIGNAGE:

No signage is proposed.

LIGHTING/LANDSCAPING/DUMPSTER:

No changes to the lighting or landscaping are proposed, and garbage cans are used for refuse. KCO 1122.08(f) discusses the landscape requirement for parking areas. The intent of the landscaping is to screen from vehicle lights and outdoor activities. Since

the parking is in the driveway and no additional parking area is proposed, staff feels that additional landscaping is not required.

ARCHITECTURAL ADVISORY BOARD:

The project did not require review by the Architectural Review Board.

VARIANCES:

The following variances were approved by the Board of Zoning Appeals (BZA).

1. KCO 1122.07(a) - A 1000 square foot variance from the 10,000 minimum lot size to convert a single family dwelling to a rooming/boarding house with a lot size of 9000 square feet.
2. KCO 1122.08(b) - A variance to allow a total of 4 parking spaces, where 5 spaces are required.

RECOMMENDATION:

Staff is recommending that the Planning Commission approve the conditional zoning certificate and site plan with the conditions listed below.

Planning Commission may approve, approve with conditions, or disapprove the application. Should Planning Commission wish to approve this project, the following language may be used:

I move that in Case PC14-004, the Planning Commission approve the Conditional Zoning Certificate and Site Plan to operate a rooming house at 218 East College Avenue subject to the following conditions:

1. Limit of four unrelated persons.
2. Technical Plan Review.

List of Enclosures for This Project:

1. Cover letter dated February 25, 2014 and revised site plans received April 22, 2014
2. Aerial Topo and Aerial Photo
3. Zoning Map with Rooming House info

cc: Bridget Susel, Community Development Director
Jim Bowling, City Engineer
Eric Fink, Assistant Law Director
Heather Phile, Development Planner
Applicant
PC Case File

**City of Kent
Income Tax Division**

**March 31, 2014
Income Tax Receipts Comparison - (Excluding 0.25% Police Facility Receipts)**

Monthly Receipts

Total receipts for the month of March, 2014	\$1,027,737
Total receipts for the month of March, 2013	\$988,906
Total receipts for the month of March, 2012	\$860,826

Year-to-date Receipts and Percent of Total Annual Receipts Collected

	<u>Year-to-date Actual</u>	<u>Percent of Annual</u>
Total receipts January 1 through March 31, 2014	\$2,955,386	23.83%
Total receipts January 1 through March 31, 2013	\$2,805,942	22.63%
Total receipts January 1 through March 31, 2012	\$2,752,306	22.82%

Year-to-date Receipts Through March 31, 2014 - Budget vs. Actual

<u>Year</u>	<u>Annual Budgeted Receipts</u>	<u>Revised Budgeted Receipts</u>	<u>Year-to-date Actual Receipts</u>	<u>Percent Collected</u>	<u>Percent Remaining</u>
2014	\$ 12,400,000	\$ 12,400,000	\$ 2,955,386	23.83%	76.17%

Comparisons of Total Annual Receipts for Previous Seven Years

<u>Year</u>	<u>Total Receipts</u>	<u>Percent Change From Prior Year</u>
2006	\$ 10,151,202	-0.36%
2007	\$ 10,540,992	3.84%
2008	\$ 10,712,803	1.63%
2009	\$ 10,482,215	-2.15%
2010	\$ 10,453,032	-0.28%
2011	\$ 10,711,766	2.48%
2012	\$ 12,063,299	12.62%
2013	\$ 12,397,812	2.77%

Submitted by



Director of Budget and Finance

2014 CITY OF KENT, OHIO
Comparison of Income Tax Receipts
(Excluding 0.25% Police Facility Receipts)
as of Month Ended March 31, 2014

Monthly Receipts				Comparisons	
Month	2012	2013	2014	Amount	Percent Change
January	\$ 1,085,253	\$ 897,977	\$ 935,222	\$ 37,245	4.15%
February	806,227	919,060	992,427	73,367	7.98%
March	860,826	988,906	1,027,737	38,832	3.93%
April	1,239,488	1,330,732			
May	972,050	1,021,364			
June	915,138	1,059,172			
July	961,433	967,424			
August	942,880	989,007			
September	980,892	1,205,984			
October	1,076,141	1,038,755			
November	890,325	1,042,418			
December	1,332,645	937,014			
Totals	\$ 12,063,299	\$ 12,397,812	\$ 2,955,386		

Year-to-Date Receipts				Comparisons	
Month	2012	2013	2014	Amount	Percent Change
January	\$ 1,085,253	\$ 897,977	\$ 935,222	\$ 37,245	4.15%
February	1,891,480	1,817,036	1,927,649	110,613	6.09%
March	2,752,306	2,805,942	2,955,386	149,445	5.33%
April	3,991,794	4,136,674			
May	4,963,844	5,158,038			
June	5,878,982	6,217,210			
July	6,840,415	7,184,634			
August	7,783,295	8,173,641			
September	8,764,187	9,379,625			
October	9,840,328	10,418,380			
November	10,730,653	11,460,798			
December	12,063,299	12,397,812			
Totals	\$ 12,063,299	\$ 12,397,812			

2014 CITY OF KENT, OHIO
Comparison of Income Tax Receipts from Kent State University
(Excluding 0.25% Police Facility Receipts)
as of Month Ended March 31, 2014

Month	Monthly Receipts			Comparisons	
	2012	2013	2014	Amount	Percent Change
January	\$ 403,606	\$ 383,688	\$ 397,519	\$ 13,832	3.60%
February	335,895	353,861	361,700	7,839	2.22%
March	360,114	384,674	404,469	19,795	5.15%
April	362,957	396,905			
May	360,026	379,202			
June	362,330	413,558			
July	379,316	359,357			
August	359,550	375,619			
September	328,283	321,941			
October	376,474	392,945			
November	384,179	399,939			
December	423,935	441,408			
Totals	\$ 4,436,666	\$ 4,603,095	\$ 1,163,689		

Month	Year-to-Date Receipts			Comparisons	
	2012	2013	2014	Amount	Percent Change
January	\$ 403,606	\$ 383,688	\$ 397,519	\$ 13,832	3.60%
February	739,501	737,549	759,219	21,671	2.94%
March	1,099,615	1,122,223	1,163,689	41,466	3.69%
April	1,462,573	1,519,127			
May	1,822,598	1,898,329			
June	2,184,929	2,311,886			
July	2,564,245	2,671,244			
August	2,923,795	3,046,863			
September	3,252,078	3,368,804			
October	3,628,552	3,761,748			
November	4,012,731	4,161,688			
December	4,436,666	4,603,095			
Totals	\$ 4,436,666	\$ 4,603,095			

2014 CITY OF KENT, OHIO
Comparison of Income Tax Receipts from Kent State University
(Excluding 0.25% Police Facility Receipts)

Comparisons of Total Annual Receipts for Previous Seven Years

<u>Year</u>	<u>Total Receipts</u>	<u>Percent Change</u>
2006	\$ 3,542,080	2.59%
2007	\$ 3,707,931	4.68%
2008	\$ 3,919,539	5.71%
2009	\$ 4,090,788	4.37%
2010	\$ 4,267,465	4.32%
2011	\$ 4,246,372	-0.49%
2012	\$ 4,436,666	4.48%
2013	\$ 4,603,095	3.75%

2014 CITY OF KENT, OHIO
Comparison of Income Tax Receipts
Police Facility Dedicated Income Tax Receipts - 1/9 of Total (0.25%)
as of Month Ended March 31, 2014

Monthly Receipts

Month	2012	2013	2014
January	N/A	N/A	\$ 116,890
February	N/A	N/A	124,039
March	N/A	N/A	\$ 128,453
April			
May			
June			
July			
August			
September			
October			
November			
December			
Totals	\$ -	\$ -	\$ 369,382

Year-to-Date Receipts

Month	2012	2013	2014
January	N/A	N/A	\$ 116,890
February	N/A	N/A	240,929
March	N/A	N/A	369,382
April			
May			
June			
July			
August			
September			
October			
November			
December			
Totals	\$ -	\$ -	

2014 CITY OF KENT, OHIO
Comparison of Total Income Tax Receipts - Including Police Facility Receipts
as of Month Ended March 31, 2014

Month	Monthly Receipts			Comparisons	
	2012	2013	2014	Amount	Percent Change
January	\$ 1,085,253	\$ 897,977	\$ 1,052,112	\$ 154,135	17.16%
February	806,227	919,060	1,116,466	197,407	21.48%
March	860,826	988,906	1,156,190	167,285	16.92%
April	1,239,488	1,330,732			
May	972,050	1,021,364			
June	915,138	1,059,172			
July	961,433	967,424			
August	942,880	989,007			
September	980,892	1,205,984			
October	1,076,141	1,038,755			
November	890,325	1,042,418			
December	1,332,645	937,014			
Totals	\$ 12,063,299	\$ 12,397,812	\$ 3,324,768		

Month	Year-to-Date Receipts			Comparisons	
	2012	2013	2014	Amount	Percent Change
January	\$ 1,085,253	\$ 897,977	\$ 1,052,112	\$ 154,135	17.16%
February	1,891,480	1,817,036	2,168,578	351,542	19.35%
March	2,752,306	2,805,942	3,324,768	518,826	18.49%
April	3,991,794	4,136,674			
May	4,963,844	5,158,038			
June	5,878,982	6,217,210			
July	6,840,415	7,184,634			
August	7,783,295	8,173,641			
September	8,764,187	9,379,625			
October	9,840,328	10,418,380			
November	10,730,653	11,460,798			
December	12,063,299	12,397,812			
Totals	\$ 12,063,299	\$ 12,397,812			



CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT Building Services Division

To: Dave Ruller
City Manager

From: Bridget Susel
Community Development Director *BDS*

Date: April 10, 2014

RE: Monthly Permit and Zoning Complaint Report – March 2014

Attached is the monthly report per council's request. Due to the vacant zoning enforcement position, complaints are being addressed by other CD staff members.

If you have questions or require further information, please let us know.

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type BZA-BOARD OF ZONING APPEALS						
POSTAGE - POSTAGE FEES		1	0	41.04	.00	41.04
Permit Type BZA-BOARD OF ZONING APPEALS Totals						
		1	0	\$41.04	\$0.00	\$41.04
Permit Type DEMOLITION-DEMOLITION						
1% BBS - 1% BBS		4	0	2.00	.00	2.00
RES-DEMO/MOVE - Residential Demolition/Moving		4	0	200.00	.00	200.00
Permit Type DEMOLITION-DEMOLITION Totals						
		8	0	\$202.00	\$0.00	\$202.00
Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL						
1% BBS - 1% BBS		7	1	4.15	(1.25)	2.90
RES-ELEC REPAIR - Residential Electric Remodel/Repair		1	0	100.00	.00	100.00
RES-ELEC ADD - Residential Electric Addition		1	0	50.00	.00	50.00
RES-ELEC NEW - Residential Electric New		1	1	100.00	(100.00)	.00
RES-ELEC OWN SRV - Residential Electric Owner Occupied Service		4	0	140.00	.00	140.00
Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL Totals						
		15	1	\$419.15	(\$126.25)	\$292.90
Permit Type ELECTRICAL RES-ELECTRICAL RESIDENTIAL						
Permit Type ENGINEERING RES-ENGINEERING RESIDENTIAL						
EXCAVATION - EXCAVATION		6	0	120.00	.00	120.00
SEWER RES - SEWER RESIDENTIAL		1	0	25.00	.00	25.00
SEWER UTILIZE - SEWER UTILIZATION		1	0	1,310.00	.00	1,310.00
STORM CONNECTION - STORM SEWER CONNECTION		1	0	100.00	.00	100.00
STORM RES PERMIT - STORM SEWER RESIDENTIAL PERMIT		1	0	25.00	.00	25.00
W-MET (5/8-3/4)" - WATER METER (5/8-3/4)"		1	0	300.00	.00	300.00
WATER FEE - WATER FEE		2	0	50.00	.00	50.00
WATER UTILIZED - WATER UTILIZATION		1	0	550.00	.00	550.00
Permit Type ENGINEERING RES-ENGINEERING RESIDENTIAL Totals						
		14	0	\$2,480.00	\$0.00	\$2,480.00
Permit Type EXISTING RES-EXISTING RESIDENTIAL						
1% BBS - 1% BBS		3	0	2.10	.00	2.10
RES-BUILD ADD 1 - Residential Building Addition- Single Family		3	0	210.20	.00	210.20
Permit Type EXISTING RES-EXISTING RESIDENTIAL Totals						
		6	0	\$212.30	\$0.00	\$212.30
Permit Type FIRE ALARM-FIRE ALARM						
3% BBS - 3% BBS		1	0	4.60	.00	4.60
COM-SUPR SYS RPR - Commercial Suppression Systems Repair/Remodel		1	0	153.40	.00	153.40
FIRE-REVIEW INSP - FIRE DEPT REVIEW & INSPECTION		1	0	100.00	.00	100.00
PLAN REVIEW <=3 - Plan Review for 3 or Less Reviews		1	0	93.75	.00	93.75
Permit Type FIRE ALARM-FIRE ALARM Totals						
		4	0	\$351.75	\$0.00	\$351.75
Permit Type HVAC COMM-HVAC COMMERCIAL						
3% BBS - 3% BBS		1	0	1.50	.00	1.50
COM-HVAC REPLACE - Commercial HVAC Replacement		1	0	50.00	.00	50.00
Permit Type HVAC COMM-HVAC COMMERCIAL Totals						
		2	0	\$51.50	\$0.00	\$51.50

Fee Code	Fee Type	Billing Transactions	Adjustment Transactions	Amount Billed	Adjustments	Net Billed
Permit Type HVAC RES-HVAC RESIDENTIAL						
1% BBS - 1% BBS		8	0	3.90	.00	3.90
RES-HVAC NEW - Residential HVAC New		1	0	100.00	.00	100.00
RES-HVAC OWN RPL - Residential HVAC Owner Occupied Replacement		4	0	140.00	.00	140.00
RES-HVAC REPAIR - Residential HVAC Repair/Remodel		3	0	150.00	.00	150.00
Permit Type HVAC RES-HVAC RESIDENTIAL Totals		16	0	\$393.90	\$0.00	\$393.90
Permit Type NEW RES-NEW RESIDENTIAL						
1% BBS - 1% BBS		1	0	4.02	.00	4.02
PARKS & REC - PARKS & REC		1	0	540.00	.00	540.00
RES- BUILD NEW 1 - Residential Building New Construction-Single Family		1	0	401.60	.00	401.60
Permit Type NEW RES-NEW RESIDENTIAL Totals		3	0	\$945.62	\$0.00	\$945.62
Permit Type PLUMB RES-PLUMBING RESIDENTIAL						
1% BBS - 1% BBS		8	0	5.55	.00	5.55
RES-PLUMB OWN RP - Residential Plumbing Owner Occupied Replacement		3	0	105.00	.00	105.00
RES-PLUMBING ADD - Residential Plumbing Addition		1	0	50.00	.00	50.00
RES-PLUMBING NEW - Residential Plumbing New		4	0	400.00	.00	400.00
Permit Type PLUMB RES-PLUMBING RESIDENTIAL Totals		16	0	\$560.55	\$0.00	\$560.55
Permit Type ZONING-ZONING						
COM-ZONING PSIGN - Commercial Zoning Permanent Signs		1	0	50.00	.00	50.00
RES-ZONING - Residential Zoning Fence Pool Etc		2	0	50.00	.00	50.00
RES-ZONING ADD - Residential Zoning Addition		3	0	75.00	.00	75.00
RES-ZONING NEW - Residential Zoning New		1	0	75.00	.00	75.00
Permit Type ZONING-ZONING Totals		7	0	\$250.00	\$0.00	\$250.00
Grand Totals		92	3	\$5,907.81	(\$126.25)	\$5,781.56

City of Kent
Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Location/Lot Number/Description	Permit Amount
2014-00000169	Permit Issued 03/21/2014	PRECISION-ENVIRONMENTAL KENT CAMPUS RENTALS LLC	Kent 17-024-40-00-143-000 116 S LINCOLN ST KENT, OH 44240		
Estimated Value: \$0.00		Current Property Value: \$0.00			
2014-00000170	Permit Issued 03/21/2014	PRECISION-ENVIRONMENTAL JAY A & MARGIE F WALLIGA	Kent 17-024-40-00-138-000 208 S LINCOLN ST KENT, OH 44240		
Estimated Value: \$0.00		Current Property Value: \$0.00			
2014-00000171	Permit Issued 03/21/2014	PRECISION-ENVIRONMENTAL KSU FOUNDATION	Kent 17-024-40-00-162-000 219 S WILLOW ST KENT, OH 44240		
Estimated Value: \$0.00		Current Property Value: \$0.00			
2014-00000172	Permit Issued 03/21/2014	PRECISION-ENVIRONMENTAL KSU	Kent 17-024-33-00-132-000 208 N LINCOLN ST KENT, OH 44240		
Estimated Value: \$0.00		Current Property Value: \$0.00			
Permit Type:	DEMOLITION: 4 Permit(s)	Permit Amount: \$202.00			Due: \$0.00

City of Kent Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
2014-00000135	ELECTRICAL RESIDENTIAL	JENNINGS HEATING CO ROBERT G & BERTHA J ADOLPH	Kent 17-043-00-00-032-001 1045 HUDSON RD KENT, OH 44240	\$35.35 \$35.35 \$0.00	SERVICE PANEL REPLACEMENT 100AMP
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000146	Permit Issued 03/07/2014	O D MILLER WHITE OAK HILLS DEVELOPMENT INC	Kent 17-044-20-00-021-039 1112 ADRIAN AVE KENT, OH 44240	\$126.25 \$126.25 \$0.00	ELEC, NEW CONSTRUCTION
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000149	Permit Issued 03/10/2014	WOODRUFF ELECTRIC GENO BARONE	Kent 17-031-10-00-056-000 1136 N MANTUA ST KENT, OH 44240	\$50.50 \$50.50 \$0.00	ELEC FOR AN ADDITION
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000152	Permit Issued 03/11/2014	SPEELMAN ELECTRIC INC EMERALD REAL ESTATE DEVELOPMENT LLC	Kent 17-007-10-00-108-000 356 CHERRY ST KENT, OH 44240	\$35.35 \$35.35 \$0.00	100 AMP SERVICE PANEL
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000155	Permit Issued 03/14/2014	D OTTO ELECTRICAL CONTRACTORS THOMAS & LAURIE PORT COYLE	Kent 17-025-10-00-083-000 428 EARL AVE KENT, OH 44240	\$35.35 \$35.35 \$0.00	WIRE 2 TON AIR CONDITIONER
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000168	Permit Issued 03/21/2014	ROTHERMEL ELECTRIC GEOFFREY C & G CHRIS BALDWIN	Kent 17-032-20-00-082-000 462 HARVEY KENT, OH 44240	\$35.35 \$35.35 \$0.00	SERVICE CHANGE TO 100 AMP
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000175	Permit Issued 03/25/2014	ANYTHING ELECTRIC LLC JOSEPH L BAIRD	Kent 17-025-10-00-152-000 336 PARK AVE KENT, OH 44240	\$101.00 \$101.00 \$0.00	REPLACE 200 AMP OVERHEAD SERVICE TO 2 100 AMP BETER BASES
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
Permit Type:	ELECTRICAL RESIDENTIAL: 7 Permit(s)	Permit Amount: \$419.15		Paid Amount: \$419.15	Due: \$0.00

City of Kent
Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
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City of Kent Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
Type:	ENGINEERING RESIDENTIAL				
2014-000000027	Permit Issued 03/28/2014	REBRANDT HOMES CROOKED RIVER LAND CO LTD	Kent 17-041-30-00-065-040 1387 ELIZABETH CT KENT, OH 44240	Paid: \$2,355.00 Due: \$2,355.00	CONSTRUCT NEW SINGLE FAMILY RESIDENCE
Estimated Value: \$392,000.00		Current Property Value: \$0.00		Improvement Square Footage: 6,032.00	
2014-000000028	Permit Issued 03/21/2014	PRECISION-ENVIRONMENTAL KENT CAMPUS RENTALS LLC	Kent 17-024-40-00-143-000 116 S LINCOLN ST KENT, OH 44240	Paid: \$20.00 Due: \$20.00	DEMOLISH HOUSE
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-000000029	Permit Issued 03/21/2014	PRECISION-ENVIRONMENTAL JAY A & MARGIE F WALIGA	Kent 17-024-40-00-138-000 208 S LINCOLN ST KENT, OH 44240	Paid: \$20.00 Due: \$20.00	DEMOLISH HOUSE
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-000000030	Permit Issued 03/21/2014	PRECISION-ENVIRONMENTAL KSU FOUNDATION	Kent 17-024-40-00-162-000 219 S WILLOW ST KENT, OH 44240	Paid: \$20.00 Due: \$20.00	DEMOLISH HOUSE
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 1,030.00	
2014-000000031	Permit Issued 03/21/2014	PRECISION-ENVIRONMENTAL KSU	Kent 17-024-33-00-132-000 208 N LINCOLN ST KENT, OH 44240	Paid: \$20.00 Due: \$20.00	DEMOLISH HOUSE
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 1,500.00	
2014-000000032	Permit Issued 03/27/2014	MIRACLE PLUMBING S M TEMPLETON LTD	Kent 17-024-40-00-072-000 243 SUMMIT ST KENT, OH 44240	Paid: \$45.00 Due: \$45.00	REPLACE WATERLINE
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
Permit Type:	ENGINEERING RESIDENTIAL: 6 Permit(s)	Permit Amount: \$2,480.00		Due: \$0.00	

City of Kent Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
2014-00000148	EXISTING RESIDENTIAL Permit Issued 03/12/2014	DAN BOLING CONSTRUCTION LLC EARL JEROME CLARK	Kent 17-043-00-00-025-000 1077 HUDSON RD KENT, OH 44240	\$68.07 \$98.07 \$0.00	ADDITION Improvement Square Footage: 744.00
2014-00000158	Permit Issued 03/17/2014	BUCKSTONE BUILDING & RESTORATION TAKAHIRO AND AYAKO SATO	Kent 17-029-20-00-011-053 992 RED FERN DR KENT, OH 44240	\$66.66 \$66.66 \$0.00	CONSTRUCT 20' x 16' DECK Improvement Square Footage: 320.00
2014-00000163	Permit Issued 03/21/2014	HERSHBERGER BROS. CONSTRUCTION ROBERT E MCGMANN	Kent 17-011-20-00-035-000 900 MANCHESTER AVE KENT, OH 44240	\$57.57 \$57.57 \$0.00	CONSTRUCT ROOF OVER FRONT DECK Improvement Square Footage: 140.00
2014-00000178	Permit Issued 03/21/2014	HERSHBERGER BROS. CONSTRUCTION ROBERT E MCGMANN	Kent 17-011-20-00-035-000 900 MANCHESTER AVE KENT, OH 44240	\$212.30 \$212.30 \$0.00	CONSTRUCT ROOF OVER FRONT DECK Improvement Square Footage: 140.00

Permit Type: EXISTING RESIDENTIAL, 3 Permit(s) Paid Amount: \$212.30 Due: \$0.00

City of Kent
Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
2014-00000111	Permit Issued 03/21/2014	ROTHERMEL ELECTRIC RLB PHOENIX PROPERTIES LLC	Kent 17-024-20-00-014-001 135 E ERIE ST KENT, OH 44240	\$351.75 \$351.75	INSTALL FIRE ALARMS FOR SUITE 302
Type: FIRE ALARM					
Estimated Value: \$0.00		Current Property Value: \$0.00			
Permit Type: FIRE ALARM: 1 Permit(s)		Permit Amount: \$351.75		Paid Amount: \$351.75	
				Due: \$0.00	
		Improvement Square Footage: 2,068.00			

City of Kent
Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
2014-00000178	HVAC COMMERCIAL	BIFF'S COMFORT SYSTEMS INC. SUNITA VERMA	Kent 17-004-00-00-019-000 1636 OLYMPUS DR KENT, OH 44240	\$51.50 \$51.50 \$0.00	REPLACE GAS FURNACE
Estimated Value		Current Property Value: \$0.00			Improvement Square Footage: 0.00
Permit Type:		HVAC COMMERCIAL: 1 Permit(s)		Paid Amount: \$51.50	Due \$0.00

City of Kent Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
Type: HVAC RESIDENTIAL					
2014-00000136	Permit Issued 03/04/2014	GREER HEATING & AIR CONDITIONING DENNIS M & CHERYL D ARMSTRONG	Kent 17-043-20-00-018-000 341 MCKINNEY BLVD KENT, OH 44240	\$35.35 \$35.35 \$0.00	FURNACE REPLACEMENT
Estimated Value: \$0.00		Current Property Value: \$0.00			Improvement Square Footage: 0.00
2014-00000147	Permit Issued 03/07/2014	SAL'S HEATING & COOLING KELLY EVELY	Kent 17-030-20-00-152-000 504 FAIRCHILD AVE KENT, OH 44240	\$35.35 \$35.35 \$0.00	HVAC, REPLACE FURNACE
Estimated Value: \$0.00		Current Property Value: \$0.00			Improvement Square Footage: 0.00
2014-00000153	Permit Issued 03/11/2014	APOLLO HEATING & COOLING THOMAS & LAURIE PORT COYLE	Kent 17-025-10-00-083-000 428 EARL AVE KENT, OH 44240	\$35.35 \$35.35 \$0.00	HVAC, REPLACE FURNACE AND A/C
Estimated Value: \$0.00		Current Property Value: \$0.00			Improvement Square Footage: 0.00
2014-00000162	Permit Issued 03/17/2014	GREER HEATING & AIR CONDITIONING SHARIE LYNN MEDURI	Kent 17-024-33-00-016-000 615 CRAIN AVE KENT, OH 44240	\$50.50 \$50.50 \$0.00	FURNACE REPLACEMENT
Estimated Value: \$0.00		Current Property Value: \$0.00			Improvement Square Footage: 0.00
2014-00000174	Permit Issued 03/25/2014	A TO ZOFF CO CHUNG MING WANG	Kent 17-043-10-00-026-001 509 ALLEN DR KENT, OH 44240	\$35.35 \$35.35 \$0.00	FURNACE REPLACEMENT
Estimated Value: \$0.00		Current Property Value: \$0.00			Improvement Square Footage: 0.00
2014-00000176	Permit Issued 03/25/2014	GREER HEATING & AIR CONDITIONING DAVID J & SUSAN C HAREN	Kent 17-013-20-00-232-000 411 E SCHOOL ST KENT, OH 44240	\$50.50 \$50.50 \$0.00	FURNACE & A.C. REPLACEMENT
Estimated Value: \$0.00		Current Property Value: \$0.00			Improvement Square Footage: 0.00
2014-00000177	Permit Issued 03/27/2014	ECHOLS HEATING & AIR CONDITIONING INC CROOKED RIVER LAND CO LTD	Kent 17-041-30-00-065-040 1387 ELIZABETH CT KENT, OH 44240	\$101.00 \$101.00 \$0.00	INSTALL HVAC FOR NEW RESIDENCE
Estimated Value: \$0.00		Current Property Value: \$0.00			Improvement Square Footage: 0.00
2014-00000179	Permit Issued 03/28/2014	CARL'S HEATING & A.C. SERVICE EARL JEROME CLARK	Kent 17-043-00-00-025-000 1077 HUDSON RD	\$50.50 \$50.50	

City of Kent
Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
Estimated Value: \$0.00		Current Property Value: \$0.00	KENT, OH 44240	Due: \$0.00	INSTALL HVAC FOR ADDITION
Permit Type:	HVAC RESIDENTIAL: 8 Permit(s)	Permit Amount: \$393.90		Improvement Square Footage: 0.00	
				Paid Amount: \$393.90	
				Due: \$0.00	

City of Kent
Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
2014-00000160	NEW RESIDENTIAL	REMBRANDT HOMES CROOKED RIVER LAND CO LTD	Kent 17-041-30-00-065-040 1387 ELIZABETH CT KENT, OH 44240	\$945.62 \$945.62	CONSTRUCT NEW SINGLE FAMILY RESIDENCE
Estimated Value: \$392,000.00		Current Property Value: \$0.00			Improvement Square Footage: 6,032.00
Permit Type:	NEW RESIDENTIAL: 1 Permit(s)	Permit Amount: \$945.62		Due: \$0.00	

City of Kent Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
Type:	PLUMBING RESIDENTIAL				
2014-00000141	Permit Issued 03/07/2014	R & R PLUMBING RICHARD & DIANE M ABER	Kent 17-006-12-00-089-000 508 IVAN DR KENT, OH 44240	\$35.35 \$35.35 \$0.00	REPLACE WATER HEATER
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000142	Permit Issued 03/07/2014	M G PLUMBING INC FOREST LAKES DEVELOPMENT CO LTD	Kent 17-029-20-00-011-056 819 STONEWATER DR KENT, OH 44240	\$101.00 \$101.00 \$0.00	PLUMBING FOR NEW RESIDENCE
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000143	Permit Issued 03/07/2014	M G PLUMBING INC LAKEVIEW INVESTMENT CO LLC	Kent 17-029-20-00-011-127 765 ADMORE DR KENT, OH 44240	\$101.00 \$101.00 \$0.00	PLUMBING FOR NEW RESIDENCE
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000144	Permit Issued 03/07/2014	M G PLUMBING INC LAKEVIEW INVESTMENT CO LLC	Kent 17-029-20-00-011-127 767 ADMORE DR KENT, OH 44240	\$101.00 \$101.00 \$0.00	PLUMBING FOR NEW RESIDENCE
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000145	Permit Issued 03/07/2014	M G PLUMBING INC FOREST LAKES DEVELOPMENT CO LTD	Kent 17-029-20-00-011-056 821 STONEWATER DR KENT, OH 44240	\$101.00 \$101.00 \$0.00	PLUMBING FOR NEW RESIDENCE
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000154	Permit Issued 03/14/2014	FIRST INSTALLATIONS, LLC THOMAS & LASHARON MCNEAL	Kent 17-045-10-00-062-000 1424 SUNSET WAY BLVD KENT, OH 44240	\$35.35 \$35.35 \$0.00	REPLACE WATER HEATER
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000155	Permit Issued 03/12/2014	MIKE MERRITT PLUMBING GENO BARONE	Kent 17-031-10-00-056-000 1136 N MANTUA ST KENT, OH 44240	\$50.50 \$50.50 \$0.00	PLUMBING FOR HALF BATHROOM
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000157	Permit Issued 03/14/2014	APPC PLUMBING SERVICES STEPHEN J & CANDY W RASTETTER	Kent 17-045-10-00-086-000 1265 WINDWARD LN KENT, OH 44240	\$35.35 \$35.35 \$0.00	WATER HEATER REPLACEMENT

City of Kent
Permit Listing

Permit / Application Number Status Issued To / Owner Parcel / Address Permit Amount Location/Lot Number/Description

Estimated Value: \$0.00 Current Property Value: \$0.00 Improvement Square Footage: 0.00

Permit Type: PLUMBING RESIDENTIAL: 8 Permit(s) Permit Amount: \$560.55 Paid Amount: \$560.55 Due: \$0.00

City of Kent Permit Listing

Permit / Application Number	Status	Issued To / Owner	Parcel / Address	Permit Amount	Location/Lot Number/Description
Type:	ZONING				
2014-00000150	Permit Issued 03/12/2014	DAN BOLING CONSTRUCTION LLC EARL JEROME CLARK	Kent 17-043-00-00-025-000 1077 HUDSON RD KENT, OH 44240	\$25.00 \$25.00 \$0.00	ADDITION
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000151	Permit Issued 03/10/2014	CARL A PICELLE CARL A PICELLE	Kent 17-025-40-00-001-000 108 S WATER ST KENT, OH 44240	\$0.00 \$0.00 \$0.00	OUTDOOR SEATING PERMIT
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000159	Permit Issued 03/17/2014	BUCKSTONE BUILDING & RESTORATION TAKAHIRO AND AYAKO SATO	Kent 17-029-20-00-011-053 992 RED FERN DR KENT, OH 44240	\$25.00 \$25.00 \$0.00	CONSTRUCT 20' x 16' DECK
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000161	Permit Issued 03/28/2014	REMBRANDT HOMES CROOKED RIVER LAND CO LTD	Kent 17-041-30-00-065-040 1387 ELIZABETH CT KENT, OH 44240	\$75.00 \$75.00 \$0.00	CONSTRUCT NEW SINGLE FAMILY RESIDENCE
Estimated Value: \$392,000.00		Current Property Value: \$0.00		Improvement Square Footage: 6,032.00	
2014-00000164	Permit Issued 03/21/2014	HERSHBERGER BROS CONSTRUCTION ROBERT E MCMANN	Kent 17-011-20-00-035-000 900 MANCHESTER AVE KENT, OH 44240	\$25.00 \$25.00 \$0.00	CONSTRUCT ROOF OVER FRONT DECK
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000166	Permit Issued 03/21/2014	ELLET SIGN COMPANY BRIAN J FOREST	Kent 17-027-00-00-031-000 1005 W MAIN ST KENT, OH 44240	\$50.00 \$50.00 \$0.00	NEW POLE SIGN
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000180	Permit Issued 03/31/2014	JOSHUA & SHANNON MAC HAGEN JOSHUA & SHANNON MAC HAGEN	Kent 17-010-10-00-179-000 1239 MEADOW DR KENT, OH 44240	\$25.00 \$25.00 \$0.00	FENCE
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	
2014-00000182	Permit Issued 03/31/2014	R & T FENCE CO. RICHARD E & DONNA L VANCE	Kent 17-006-12-00-080-000 1565 S LINCOLN ST KENT, OH 44240	\$25.00 \$25.00 \$0.00	FENCE
Estimated Value: \$0.00		Current Property Value: \$0.00		Improvement Square Footage: 0.00	

City of Kent
Permit Listing

Permit / Application Number Status Issued To / Owner Parcel / Address Permit Amount Location/Lot Number/Description

Permit Type: ZONING: 8 Permit(s) Permit Amount: \$250.00 Paid Amount: \$250.00 Due: \$0.00

Permit Payments Listing by Jurisdiction

From: 3/1/14 To: 3/31/14

Value Fee BBS Total

Existing Commercial

Kent

Permit ID	Description	Effective Date	Value	Fee	BBS	Total
EC-2013-09-2	ADA LIFT	3/25/2014				
	CONSTRUCT 35 S.F OF BUILDING TO ADD AN ADA LIFT 237 E MAIN ST		\$0.00	\$529.55	\$0.00	\$532.66
	<u>Total for Kent</u>		\$0.00	\$529.55		\$532.66
	<u>Total for Existing Commercial Permits</u>		\$0.00	\$529.55		\$532.66

New Commercial

Kent

Permit ID	Description	Effective Date	Value	Fee	BBS	Total
NC-2014-01-1	PARK FEES FOR BUILDING C	3/10/2014				
	210 S DEPEYSTER		\$0.00	\$13,185.50	\$0.00	\$13,185.50
	<u>Total for Kent</u>		\$0.00	\$13,185.50		\$13,185.50
	<u>Total for New Commercial Permits</u>		\$0.00	\$13,185.50		\$13,185.50

Review Fees

Kent

Permit ID	Description	Effective Date	Value	Fee	BBS	Total
REV-2013-05-2	REVIEW #2 & #3 HOMETOWN BANK	3/25/2014				
	136 N WATER ST		\$0.00	\$112.50	\$0.00	\$112.50
REV-2013-07-4	BUILDING C REVIEW #4	3/28/2014				
	210 S DEPEYSTER		\$0.00	\$225.00	\$0.00	\$225.00
REV-2014-01-1	REVIEW #12 & PROJECT	3/17/2014				
	5231 SUNNYBROOK RD		\$0.00	\$5,575.00	\$0.00	\$5,575.00
REV-2014-01-2	REVIEWS 5 & 6 - COMPLETE	3/20/2014				
	303 E MAIN ST		\$0.00	\$262.50	\$0.00	\$262.50
REV-2014-01-3	BRICCO HOOD SUPPRESSION	3/31/2014				
	210 S DEPEYSTER		\$0.00	\$250.00	\$0.00	\$250.00
	<u>Total for Kent</u>		\$0.00	\$6,425.00		\$6,425.00
	<u>Total for Review Fees Permits</u>		\$0.00	\$6,425.00		\$6,425.00
	Total for all permit types:		\$0.00	\$20,140.05		\$20,143.16

City of Kent

Case Inspection Report

Inspection Date Range 03/01/14 - 03/31/14

Case Type - Case - Inspection Type - Inspector

No Records Exist



KENT FIRE DEPARTMENT MONTHLY INCIDENT REPORT March 2014

FIRE INCIDENT RESPONSE INFORMATION

	CURRENT PERIOD			YEAR TO DATE		
	2014	2013	2012	2014	2013	2012
Summary of Fire Incident Alarms						
City of Kent	40	54	54	138	142	145
Kent State University	4	7	15	21	29	59
Franklin Township	5	7	7	22	24	32
Sugar Bush Knolls	8	1	0	11	3	0
Mutual Aid Given		6	2	4	10	11
Total Fire Incident Alarms	57	75	78	196	208	247

Summary of Mutual Aid Received by Location

City of Kent	0	1	0	1	2	7
Kent State University	0	0	2	0	1	2
Franklin Township	0	1	0	0	1	1
Sugar Bush Knolls	0	0	0	0	0	0
Total Mutual Aid	0	2	2	1	4	10

EMERGENCY MEDICAL SERVICE RESPONSE INFORMATION

	CURRENT PERIOD			YEAR TO DATE		
	2014	2013	2012	2014	2013	2012
Summary of Emergency Medical Service Responses						
City of Kent	172	219	171	526	589	532
Kent State University	30	25	36	98	89	120
Franklin Township	29	37	32	88	102	109
Sugar Bush Knolls	0	0	3	2	2	6
Mutual Aid Given	0	5	3	9	12	14
Total Emergency Medical Service Responses	231	286	245	723	794	781

Summary of Mutual Aid Received by Location

City of Kent	0	3	0	4	13	0
Kent State University	0	0	0	1	0	0
Franklin Township	0	0	0	0	2	1
Sugar Bush Knolls	0	0	0	0	0	0
Total Mutual Aid	0	3	0	5	15	1

TOTAL FIRE AND EMERGENCY MEDICAL SERVICE RESPONSE INCIDENTS

2014	288	361	323	919	1002	1028
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TOTAL ALL RESPONSES, INCLUDING MUTUAL AID

2014	288	366	325	925	1021	1039
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CITY OF KENT, OHIO

DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: April 30, 2014
TO: Dave Ruller, City Manager
FROM: Bridget Susel, Community Development Director *B.S.*
RE: Valet Parking Usage

Some members of Council had requested a report on the vehicle utilization rates for the newly implemented downtown valet service program. Below is the report for the first quarter of 2014.

The manager of the company providing the valet service is reporting that the downtown establishments that are offering the service to their respective patrons are pleased with the weekend usage rates and they plan to continue offering valet service on Thursday, Friday and Saturday evenings.

The provision of valet services during the lunch hours, however, will be temporarily suspended beginning on May 1st because of low utilization rates. The downtown businesses that currently hold valet zone permits may resume offering valet service at lunch, on a trial basis, once the on-street paid parking becomes operational.

Valet Parking Usage: 2014 First Quarter Report			
	January	February	March
Thursday Dinners: 5-11 p.m.	60	41	41
Friday Dinners: 5-11 p.m.	137	192	112
Saturday Dinners: 5-11 p.m.	109	189	145
TOTAL	306	422	298
Lunches: Mon.-Fri., 11 a.m.-2 p.m.	n/a	17	42

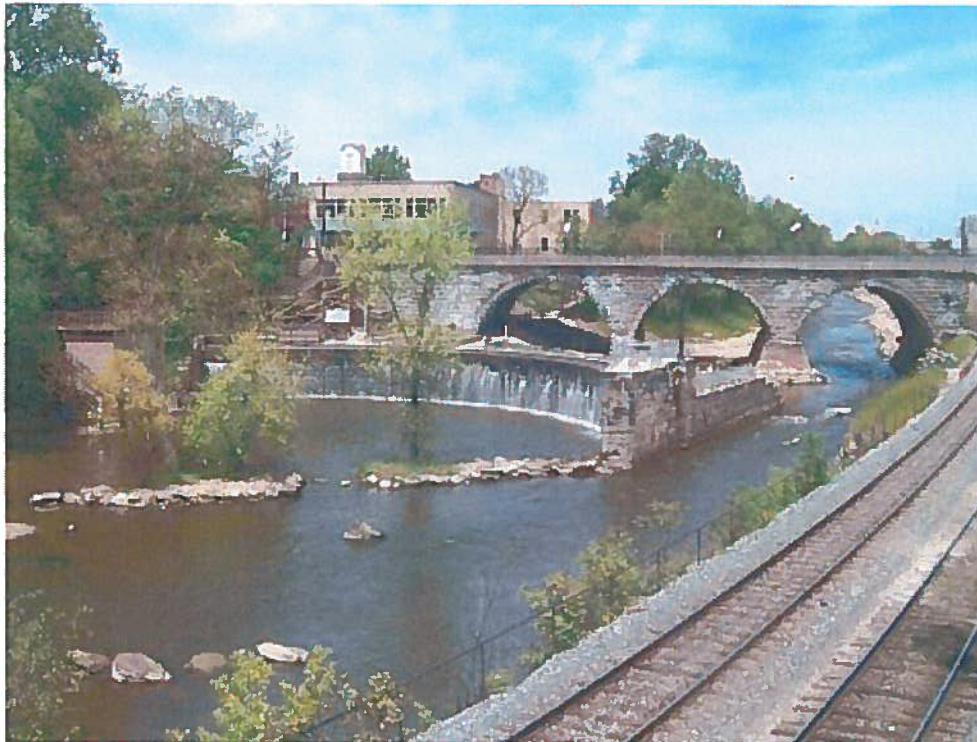
Kent's Water Utility Keeps Automation Fluid

CASE APPLICATION | JANUARY 3, 2014

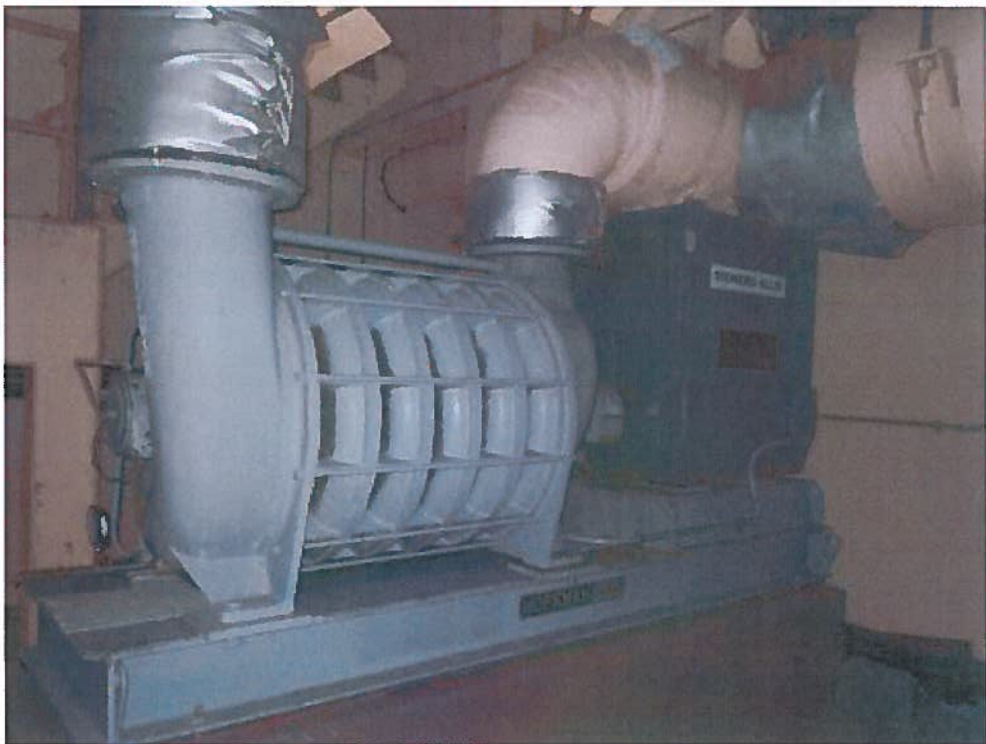
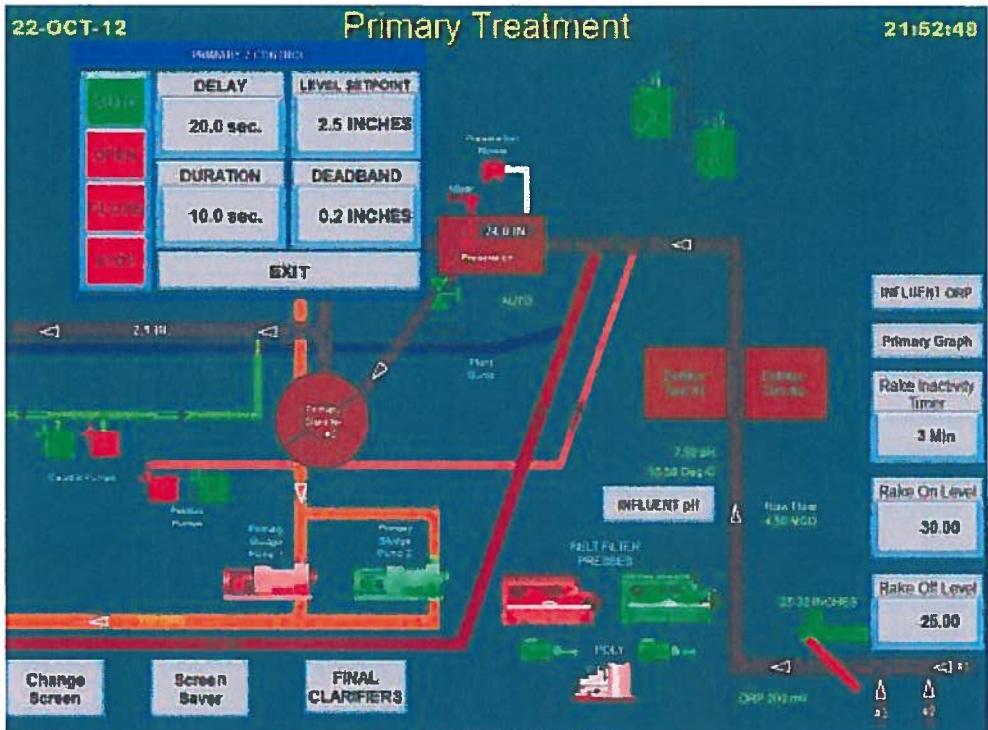
Kent's Water Utility Keeps Automation Fluid

Continued automation and communications improvements are part of the Ohio city's dedication to its award-winning water quality.

By Aaron Hand, Executive Editor, Automation World



A radio system enables start/stop and flow control to pump water over Kent's historic dam during warm-weather months.





If you want some of the best tasting water in the country, you might want to head to Kent, Ohio. It gained the title of "Best Tasting Municipality Water" at the Berkeley Springs International Water Tasting in 1995, and has placed in the Top 5 six times since then.

But taste isn't the only thing the city is concerned about. Since 2002, the city's water/wastewater utility has gone through several upgrade projects to improve water quality, communications and efficiency, and to reduce power consumption significantly.

Kent's Water Treatment Division is responsible for the supply, filtration, pumping and storage of potable water for the city. The water plant treats more than 2 million gallons of water per day (MGD), and has a capacity of 6 MGD.

The separate Water Reclamation Division has responsibility for the Water Reclamation Facility (WRF), handling treatment of the city's residential, commercial and industrial wastewater. The WRF can treat 5 MGD of sewage, with a peak hydraulic capacity of 15 MGD. The cleaned water is discharged into the Cuyahoga River according to a permit issued by the Ohio Environmental Protection Agency (EPA). Along with the removal of conventional pollutants, the treatment process is also designed for the chemical removal of phosphorus and the biological removal of ammonia from the waste stream.

In addition to the potable water plant and the treatment facility, Kent also operates and maintains nine main pumping stations throughout the city, plus other associated facilities. Thoma Technologies, which provides automation systems for the City of Kent's water/wastewater utility, began its first project with the city in 2002, implementing a telephone telemetry system for the eight remote wastewater pumping stations.

"We provided eight telemetry panels, four with 10-inch HMIs, in addition to a master panel at the WRF," says Robert Thoma, president of Thoma Technologies. "The panel at the WRF also had alarm signals paralleled from a nearby annunciator panel. In addition to the panel, the WRF's SCADA system had two PCs, each running LookoutDirect software from National Instruments. This was the extent of the plant SCADA system at the time."

Spread spectrum radio

Frequent failures and lengthy repairs prompted the WRF to replace the existing SCADA telemetry system in 2004. The telephone lines used for communication were low-grade copper, limiting bandwidth and performance. The city wanted to make the switch to spread spectrum radios, so Thoma Technologies began by installing radios at the sewage lift stations. In the following year came radio telemetry for the Water Treatment Division's potable water pump station and water tanks/towers, and soon after the remaining potable water tanks.

"As a result of switching phone lines to radio communications, SCADA system performance improved, downtime was reduced and third-party support issues were eliminated," Thoma says.

The radio system now covers more than 16 square miles. Throughout the water/wastewater system, local control and monitoring is provided by AutomationDirect D205 PLC racks with D260 processors and a variety of discrete and analog I/O. These PLCs make up the remote terminal units (RTUs), the front end of the SCADA system.

Controlling a waterfall

To meet new water quality standards set by the Ohio EPA, in 2003 the city decided to bypass the Arch Dam built in 1836, rerouting the Cuyahoga River through the old canal lock to preserve the historic dam and building a small park behind the dam.

To help pump water over the dam during warm-weather months, Thoma Technologies provided a radio system for start/stop and flow control for the waterfall. The 150 hp pumps are driven by variable-frequency drives, and a weekly schedule of start/stop times enables the city to save on electricity costs.

In 2008, Thoma Technologies added radio communications to the raw water wells for the potable water treatment system. The SCADA system at the WRF was also expanded to add four AutomationDirect 15-inch C-more HMI touch panels to the two LookoutDirect PC stations. These new touch panels expanded the capability of the SCADA system to encompass the new RTUs used to help monitor and control the WRF.

The potable water treatment plant has an Iconics SCADA system with Modicon Momentum PLCs, which made for a challenging tie-in, Thoma says. "In order to work with the existing PLCs, we installed an AutomationDirect DirectLogic D0-06 PLC with dual Ethernet cards to serve as a firewall, and to scan the

Modicon PLCs in the water plant," he explains. "The PLC integrates the data into the LookoutDirect software used at the WRF. One Ethernet card is used to query plant data from the Modicon PLC via Modbus TCP, and the other card uses the city's intranet for peer-to-peer communications with the SCADA system at the WRF."

An additional LookoutDirect station for the Service Administration Center, located in another part of the city, created city-wide SCADA monitoring capability that covers all water/wastewater systems. "In order to add the Service Administration Center to the system, we used the same Ethernet card solution that linked the potable water treatment plant to the WRF via the city's intranet for peer-to-peer communications," Thoma says.

The automation provider has also worked with the city's team to add panels for influent flow analysis, monitoring various flows, levels, pH, dissolved oxygen and temperatures, and displaying the data on local screens. "We also installed panels to monitor the performance of the anaerobic digestion tanks," Thoma adds.

Reducing power consumption

In 2010, Thoma Technologies added an AutomationDirect D0-06 micro PLC panel to improve final clarifier operations at the WRF. The plant uses the information to control valves on influent side to balance flow and prevent short-circuiting of flow through clarifiers during low-flow conditions. Programming was also added to the panel to control aeration, since the blower controls were nearby. "Originally, we were controlling the centrifugal blowers by a very simple method of unloading motor amperage through reduced work of smaller air flows via activation of inlet valves on the blowers," Thoma says.

Valve control resulted in better treatment and yielded a net savings of about \$8,000 a year. This method worked well, but there was a limitation of minimum safe operation of the blowers and at times, especially at night, there was still excess aeration (see "Aeration Automation Improves Efficiency" for more details on the aeration automation project).

A turbo blower was added to further cover the lower spectrum of airflow. This improves speed control, and has significantly increased cost savings. In 2011, control for the new turbo blower was added to reduce airflow rates and provide further reductions in power consumption. Since project completion, the cost savings have been about \$5,000 per month.

The latest project has been the installation of a D0-06 control panel at the WRF to control the aeration valves in the three mixed-liquor tanks. This system balances airflow, which provides better consistency in dissolved oxygen levels to help with biological control and water treatment.

When Kent's water was first named "Best Tasting Municipality Water," the city's mayor was invited to come on the Tonight Show to share a taste with Jay Leno. With any luck, Kent will win the title again in 2014, and then perhaps the mayor will get to meet the Tonight Show's newest host, Jimmy Fallon.

Companies in this article:

Supplier:

- **Automation Direct, Inc.**

AW SOURCE: <http://www.automationworld.com/control/kents-water-utility-keeps-automation-fluid>
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