



# CITY OF KENT, OHIO

## DEPARTMENT OF COMMUNITY DEVELOPMENT

DATE: April 26, 2011  
TO: Dave Ruller, City Manager  
FROM: Bridget Susel, Grants & Neighborhood Programs Administrator  
RE: Revised 2011 CDBG Funding Recommendations

The City received notification yesterday from the U.S. Department of Housing & Urban Development (HUD) of its anticipated 2011 CDBG allocation. The City is expected to receive \$271,077, which is \$53,923 less than the estimated amount of \$325,000 presented at the March 2, 2011 Council Committee session. The amount represents a 16.5% reduction from the City's 2010 CDBG allocation. Attached is a table detailing the revised 2011 CDBG funding recommendations, which reflects the following funding revisions:

- (\$30,000): The Pine Street Reconstruction project was reduced from \$120,000 to \$90,000. The City Engineering Department indicated because the project is structured as a multi-year project, a reduction of this amount could occur without compromising the project's anticipated timeline.
- (\$ 5,000): Family & Community Services, Inc. (F&CS) has withdrawn its proposal requesting \$10,000 in funding for its Portage Area Transitional Housing (PATH) program. The agency was notified last week that the State has eliminated the primary funding source F&CS uses to administer the PATH program. The agency did request that a portion of the recommended 2011 CDBG PATH allocation be applied to the Homeless Shelter Services program. The staff allocated \$5,000 to accommodate this request, which increased the 2011 allocation to Homeless Shelter Services from \$10,000 to \$15,000.
- (\$ 2,500): The Community Policing Program was reduced from \$25,500 to \$23,000. Community Development staff spoke to Safety Director Bill Lillich and Bill indicated the program could have its funding reduced by \$2,500, without compromising the efficacy of the program.
- (\$16,423): Funding committed to CDBG administration was reduced from \$33,000 to \$16,577. While the reduction in this funding category is significant, the CDBG staff will be able to offset the reduction in the CDBG administrative category because it still has administrative funding available for staff time through the Neighborhood Stabilization Program (NSP).
- (\$53,923) TOTAL REDUCTION AMOUNT

PY2011 Proposed CDBG Allocation					
Applicant	Project	CDBG Request	2011 Funding Recommended	Funds Awarded in PY2010	
Engineering Dept.	Pine Street Reconstruction	\$ 125,000	\$ 90,000	\$	87,000
Parks & Recreation	Redmond Bridge Renovation	\$ 90,000		\$	50,000
Police Dept.	Community Policing Program	\$ 27,013	\$ 23,000	\$	24,000
CAC	Targeted Furnace Replacement	\$ 50,000	\$ 40,000	\$	40,000
F&CS	PATH	withdrawn		\$	10,000
F&CS	Homeless Shelter Services	\$ 15,000	\$ 15,000	\$	10,000
Coleman Professional Serv.	New Hsg Construction	\$ 37,500	\$ 37,500	\$	-
KRBA	SBDC and Business Incubator	\$ 55,000	\$ 30,000	\$	30,000
Administration	Administration		\$ 16,577	\$	30,000
Fair Housing Contact Serv.	Fair Housing		\$ 19,000	\$	19,000
<b>TOTAL</b>		<b>\$ 399,513</b>	<b>271,077</b>		
<b>Anticipated 2011 Allocation:</b>	<b>\$ 271,077</b>				
Public Service Cap (15%):	\$ 40,661			\$	38,000
Administration Cap (20%):	\$ 54,215			\$	35,577



# OHIO DEPARTMENT OF TRANSPORTATION

CENTRAL OFFICE • 1980 WEST BROAD STREET • COLUMBUS, OH 43223

JOHN R. KASICH, GOVERNOR • JERRY WRAY, DIRECTOR

Friday, April 22, 2011

Re: 018-12, Salt- Sodium Chloride and 318-12 Summer Fill-Up

To Cooperative Purchasing Entities:

The Ohio Department of Transportation will begin the process of soliciting tonnage from our districts and cooperative contracting local entities in anticipation of the 2011-2012 sodium chloride bid. With Governor Kasich's signing of the Department's Biannual Transportation Budget Bill, a change in Ohio's purchasing regulations will take effect. It is ODOT's desire that this change will open up bidding opportunities for vendors of sodium chloride and will increase competition within the State to achieve better prices for Ohio's taxpayers.

Similar to last season, the Department plans to post the Invitation to Bid on or about June 6<sup>th</sup>, 2011. 018, the "Winter Use" contract and will have traditional 80-120% capacity applied to the estimated tonnage. 318, the "Summer Fill-Up" contract will have 100% capacity applied to the tonnage supplied. You are welcome to participate in either contract or both the Winter Use and Summer Fill-Up. Both the Winter Use and Summer Fill-Up contracts will be awarded on or about July 1, 2011. 018-12 will have an effective date beginning October 1, 2011 and terminating April 30, 2012. 318-12 will have an effective date beginning July 1<sup>st</sup>, 2011 - September 30<sup>th</sup>, 2011.

If you intend to participate in the Winter Use and/or the Summer Fill-Up contracts, please contact the Department at your earliest opportunity with the following pieces of mandatory information:

- 1) Your participation agreement which includes:
  - a. required annual sodium chloride tonnage
  - b. The location of the delivery for your sodium chloride; and
- 2) A copy of the resolution, signed cooperative agreement or legislation from your legislative body committing to participate in the contract.

The updated cooperative agreement form can be found on the ODOT website at ->

<http://www.dot.state.oh.us/Divisions/ContractAdmin/Contracts/Purchase/Coop-Salt-ResolutionAgree.doc>

All agreements must be received by our office prior to May 27<sup>th</sup>, 2011. This will allow our office sufficient time to add your requirements to our bidding documents.

**YOUR REQUEST WILL NOT BE PROCESSED UNTIL ALL OF THE ABOVE INFORMATION IS RECEIVED BY THE DEPARTMENT**

If you have questions or concerns about this bidding opportunity, feel free to contact Tom Pannett, Administrator of ODOT's Office of Contracts at 614-728-2071.

Respectfully,

Tom Pannett  
Administrator, Office of Contracts

**OHIO DEPARTMENT OF TRANSPORTATION - Office of Contracts, Purchasing Services  
Cooperative Purchasing Program - Sodium Chloride (Rock Salt)**

DATE SUBMITTED: \_\_\_\_\_

**RESOLUTION/ORDINANCE** as adopted for sodium chloride/rock salt requirements for purchase. Effective period: twelve months from date of award, inclusive, or on an effective date as determined by the Director at the time of bid.

Whereas, Section 5513.01(B) of the Ohio Revised Code provides the opportunity for Political Subdivisions including Counties, Townships, Municipal Corporations, Port Authorities, Regional Transit Authorities, State Colleges/Universities and County Transit Boards and others to participate in contracts of the Ohio Department of Transportation for the purchase of machinery, material, supplies, or other articles;

Now Therefore, Be It Ordained, Intending to Be Legally Bound That Eugene K. Roberts  
(Agent)

Hereby Requests Authority in The Name of City of Kent  
(Political Subdivision)

To participate in the Ohio Department of Transportation's Contract for Rock Salt and Agrees:

- 1) To purchase an estimated salt tonnage, indicated below, exclusively from the vendor awarded the rock salt contract for the county in which said political subdivision is located;

**018 NOTE:** By executing this agreement and providing an estimated tonnage the Political Subdivision recognizes that Contract 018 will contain a min/max tonnage provision, as determined by the Director at the time of bid but will not exceed 80/120% respectively, for which the Political Subdivision will be responsible.

**318 NOTE:** By executing this agreement and providing tonnage to purchase the Political Subdivision recognizes that Contract 318 will contain a 100% tonnage provision for which the Political Subdivision will be responsible.

- 2) To be bound by the terms and conditions of the contract;
- 3) To be responsible for payment directly to the vendor for the quantities purchased under the contract; and
- 4) To be responsible for resolving all disputes arising out of participation in the contract and agree to release the Director of Transportation and the Ohio Department of Transportation from liability for all loss or damage, and from any and every claim or damage resulting from or arising out of participation in the contract pursuant to Ohio Revised Code Section 5513.01(b).

**MINIMUM ORDER = 1 TRUCKLOAD / 22 TONS WITHOUT PILER OR 200 TONS WITH PILER**

STOCKPILE LOCATIONS	STOCKPILE CAPACITY	TONS REQUIRED (ESTIMATED)
590 Plum St., Kent, OH	5,000 tons	4,500 tons
<b>318 Summer Fill-Up - 100% Tonnage Provision</b>		
STOCKPILE LOCATIONS	STOCKPILE CAPACITY	TONS REQUIRED (ESTIMATED)

OHIO DEPARTMENT OF TRANSPORTATION - Office of Contracts, Purchasing Services  
Cooperative Purchasing Program - Sodium Chloride (Rock Salt)  
Continued

Participating Political Subdivisions are intended beneficiaries under this contract and are real parties in interest with the capacity to sue and be sued in their own name without joining the state of Ohio, Ohio Department of Transportation. By signing and returning this agreement, you will be bound to participate in this contract during the upcoming winter season, upon award of the contract to a successful vendor. A participating Political Subdivision cannot change its position during this contract period. Termination of participation is effective upon the expiration date of the contract. Failure of a Political Subdivision to purchase its requirements from the awarded vendor or comply with the terms of this contract may invalidate participation for the following winter season.

Political subdivisions will be required to submit a new participation agreement form every year, indicating storage capacity and stating salt needs for the contract period.

\_\_\_\_\_  
(Authorized Signature and Title) (Date)

Eugene K. Roberts, Service Director  
(Print Exactly as Signed Above)

Portage  
(County Location)

City of Kent  
(Political Subdivision)

930 Overholt Road  
(Street) (P.O. Box)

Kent Ohio 44240  
(City) (State) (Zip plus 4)

Gerald Shanley, Arborist Supervisor 330-678-8105  
(Contact Name Responsible for Ordering Salt) (Phone Number)

Shanley@kent-ohio.org  
(E-Mail Address)

**Note:** This Participation Agreement must be received by the Ohio Department of Transportation, Office of Contracts, Purchasing Services prior to the mailing of the invitation to bid.

Upon receipt of the agreement each political subdivision will get added to a list that will be maintained on the Office of Contracts web site. This list will be updated daily on the Contracts web site located at ->

<http://www.dot.state.oh.us/Divisions/ContractAdmin/Contracts/Purchase/salt.doc>

Email the completed resolution to [contracts.purchasing@dot.state.oh.us](mailto:contracts.purchasing@dot.state.oh.us).




# CITY OF KENT, OHIO

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## DEPARTMENT OF ECONOMIC DEVELOPMENT

**Date:** May 11, 2011

**To:** David Ruller, City Manager  
David Coffee, Finance Director

**From:**  Dan Smith, Economic Development Director

**Subject:** 2011 *Celebrate Kent!* Program

The 2011 *Celebrate Kent!* Program has been advertised and applications will be received in support of this year's initiatives and activities. As in years past, I have advertised the program through the Record Courier, Main Street, the Chamber of Commerce and on our web sites. The deadline for submissions is Friday, May 20. I am respectfully requesting Council time at the June 1 committee meeting to present this year's slate of projects.

For your review, I have attached the program guidelines and requirements. To clear up confusion regarding the community support budget line, it was decided that Linda Copley and I will process the *Celebrate Kent!* applications and purchase orders. One important change we are implementing this year is that applicants will be required to fill out their contracts within 30 days of receiving the funding or forfeit their grant. We will then appropriate the funds accordingly. This should clear up the timing confusion that has taken place in the past.

If there are additional questions or requests regarding this year's *Celebrate Kent!* Program, please feel free to direct them to me.



# CITY OF KENT, OHIO

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## DEPARTMENT OF ECONOMIC DEVELOPMENT

**TO:** Potential *Celebrate Kent!* Program Applicants

**FROM:** Dan Smith, Economic Development Director

**DATE:** May 2, 2011

**SUBJECT:** Economic Development *Celebrate Kent!* Program Request for Proposals

Attached is a Request for Proposals ( RFP) and application related to the above referenced grant program. If you would like for the City to mail you a hard copy of the application, please email me at [smithd@kent-ohio.org](mailto:smithd@kent-ohio.org) with "ED Grant Application" in the Subject Line and I will get out to you right away. Of course, if you have any questions, please do not hesitate to call me. *The deadline for this year's round of funding is Friday, May 20, 2011.*

We look forward to reviewing this year's *Celebrate Kent!* proposals.

Attachments

## REQUEST FOR PROPOSALS

The City of Kent is accepting applications for qualified projects for the FY-2011 round of our *Celebrate Kent!* Grant Program. Attached is a brief program description, application and Statement of Success form. Those interested in applying for funding should submit a completed application by **May 20, 2011** to the address listed on the application form.

All applications received will initially be reviewed by the Economic/Community Development Department for eligibility and completeness. Qualifying applications will then be forwarded to the Kent City Council for funding consideration.

Questions related to the *Celebrate Kent!* Grant Program should be directed to Dan Smith at 330-676-7582 or via email at [smithd@kent-ohio.org](mailto:smithd@kent-ohio.org).



# *Celebrate Kent!*

## PROGRAM GUIDELINES

### GOAL:

To provide opportunities to celebrate the quality of life enjoyed by the residents of the City of Kent, and share with those outside of the community the attributes that make Kent a unique and exciting place to work, go to school, and to live.

### OBJECTIVES:

1. Attract Kent residents, and those from other communities, to downtown activities and events.
2. Promote the City's attributes to those outside of the city.
3. Create additional commercial opportunities for downtown business concerns.

### PROGRAM REQUIREMENTS:

1. The project should be oriented toward attracting people to downtown Kent.
2. Applicants must be, or represent, a Kent company or agency.
3. Funding is intended to support **verifiable program expenses** (hard costs such as materials, advertisements, flyers, printing, etc.). Funding for administrative purposes (salaries, general office supplies, agency overhead, payment for services provided by applicant employees or representatives, etc.) will not be considered.
4. At the completion of the event(s) the applicant must submit a report to the City of Kent summarizing and documenting the results of the event(s), and whether the stated program goals and objectives were met.
5. Grant funds will be disbursed on a reimbursement basis for eligible expenses as identified in the Program Description and Program Budget, and backed by third-party invoices and receipts for those expenses. No disbursements will be authorized until the receipt of the report mentioned in the previous section has been received by the City of Kent.
6. Each dollar of grant funding must be matched with one-dollar from another source, or two-dollars of in-kind contribution. A combination of both cash and in-kind contributions is permissible; however, separate and distinct accounting procedures must be maintained for each of the two sources. Evidence of all matching contributions, be they in-kind or cash, must be verifiable, and accepted by the City of Kent prior to reimbursement.
7. **All contracts between the City and organization must be signed within 30 days of notification the grant has been accepted as a 2011 Celebrate Kent! recipient.**

In the space provided below, please respond to each of the following application components. Attachments are welcomed; however, they may not be substituted for one or more of the application requirements.

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### PROPOSALS SHOULD BE RETURNED TO:

THE CITY OF KENT  
ECONOMIC DEVELOPMENT DEPARTMENT  
215 EAST SUMMIT STREET  
KENT, OHIO 44240  
ATTN.: Dan Smith, Economic Development Director

PHONE: 330-676-7582  
FAX : 330-678-8033  
EMAIL: SMITHD@KENT-OHIO.ORG

*Celebrate Kent!* APPLICATION

**PROJECT TITLE:** \_\_\_\_\_

**APPLICANT ORGANIZATION:** \_\_\_\_\_

**CONTACT PERSON:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE NUMBER:** \_\_\_\_\_ **FAX NUMBER:** \_\_\_\_\_

**EMAIL ADDRESS:** \_\_\_\_\_

**TOTAL AMOUNT OF FUNDING REQUEST: \$** \_\_\_\_\_

**PROGRAM DESCRIPTION:** In the space below please provide a general description of the proposed project (Feel free to attach additional sheets if necessary).

**PROJECT BUDGET REQUEST:** Please provide a budget for the proposed project to include: grant monies being requested; the amount and source of additional funding; and a listing of all projected expenses (Feel free to attach additional sheets if necessary).

## ***Celebrate Kent!***

### **STATEMENT OF SUCCESS**

(To be completed when requesting expense reimbursement)

All grant recipients must submit a report at the end of their program activities highlighting the results of their program. Please complete the attached report and submit it to Economic Development Department, 215 East Summit Street, Kent, Ohio 44240, ATTN.: Dan Smith. Feel free to attach additional sheets if necessary. Grant monies may not be disbursed until the attached report has been submitted and approved. Reimbursements may take up to six-weeks to receive.

**PROJECT TITLE:** \_\_\_\_\_

**APPLICANT ORGANIZATION:** \_\_\_\_\_

**CONTACT PERSON:** \_\_\_\_\_

***Celebrate Kent!* GRANT AMOUNT AWARDED: \$** \_\_\_\_\_

**STATEMENT OF GOALS ACHIEVED:**

**NUMBER OF PEOPLE SERVED:**

**ECONOMIC IMPACT:**

**NON-CITY OF KENT FUNDING SOURCES USED:**



# CITY OF KENT, OHIO

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## DEPARTMENT OF COMMUNITY DEVELOPMENT

May 11, 2011

TO: Dave Ruller  
City Manager

FROM: Gary Locke  
Community Development Director 

RE: Request for Tax Abatement Under the City's  
Community Reinvestment Area #2 Tax Abatement Program –  
Record Publishing Company LLC, 1050 West Main Street, Kent, Ohio

The City of Kent has received an application from Record Publishing Company LLC for tax abatement in relation to its renovation and expansion of the facility located at 1050 West Main Street, Kent, Ohio. Staff has verified that the property is located in the City's Community Reinvestment Area #2 and is therefore eligible for the potential abatement subject to approval by City Council and the execution of an Agreement between Record Publishing Company LLC and the City of Kent.

The subject site is currently vacant and was most recently used as a Mazda dealership next to Kent Lincoln-Mercury. Within the past year, the property was purchased by the Record Publishing Company for the purpose of consolidating several of its local offices into one location. This will help the company reduce operating costs and provide a centralized operation for offices that had been located in the Cities of Stow and Ravenna. As you know, up until several years ago, Record Publishing's kept a local office for the Record Courier here in Kent.

Under the provisions of the CRA #2 district, Record Publishing is eligible for a 75% tax abatement of additional property tax generated by the value of eligible improvements at the property. The maximum term for the abatement is 12 years. Record Publishing is requesting the abatement at the percentage and term just described. The City's legal counsel has advised staff that School Board approval is not required under the CRA program because the school district is expected to receive more than 1/2 of what it would have received as taxes each year from the statutory income tax sharing requirement.

**Pg. 2**

**Re: Record Publishing Application for Tax Abatement (CRA #2)**

**May 11, 2011**

It would certainly be staff's recommendation to Council to approve this arrangement since it saves valuable time in negotiating with the schools, provides them with the maximum compensation that they would be entitled to and helps to expedite the project itself.

Attached to this memo is a copy of the draft Agreement between the City and the Schools that Council is being asked to consider and approve. The Agreement includes a copy of the application submitted to the City by Record Publishing. Also included with this memo is a copy of a letter sent to the Kent Schools explaining the projected taxes and payments to the schools based on the information presented in the application.

As required by the Ohio Revised Code, notices have been delivered to the City's of Stow and Ravenna advising them of the relocation and proposed tax abatement. Similarly, a notice has also been delivered to the Director of the Ohio Department of Development in Columbus. As just noted above, notice has also been provided to the Kent City Schools.

Record Publishing's consolidation of operations to the City of Kent represents a significant investment on their part in the City and the community. The project will take an empty building and renovate it so as to become a productive use. The project will also allow Record Publishing to re-establish a presence that it once had in the City of Kent.

If there are any questions, please let me know.

Cc: Dan Smith, Economic Development Director  
Linda Copley, Clerk of Council  
David Dix, Record Publishing Company LLC  
CRA File (Record Publishing Company LLC)

Received by: Michelle McNeill  
59-11



## CITY OF KENT, OHIO

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### DEPARTMENT OF COMMUNITY DEVELOPMENT

May 9, 2011

Dr. Joseph Giancola, Superintendent  
Kent City School District  
321 N. DePeyster Street  
Kent, Ohio 44240

Re: Notification of CRA Tax Abatement – Record Publishing LLC  
1050 West Main Street, Kent, Ohio 44240

Dear Dr. Giancola:

In connection with the City of Kent's Community Reinvestment Area II, you are hereby notified as follows:

1. That the City of Kent has received an application for a proposed Community Reinvestment Area Agreement from Record Publishing Company, LLC. A draft of the Community Reinvestment Area Agreement is attached for your information.

2. The Company is requesting, and the City proposes to approve, tax exemption for twelve years in the amount of 75% of the real property improvements made to the Project Site in connection with the Project, as described in the Agreement.

3. The City in good faith estimates that for each tax year the real property is exempted from taxation, the amount of any payment by the City to the Kent City School District pursuant to Section 5709.82 of the Revised Code, together with the amount of taxes charged and payable on any portion of the assessed valuation of the renovation and addition to the property that will not be exempted from taxation under the Agreement, equals or exceeds fifty percent of the amount of taxes that would have been charged and payable that year upon the real property had that property not been exempted from taxation. Further, based on preliminary valuation information received from the County Auditor (which is subject to change upon completion of construction), the City expects that the payments from the City will make the Kent City School District fully whole from its loss of property taxes.

Kent City Council plans to consider passage of an ordinance approving a Community Reinvestment Area Agreement with Record Publishing Company, LLC, which Agreement would approve the above described tax exemption, at its meeting to be held at 325 South Depeyster Street, Kent, Ohio at 7:00 PM. on Wednesday, June 1, 2011. Any comments which you may have concerning this application and the City's proposed approval of the above exemption should be made to the undersigned or to the City Manager, or delivered to the Clerk of Council prior to that meeting.

Pg. 2

Notice to Kent City Schools

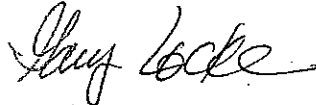
Record Publishing LLC – CRA Tax Abatement Application

May 9, 2011

I have also enclosed some additional information regarding the abatement that was shared with your legal counsel, Mr. David Seed, through our outside legal counsel, Pamela Hanover of Squires, Sanders and Dempsey.

If you have any questions regarding this notice or the materials attached, please do not hesitate to contact my office.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary Locke".

Gary Locke  
Director of Community Development  
City of Kent, Ohio

Cc: Dave Ruller, City Manager  
Dan Smith, Economic Development Director  
Record Publishing LLC CRA File

## LETTER ADDRESSED TO SCHOOL TREASURER

Draft April 26, 2011

Re: CRA Tax Abatement for Record Publishing Company, LLC

You have asked that we set forth information on the proposed 75%, 12 year CRA tax abatement for Record Publishing Company, LLC and the City's plan for income tax sharing with respect to the project under Revised Code Section 5709.82. Because the City estimates that the School District will receive from a combination of the unabated taxes and income tax sharing more than 50% of the amount of property taxes would have been without abatement, no approval of the School Board is required under Revised Code 3735.671(A)(2). The City intends to share income taxes with the School District pursuant to Revised Code Section 5709.82, with the estimated amount and the timing of such sharing described below.

Background. Based on our conversations with the County Auditor's office, we estimate that the increase in real property valuation from the project would be approximately \$600,000, as it primarily involves renovation of the current building. For purposes of the estimates in this letter, we have calculated the increase in valuation at both \$600,000 and \$900,000.

All of the employees are expected to be "new employees," within the income tax sharing provisions of Revised Code Section 5709.82. The payroll from the Company is estimated to equal or exceed \$1,000,000 in each year of the tax exemption. The payroll from construction workers may or may not reach that threshold. At this point, the City does not expect to deduct eligible infrastructure costs from the income tax sharing requirements.

Projected Property Taxes. The property taxes the School District would have received each year of the 75% tax abatement at the current tax rates but for the CRA tax abatement, based on the estimated \$600,000 and \$900,000 increase in value (and assuming that the value stays constant for 12 years), would be as follows: \$600,000 (and \$900,000) x 35% x 75% x .0585583 (the current School District millage rate divided by 1000) equals \$9,223 (at \$600,000 valuation) or \$13,834 (at \$900,000 valuation).

Projected Income Taxes. The income taxes to be received by the City each year at the current 2% tax rate are estimated by the Company to begin at approximately \$52,000 and to increase thereafter. Thus, the City estimates that one-half of the income taxes expected to be received will exceed the amount that the School District would have received but for the proposed tax abatement (the "Lost Property Taxes").

Payments to School District. The City plans to make an annual payment to the School District, equal to 32.5%-50% (depending on eligible infrastructure deductions) of the municipal income tax received from the Company, capped by the amount of Lost Property Taxes, in years in which the payroll from the Company equals or exceeds \$1,000,000. If the Lost Property Taxes are between \$9,223 and \$13,834, as calculated above, the City would pay the School



District the entire amount of the Lost Property Taxes based on the amount of income taxes currently expected.

If, in any year the School District is not fully compensated for Lost Property Taxes because income taxes received are less than expected, the City would use up to the 35%-50% of income taxes received in any other year in which payroll of "new employees" equals or exceeds \$1,000,000 that are not otherwise used to pay the School District, including those received from construction workers during the project, to make up the difference. Also, if in any year as a result of a valuation challenge or otherwise the amount of the tax valuation is retroactively reduced or increased so that the amount actually paid is incorrect for a given year, the extra amount paid or the extra amount owed will be deducted from or added to the next School District payment, as appropriate, after that information is available.

Timing of Payments. The payment obligation will commence with respect to the year the property is first exempted. So, if the first year the property is exempted is 2012, the City will share income taxes received in 2012, so long as the \$1,000,000 payroll threshold is met, and will base the Lost Property Taxes calculation on the tax valuation for 2012, for collection year 2013. The City shall pay that amount as soon as possible following the end of 2012, but no later than March 1, 2103. The same approach would be repeated each year of the exemption. As a result, the School District would receive a compensation payment at the beginning of the same year it would have received taxes on the exempted amount.

If there is a delay in the approval of the tax exemption for the first year (say, 2012), such that it is not approved until after January 1, 2013, but is effective in 2012, the City would make any payment owed to the School District with respect to 2012 as soon as possible following approval of the tax abatement.

Please contact me [or the City Manager] if you have any questions.

# Record Publishing Co.

126 North Chestnut Street - PO Box 1201 • Ravenna, OH 44266  
(330) 298-2000 • Fax (330) 296-0784  
dedix@dixcom.com  
www.recordpub.com

David E. Dix  
Publisher

March 14, 2011

Mr. Dan Smith,  
Economic Development Director  
City of Kent  
217 East Summit St.]  
Kent, Ohio 44240

Dear Dan:

It might be helpful if I explain how we chose the Kent site to consolidate our offices currently in Stow and Ravenna, both wonderful communities that have been excellent hosts for our business.

As you know, newspapers are a severely challenged industry. To survive, we must sharply reduce operating costs. We know that by consolidating our operations in Stow, where we have more than 40 employees, with those in Ravenna where we also have more than 40 employees, we can reduce our operating costs.

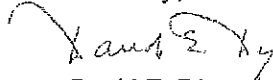
Accordingly, we looked for a centrally located site convenient to our readers, our advertisers and our employees in both Summit and Portage Counties and the west side of Kent near Portage-Summit border seemed to match that goal.

We've been very happy in both Ravenna and Stow and do not like closing our offices in either of these communities, but economies require centralization. Our preference would be to have an office in every community in which we operate. Expenses dictate just the opposite.

The media world is changing so rapidly that the way we produce and distribute news will keep changing. As our world becomes more digital who knows what new changes we will have to confront to stay in business?

We appreciate any consideration the city of Kent and the Kent Schools can afford us, Dan. In the meantime, I remain

Sincerely,



David E. Dix, president, Record Publishing, LLC

Aurora Advocate • Bedford Times-Register • Cuyahoga Falls News-Press  
The Gateway News • Hudson Hub-Times • Maple Heights Press  
The News Leader • Record-Courier • Mr. Thrifty • Hudson Monthly  
Stow Sentry • Tallmadge Express • Twinsburg Bulletin

CITY OF KENT

COMMUNITY REINVESTMENT AREA (CRA) AGREEMENT

This agreement made and entered into as of \_\_\_\_\_, 2011 by and between the City of Kent, Ohio, a municipal corporation, with its main offices located at 215 East Summit Street, Kent, Ohio 44240 (hereinafter referred to as "Kent" or "the City") and Record Publishing Company, LLC, a limited liability company with its main offices located at 126 N. Chestnut Street, Ravenna, Ohio 44266, (hereinafter referred to as the "Company") WITNESSETH;

WHEREAS, the City has encouraged the development of real property and the acquisition of personal property located in the area described in Exhibit A attached hereto and designated as Community Reinvestment Area II; and

WHEREAS, the Company is desirous of converting an existing building located at 1050 West Main Street, Kent, Ohio consisting of approximately 22,140 square feet to accommodate the non-printing operations of the Company's newspaper business and is demolishing an existing building and constructing an office building consisting of approximately 4,000 square feet to house office space for its corporate parent, Dix Communications ("Dix"), hereinafter referred to as the "PROJECT", within the boundaries of the aforementioned Community Reinvestment Area, provided that the appropriate development incentives are available to support the economic viability of said PROJECT; and

WHEREAS, the Council of the City of Kent, Ohio by Ordinance No. 2005-55 passed June 15, 2005, designated the area as a "Community Reinvestment Area" pursuant Chapter 3735 of the Ohio Revised Code; and

WHEREAS, effective July 12, 2005, the Director of Development of the State of Ohio determined that the aforementioned area designated as Community Reinvestment Area II in said Ordinance No. 2005-55 contained the characteristics set forth in Section 3735.66 of the Ohio Revised Code and confirmed said area as a Community Reinvestment Area under said Chapter 3735; and

WHEREAS, the City having the appropriate authority for the stated type of project is desirous of providing the Company with incentives available for the development of the PROJECT in Community Reinvestment Area II under Chapter 3735 of the Ohio Revised Code; and

WHEREAS, the Company has submitted a proposed agreement application to the City a copy of which is attached hereto as Exhibit B (the "APPLICATION"); and

WHEREAS, the Company has remitted the required state application fee of \$750.00 made payable to the Director of the Ohio Department of Development with the application to be forwarded to said department and City with a copy of the final agreement; and

WHEREAS, the Director of Community Development of the City has investigated the application of the Company and has recommended the same to the Council of the City on the basis that the Company is qualified by financial responsibility and business experience to create and preserve employment opportunities in said Community Reinvestment Area and improve the economic climate of the City; and

WHEREAS, the project site as proposed by the Company is located in the Kent City School District and the Board of Education of the Kent City School District has been notified in accordance with Section 5709.83 and been given a copy of the Application, and, pursuant to Section 3735.671(A)(2), no approval is required; and

WHEREAS, pursuant to Section 3735.67(A), and in conformance with the format required under Section 3735.671, of the Ohio Revised Code, the parties hereto desire to set forth their agreement with respect to matters hereinafter contained;

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained and the benefit to be derived by the parties from the execution hereof, the parties herein agree as follows:

1. The Company will convert an existing building consisting of approximately 22,140 square feet and located at 1050 West Main Street, Kent, Ohio 44240 to accommodate the non-printing operations of the Company's newspaper business. The Company will also demolish an existing building on the site and construct an office building consisting of approximately 4,000 square feet to house office space for Dix. The PROJECT will involve a total investment by the Company of approximately two million nine hundred fifty thousand dollars (\$2,950,000), plus or minus 10%, at the project site. Included in this investment are approximately two million six hundred thousand dollars (\$2,600,000) for demolition and renovation of an existing facility and construction of an addition to the facility, and approximately three hundred fifty thousand dollars (\$350,000) for technology components and office furniture and fixtures. The building will employ up-to-date green technology and will utilize natural lighting as much as possible.

The improvements are to be made on the property listed as Permanent Parcel Number 17-027-00-00-037-000 on the real property list of the Portage County Auditor.

The PROJECT will begin after the date hereof and all construction and installation will be completed by December 31, 2013.

2. The Company shall create in the City (and retain in the State of Ohio), within a time period not exceeding twenty-four (24) months after the completion of construction of the aforesaid facility, eighty-two (82) full-time permanent jobs and five (5) part-time permanent jobs at the project site.

The Company's schedule for hiring is as follows: create in Kent eighty-two (82) full-time permanent jobs, two (2) full-time temporary jobs and five (5) part-time permanent jobs in the first year after construction and installation is completed. All of those jobs are being relocated from the Company's existing facilities in Ravenna, Ohio and Stow, Ohio. The period for job creation in Kent begins on or before December 31, 2013 and all jobs will be in place by December 31, 2014.

The Company currently has zero (0) full-time permanent employees and zero (0) part-time permanent employees at the project site. In total, the Company has ninety-one (91) full-time permanent employees, two (2) full-time temporary employees, eighteen (18) part-time permanent and employees and zero (0) part-time temporary employees in the State of Ohio.

This increase in the number of employees in Kent will result in approximately two million six hundred seventy-five thousand (\$2,675,000) dollars of annual payroll in the City for the Company. The following is an itemization of annual payroll by the type of jobs created in the City: full-time permanent equals two million six hundred thousand dollars (\$2,600,000), full-time temporary equals thirty thousand dollars (\$30,000), and part-time permanent equals forty-five thousand dollars (\$45,000). The retention of the existing jobs in the State of Ohio will assist in maintaining the Company's current annual payroll of Two million, six hundred seventy five thousand dollars (\$2,675,000) in the State of Ohio.

3. The Company shall provide to the proper tax incentive review council any information reasonably required by the council to evaluate the property owner's and tenant's compliance with the agreement, including returns filed pursuant to section 5711.02 of the Ohio Revised Code if requested by the council.

4. The City hereby grants the Company an exemption from real property taxation of 75% of the increase in the assessed valuation resulting from improvements to the real property described in Exhibit C hereto that is completed after the date hereof pursuant to Section 3735.67 of the Ohio Revised Code for twelve (12) years. The exemption commences the first year for which the real property would first be taxable were that property not exempted from taxation. No exemption shall commence after December 31, 2014 nor extend beyond December 31, 2026.

The Company must file the appropriate tax forms with the County Auditor to effect and maintain the exemptions covered in this Agreement.

5. The Company shall pay an annual fee equal to the greater of one percent of the dollar value of incentives offered under this agreement or five hundred dollars: provided, however, that if the value of the incentives exceeds two hundred fifty thousand dollars (\$250,000), the fee shall not exceed two thousand five hundred dollars (\$2,500).

The fee shall be paid by check made payable to the City once per year on April 30th for each year this agreement is effective. This fee shall be deposited in a special fund created for such purpose and shall be used exclusively for the purpose of complying with section 3735.672 of the Ohio Revised Code and by the tax incentive review council created under section 5709.85 of the Ohio Revised Code exclusively for the purposes of performing the duties prescribed under that section.

6. The Company shall pay such real property taxes as are not exempted under this agreement and are charged against the parcel described in Exhibit B hereto and shall file all tax reports and returns as required by law. If the Company fails to pay such taxes or file such returns and reports, the exemptions from taxation granted under this agreement are rescinded beginning with the year for which such taxes are charged or such reports or returns are required to be filed and thereafter.

7. The City shall perform such acts as are reasonably necessary or appropriate to effect, claim, reserve, and maintain exemptions from taxation granted under this agreement including, without limitation, joining in the execution of all documentation and providing any necessary certificates required in connection with such exemptions.

8. If for any reason the Community Reinvestment Area designation expires, the Director of the Ohio Department of Development revokes certification of the area, or the City revokes the designation of the area, entitlements granted under this agreement shall continue for the number of years specified under this agreement, unless the Company materially fails to fulfill its obligations under this agreement and the City terminates or modifies the exemptions from taxation granted under this agreement.

9. If the Company materially fails to fulfill its obligations under this agreement, or if the City reasonably determines that the certification as to delinquent taxes required by this agreement is fraudulent, the City may thereafter terminate or modify the exemptions from taxation granted under this agreement, and may require the repayment of the amount of taxes that would have been payable had the property not been exempted from taxation under this agreement.

10. The Company hereby certifies that at the time this agreement is executed, it does not owe any delinquent real or tangible personal property taxes to any taxing authority of the State of Ohio, and does not owe delinquent taxes for which it is liable under Chapter 5733, 5735, 5739, 5741, 5743, 5747, or 5753 of the Ohio Revised Code, or, if such delinquent taxes are owed, the Company currently is paying the delinquent taxes pursuant to an undertaking enforceable by the State of Ohio or an agent or instrumentality thereof, has filed a petition in bankruptcy under 11 U.S.C.A. 101, et seq.,

or such a petition has been filed against it. For the purposes of the certification, delinquent taxes are taxes that remain unpaid on the latest day prescribed for payment without penalty under the chapter of the Revised Code governing payment of those taxes.

11. The Company and the City acknowledge that this agreement must be approved by formal action of the legislative authority of the City as a condition for the agreement to take effect. This agreement takes effect upon such approval.

12. Exemptions from taxation granted under this agreement shall be revoked if it is determined that the Company, any successor property owner, or any related member (as those terms are defined in Section 3735.671 of the Ohio Revised Code) has violated the prohibition against entering into this agreement under Division (E) of Section 3735.671 or Section 5709.62 or 5709.63 of the Ohio Revised Code prior to the time prescribed by that division or either of those sections.

13. The Company affirmatively covenants that it has not knowingly made any false statements to the State or local political subdivisions in the process of obtaining approval of the Community Reinvestment Area incentives. If the Company has knowingly made a false statement to the State or local political subdivision to obtain the Community Reinvestment Area incentives, the party making such false statement shall be required to immediately return any monies received under this agreement pursuant ORC Section 9.66(C)(2) and shall be ineligible for any future economic development assistance from the State, any state agency or a political subdivision pursuant to ORC Section 9.66(C)(1). Any person who knowingly makes a false statement to secure economic development assistance may be guilty of falsification, a misdemeanor of the first degree, pursuant to ORC Section 2921.13(A)(4), which is punishable by a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

14. This agreement is not transferable or assignable without the express, written approval of the City.

15. This agreement shall be binding upon, and shall inure to the benefit of, the parties hereto and their respective successors and assigns.

16. This agreement may be executed in multiple counterparts, each of which, when so executed, shall be deemed an original, and all of which shall together constitute one and that same document, and shall be binding on the signatories; and the signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart.

[Balance of page intentionally left blank.]

IN WITNESS WHEREOF, the aforementioned parties have caused this instrument to be executed as of the date set forth on the first page hereof.

CITY OF KENT, OHIO

By: \_\_\_\_\_  
Dave Ruller, City Manager

Approved as to form:

\_\_\_\_\_  
James Silver, Director of Law  
City of Kent

RECORD PUBLISHING COMPANY, LLC

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_



EXHIBIT A  
City of Kent  
Community Reinvestment Area II

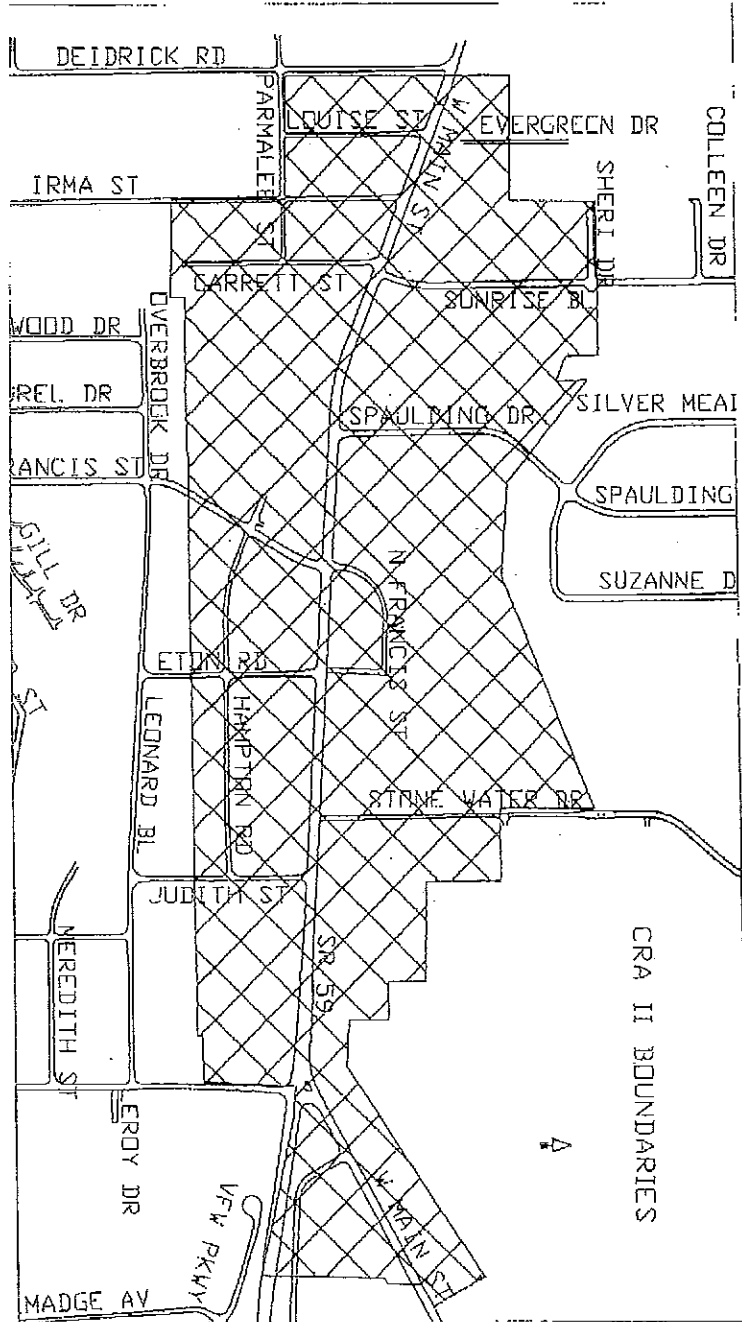


EXHIBIT A  
City of Kent  
Community Reinvestment Area II

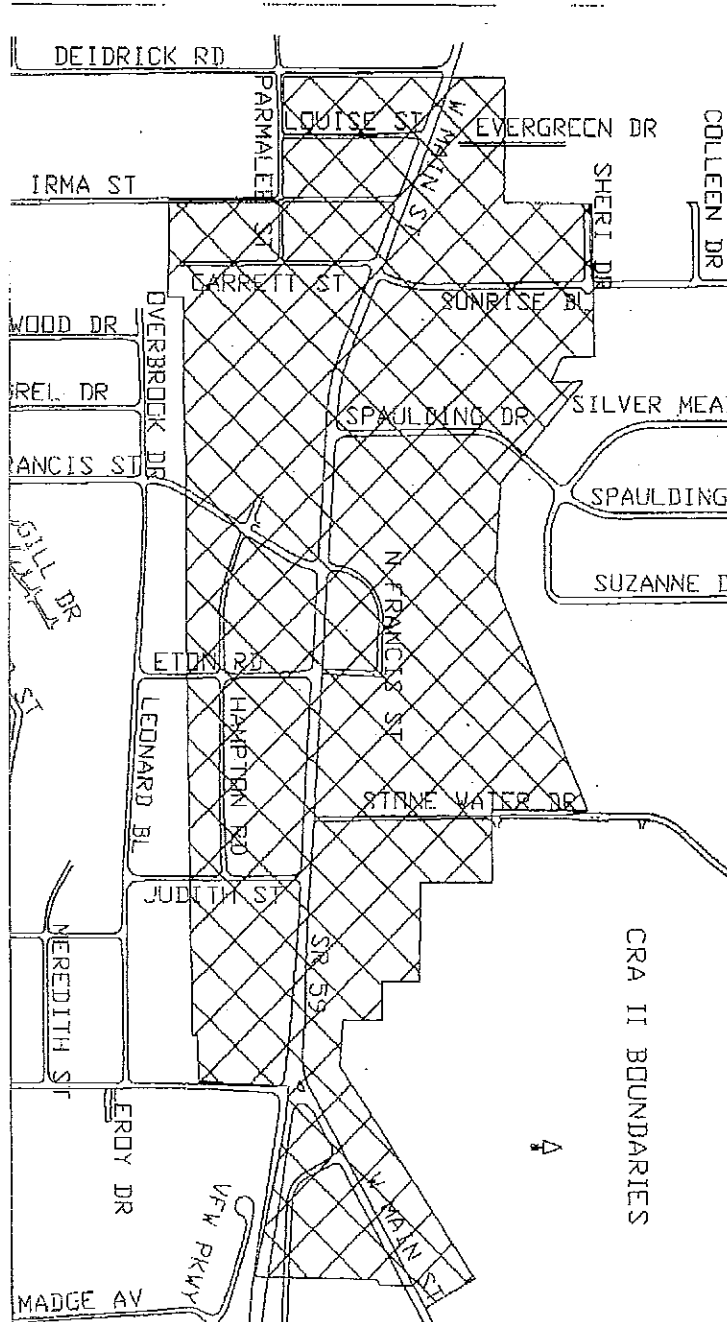
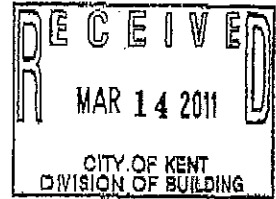


Exhibit B

City of Kent  
Community Reinvestment Application



The following is an application to the City of Kent located in the County of Portage by the Record Publishing Co., LLC, hereinafter referred to as the enterprise, for Community Reinvestment Area (CRA) Tax Incentives.

General Information

1.a. Name of business, home or main office address, contacted person and telephone number.

Record Publishing Co., LLC, doing business as: the Record-Courier, Gateway News, Aurora Advocate, Mr. Thrifty, Tallmadge Express, Stow Sentry, Cuyahoga Falls News-Press, Hudson Hub-Times, Twinsburg Bulletin, Nardonias News Leader.

126 N. Chestnut St., Ravenna, Ohio, 44266 with an office at 1619 Commerce Drive, Stow, Ohio 44224.

Contact person: David E. Dix      Telephone: 330-296-9657 ext. 1280.  
Fax: 330-296-0784.

b. Project Site: 1050 West Main Street, Kent, Ohio 44240.

2. Nature of Business: Newspaper, periodical, Multi-media publishing, websites and product distribution.

3. Standard Industrial Code: 2711.

4. Form of Business Enterprise: Limited Liability Corporation.

5. Names of principal owners: Gordon C. Dix, R.C. Dix, David E. Dix, Troy Dix, Ann Dix-Maenza, Andrew R. Dix, Andrew S. Dix, R. Victor Dix.

6. Is Business seasonal in nature? NO

7. Project will begin in the spring of 2011 and be completed during winter of 2012, provided tax exemption is provided on a timely basis.

8. Projected water usage: 425 gallons per day average for water and sewer.

9. Components of consolidation: office workers and equipment from buildings at 126 N. Chestnut Street, Ravenna, Ohio, and 1619 Commerce Drive, Stow, Ohio, plus a smaller office in Franklin Township on S.R. 59. Equipment consists of office furniture, telephones, and computer equipment.

10. Does Record Publishing owe:

- a. Delinquent taxes to state of Ohio or any city, township or county of Ohio? NO
- b. Any money to the State or any state agency for the administration or enforcement of any environmental laws of the state? NO
- c. Any other money to the state, a state agency or a political subdivision of the state that are past due? NO

11. An estimate of the amount to be invested by the enterprise to establish, expand, renovate or occupy a facility:

Item	Total Amounts	Eligible for Exemption
Land	\$393,400	0
Current Building	\$446,600	0
Improvements		
Current Building & Addition	\$2,619,673	\$2,003,350
Data, Phone System, Data Lines	\$107,120	\$0
Furniture & fixtures	\$250,000	\$0
Total	\$2,976,793	\$2,003,350

### SOURCES AND USES OF FUND STATEMENT

12. Detail of sources and uses of funds:

**Source:**

Dix Communications has a credit facility with Key Bank that exceeds the financial scope of this project. Dix Communications would also be using its own reserves of funds when possible.

**Use of Funds:**

- 01. General: We anticipate the scope of construction at 1050 W. Main St., Kent, OH to be an estimated \$2.7 million. Although some of this will be new construction, a large portion of the project will be renovating an existing shell. A renovation of this nature usually is more difficult to estimate than new construction due to unforeseen costs that may occur as the project evolves.

We do not yet have hard dollar bids on this project, but in working with an architect and construction firm, we all feel that \$2.976 million would be a very realistic number. To be conservative we would initially submit for \$2.7 million and then come back to the city for a final adjustment if we incurred additional costs.

Uses:

Office Area (north facing) demolition	3,090.00
Office Area Renovation	1,339,000.00
Office Area Addition (north side)	566,500.00
Technology: Data, Phone System, data lines	107,120.00
Office Furniture, Office furnishings	250,000.00
Delivery/Storage Addition	97,850.00
Parking curbs, Landscaping	45,062.50
Utilities/Earthwork/Sidewalks	80,340.00
Design	106,600.00
Architectural and Engineering	167,890.00
General Conditions	72,190.00
Construction Services	99,150.00
Site Supervision	42,000.00
Total Estimated Costs	2,976,792.50

13. Description of Project: Record Publishing will convert the 22,140 sq. ft. former Ferry Machine Shop building used by Bruce Caudill Mazda. This will house operations for the Record-Courier and its affiliated weekly newspapers. Record Publishing will also demolish the 2,140 sq. ft. Mazda show room replacing it with an approximately 4,000 sq. ft. office building brick addition that will house some of the corporate people for Dix Communications which owns Record Publishing, the limited liability company that publishes the Record-Courier and its affiliated weekly newspapers. Dix Communications, in addition, owns and operates six other daily newspaper properties and their weekly newspapers in Ohio and Kentucky and radio stations in Ohio, Maryland and Florida.

Designed by Harris/Day Architects of Canton, the building will employ up-to-date green technology. It will utilize natural lighting as much as possible. The former Ferry Machine building will be gutted back to a shell. The interior will be all office space except for a depot from which independent carriers will pick up printed newspapers for delivery. A preliminary floor plan accompanies this document.

No printing will occur on this site. The newspapers will be prepared digitally and sent electronically to a pressroom where printing will occur. They will be trucked to the Kent site to be stored in the depot for dispersal. Job gains, if any, will more likely occur in the financial, marketing, and technology areas as the media world continues to evolve technologically.

**EMPLOYMENT AND PAYROLL INFORMATION**

14. We have NO current full-time permanent employees at the proposed site.  
We have NO current full-time temporary employees at the proposed site.

We have NO current part-time permanent employees at the proposed site.  
We have NO current part-time temporary employees at the proposed site.

15. Record Publishing's current employment level in Ohio.

Current total Ohio full-time permanent employment: 91  
Current total Ohio full-time temporary employment: 2  
Current total Ohio part-time permanent employment: 18  
Current total Ohio part-time temporary employment: 0

16. List proposed schedule for NEW hiring (for Kent).

Category	Year 1	Year 2	Year 3	Other	Total
New full-time Permanent	82	0	0	0	82
New fulltime Temporary	2	0	0	0	2
New part-time permanent	5	0	0	0	5
New par-time temporary	0	0	0	0	0

17. Estimate the amount of annual payroll such new employees will add.

Category	Year 1	Year 2	Year 3	Other	Total
New full-time Permanent	\$2,800,000	\$0	\$0	\$0	\$2,800,000
New fulltime Temporary	\$30,000	\$0	\$0	\$0	\$30,000
New part-time permanent	\$45,000	\$0	\$0	\$0	\$45,000
New par-time temporary	\$0	\$0	\$0	\$0	\$0

18. a. Will project involved the relocation of employment positions or assets from one Ohio location to another? YES

18. b. 40 of the current permanent full-time employees will shift from Ravenna. 42 will come from Stow.

18. c. The current employment level at Ravenna will drop from 49 to 9 full-timers and 2 to 0 part-timers. Stow will go from 42 full-timers and 4 part-timers to 0 full-timers and 0 part-timers. Some jobs will be eliminated by consolidation.

18. d. Impact on both cities will be a loss of income taxes and real property taxes.

### Tax Information

The following chart estimates the payroll, real estate and personal property values for the period of the abatement requested.

	RPC	2% to	Total	Est.
	Wages	Kent	RE Value	RE Taxes
Year				
2/3 1	1,742,000	34,840	840,000	22,498
2	2,600,000	52,000	3,459,873	92,664
3	2,626,000	53,040	3,459,873	92,664
4	2,652,260	54,101	3,459,873	92,664
5	2,678,783	55,183	3,459,873	92,664
6	2,705,570	56,288	3,459,873	92,664
7	2,732,626	57,412	3,459,873	92,664
8	2,759,952	58,560	3,459,873	92,664
9	2,787,552	59,732	3,459,873	92,664
10	2,815,427	60,926	3,459,873	92,664
11	2,843,582	62,145	3,459,873	92,664
12	2,872,018	63,388	3,459,873	92,664
<b>Total</b>	<b>30,211,275</b>	<b>604,226</b>	<b>35,436,730</b>	<b>1,041,798</b>

Explanation: Total wages does not reflect corporate, which will occupy space from Record Publishing, LLC. We are unsure how many positions corporate will bring. The real estate is computed on the current millage of 76.52548 mills in the city of Kent. The level of millage is difficult to project 12 years out. Given the expected reductions in state support for public education, the millage may go up if Kent Schools seek and gain an increase in local property taxes.

22. Abatement the business requests:

A. 75% or all allowed for 12 years.

B. The Record Publishing presently owns four properties in which it could renovate and consolidate. Of those locations, several are willing to offer abatement opportunities. We wish we could continue to be physically located in all the areas we serve, but present economics make that impossible. If abatement is possible at our Kent location, we feel this would be the better opportunity to consolidate our operations.

The industry has been undergoing dramatic shifts due to technology advancements, change in readership habits, change in advertising mediums, and the downward trend of the general economy. All of these pressures have required that the newspaper business make

pressure and shift has caused the industry and Record Publishing Co. to dramatically realign its costs as well as restructure its workflow outputting news, information and advertising to multimedia platforms. It has required us to offer additional products so that we can meet promotional and advertising needs of the local businesses we serve. The same holds true for readers and viewers that now consume our news and information in print and as well as on the web in several mediums.

Without abatement we will be hindered in our ability to make this transition in the manner that would best serve our local customers and potential customers. We feel our local communities benefit from a publishing source that has a history of providing fair reporting and news that is very local and important to the residents of those communities. Our business has a tradition of supporting the businesses, educational institutions, service groups, religious institutions and the governments of the local areas we serve and we would like to be able to continue that support.

The Record Publishing Co. is the only locally owned and locally located news, information and advertising business that we are aware of that is willing to assume the risks of investing dollars in bricks and mortar locally in our community. We assume that even with consolidation we will offer the largest employment opportunities for the community of any of our competitors.

As we make and complete the transition to the digital world, we would ask for your assistance and support through the abatement process.

#### **CERTIFICATIONS**

This applicant affirmatively covenants that the information contained in and submitted with this applications is complete and correct and is aware of the ORC Sections 9.66 ©(1) and 2921.13(D)(1) penalties for falsification, which could result in the forfeiture of all current and future economic development assistance benefit as well as a fine of not more than \$1,000 and/or a term of imprisonment of not more than six months.

The applicant further understands that any misstatement or error in fact may render this application null and void and may be cause for the repeal of any ordinance adopted in reliance on said information.

The Applicant agrees to supply additional information upon request.

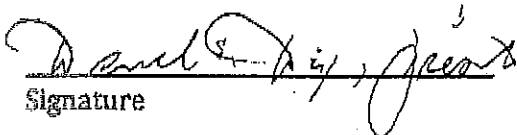
Submission of this application expressly authorizes the City of Kent to contact the Ohio Environmental Protection Agency to confirm statements contained within this application, including Item #10, and to review applicable confidential records. As part of this application, the property owner may also be required to directly request form the Ohio



Department of Taxation, or complete a waiver form allowing the Department of Taxation to release specific tax records to the City of Kent.

Record Publishing, LLC

March 11, 2011

  
Signature

The City of Kent will forward a copy of this proposal to the affected Board of Education along with notice of the meeting date upon which the City of Kent will review the proposal. Notice must be given a minimum of fourteen (14) days prior to the scheduled meeting to permit the Board of Education to appear and/or comment before the legislative authorities consider the request.

A copy of this application will be attached to the Final community Reinvestment Area Agreement in Exhibit A.

Copies of this proposal will be included in the finalized Community Reinvestment Area Agreement, and be forward to the Ohio department of Taxation and the Ohio Department of Development within fifteen (15) days of final approval.

**KENT CITY PLANNING COMMISSION  
BUSINESS MEETING  
MAY 3, 2011**

**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. **MEETING MINUTES:** April 5, 2011 and April 19, 2011

VI. **CORRESPONDENCE**

VII. **OLD BUSINESS**

VIII. **NEW BUSINESS**

A. PC11-008 UNIVERSITY EDGE (Sunrise Apartments)  
5694 Rhodes Road  
Site Plan Review

The applicant, Hallmark Campus Communities is proposing to demolish the existing Sunrise Apartments and redevelop the site to accommodate a 612 bed student housing complex. The proposal includes three buildings that are four stories each. The subject property is zoned U: University District.

- 1) Public Comment
- 2) Planning Commission Discussion/Action

B. PC11-007 THE PIZZUTI COMPANIES/KENT STATE  
UNIVERSITY FOUNDATION  
E. Erie Street, S. Depeyster St. & Haymaker Parkway  
Site Plan for Hotel & Conference Center

The applicants are proposing to construct a combined building housing a hotel and conference center. The hotel will face S. Depeyster Street that will contain 95 guest rooms and a conference center with a separate entrance from East Erie Street. The subject property is zoned C-D: Commercial-Downtown District.

- 1) Public Comment
- 2) Planning Commission Discussion/Action

IX. **OTHER BUSINESS**

X. **ADJOURNMENT**



# CITY OF KENT, OHIO

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## DEPARTMENT OF COMMUNITY DEVELOPMENT

**DATE:** April 26, 2011  
**TO:** Kent City Planning Commission  
**FROM:** Jennifer Barone, Development Engineer  
**RE:** Staff Report for the May 3, 2011 Planning Commission Meeting

The following items appear on the agenda for the May 3, 2011 Planning Commission meeting:

### **NEW BUSINESS:**

**CASE NO:** PC11-008

**APPLICANT:** UNIVERSITY EDGE (Sunrise Apartments)

**SITE LOCATION:** 5694 Rhodes Road

**STATUS OF APPLICANT:** Hallmark Campus Communities is in the process of acquiring the necessary property.

**REQUESTED ACTION:** Site Plan Review and Approval

**ZONING:** U: University

**TRAFFIC:** The site is accessed from Rhodes Road.

**SURROUNDING LAND USES:** The property is surrounded by residential uses on the north and east and Kent State University property on the west and south.

**APPLICABLE CODE SECTIONS:** Chapter 1119 and 1147 of the Kent Codified Ordinance

### ANALYSIS:

Hallmark Campus Communities came before the Planning Commission on April 5, 2011 with a conceptual plan. The intent is to demolish the existing Sunrise Apartments and redevelop the site to accommodate a 612 bed student housing complex. The proposal includes three buildings which are four stories each.

### *TRAFFIC/PARKING:*

Two entrances are proposed with the western entrance being ingress only. The eastern entrance will be both ingress and egress. The boulevard island shown on the conceptual plan has been removed. Traffic on Rhodes Road will significantly increase. A traffic study was performed. The sight distance issues mentioned in the April 19, 2011 Staff Report has been resolved by adjusting the exit lane and using the stopping site distance for analysis. The egress had been evaluated as an intersection which exceeds the expectation for a driveway. The level of service (LOS) at the intersection of Loop & Rhodes Road is diminished from a LOS E to LOS F. The developer has agreed to install a signal which will improve the intersection to a LOS B.

Questions had been asked about the traffic impacts to Summit Street. The study did look at the intersection of Summit Street & Loop Road. An overall traffic growth rate was taken into consideration which would account for projects like the Presbyterian Church student housing project. The City has plans to construct improvements to Summit Street which will address many of the traffic issues.

A total of 612 parking spaces are provided, which meets code.

In lieu of a sidewalk along the frontage, the developer has agreed to install a multi-purpose path. The entire path is to extend along Rhodes Road from Loop Road to the existing roadside bike lane in the township. In addition to the portion of path along their frontage, the developer has agreed to install the path from the western property line to Loop Road in concrete per KSU's request. Staff is in discussions with the developer about installing portions beyond their frontage to the east to connect to the existing roadside bike lane. The township must acquire an easement where the path crosses private property adjacent and to the east of this parcel. During the conceptual presentation, a connection to the pathway south of this project site was also offered. After discussions with KSU, the connection is no longer being considered.

### *UTILITIES:*

The existing water main will service their water needs. The sanitary is currently serviced through a pump station which will continue to be used. A sanitary study has been performed which demonstrates that the project will have minimal impact on the existing sanitary system. If any modifications are necessary, the details can be worked out during technical plan review.

***STORMWATER:***

The storm water currently discharges to a ditch along the southern property line. The ditch ultimately discharges to KSU's storm water management system. A detention basin is proposed on site to maintain the current discharge rate. KSU has asked that the discharge point be located prior to the diversion structure so that this flow will also be diverted to their forebay. This will be field verified and adjusted as necessary during construction.

The setbacks for the wetlands on KSU's land do not extend onto this property.

***SIGNAGE:***

A new sign is proposed which is located just west of the eastern drive entrance and includes decorative vegetation. The sign will be positioned to not obstruct the site distance needed to exit the site.

***LIGHTING/LANDSCAPING/DUMPSTER:***

Pole lights in the parking lot are proposed for the lighting system.

The landscape plan depicts a variety of trees around the buildings and perimeter of the site. Additional shrubs and decorative fencing are proposed along the frontage. The developer has offered to install trees adjacent to the south property on KSU's property to provide additional buffer for the existing pathway. Appropriate vegetation (ie. crown vetch) will be planted along the south property line where the grade is steep.

The trash compactor at the rear of the property is proposed instead of dumpsters.

***PARK FEE***

The developer and the City's Parks & Recreation Director have agreed to a park fee in the amount of \$80,340. If the developer installs the remaining pathway to the east of the site along Rhodes Road, this number may be reduced.

***ARCHITECTURAL ADVISORY BOARD:***

The Architectural Review Board reviewed this project on March 30, 2011 and recommended approval. Although the recommendation did not contain conditions, the board was concerned about the lack of green space on site.

***VARIANCES:***

No variances are required.

**RECOMMENDATION:**

Staff finds that the project meets the applicable section of zoning code. Staff is recommending approval with the conditions listed below.

The 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 PC11-008, the Planning Commission approve the Site Plan to construct a student housing complex subject to the following

1. Technical Plan Review.
2. Installation of a signal at the intersection of Loop Road and Rhodes Road.
3. Installation of a multi-use path along Rhodes Road from Loop Road to the eastern property line of this parcel.
4. Installation of vegetation south of this parcel on KSU's property to provide buffer for the existing pathway.
5. Payment of the park fee.
6. A variance approval from the Board of Zoning Appeals should a second sign be desired.

List of Enclosures for This Project:

*The plans & additional information were provided in the April 19, 2011 packets.*

<u>CASE NO:</u>	<b>PC11-007</b>
<u>APPLICANT:</u>	<b>THE PIZZUTI COMPANIES/KENT STATE UNIVERSITY FOUNDATION</b>
<u>SITE LOCATION:</u>	East Erie Street, South Depeyster Street & Haymaker Parkway
<u>STATUS OF APPLICANT:</u>	Kent State University Foundation owns the property.
<u>REQUESTED ACTION:</u>	Site Plan Review for a Hotel and Conference Center
<u>ZONING:</u>	C-D: Commercial - Downtown
<u>TRAFFIC:</u>	The site is accessed from East Erie Street and South Depeyster Street
<u>SURROUNDING LAND USES:</u>	The property is surrounded by residential to the southeast (across Haymaker Parkway) PARTA's multimodal facility to the north, commercial to the west
<u>APPLICABLE CODE SECTIONS:</u>	Chapter 1119 and 1146 of the Kent Codified Ordinance

ANALYSIS:

Pizzuti Companies and Kent State University Foundation intend to construct a combined building housing a hotel and conference center. The hotel will face South Depeyster Street and contain 95 guest rooms on three floors above a main floor that will house shared amenities and the conference center. A separate entrance for the conference center will be located on East Erie Street. A vestibule entrance is also proposed at the corner of Haymaker Parkway and East Erie Street.

Please note that this project does not include any work outside of the property lines. The depiction of items in the R/W (brickwork, streetscape, etc.) may not match the plans prepared by the entity installing those items (PARTA & the City of Kent). The developer will work with the other parties to verify that the plans coincide.

*TRAFFIC/PARKING:*

South Depeyster Street R/W will be widened and include a drop off area for the hotel. East Erie Street R/W will be widened and include a drop off area for the conference center. The multimodal facility will serve as the parking area for this project. The projected Kent Hotel parking usage is 65-75 parking spaces. The Conference Center seating is 300 and anticipating usage of 160-170 parking spaces.

Loading/unloading will take place at the pull off on East Erie Street and is planned for off hours.

*UTILITIES:*

The existing public utilities are available.

*STORMWATER:*

Storm water management information has not been provided at this time. It is anticipated there will be a negligible increase in impervious area. Therefore the additional storm water runoff will also be negligible. Storm water quality elements are not required since the site is less than one acre.

*SIGNAGE:*

A variety of signs are proposed. The sign plans will be submitted at a later date.

*LIGHTING/LANDSCAPING/DUMPSTER:*

The lighting will consist of building mounted lights at the entrances, exterior lumination of the signs, recessed lights under the canopies for the storefronts and low landscape lighting for the terraces.

Most of the landscaping shown on the plans is outside of the property (streetscape vegetation). The vegetation on this parcel will consist of turf and low evergreen hedges and shrubs.

The dumpster(s) will be on wheels and stored inside the building. Emptying by the garbage collector will take place on East Erie Street.

**ARCHITECTURAL ADVISORY BOARD:**

The Architectural Review Board reviewed the project on April 19, 2011 and has issued a Certificate of Appropriateness.

**VARIANCES:**

A variance from the Board of Zoning Appeals (BZA) will be required since the proposed building does not occupy a minimum of 70% of the street frontage on the Haymaker Parkway.

**RECOMMENDATION:**

Staff is recommending approval with the conditions listed below.

The 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 PC11-008, the Planning Commission approve the Site Plan to construct a student housing complex subject to the following:

1. Technical Plan Review.
2. Obtaining a variance from the Board of Zoning Appeals from the requirement for the building to occupy a minimum of 70% of the street frontage along Haymaker Parkway.

*List of Enclosures for This Project:*

*The plans & additional information were provided in the April 19, 2011 packets.*

cc: Gary Locke, Community Development Director  
Jim Bowling, City Engineer  
Eric Fink, Assistant Law Director  
Heather Phile, Development Planner  
Applicants  
PC Case Files



**KENT CITY PLANNING COMMISSION  
BUSINESS MEETING  
MAY 17, 2011**

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

**AGENDA**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. READING OF PREAMBLE**

**IV. ADMINISTRATION OF OATH**

**VI. CORRESPONDENCE**

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

- A. PC11-009 BRET ROBERTS  
224 E. Main Street  
Conditional Zoning Certificate & Site Plan Review**

**The applicant is seeking a Conditional Zoning Certificate and Site Plan Review and Approval in order to modify the parking lot layout serving this property. The subject property is zoned C-R: Commercial High Density Zone District.**

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

- B. PC11-010 JAMES HAUCH  
230 E. Main Street  
Conditional Zoning Certificate & Site Plan Review**

**The applicant is seeking a Conditional Zoning Certificate and Site Plan Review and Approval in order to modify the parking lot layout serving this property. The subject property is zoned C-R: Commercial High Density Zone District**

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

**C. PC11-011 & JAMES HAUCH  
PC11-012 300 & 312 E. Main Street  
Conditional Zoning Certificate & Site Plan Review**

**The applicant is seeking a Conditional Zoning Certificate and Site Plan Review and Approval in order to modify the parking lot layout serving these properties. The subject property is zoned C-R: Commercial High Density Zone District**

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

**IX. OTHER BUSINESS**

**X. ADJOURNMENT**



# CITY OF KENT, OHIO

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## DEPARTMENT OF COMMUNITY DEVELOPMENT

**DATE:** May 10, 2011  
**TO:** Kent City Planning Commission  
**FROM:** Jennifer Barone, Development Engineer  
**RE:** Staff Report for the May 17, 2011 Planning Commission Meeting

The following items appear on the agenda for the May 17, 2011 Planning Commission meeting:

### **NEW BUSINESS:**

**CASE NO:** PC11- 009

**APPLICANT:** Bret Roberts

**SITE LOCATION:** 224 East Main Street

**STATUS OF APPLICANT:** The applicant is the owner of the property.

**REQUESTED ACTION:** Conditional Zoning Certification and Site Plan Review and approval for modification of the parking area.

**ZONING:** This property is currently located in the C-R: Commercial – High Density Residential Zone District.

**TRAFFIC:** The property is accessible from East Main Street.

**SURROUNDING LAND USES:** The property is surrounded by similar multi-family residential and rooming house uses on the east, north, and west sides, and by commercial uses on the south side.

APPLICABLE CODE SECTIONS:

Chapter 1113, 1119 and 1145 of the Kent Codified Ordinance

ANALYSIS:

As part of PARTA's multimodal facility, the rear yards of adjoining properties were purchased. This created a need to modify the parking lots serving these impacted properties. These parcels are currently a non-conforming use in this district and are "grandfathered in".

*TRAFFIC/PARKING:*

The parking lot has been reconfigured.

- required number of spaces: 7
- original number of spaces: 9
- proposed number of spaces: 5

*UTILITIES:*

NA

*STORMWATER:*

The storm water currently discharges towards the front and will continue to do so.

*SIGNAGE:*

NA

*LIGHTING/LANDSCAPING/DUMPSTER:*

No change from existing conditions.

*ARCHITECTURAL ADVISORY BOARD:*

NA

*VARIANCES:*

On April 18, 2011 the Board of Zoning Appeals approved the following variances:

1. A 10-foot variance from the 20-foot minimum ingress / egress driveway width requirement to allow a driveway to be 10 feet in width (Section 1167.04(a)),
2. A 5-foot variance from the rear yard landscape strip between the rear property line and the parking area to allow the parking area to be 0 feet from the rear property line (Section 1167.10(b)(2)), and
3. A variance from the minimum number of parking spaces required for a multi-family dwelling to allow 5 spaces, where 7 is required (Section 1167.05(a)(2)).

RECOMMENDATION:

Staff is recommending approval with the conditions listed below.

The 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 PC11-009, the Planning Commission approve the Conditional Zoning Certificate and Site Plan for 224 East Main Street to modify the parking lot layout subject to Technical Plan Review.

List of Enclosures for This Project:

1. Applicant Cover Letter and plans dated March 30, 2011.
2. Aerial Topo and Zoning Map.

CASE NO: PC11- 010

APPLICANT: James Hauch

SITE LOCATION: 230 East Main Street

STATUS OF APPLICANT: The applicant is the owner of the property.

REQUESTED ACTION: Conditional Zoning Certification and Site Plan Review and approval for modification of the parking area.

ZONING: This property is currently located in the C-R: Commercial – High Density Residential Zone District.

TRAFFIC: The property is accessible from East Main Street.

SURROUNDING LAND USES: The property is surrounded by similar multi-family residential and rooming house uses on the east, north, and west sides, and by commercial uses on the south side.

APPLICABLE CODE SECTIONS: Chapter 1113, 1119 and 1145 of the Kent Codified Ordinance

ANALYSIS:

As part of PARTA's multimodal facility, the rear yards of adjoining properties were purchased. This created a need to modify the parking lots serving these impacted properties. These parcels are currently a non-conforming use in this district and are "grandfathered in".

**TRAFFIC/PARKING:**

The parking lot has been reconfigured.

- required number of spaces: 6
- original number of spaces: 9
- proposed number of spaces: 8

**UTILITIES:**

NA

**STORMWATER:**

The storm water currently discharges towards the east and towards the front and will continue to do so.

**SIGNAGE:**

NA

**LIGHTING/LANDSCAPING/DUMPSTER:**

No change from existing conditions.

**ARCHITECTURAL ADVISORY BOARD:**

NA

**VARIANCES:**

On April 18, 2011 the Board of Zoning Appeals approved the following variances:

1. 10-foot variance from the 20-foot minimum ingress / egress driveway width requirement to allow a driveway to be 10 feet in width (Section 1167.04(a))
2. A 5-foot variance from the rear yard landscape strip between the rear property line and the parking area to allow the parking area to be 0 feet from the rear property line (Section 1167.10(b)(2)).

**RECOMMENDATION:**

Staff is recommending approval with the conditions listed below.

The 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 PC11-010, the Planning Commission approve the Conditional Zoning Certificate and Site Plan for 230 East Main Street to modify the parking lot layout subject to Technical Plan Review.

**List of Enclosures for This Project:**

1. Applicant Cover Letter and plans dated March 30, 2011.
2. Aerial Topo and Zoning Map.

CASE NO: PC11- 011 & PC11-012

APPLICANT: James Hauch

SITE LOCATION: 300 & 312 East Main Street

STATUS OF APPLICANT: The applicant is the owner of the property.

REQUESTED ACTION: Conditional Zoning Certification and Site Plan Review and approval for modification of the parking area.

ZONING: This property is currently located in the C-R: Commercial – High Density Residential Zone District.

TRAFFIC: The property is accessible from East Main Street.

SURROUNDING LAND USES: The property is surrounded by similar multi-family residential and rooming house uses on the east, north, and west sides, and by commercial uses on the south side.

APPLICABLE CODE SECTIONS: Chapter 1113, 1119 and 1145 of the Kent Codified Ordinance

ANALYSIS:

As part of PARTA's multimodal facility, the rear yards of adjoining properties were purchased. This created a need to modify the parking lots serving these impacted properties. These parcels are currently a non-conforming use in this district and are "grandfathered in".

*TRAFFIC/PARKING:*

The parking lot has been reconfigured.

For 300 East Main Street

- required number of spaces: 10
- original number of spaces: 9
- proposed number of spaces: 10

For 312 East Main Street

- required number of spaces: 13
- original number of spaces: 11
- proposed number of spaces: 10

*UTILITIES:*

NA

*STORMWATER:*

The storm water currently discharges towards the east and will continue to do so.

*SIGNAGE:*

NA

*LIGHTING/LANDSCAPING/DUMPSTER:*

No change from existing conditions.

*ARCHITECTURAL ADVISORY BOARD:*

NA

*VARIANCES:*

On April 18, 2011 the Board of Zoning Appeals approved the following variances for 300 East Main Street:

1. A 10-foot variance from the 20-foot minimum ingress / egress driveway width requirement to allow a driveway to be 10 feet in width (Section 1167.04(a)), and
2. A 5-foot variance from the rear yard landscape strip between the rear property line and the parking area to allow the parking area to be 0 feet from the rear property line (Section 1167.10(b)(2)).

And for 312 East Main Street:

1. A 10-foot variance from the 20-foot minimum ingress / egress driveway width requirement to allow a driveway to be 10 feet in width (Section 1167.04(a)),
2. A 5-foot variance from the rear yard landscape strip between the rear property line and the parking area to allow the parking area to be 0 feet from the rear property line (Section 1167.10(b)(2)), and
3. A variance from the minimum number of parking spaces required for a multi-family dwelling to allow 10 spaces, where 13 is required (Section 1167.05(a)(2)).

RECOMMENDATION:

Staff is recommending approval with the conditions listed below.

The 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 PC11-011 and PC11-012, the Planning Commission approve the Conditional Zoning Certificate and Site Plan for 300 & 312 East Main Street to modify the parking lot layout subject to Technical Plan Review.



List of Enclosures for This Project:

1. Applicant Cover Letter and plans dated March 30, 2011.
2. Aerial Topo and Zoning Map.

cc: Gary Locke, Community Development Director  
Jim Bowling, City Engineer  
Eric Fink, Assistant Law Director  
Heather Phile, Development Planner  
Applicants  
PC Case Files



# CITY OF KENT, OHIO

## DEPARTMENT OF SAFETY

To: Mr. Ruller  
c. Mr. Bowling  
Mr. Giaquinto  
Chief Lee  
Mr. Locke  
Mr. Roberts  
Chief Williams

From: William Lillich

Subject: Traffic Engineering & Safety Meeting of April 27, 2011  
TE&S 2011-03

Date: May 6, 2011

1. SR59 fence removal  
Fence removal along the Haymaker right-of-way was the first item on the agenda now that the State of Ohio has turned control of the area to the City. Generally, the fence will remain where it is needed for security around construction areas.  
Areas where there will be immediate removal of the fence include:  
North side of Haymaker in the multi-modal/hotel area.  
South side in the Esplanade area around the E. Erie St. access.  
North side in the area of the east end of the block.  
Long term results;  
Removal around the entire mixed use block  
Around the hotel and multi-modal north and south of Erie  
East of Depeyster on the south side of Haymaker  
Some maintenance responsibilities will subsequently be returned to the adjacent property owners.
2. Electronic messaging sign review  
Concepts were discussed regarding the reevaluation of the location so that the sign will not disrupt the vision that is going into the development project. Alan Mountjoy of Chan Krieger NBBJ is developing revised design ideas that will fit with the project.
3. Emergency access to Riverbend development- The city has been notified that as a part of the railroad bridge underpass elevation project, the emergency access route from Mason Ave. will be unavailable at some time during this summer for a period of four to eight weeks. The result is a potential (yet remote) inability to access the area of Riverbend east of the river in the event of a blockage of Riverbend Blvd.

4. Alley 4 reconstruction  
The first phase of the reconstruction will require the installation of underground electrical conduit from the northwest corner of Depeyster & Main Sts. to the top of Alley 4. The work will take approximately one week. The Engineering Div. will look into the possibility of completing the Main St crossing during evening or weekend periods. The work is tentatively scheduled to take place during the university break in classes.
5. Development area project implementation-  
**Fairmont** construction planning; Building A & B; should start between 7/1-7/31.  
**Hotel**; Planning Comm. Approval 5/3;  
Detail construction design will begin after the final financing decision by the KSU Foundation  
**PARTA**; Site work in mid-May, Construction mid-June
6. N. Mantua St. is still likely to be open by May 11, although recent rain may have set that back a few more days.
7. There was some discussion and review of fire department access to the rear of the PARTA Multimodal, addressing the ability of fire equipment to negotiate into the rear of the Main St properties.
8. Fireworks for the Heritage Festival  
The committee discussed potential locations for the fireworks display companies to operate and still be in compliance with the State Fire Marshall's rules. Sites were identified in the Mogadore Rd area. Information will be provided to the Festival committee, and fire personnel will offer to participate in additional planning meetings as may be necessary.
9. Handicapped parking will be arranged for the Heritage Festival in spaces on Gougler Avenue, and a few spaces at the West River Medical building.
10. The committee received an update on the potential clean-up of the Jerry's Cleaners property. The EPA will be heading the clean-up evaluation, need, and financing. The Kent Health and Fire Departments will provide any necessary local assistance.

# A G E N D A

CITY OF KENT  
BOARD OF ZONING APPEALS  
PUBLIC HEARINGS & BUSINESS MEETING  
MAY 16, 2011

7:00PM

COUNCIL CHAMBERS – KENT CITY HALL  
325 SOUTH DEPEYSTER STREET

I. CALL TO ORDER

II. PLEDGE

III. ROLL CALL

IV. PREAMBLE

V. ADMINISTRATION OF THE OATH

VI. NEW BUSINESS

A. BZ11-010 MICHAEL & REBECCA KOSCSO  
185 NORTH CHESTNUT STREET

Sections: 1131.04(b) and 1131.04(c)

Request: The applicants are requesting the following:

- 1) A 43-foot rear yard setback to construct a screened-in porch that will connect the existing detached structure to the main structure, creating a 2-foot rear yard setback (Section 1131.04(b)), and
- 2) An 8-foot side yard variance to construct a screened-in porch that will connect the existing detached garage to the main structure, creating a 2-foot side yard setback (Section 1131.04(c)).

1. Public Comment

2. Board of Zoning Appeals Discussion / Action

B. BZ11-011 ELLET SIGN COMPANY / KLABEN FORD LINCOLN,  
INC.  
1089 WEST MAIN STREET

Sections: 1165.05(c)(2)(C) and 1165.05(c)(2)(F)

Requests: The applicant is requesting the following:

- 1) A 62-foot variance from the 50-foot total sign square footage to allow a free-standing sign to be 112 square feet in size (Section 1165.05(c)(2)(C)) and

- 2) A 3.5-foot variance from the 20-foot maximum sign height to allow a free-standing sign to be 23.5 feet in height (Section 1165.05(c)(2)(F)).

1. Public Comment
2. Board of Zoning Appeals Discussion / Action

**C. BZ11-012 THE GREAT GARAGE CO. / TIM RADDEN  
619 WEST MAIN STREET**

Sections: 1161.14(a)

Requests: The applicant is requesting the following:

- 1) A 38-foot variance from the 60-foot minimum right-of-way setback to allow a new detached garage to be 22 feet from the alley right-of-way (Section 1161.14(a)),
- 2) A 7-foot variance from the 10-foot minimum side yard setback to allow a new detached garage to be 3 feet from the side property line (Section 1161.14(a)), and
- 3) A 1-foot variance from the accessory structure height maximum of 15 feet to allow a new detached garage to be 16 feet in height (Section 1161.14(a)).

1. Public Comment
2. Board of Zoning Appeals Discussion / Action

**D. BZ11-013 GLAVEN FEHER ARCHITECTS  
SOUTHEAST CORNER OF EAST ERIE & SOUTH  
DEPEYSTER STREETS**

Section: 1146.03(c)

Request: The applicant is requesting a 45.5 percent variance from the 70 percent minimum street frontage of the lot to allow a new hotel / conference center to be constructed with 24.5 percent lot frontage along Haymaker Parkway (Section 1146.03(c)).

1. Public Comment
2. Board of Zoning Appeals Discussion / Action

**VII. MEETING MINUTES**


- A. MEETING MINUTES FROM THE MARCH 21, 2011 MEETING
- B. MEETING MINUTES FROM THE APRIL 18, 2011 MEETING

**VIII. ADJOURNMENT**



# CITY OF KENT, OHIO

## DEPARTMENT OF COMMUNITY DEVELOPMENT

**DATE:** MAY 6, 2011  
**TO:** KENT CITY BOARD OF ZONING APPEALS  
**FROM:** HEATHER PHILE, DEVELOPMENT PLANNER   
**RE:** STAFF REPORT FOR THE MAY 16, 2011 BOARD OF ZONING APPEALS MEETING

The following case appears on the agenda for the May 16, 2011 Board of Zoning Appeals meeting:

### NEW BUSINESS

CASE NO.: BZ11-0010

APPLICANT: Michael & Rebecca Kosco

SITE LOCATION: 185 North Chestnut Street

STATUS OF APPLICANT: The applicants are the owners of the property.

REQUESTED ACTION: The applicants are requesting the following:

- 1) A 43-foot rear yard setback to construct a screened-in porch that will connect the existing detached structure to the main structure, creating a 2-foot rear yard setback (Section 1131.04(b)), and
- 2) An 8-foot side yard variance to construct a screened-in porch that will connect the existing detached garage to the main structure, creating a 2-foot side yard setback (Section 1131.04(c)).

ZONING: This property is currently located in the R-2: Medium Density Residential Zone District.

TRAFFIC: The property is accessible from North Chestnut Street.

SURROUNDING LAND USES: The property is bordered by other single family residential uses on all sides.

APPLICABLE CODE SECTIONS: 1131.04(b) and 1131.04(c)

ANALYSIS:

The subject property is located at 185 North Chestnut Street. It is currently a single family home, zoned R-2: Medium Density Residential.

The applicant explains that they would like to remodel an existing porch into a sunroom and then add on a new screened porch that will connect the existing detached garage to the main structure. Thus, in effect making the detached garage now attached. The applicant explains that the hardship is that the existing garage is already two feet from the side and rear property lines and cannot be moved to meet the current zoning requirements. The current use of the property would not change, and would therefore not impact the neighboring properties or the surrounding neighborhood.

The City of Kent Zoning Ordinances states that a main structure must be a minimum of 30 feet from the rear property line and 10 feet from the side property line. Detached accessory structures have a minimum setback of 10 feet from the side and rear property lines.

CASE NO.: BZ11-011

APPLICANT: Ellet Sign Company / Klaben Ford Lincoln, Inc.

SITE LOCATION: 1089 West Main Street

STATUS OF APPLICANT: The applicant is the owner of the property and the sign representative for the owner.

REQUESTED ACTION: The applicant is requesting the following:

- 1) A 62-foot variance from the 50-foot total sign square footage to allow a free-standing sign to be 112 square feet in size (Section 1165.05(c)(2)(C)) and
- 2) A 3.5-foot variance from the 20-foot maximum sign height to allow a free-standing sign to be 23.5 feet in height (Section 1165.05(c)(2)(F).

ZONING: This property is currently located in the IC-R: Intensive Commercial – Residential Zone District.

TRAFFIC: The property is accessible from West Main Street.

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

APPLICABLE CODE SECTIONS: 1165.05(c)(2)(C) and 1165.05(c)(2)(F)

ANALYSIS:

The subject property is located at 1089 West Main Street and is currently home to Klaben Ford Lincoln dealership. The property is located in the IC-R: Intensive Commercial – Residential zone district.

The applicant is requesting a variance to allow a new sign to be erected. In December of 2009, the applicant was approved to have an 89.4 square foot free-standing sign. With the discontinuing of the Mercury brand, the Ford corporate office is requiring a new sign be placed at this location. The new sign will have the Lincoln name and logo only and is proposed to be approximately 112 square feet in overall size and will be over the 20-foot maximum height requirement. The applicant is therefore requesting two variances to allow the new sign to be constructed.

The new sign code that is now in effect states that the overall maximum square footage for signage in the IC-R district is no more than 100 feet for all signs and the maximum height for a pole sign is 20 feet. With the proposed new sign and the existing building signs, the total signage on the property will be 251.4 square feet. The applicant does not proposed any changes to the signs on the building at this time.

- CASE NO.: **BZ11-012**
- APPLICANT: **The Great Garage Company / Tim Radden**
- SITE LOCATION: 619 West Main Street
- STATUS OF APPLICANT: The applicant is the contractor for the owner of the property and the property owner.
- REQUESTED ACTION: The applicant is requesting the following:
- 1) A 38-foot variance from the 60-foot minimum right-of-way setback to allow a new detached garage to be 22 feet from the alley right-of-way (Section 1161.14(a)),
  - 2) A 7-foot variance from the 10-foot minimum side yard setback to allow a new detached garage to be 3 feet from the side property line (Section 1161.14(a)), and
  - 3) A 1-foot variance from the accessory structure height maximum of 15 feet to allow a new detached garage to be 16 feet in height (Section 1161.14(a)).
- ZONING: This property is currently located in the R-2: Medium Density Residential Zone District.
- TRAFFIC: The property is accessible from East Main Street and the alley behind the property.
- SURROUNDING LAND USES: The property is surrounded by similar residential uses on all sides.
- APPLICABLE CODE SECTION: 1161.14(a)
- ANALYSIS:

The subject property is located at 619 West Main Street and is a single family dwelling. The property is currently zoned R-2: Medium Density Residential.



The applicant is proposing to raze the existing 12-foot by 24-foot detached garage and construct a new detached garage in a different location on their property. The new garage will be 24 feet wide and 36 feet long. The existing garage sits 18 feet from the alley. The new garage is proposed to be 22 feet from the alley. The applicant would like the design of the new garage to mirror the design of the existing home, thus making it taller than what is currently permitted. The applicant is also requesting a setback variance from the side property line. The applicant explains that they wish to construct the garage over an existing parking area, which is currently 3 feet off of the side property line. The added space in the attic area will also allow for the property owners to have some additional storage space.

The applicant explains that meeting the 60-foot setback from the right-of-way would mean they would have to remove mature trees, would displace their established garden, and would take up more of their backyard. The existing detached garages along the alley are also non-conforming in that they are closer than the 60 feet that is required in the zoning code.

The City of Kent zoning code states the minimum setback for an accessory structure is 60 feet from any right-of-way. The alley is a public right-of-way, making the setback 60 feet. The minimum setback from the side property line is 10 feet and the minimum distance from the main structure is 15 feet. The applicant is requesting a side yard setback variance, but will meet the setback from the main structure on the property, as well as meet the setback from the neighboring home. The maximum height of an accessory building is 15 feet. The height of the detached structure is measured from grade to the midpoint of the roof.

<u>CASE NO.:</u>	<b>BZ11-013</b>
<u>APPLICANT:</u>	<b>Glaven Feher Architects</b>
<u>SITE LOCATION:</u>	Southeast corner of East Erie and South Depeyster Streets
<u>STATUS OF APPLICANT:</u>	The applicant is the architect for the owner of the property.
<u>REQUESTED ACTION:</u>	The applicant is requesting a 45.5 percent variance from the 70 percent minimum street frontage of the lot to allow a new hotel / conference center to be constructed with 24.5 percent lot frontage along Haymaker Parkway (Section 1146.03(c)).
<u>ZONING:</u>	This property is currently located in the C-D: Commercial – Downtown Zone District.
<u>TRAFFIC:</u>	The property is accessible from East Erie Street, South Depeyster Street, and Haymaker Parkway.
<u>SURROUNDING LAND USES:</u>	The property is surrounded by other commercial uses on the north, south, and west sides and by Haymaker Parkway and residential uses on the east side.
<u>APPLICABLE CODE SECTIONS:</u>	1146.03(c)

ANALYSIS:

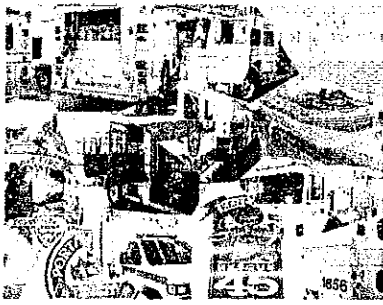
This project is located at the southeast corner of East Erie Street, South Depeyster Street, and Haymaker Parkway. This site was previously home to the Record Courier. All of the buildings on this site have been demolished and it is now a vacant parcel.

The applicant is proposing to construct a hotel and conference center. The hotel will have 95 guest rooms on three floors. There will be a shared ground level with the hotel common areas and the conference center. The conference center will hold up to 300 people.

The applicant is proposing to construct the building at the building line of East Erie Street and South Depeyster Street. The back of the building will be against Haymaker Parkway, and will not be constructed fully at the property line. The applicant is proposing to construct green space and retaining walls on this side of the irregular shaped property. The applicant explains that this side of the parcel will create a more urban edge and will allow the other two frontages to be more pedestrian friendly and will keep the more traditional downtown feeling. The applicant also explains that since Haymaker Parkway is a limited access highway, they cannot have any entrances or driveways from this street.

The City of Kent zoning code states that there are no setbacks for a building, but to maintain the continual commercial frontage, new construction must occupy a minimum of 70 percent of the street frontage. All other zoning requirements have been met. The site plan for the hotel / conference center was approved by the Planning Commission on May 3, 2011.

cc: Applicants  
Case files  
Gary Locke, Community Development Director  
Jennifer Barone, Development Engineer  
Eric Fink, Asst. Law Director



# KENT FIRE DEPARTMENT APRIL 2011 MONTHLY INCIDENT REPORT

	CURRENT PERIOD			YEAR TO DATE		
	2011	2010	2009	2011	2010	2009
<b>FIRE RESPONSE INFORMATION</b>						
Summary of Fire Incident Alarms						
City Of Kent	63	44	56	172	161	184
Kent State University	28	20	20	81	64	80
Franklin Township	18	20	10	44	49	34
Sugar Bush Knolls	0	0	0	0	0	0
RESPONSES	109	84	86	299	274	298
Mutual Aid Received by Location						
City Of Kent	0	3	3	2	4	5
Kent State University	0	0	0	0	0	0
Franklin Township	0	2	2	0	4	2
Sugar Bush Knolls	0	0	0	0	0	0
TOTAL	0	5	5	2	8	7
Mutual Aid Given	8	5	6	17	15	11
<b>TOTAL FIRE INCIDENTS</b>	<b>117</b>	<b>89</b>	<b>92</b>	<b>316</b>	<b>289</b>	<b>309</b>
<b>EMERGENCY MEDICAL RESPONSE INFORMATION</b>						
Summary of Medical Responses						
City Of Kent	234	191	202	797	797	804
Franklin Township	33	26	37	96	98	129
Kent State University	29	46	40	120	137	116
Sugar Bush Knolls	0	0	1	3	6	1
Mutual Aid Given	3	5	0	5	12	5
TOTAL RESPONSES	299	268	280	1021	1050	1055
Mutual Aid Received by Location						
City Of Kent	2	0	3	6	4	17
Franklin Township	0	1	3	1	1	5
Kent State University	0	0	2	1	0	3
Sugar Bush Knolls	0	0	0	0	0	0
TOTAL	2	1	8	8	5	25
<b>Total Fire and Emergency Medical Incidents</b>	<b>416</b>	<b>357</b>	<b>372</b>	<b>1337</b>	<b>1339</b>	<b>1364</b>

**KENT POLICE DEPARTMENT  
MARCH 2011**

	MARCH 2010	MARCH 2011	TOTAL 2010	TOTAL 2011
CALLS FOR SERVICE	1782	1683	5222	4605
FIRE CALLS	346	350	982	929
ARRESTS, TOTAL	180	147	498	455
JUVENILE ARRESTS	17	10	40	34
O.V.I. ARRESTS	20	20	60	67
TRAFFIC CITATIONS	370	345	986	872
PARKING TICKETS	139	178	934	843
<b>ACCIDENT REPORTS</b>	<b>53</b>	<b>65</b>	<b>216</b>	<b>243</b>
Property Damage	25	42	122	158
Injury	10	10	31	26
Private Property	16	12	47	45
Hit-Skip	2	1	16	14
OVI Related	1	2	2	8
Pedestrians	1	1	2	2
Fatals	0	0	0	0
<b>U.C.R. STATISTICS</b>				
Homicide	0	0	0	0
Rape	1	0	1	1
Robbery	0	0	2	1
Assault Total	12	9	50	41
Serious	2	0	13	5
Simple	10	9	37	36
Burglary	8	6	16	21
Larceny	24	30	80	83
Auto Theft	1	1	2	5
Arson	0	0	1	0
<b>TOTAL</b>	<b>46</b>	<b>46</b>	<b>152</b>	<b>152</b>
<b>CRIME CLEARANCES</b>				
Homicide	0	0	0	0
Rape	0	0	0	0
Robbery	0	0	1	1
Assault Total	11	8	37	32
Serious	2	0	8	4
Simple	9	8	29	28
Burglary	0	1	1	3
Larceny	3	7	12	11
Auto Theft	0	1	0	2
Arson	0	0	0	0
<b>TOTAL</b>	<b>14</b>	<b>17</b>	<b>51</b>	<b>49</b>






# CITY OF KENT, OHIO

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## DEPARTMENT OF COMMUNITY DEVELOPMENT Building Services Division

To: Dave Ruller  
City Manager

From: Gary Locke  
Community Development Director 

Date: May 5, 2011

RE: Monthly Permit and Zoning Complaint Report – April 2011

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Attached are the monthly reports per council's request. If you have questions or require further information, please let us know.

**BUILDING PERMIT REPORT SUMMARY (KCO 147-04) - APRIL 2011**

<u>Permit Type</u>	<u># Approved</u>	<u>Current YTD</u>	<u>Previous YTD</u>
Building	16	43	32
Electric	9	38	32
HVAC	9	34	24
Plumbing	8	23	22
Engineering	4	9	10
Subdivisions	1	2	3
Zoning	4	18	28
<b>Total:</b>	<b>51</b>	<b>167</b>	<b>151</b>

<u>Permit Type</u>	<u>Account Code</u>	<u>Fees Collected</u>	<u>Current YTD</u>	<u>Previous YTD</u>
Park Fee	10633513	0.00	0.00	0.00
Building Reviews	00135201	810.00	2,366.25	2,456.25
Building	00135201	824.55	3,663.65	1,549.25
Electric	00135202	251.50	1,237.50	1,149.75
HVAC	00135204	280.00	1,225.00	1,190.00
Plumbing	20235203	387.00	1,065.00	1,078.01
<b>Subtotal:</b>		<b>\$2,553.05</b>	<b>\$9,557.40</b>	<b>\$7,423.26</b>

State 1% Fee	80436362	13.55	41.99	30.90
State 3% Fee	80436362	11.67	89.88	56.38
Demolition Bond	80436313	0.00	200.00	205.00
Electrical Registration	00135206	150.00	350.00	475.00
Plumbing Registration	00135207	100.00	1,037.50	725.00
HVAC Registration	00135208	50.00	687.50	575.00
Zoning	00135301	250.00	862.50	587.50
Fence Permits	00135301	25.00	663.28	120.00
Signs	00135313	25.00	50.00	345.00
Civil Infraction Fines	00135106	0.00	200.00	200.00
Board Applications	00135302	750.00	950.00	850.00
Postage	10405400132	321.16	992.92	587.56
Miscellaneous	00135406	107.69	311.93	258.47
Sewer Permits	20235316	25.00	393.34	50.00
Sewer Utilization	20233604	0.00	175.00	5,764.00
Sewer Disconnect	20235406	2,500.00	17,303.00	0.00
Storm Sewer	20833604	0.00	0.00	25.00
Street Excavation	00135317	60.00	160.00	220.00
Water Meters	20133604	686.00	786.00	845.00
Water Permit	20133604	456.75	681.25	75.00
Water Utilization	20133604	0.00	87.50	2,420.00
Water Disconnect	20135406	1,500.00	7,990.00	0.00
Chlorination	20133604	0.00	0.00	240.00
Waterline Const/Frontage	20133604	0.00	4,739.26	0.00
Street Exc. Bond	80436341	0.00	1,921.61	2,000.00
Subdivision Bond	80436312	1,456.40	1,456.40	280.00
Fire Escrow Deposit	80436331	0.00	10,000.00	0.00
Site Plan Construction	00135317	145.64	145.64	1,332.00
Plan Review	00135317	145.64	145.64	1,332.00
Improvement Inspection	00135317	0.00	0.00	0.00
Grading Permits	00135317	0.00	0.00	0.00
Plat Review/Lot Split	00135317	25.00	25.00	50.00
<b>Subtotal:</b>		<b>\$8,804.50</b>	<b>\$52,447.14</b>	<b>\$19,648.81</b>
<b>Grand Total:</b>		<b>\$11,357.55</b>	<b>\$62,004.54</b>	<b>\$27,072.07</b>

# Permit Payments Listing by Jurisdiction

From: 3/31/11 To: 4/28/11

Value Fee BBS Total

## Existing Commercial

### Kent

EC-2011-04-2	RENEW PERMIT FOR ROOF EAVE	4/15/2011				
	PERMIT RENEWAL		\$ .00	\$50.00	\$ .00	\$51.50
	1370 ATHENA DR					
EC-2011-04-3	DIVIDING WALL FOR SERVICE AREA	4/19/2011				
	CONSTRUCT DIVIDING WALL FOR SERVICE AREA		\$4,000.00	\$50.00	\$ .00	\$51.50
	1338 W MAIN ST					
EC-2011-04-4	DEMO STRUCTURE	4/21/2011				
	DEMOLISH STRUCTURE		\$ .00	\$120.00	\$ .00	\$123.60
	503 E MAIN ST					
EC-2011-2-2	ESCOTT BUILDING ADDITION	4/28/2011				
	CONSTRUCT A BUILDING ADDITION		\$200,000.00	\$2,734.58	\$ .00	\$2,737.79
	628 S WATER ST					
	<u>Total for Kent</u>		\$204,000.00	\$2,954.58		\$2,964.39
	<u>Total for Existing Commercial Permits</u>		\$204,000.00	\$2,954.58		\$2,964.39

## Electric, Commercial

### Kent

ELC-2011-04-1	ELECT, NEW SERVICE FOR OUTLETS	4/14/2011				
	INSTALL NEW SERVICE FOR OUTLETS AND STREET		\$ .00	\$ .00	\$ .00	\$ .00
	300 STOW ST					
	<u>Total for Kent</u>		\$ .00	\$ .00		\$ .00
	<u>Total for Electric, Commercial Permits</u>		\$ .00	\$ .00		\$ .00

## Electric, Residential

### Kent

ELR-2011-04-1	ELECT, ADDITION	4/4/2011				
	INSTALL ELECTRIC FOR ADDITION AND A.C. CIRCUIT		\$ .00	\$30.50	\$ .00	\$30.81
	614 LONGMERE DR					
ELR-2011-04-2	ELECT, ADDITION	4/13/2011				
	INSTALL ELECTRIC FOR ADDITION		\$ .00	\$30.00	\$ .00	\$30.30
	1110 NORWOOD ST					
ELR-2011-04-3	ELECT, A.C. CIRCUIT	4/13/2011				
	INSTALL A.C. CIRCUIT		\$ .00	\$25.00	\$ .00	\$25.25
	1079 DAVEY					
ELR-2011-04-4	ELECT, KITCHEN & BATH REMODEL	4/14/2011				
	INSTALL ELECTRIC FOR KITCHEN & BATH REMODEL		\$ .00	\$35.75	\$ .00	\$36.11
	703 W MAIN ST					

# Permit Payments Listing by Jurisdiction

From: 3/31/11 To: 4/28/11

Value Fee BBS Total

## Electric, Residential

### Kent

ELR-2011-04-5	ELECT, SERVICE & PANEL CHANGE	4/14/2011				
	REPLACE PANEL AND SERVICE CABLES		\$ .00	\$25.00	\$ .00	\$25.25
	647 LONGMERE DR					
ELR-2011-04-6	ELECT, GARAGE	4/21/2011				
	INSTALL ELECTRIC FOR GARAGE		\$ .00	\$25.25	\$ .00	\$25.50
	458 WOLCOTT AVE					
ELR-2011-04-7	ELECT, SERVICE PANEL	4/27/2011				
	REPLACE SERVICE PANELS IN 2 UNITS		\$ .00	\$50.00	\$ .00	\$50.50
	646 YACAVONA DR					
	644 YACAVONA DR					
ELR-2011-04-8	ELECT, ADDITION	4/28/2011				
	INSTALL ELECTRIC FOR ADDITION		\$ .00	\$30.00	\$ .00	\$30.30
	1074 HOLLISTER DR					
	<u>Total for Kent</u>		\$ .00	\$251.50		\$254.02
	<u>Total for Electric, Residential Permits</u>		\$ .00	\$251.50		\$254.02

## Engineering, Commercial

### Kent

ENGC-2011-04-1	NEW WATER SERVICE	4/8/2011				
	CONNECT TO CITY WATER		\$ .00	\$1,142.75	\$ .00	\$1,142.75
	1639 E MAIN ST					
ENGC-2011-04-2	STORM LATERAL	4/28/2011				
	REPLACING STORM AND PAVING PARKING AREA		\$14,000.00	\$20.00	\$ .00	\$20.00
	1041 MOGADORE RD					
ENGC-2011-04-4	DEMO UTILITY ABANDONMENT	4/21/2011				
	ABANDON WATER AND SEWER AT RIGHT OF WAY		\$ .00	\$4,000.00	\$ .00	\$4,000.00
	503 E MAIN ST					
	<u>Total for Kent</u>		\$14,000.00	\$5,162.75		\$5,162.75
	<u>Total for Engineering, Commercial Permits</u>		\$14,000.00	\$5,162.75		\$5,162.75

## Engineering, Residential

### Kent

ENGR-2011-04-1	SANITARY LATERAL REPAIR	4/20/2011				
	SANITARY LATERAL REPAIR		\$1,500.00	\$45.00	\$ .00	\$45.00
	519 W MAIN ST					
	<u>Total for Kent</u>		\$1,500.00	\$45.00		\$45.00
	<u>Total for Engineering, Residential Permits</u>		\$1,500.00	\$45.00		\$45.00

## Existing Residential



# Permit Payments Listing by Jurisdiction

From: 3/31/11 To: 4/28/11

			Value	Fee	BBS	Total
<b>Kent</b>						
ER-2011-03-2	ADDITION	4/6/2011				
CONSTRUCT ADDITION 311 MCKINNEY BLVD			\$0.00	\$75.60	\$0.00	\$76.11
ER-2011-04-1	KITCHEN & BATH REMODEL	4/4/2011				
REMODEL KITCHEN & BATHROOM 703 W MAIN ST			\$40,000.00	\$25.00	\$0.00	\$25.25
ER-2011-04-10	DECK	4/26/2011				
CONSTRUCT NEW DECK ON REAR OF HOUSE 982 KEVIN DR			\$2,500.00	\$75.00	\$0.00	\$75.50
ER-2011-04-11	ADDITION AND RE-TRUSS HOUSE	4/26/2011				
RE-TRUSS HOUSE AND CONSTRUCT ADDITION 1006 FAIRCHILD AVE			\$15,000.00	\$76.00	\$0.00	\$76.51
ER-2011-04-13	RENEW ADDITION PERMIT ER-2010-	4/28/2011				
REVIEW ADDITION PERMIT ER-2010-06-7 1074 HOLLISTER DR			\$0.00	\$41.05	\$0.00	\$41.46
ER-2011-04-2	REPLACE DECK	4/5/2011				
REPLACING DECK 994 ERIN DR			\$0.00	\$75.00	\$0.00	\$75.50
ER-2011-04-3	DECK	4/6/2011				
CONSTRUCT DECK 231 VALLEY VIEW ST			\$0.00	\$75.00	\$0.00	\$75.50
ER-2011-04-4	BASEMENT WALL REPAIR	4/11/2011				
REPLACE EXISTING FOUNDATION STONE WITH NEW 615 HUDSON RD			\$0.00	\$25.00	\$0.00	\$25.25
ER-2011-04-5	FRONT PORCH STEPS	4/11/2011				
REBUILD FRONT PORCH STEPS 1337 FRANKLIN			\$200.00	\$25.00	\$0.00	\$25.25
ER-2011-04-6	POOL HOUSE REISSUE	4/12/2011				
CONSTRUCT POOL HOUSE (NEW CONTRACTOR - 650 BEECHMONT			\$0.00	\$55.00	\$0.00	\$55.55
ER-2011-04-7	FRONT PORCH	4/12/2011				
CONSTRUCT FRONT PORCH 798 FAIRCHILD			\$2,500.00	\$75.00	\$0.00	\$75.50
ER-2011-04-9	DECK REPAIR	4/26/2011				
REPAIR EXISTING DECK 1114 WINDWARD LN			\$500.00	\$25.00	\$0.00	\$25.25
<u>Total for Kent</u>			\$60,700.00	\$647.65		\$652.63
<u>Total for Existing Residential Permits</u>			\$60,700.00	\$647.65		\$652.63

## Heating, Commercial

## Permit Payments Listing by Jurisdiction

From: 3/31/11 To: 4/28/11

		Value	Fee	BBS	Total
<b>Kent</b>					
HVACC-2011-04-1	HVAC, A.C. & AHU FOR DATA ROOM	4/12/2011			
INSTALL A.C. & AHU FOR DATA ROOM		\$ .00	\$ .00	\$ .00	\$ .00
320 S DEPEYSTER ST					
HVACC-2011-04-2	HVAC, A.C. & AHU FOR DATA ROOM	4/12/2011			
INSTALL A.C. & AHU FOR DATA ROOM		\$ .00	\$ .00	\$ .00	\$ .00
930 OVERHOLT RD					
HVACC-2011-04-3	HVAC, AERATION	4/12/2011			
INSTALL AERATION		\$ .00	\$ .00	\$ .00	\$ .00
641 MIDDLEBURY RD					
<u>Total for Kent</u>		\$ .00	\$ .00		\$ .00
<u>Total for Heating, Commercial Permits</u>		\$ .00	\$ .00		\$ .00

## Heating, Residential

<b>Kent</b>					
HVACR-2011-04-1	HVAC, REPLACE FURNACE	4/4/2011			
REPLACE FURNACE		\$ .00	\$ 30.00	\$ .00	\$ 30.30
233 E ELM ST					
HVACR-2011-04-2	HVAC, FURNACE REPLACEMENT	4/8/2011			
REPLACE FURNACE		\$ .00	\$ 30.00	\$ .00	\$ 30.30
227 RELLIM DR					
HVACR-2011-04-3	HVAC, FURNACE & A.C.	4/8/2011			
REPLACE FURNACE & A.C.		\$ .00	\$ 60.00	\$ .00	\$ 60.60
1079 DAVEY					
HVACR-2011-04-4	HVAC, A.C. ADDITION & FURNACE	4/14/2011			
INSTALL 2 ADDITIONAL A.C. UNITS AND MOVE		\$ .00	\$ 75.00	\$ .00	\$ 75.75
703 W MAIN ST					
HVACR-2011-04-5	HVAC, FURNACE REPLACEMENT	4/14/2011			
REPLACE FURNACE		\$ .00	\$ 55.00	\$ .00	\$ 55.55
224 OVERLOOK DR					
HVACR-2011-04-6	HVAC, FURNACE REPLACEMENT	4/25/2011			
REPLACE FURNACE		\$ .00	\$ 30.00	\$ .00	\$ 30.30
112 SHERMAN ST					
<u>Total for Kent</u>		\$ .00	\$ 280.00		\$ 282.80
<u>Total for Heating, Residential Permits</u>		\$ .00	\$ 280.00		\$ 282.80

## Plumbing, Commercial

<b>Kent</b>					
PC-2011-04-1	PLUMB, ALTERATIONS	4/8/2011			
PLUMB ALTERATIONS		\$ .00	\$ 62.00	\$ .00	\$ 63.86
123 N WATER ST					

# Permit Payments Listing by Jurisdiction

From: 3/31/11 To: 4/28/11

	Value	Fee	BBS	Total
<u>Total for Kent</u>	\$ .00	\$62.00		\$63.86
<u>Total for Plumbing, Commercial Permits</u>	\$ .00	\$62.00		\$63.86

## Planning Commission

### Kent

PL-2011-04-1	HOTEL - CONFERENCE CENTER	4/7/2011				
			\$ .00	\$100.00	\$ .00	\$100.00
E ERIE						
PL-2011-04-2	PARKING LOT IMPROVEMENT (NEXT	3/31/2011				
			\$ .00	\$100.00	\$ .00	\$100.00
224 E MAIN ST						
PL-2011-04-3	PARKING LOT IMPROVEMENT (NEXT	3/31/2011				
			\$ .00	\$100.00	\$ .00	\$100.00
230 E MAIN ST						
PL-2011-04-4	PARKING LOT IMPROVEMENTS (NEXT	3/31/2011				
			\$ .00	\$100.00	\$ .00	\$100.00
300 E MAIN ST						
PL-2011-04-5	PARKING LOT IMPROVEMENTS (NEXT	3/31/2011				
			\$ .00	\$100.00	\$ .00	\$100.00
312 E MAIN ST						
	<u>Total for Kent</u>		\$ .00	\$500.00		\$500.00
	<u>Total for Planning Commission Permits</u>		\$ .00	\$500.00		\$500.00

## Plumbing, Residential

### Kent

PR-2011-04-1	PLUMB, POOL HOUSE	4/4/2011				
	INSTALL PLUMBING FOR POOL HOUSE		\$ .00	\$55.00	\$ .00	\$55.55
650 BEECHMONT						
PR-2011-04-2	PLUMB, WATER HEATER	4/4/2011				
	REPLACE WATER HEATER		\$ .00	\$39.00	\$ .00	\$39.39
233 E ELM ST						
PR-2011-04-3	PLUMB, WATER HEATER	4/4/2011				
	WATER HEATER REPLACEMENT		\$ .00	\$39.00	\$ .00	\$39.39
309 PLEASANT AVE						
PR-2011-04-4	PLUMB, WATER HEATER	4/8/2011				
	REPLACE WATER HEATER		\$ .00	\$39.00	\$ .00	\$39.39
513 IRMA ST						
PR-2011-04-5	PLUMB, WATER HEATER	4/8/2011				
	REPLACE WATER HEATER		\$ .00	\$39.00	\$ .00	\$39.39
1688 OLYMPUS DR						

# Permit Payments Listing by Jurisdiction

From: 3/31/11 To: 4/28/11

		Value	Fee	BBS	Total
<b>Plumbing, Residential</b>					
<b>Kent</b>					
PR-2011-04-6	PLUMB, KITCHEN & BATH	4/21/2011			
	PLUMB RENOVATIONS FOR KITCHEN & BATH		\$0.00	\$47.00	\$0.00
	1069 HOLLISTER DR				\$47.47
PR-2011-04-7	PLUMB, KITCHEN & BATH REMODEL	4/25/2011			
	PLUMB REMODEL FOR KITCHEN & BATH		\$0.00	\$67.00	\$0.00
	703 W MAIN ST				\$67.67
	<u>Total for Kent</u>	\$0.00	\$325.00		\$328.25
	<u>Total for Plumbing, Residential Permits</u>	\$0.00	\$325.00		\$328.25

## SUBDIVISON

<b>Kent</b>					
SD-2011-04-1	LOT CONSOLIDATION	4/21/2011			
	LOT CONSOLIDATION		\$0.00	\$25.00	\$0.00
	837 HAROLD ST				\$25.00
	<u>Total for Kent</u>	\$0.00	\$25.00		\$25.00
	<u>Total for SUBDIVISON Permits</u>	\$0.00	\$25.00		\$25.00

## Zoning

<b>Kent</b>					
Z-2011-04-1	MONUMENT SIGN REPLACEMENT	4/6/2011			
	INSTALL NEW MONUMENT SIGN PER PLAN		\$0.00	\$25.00	\$0.00
	313 N DEPEYSTER ST				\$25.00
Z-2011-04-2	8' X 8' SHED	4/6/2011			
	INSTALL 8' X 8' SHED IN REAR YARD PER PLAN		\$0.00	\$25.00	\$0.00
	643 N WILLOW ST				\$25.00
Z-2011-04-3	POOL PERMIT	4/13/2011			
	INSTALL ABOVE GROUND POOL		\$0.00	\$25.00	\$0.00
	391 LOUISE AVE				\$25.00
Z-2011-04-4	FENCE	4/13/2011			
	INSTALL 4' CHAIN LINK FENCE IN REAR YARD PER		\$0.00	\$25.00	\$0.00
	887 FAIRCHILD AVE				\$25.00
	<u>Total for Kent</u>	\$0.00	\$100.00		\$100.00
	<u>Total for Zoning Permits</u>	\$0.00	\$100.00		\$100.00
	Total for all permit types:	\$280,200.00	\$10,353.48		\$10,378.70

# Monthly Report

4/1/11 to 4/30/11

Date	Street	Complaint Type	Owner or Company	Ward	Comments/Outcome
4/1/2011	1225 Main, West	Zoning Code Violation	Doctor Realty, LLC	2	The business owner at this property received a sign permit to install a sign advertising his business. The sign is a neon sign installed and failed the electrical inspection due to several installation deficiencies. The owner of the property was notified of these deficiencies, but failed to correct the deficiencies. The owner is being cited due to the free-standing sign not meeting N.E.C. standards and the erector of the sign has not placed an imprint or metal tag showing the name of the erector as well as the address and telephone number of the erector. A property maintenance warning letter sent to the owner of the property as well as the business owner. On 4-19-2011, the business owner reported to this office and agreed he would hire a sign contractor and produce a contract no later than 4-22-2011. As of 4-28-2011, the business owner has not complied with the warning letter and a second warning letter sent to the property owner and business owner via certified mail. Will monitor for compliance.

<i>Date</i>	<i>Street</i>	<i>Complaint Type</i>	<i>Owner or Company</i>	<i>Ward</i>	<i>Comments/Outcome</i>
4/4/2011	223 Harris	Nuisance Material	Sales	3	Received an anonymous telephone complaint of demolition debris left at the site of this recent home demolition which took place over the past winter. Upon investigation of the complaint, there is some brick, blocks and a few small pieces of debris present. There is maybe one half of a pick up truck of debris present. Photographs were taken and forwarded to Bridget Susel so she can contact the demolition contractor to finish cleaning up the site. The soil is very wet and the clean up may need to wait until the ground dries. Will monitor for compliance..
4/5/2011	430 Stinaff	Property Maintenance	A&P Income, LLC	1	This complaint was originally sent to the Health Department and was forwarded to this department for appropriate action. This house is a rental and has the following property maintenance violations: 1. Roofing soffit is detached (1411.02). 2. Unlicensed vehicle being stored in the back yard (1410.04(g)). 3. Porch rail is missing (1411.11). 4. Basement window is broken (1411.12). 5. Possible rodent harborage in basement (1410.04(d)). Photographs were taken of the violations. Exterior Property Maintenance Violation warning letter sent to the owner of the property via certified mail. Will monitor for compliance. Received an e-mail from the owner of this property. Evidently the address from the Portage County Auditor's website has not been updated by the owner of the property. The property owner is in the process of hiring a contractor to fix the violations. Will monitor for compliance.
4/6/2011	0 DePeyster	Zoning Code Violation		5	Removed one sign posted illegally in the public right of way.

<i>Date</i>	<i>Street</i>	<i>Complaint Type</i>	<i>Owner or Company</i>	<i>Ward</i>	<i>Comments/Outcome</i>
4/6/2011	932 Water, South	Property Maintenance	Hultgren	3	This is a follow up violation sent to the owner of this property. The violation has been addressed twice in the past with the owner neglecting to take any action to repair the violations. The violations involve grossly overgrown shrubbery and landscaping, rubbish and garbage throughout the exterior of the property, house identification numbers unreadable from the street, damaged roofing, gutters and downspouts, exterior surfaces needing paint. Will monitor for compliance. Issues are still unresolved, a civil infraction fine was sent to the property owner on 4-18-2011.
4/6/2011	1337 Water, South	Nuisance Material	IFR Petroleum, Inc.	3	There is an unlicensed automobile parked in the parking lot of this property. A exterior property maintenance violation letter was sent to the owner of the property via certified mail. Will monitor for compliance. Upon reinspection on 04-18-2011, the unlicensed vehicle has been removed. Issue has been resolved.
4/6/2011	0 Willow,, North	Zoning Code Violation		5	Removed one sign posted illegally in the public right of way.
4/8/2011	402 Dodge	Property Maintenance	Dubinsky	3	This complaint is regarding property maintenance at this property. It was reported there is a large pile of demolition debris in the rear yard. Upon investigating the complaint, the large pile of demolition debris was located. It was further discovered the house paint is peeling and the partially demolished detached garage poses a possible safety hazard. Digital photographs were taken of the violations. An exterior property maintenance violation warning letter was sent to the listed owner of the property via certified mail. Will monitor for compliance.

<i>Date</i>	<i>Street</i>	<i>Complaint Type</i>	<i>Owner or Company</i>	<i>Ward</i>	<i>Comments/Outcome</i>
4/8/2011	234 Lake	Property Maintenance	Richards	6	Received a telephone complaint regarding overall property maintenance at this property. The complaint was mainly for a large hole in the foundation wall and rodent activity. The issue was referred to the City Health Department for resolution due to the alleged rodent infestation. Upon their inspection, they could not locate any evidence of rodent infestation. This property has been addressed several times in the past 2 1/2 years with no success. The property was being considered for demolition with NSP funds. The City Law Department is in possession of this file for their assistance. Will continue to monitor.
4/8/2011	1528 Statesman	Property Maintenance	Cooper	3	Received an anonymous telephone complaint about the overall condition of this property and the storage of property outdoors. Upon investigating this complaint, there were several articles stored outside on the property, partly due to the partial collapse of a storage shed along the side of the house. Digital photographs were taken of the property and an exterior property maintenance violation warning letter was sent to the listed owner of the property via certified mail. Will monitor for compliance. Upon re-inspection on 4-25-2011, the property has been cleaned up and the personal property has been removed from the yard. The partially collapsed storage shed has been removed. Issue resolved.
4/11/2011	0 Bryce	Zoning Code Violation		1	Removed one sign posted illegally in the public right of way.
4/11/2011	0 Emich	Zoning Code Violation		2	Removed one sign posted illegally in the public right of way.



<i>Date</i>	<i>Street</i>	<i>Complaint Type</i>	<i>Owner or Company</i>	<i>Ward</i>	<i>Comments/Outcome</i>
4/11/2011	0 Silver Meadows	Zoning Code Violation		2	Removed one sign posted illegally in the public right of way.
4/12/2011	424 Carthage	Property Maintenance	PHH Mortgage Corporat	1	Received an anonymous telephone complaint from a neighbor regarding the maintenance of this property. Upon investigating the complaint, the gutters on the east and west roof edges have fallen off along with pulling down the soffit on the west roof dege. There is insulation coming out from where the soffit was located, with birds and rodents pulling out insulation. This property is an REO property that was sold on 3-14-2011, and the property is now controlled by a mortgage company. Spoke with a mortgage company representative, and he related he will be sending out a property preservation company within 24 hours to assess the situation for abatement. Will monitor for compliance.
4/12/2011	502 Main, West	Property Maintenance	Craven	2	Received this complaint as it was forwarded from the Health Department. The complaint was for various auto parts, tires, wading pool, scrap gutters, children's toy, etc in the cabk yard. Upon investigation of the complaint, the auto parts, tires and pile of scrap aluminum gutters were visible in the yard. The wading pool and children's toys were also located. I spoke with a resident of the house and explained the problem. She stated she will have her 17 year old son and husband take care of the problem. I left a business card for any questions they may have. Will monitor for compliance.
4/13/2011	0 Emich	Zoning Code Violation		2	Removed one sign posted illegally in the public right of way.
4/14/2011	0 Franklin	Zoning Code Violation		3	Removed one sign posted illegally in the public right of way.

<i>Date</i>	<i>Street</i>	<i>Complaint Type</i>	<i>Owner or Company</i>	<i>Ward</i>	<i>Comments/Outcome</i>
4/18/2011	0 Cherry	Zoning Code Violation		3	Removed one sign posted illegally in the public right of way.
4/18/2011	0 Water, South	Zoning Code Violation		3	Removed one sign posted illegally in the public right of way.
4/20/2011	122 Lincoln, South	Nuisance Material	MURRAY	5	Received this complaint via Gov QA website from an anonymous complainant. There is an upholstered couch on the front porch, digital photographs were taken of the violation. I went to the property management agency (Jack Kohl) and advised them of the problem. A written warning letter was also sent to the maintenance supervisor, per their request. Will monitor for compliance. An e-mail was received from one of the tenants of this property asking which Kent City Ordinance was violated. An e-mail response was given citing the ordinance. Upon re-inspection on 4-25-2011, the upholstered couch has been removed. Issue resolved.
4/20/2011	128 Lincoln, South	Property Maintenance	A & H INVESTMENTS	5	There are several articles of personal property lodged in the tree in the front yard of this residence. Contact was made with the property owner regarding this issue, and he stated he was aware of the problem and that he would take the necessary steps to correct the problem. Will monitor for compliance.
4/20/2011	300 Main, East	Nuisance Material	EAST MAIN STREET H	5	Received this complaint via Gov QA website from an anonymous complainant. There is an upholstered couch on the front porch, digital photographs were taken of the violation. I went to the property management agency and advised them of the problem. They advised they will correct the violation ASAP. Upon re-inspection on 4-25-2011, the upholstered couch has been removed. Issue resolved.

<i>Date</i>	<i>Street</i>	<i>Complaint Type</i>	<i>Owner or Company</i>	<i>Ward</i>	<i>Comments/Outcome</i>
4/20/2011	312 Main, East	Nuisance Material	KENT MAIN STREET H	5	Received this complaint via Gov QA website from an anonymous complainant. There is an upholstered couch on the front porch, digital photographs were taken of the violation. I went to the property management agency and advised them of the problem. They advised they will correct the violation ASAP. Upon re-inspection on 4-25-2011, the upholstered couch has been removed. Issue resolved.
4/20/2011	1205 Main. West	Zoning Code Violation		2	The temporary sign in front of this address has suffered wind damage and the pieces of the sign are in a pile in the parking lot. Called the owner of the sign, Don (Ohio Brite Signs 330-501-1220), and advised him of the damage. The owner was also advised if/when the sign is replaced, it must be placed no closer than 10 feet of the public right of way sidewalk. Will monitor for compliance.
4/27/2011	0 Loop	Zoning Code Violation		3	Removed one sign posted illegally in the public right of way.
4/28/2011	1225 Main, West	Zoning Code Violation	Doctor Realty, LLC	2	The electrified sign installed at this site has not passed an electrical inspection, does not meet N.E.C standards nor has the erector of the sign placed an imprint or metal tag showing the name of the erector. The business operator said he would have the violations corrected or he would provide a contract or work order for completion no later than April 22, 2011. This violation was originally warned and cited. A second property maintenance warning letter sent to the owner of this property via certified mail. Will monitor for compliance.

City Mgr.

CITY OF KENT  
HEALTH BOARD MEETING  
May 12, 2011 5:30 PM.  
KENT CITY HEALTH DEPARTMENT OFFICES  
325 S. DEPEYSTER STREET  
KENT, OH 44240  
Phone (330) 678-8109 Fax (330) 678-2082

AGENDA

- I. MINUTES April 5, 2011 Meeting
  
- II. OPEN COMMENTS
  
- III. REPORTS
  - A. Statistical Report for April 2011
  - B. Expenditures & Encumbrances April 2011
  - C. Commissioner's Report for April 2011
  - D. TownHall II Quarterly Report (January-March 2011)
  
- IV. OLD BUSINESS
  - A. Discussion of options for becoming an Academic Health Department
  
- V. NEW BUSINESS
  
  
  
  
  
  
  
  
  
  
- VI. EXECUTIVE SESSION
  
  
  
  
  
  
  
  
  
  
- VII. ADJOURN MEETING  
If you require assistance to attend this meeting, please contact the Health Department at (330) 678-8109.

JBF/trr

cc: Health Board  
City Manager  
Clerk of Council  
Health Staff  
Mayor  
News Media  
Post  
File

Kent City Health Department  
325 S. Depeyster Street  
Kent, Ohio 44240  
HEALTH BOARD MINUTES  
April 5, 2011

Members Present

Doug Wagener  
Susan Roxburgh  
John Gwinn  
Chris Woolverton  
Jack Amrhein

Absent

Pam Freeman

Others Present

John Ferlito  
Anthony Bartholomew D.O.  
Rose Ferraro  
Liz Zorc

Health Board meeting of April 5, 2011 was called to order.

The minutes from the March 8, 2011 meeting were distributed and reviewed by the Health Board members prior to the meeting.

**Motion:** A motion was made by Chris Woolverton and seconded by Doug Wagener to approve the March 8, 2011 minutes. No objections. The motion passed.

Open Comments

Rose Ferraro, Portage County Nursing Director attended the meeting to introduce herself and give the Board information on some of the Programs that the Portage County Nursing Division handles. Mrs. Ferraro distributed an Ohio Disease Reporting System (ODRS) report for the first three months of 2011. ODRS is the system where all communicable diseases for the County including Kent City are entered. Most of the reported diseases from Kent, are STD's. The Portage County Nurse's follow up on all the communicable diseases for Kent as part of their contract.

Mrs. Ferraro discussed another program they have been working on. It is a kindergarten retrospective survey in regards to immunizations. Rose went to every school in Portage County and calculated their immunizations. All the doctor's offices in Portage County also calculated their childhood immunizations. This has to be done every five years in the entire county to fulfill the requirement for the Immunization Action Plan (IAP) Grant. This survey is to help determine what immunizations Nursing will receive.

Rose also spoke about a Monthly Health Tribune publication that is sent out to Doctor's Offices, Health Departments and School Nurses, regarding a different health topic every month. She distributed an example of a copy to Health Board members.

The Nursing staff sends letters out to all the Physicians every quarter. There is also a Public Health Brochure available that lists all the local health departments, their locations, phone numbers, services they provide and when the immunization clinics are held.

Rose stated that Portage County will be private purchasing the flu vaccine this year.

The Health Board thanked Rose for attending and asked her to attend their meetings on a quarterly basis to update them.

**Statistical Report for March 2011:**

**Expenditures and Encumbrances for March 2011:**

<b>VENDOR</b>	<b>ITEM DESCRIPTION</b>	<b>AMOUNT</b>
Treasurer, State of Ohio	Fee transmittal for Child Abuse and Family Violence Prevention for the month of February 2011	\$1,169.85
Ohio Div. of Real Estate	Burial Permit Transmittal fees	\$72.50
Ohio Dept. of Health – Treasurer	Food Service transmittal fees for February	\$3,020.00
Ohio Dept. of Agr.	Retail Food Establishment transmittal fees	\$784.00
Clarke Mosquito	1 55 gal. Drum Anvil ULV Spray, 1 case of Altosid, and 1 drum return.	\$4,378.16
Union Computer	Fan and 16 B DDRI for Health Dept. computer	\$74.98
NSI	EPA mandated DMRQA study 31	\$1,102.50
Kent Office Supply	Fireproof file storage cabinet from FireKing	\$1,800.75
	<b>TOTAL</b>	<b>\$12,402.74</b>

<b><u>Travel &amp; Reimbursements</u></b>		
		\$
		0

**Motion:** A motion was made by Jack Amrhein and seconded by Susan Roxburgh to approve the Expenditures and Encumbrances for the month of March 2011. The motion passed.

**Commissioner's Report**

Liz Zorc provided copies of job descriptions from the Summit County Health District for Health Commissioner in the Health Board packet.

The Ohio Department of Health has raised their portion of the Swimming Pool License fee from \$65.00 to \$72.00 per license for the first pool and \$40.00 to \$47.00 for second pool or spa in same location. This will raise our pool license fees to \$222.00 for the first pool and \$197.00 for a second pool at the same location. See proposed resolution 2011-2.

John Ferlito provided copies of the 2011 County Health Rankings from Robert Wood Johnson Foundation & University of Wisconsin.

## Old Business

Liz Zorc has been working on revising the job description for Kent City Health Commissioner. John Gwinn stated that he spoke to the City Manager, Dave Ruller to bring him up to date on what direction the Health Board would like to see the Kent City Health Department go. With the ongoing discussions regarding a merger of Health Departments in Portage County and the possibility of there being an Academic Health Department, there appears to be some complicated issues that will need more discussion. Mr. Gwinn stated that he senses that not much will be happening in the short term. Although the Board Members have been waiting to see how things may fall into place by the mutual discussions, Mr. Gwinn stated that it is appearing to him that the Board needs to move forward in filling the Health Commissioner Position, just keeping in mind that there needs to be some built in flexibility, and the approach to the issue shall be open enough to be able to adapt to changes later should a merger occur. This would be the opportunity to build into a position advertisement that discussions for an Academic Health Department have begun with Portage County Health, Ravenna City Health, Kent City Health and Kent State University.

Establishing an Academic Health Department could be a very large responsibility for a new Health Commissioner. There would be personnel shortages, it would be impossible to do 100% of what John Ferlito does now and establish an Academic Health Department. Chris Woolverton stated that they will need to look at possibly freeing up some of the Deputy Commissioner's time to do more Public Health Work, and creating internship programs with KSU students to pick up some of the other Public Health Work that a new Health Commissioner will be unable to do.

John Gwinn stated that the Board does need to look at the job description. Summit County Health Commissioner's job description is a good start. We also need to look at what can be added from an academic point of view, and then work on a draft and describe the position.

Chris Woolverton stated that asking some of the local professionals, whom would be working with a new Health Commissioner, what they might expect from him/her as Academic Health Commissioner, may add some details to the job description. Liz stated that would be a great idea and she would add that to her list to pursue as she is rewriting the job description.

Discussions on advertising for the Commissioner position ensued. Possibly The Chronicle, public health publications and electronic ads were just a few mentioned.

Chris Woolverton stated that another critical issue the deadline? Is there flexibility? John Ferlito is retiring. Do we need to have someone by the time John retires or do we need to name an interim? Liz stated that the position should be filled before John retires. John Gwinn stated that he had asked John Ferlito to stay possibly a couple of months past what his announced retirement date was and he has agreed to do that if need be.

**New Business**

Emergency Health Board Resolution No# 2011-2 Amending Health Board Resolution 2010-1 Swimming Pool Fees.

**Motion:** A motion was made by Jack Amrhein and seconded by Chris Woolverton to approve the Emergency Health Board Resolution 2011-2 raising the State's portion of the Swimming Pool fees. Motion was approved by roll call vote: Amrhein, Aye; Gwinn, Aye; Roxburgh, Aye; Woolverton, Aye; Wagener, Aye.

**Motion:** A motion was made Chris Woolverton and seconded by Susan Roxburgh to adjourn the April 5, 2011, meeting. There was no objection. The meeting was adjourned.

Approved:

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John Gwinn, President

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John Ferlito, Secretary



# KENT HEALTH DEPARTMENT STATISTICAL REPORT 2011

	April 2011	YTD 2011	April 2010	YTD 2010
<b>HEALTH DEPT. \$ COLLECTED</b>				
FamAbuse fund	\$ 459.00	\$ 1,767.00	\$ 369.00	\$ 1,614.00
Vital Stats	\$ 2,601.00	\$ 10,013.00	\$ 2,091.00	\$ 9,146.00
Child Abuse	\$ 918.00	\$ 3,534.00	\$ 738.00	\$ 3,228.00
State VS	\$ 2,754.00	\$ 10,602.00	\$ 2,214.00	\$ 9,684.00
B Perm Rev	\$ 16.50	\$ 64.50	\$ 12.00	\$ 59.50
B Perm State	\$ 82.50	\$ 322.50	\$ 60.00	\$ 297.50
Food Estab.	\$ 0.00	\$ 11,386.00	\$ 0.00	\$ 10,028.25
Food Service	\$ 229.00	\$ 40,319.00	\$ 140.00	\$ 37,847.90
FSO Vending	\$ 0.00	\$ 649.50	\$ 28.00	\$ 655.00
Home Sewage	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Housing	\$ 3,320.00	\$ 17,640.00	\$ 5,435.00	\$ 18,845.00
Swim Pools	\$ 3,280.00	\$ 3,280.00	\$ 3,010.00	\$ 3,010.00
SolWst(Trks)	\$ 135.00	\$ 135.00	\$ 345.00	\$ 345.00
Tattoo Parlors	\$ 0.00	\$ 300.00	\$ 0.00	\$ 200.00
*Misc(Xerox, etc.)	\$ 30.00	\$ 53.00	\$ 0.00	\$ 33.00
	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
**ST Subsidy	\$ 624.00	\$ 624.00	\$ 0.00	\$ 0.00
<b>TOTAL COLLECTED</b>	<b>\$ 14,449.00</b>	<b>\$ 100,689.50</b>	<b>\$ 14,442.00</b>	<b>\$ 94,993.15</b>
<b>TO STATE</b>				
FamAbuse fund	\$ 445.24	\$ 1,714.05	\$ 357.92	\$ 1,565.50
Food Estabs	\$ 0.00	\$ 1,036.00	\$ 0.00	\$ 952.00
Burial Permits	\$ 82.50	\$ 262.50	\$ 60.00	\$ 297.50
Child Abuse	\$ 890.46	\$ 3,427.98	\$ 715.86	\$ 3,131.16
State VS QTRLY	\$ 2,754.00	\$ 10,602.00	\$ 2,214.00	\$ 9,684.00
Food Service	\$ 28.00	\$ 3,384.00	\$ 0.00	\$ 3,304.00
Food Vendors	\$ 0.00	\$ 138.00	\$ 6.00	\$ 138.00
Swim Pools	\$ 1,030.00	\$ 1,030.00	\$ 0.00	\$ 0.00
Wells	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>TOTAL</b>	<b>\$ 5,230.20</b>	<b>\$ 21,594.53</b>	<b>\$ 3,353.78</b>	<b>\$ 19,072.16</b>
<b>TOTAL ASSETS</b>				
	\$ 9,218.80	\$ 79,094.97	\$ 11,088.22	\$ 75,920.99
+Admin fee to Vital Stats	\$ 41.30	\$ 158.97	\$ 33.21	\$ 145.29
-3% FamAbuse	\$ 13.76	\$ 52.95	\$ 11.07	\$ 48.45
-3% ChildAbuse	\$ 27.54	\$ 106.02	\$ 22.14	\$ 96.84

\*R&R Trash Bill Collection

\*\*Subsidy from the County

STAT REPORT Cont.	April 2011	YTD 2011	April 2010	YTD 2010
<b>INSPECTIONS</b>				
Animal Bites (2)	10	19	6	34
Complaints	44	154	33	176
Food Estabs	18	82	33	76
Food Service	55	237	77	264
FSO Vending	6	36	4	26
Home Sewage	0	0	0	0
Housing	102	432	132	419
Schools	13	22	3	19
Solid Waste	0	0	2	3
Swimming Pls	8	22	7	25
Septic Haul.	0	0	0	0
Tattoo Parlors	0	6	0	2
Other	0	0	0	0
<b>TOTAL</b>	<b>256</b>	<b>1,010</b>	<b>297</b>	<b>1,044</b>
<b>PERMIT/lic.</b>				
Food Estabs	0	37	0	34
Food Service	2	120	4	122
FS Vending	0	23	1	23
Home Sewage	0	0	0	0
Housing	29	127	44	140
Solid Waste	0	0	2	2
Swim Pools	15	15	14	14
Septic Haul.	0	0	0	0
Tattoo Parlors	0	3	0	2
Other	0	0	0	0
<b>TOTAL</b>	<b>46</b>	<b>325</b>	<b>65</b>	<b>337</b>
<b>MOSQ.CONT.</b>				
Sites Treat.	0	0	30	30
Adulticide	0	0	0	0
Tot Man Hrs	0	2	20	20
<b>COMPLAINTS</b>				
Received	16	67	18	68
Abated	14	61	18	66
<b>LEGAL.COMPL.</b>				
Filed	0	1	2	2
Pre-trials	0	0	0	0
Trials	0	0	0	0
<b>COMM.DISEASE</b>	<b>49</b>	<b>310</b>	<b>42</b>	<b>191</b>
<b>VNA CLINICS IMMUNIZATIONS</b>	<b>1</b>	<b>6</b>	<b>6</b>	<b>13</b>
35 Births / 271			5 Bir / 241 Dea	
<b>BIRTHS / DEATH CERTS. ISSUED</b>	<b>306</b>	<b>1174</b>	<b>246</b>	<b>1076</b>

**Townhall II**  
1st Quarter of 2011  
Clinical Services Provided to Kent Residents

**January 2011**

**February 2011**

**March 2011**

Gender	Age	Diagnosis	Ward	Gender	Age	Diagnosis	Ward	Gender	Age	Diagnosis	Ward
M	24	Diabetes Mellitus	3	M	26	Cyst-1st Visit	4	M	40	Gastroesophageal Reflux Disease-IPP	6
F	37	Asthma	6	F	37	Anxiety & Depression-IPP	6	F	50	Hypertension-IPP	2
F	37	Asthma-IPP	6	M	42	Depression	1	F	50	Annual Gynecology Exam	5
M	40	Diabetes Mellitus & Diabetic Neuropathies	6	F	51	Diabetes Mellitus	2	F	51	KSU Nutrition	2
M	40	Diabetes Mellitus & Diabetic Neuropathies-IPP	6	F	51	Diabetes Mellitus-IPP	2	F	51	KSU Nutrition	2
F	46	Dyslipidemia & Depression	3	M	51	Peripheral Neuropathy	3	F	52	Back & Neck Pain	1
F	49	Hypothyroidism	3	F	52	Hypertension & Depression-1st Visit	1	F	52	Allergies-IPP	4
F	50	Diabetes Mellitus & Hypertension	2	F	52	Hypertension & COPD	4	F	53	Postherpetic Neuralgia	6
F	50	Diabetes Mellitus & Hypertension-IPP	2	F	52	Hypertension & COPD-IPP	4	F	53	Postherpetic Neuralgia-IPP	6
F	50	Hypertension & Dyslipidemia	5	F	54	Hypertension-IPP	3	F	54	Hypertension & Sinusitis	3
M	51	Diabetes Mellitus & Hypertension	3	F	54	Urinary Tract Infection	6	F	54	Hypertension-IPP	6
M	51	Diabetes Mellitus & Hypertension-IPP	3	F	55	Diabetes Mellitus & Hypertension	3	F	55	Hypertension	3
F	53	Hypertension & Dyslipidemia	6	F	55	Diabetes Mellitus & Hypertension-IPP	3	M	55	Peripheral Artery Disease	2
F	53	Hypertension & Dyslipidemia-IPP	6	F	55	Hypertension & Dyslipidemia	3	F	56	Hepatitis A Virus	5
F	54	Depression-IPP	3	M	55	Depression-1st Visit	2	F	56	Hypertension	5
F	54	Dyslipidemia-IPP	6	F	59	Diabetes Mellitus	3	F	59	Depression	1
M	54	Diabetes Mellitus & Hypertension	3	M	62	Depression	6	M	61	Diabetes Mellitus	2
M	54	Diabetes Mellitus & Hypertension-IPP	3	M	62	Depression-IPP	6	M	61	Diabetes Mellitus-IPP	2
M	54	Onychocryptosis & Neuropathy	3	M	62	Depression-IPP	6	M	62	Depression-IPP	6
F	55	Hypertension	3	F	64	Hypertension	2				
F	55	Hypertension-IPP	3								
M	55	Hypertension & Hypertipidemia	3								
F	56	Abdominal Pain	5								
F	58	Depression-IPP	1								
M	60	Diabetes Mellitus	2								
M	60	Diabetes Mellitus-IPP	2								
F	61	Hypertension & Dyslipidemia	6								
F	61	Hypertension & Dyslipidemia-IPP	6								
F	62	Coronary Artery Disease & Hypertension	1								
F	62	Coronary Artery Disease & Hypertension-IPP	1								
M	62	Depression-1st Visit	6								
M	62	Gastroesophageal Reflux Disease & Depression-IPP	6								

Ward Totals for January 2011

Ward 1	3
Ward 2	4
Ward 3	12
Ward 4	0
Ward 5	2
Ward 6	11
<b>Grand Total</b>	<b>32</b>

Ward Totals for February 2011

Ward 1	2
Ward 2	4
Ward 3	6
Ward 4	3
Ward 5	0
Ward 6	5
<b>Grand Total</b>	<b>20</b>

Ward Totals for March 2011

Ward 1	2
Ward 2	6
Ward 3	2
Ward 4	1
Ward 5	3
Ward 6	5
<b>Grand Total</b>	<b>19</b>

**RECEIVED**

APR 12 2011

KENT CITY HEALTH DEPT.



# CITY OF KENT, OHIO

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DEPARTMENT OF LAW

**TO:** DAVE RULLER, CITY MANAGER *JRS*  
**FROM:** JAMES R. SILVER, LAW DIRECTOR  
**DATE:** APRIL 19, 2011  
**RE:** MONTHLY REPORTS – FEBRUARY, 2010 & MARCH, 2011

Attached are the monthly reports per council's request. If you have any questions or require further information, please let me know.

# LAW DEPARTMENT

## Monthly Report



2/1/11 to 2/28/11

- 1) Reviewed contracts for the following:
  - a) Plans Examiner;
  - b) Alt. Building official;
  - c) KSU Purchase Agreement;
  - d) GPD group-engineering;
  - e) Hike & Bike Trail engineering;
  - f) Main Street Kent; and
  - g) ODOT - Crain Avenue.
- 2) Festival insurance form applications: None
- 3) Did research in the following areas:
  - a) Rezoning conditions;
  - b) "Sweepstakes" - gambling;
  - c) PLA's;
  - d) Vacant buildings/codes;
  - e) Nuisance buildings; and
  - f) Brief on noise ordinance.
- 4) Prosecution: Fifty two (52) hearings (trials, pre-trials or suppression hearings), record sealing notices and destruction / sale of contraband forms.
- 5) Jerry Sales Estate property: Continuing the process to sell properties (which constitute the filing of a lawsuit in the Common Pleas Court in order to get a Court Order to sell the property) & final estate insolvency issues.
- 6) Brady Lake lawsuit: Trial set for January 19, 2011 was continued. No new date. Waiting for rulings on motions.
- 7) Kent Hotel, LLC vs. City of Kent: Set for Trial September 13, 2011. Waiting on rulings on Motion to Dismiss.
- 8) Lawsuit filed by Paul Webster against City (Federal court). One of Mr. Webster's cases has been dismissed by the Federal Court. Waiting on Court of Appeals decision for the remaining case.

# **LAW DEPARTMENT**

## **Monthly Report**

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*2/1/11 to 2/28/11*

- 9) Rebecca Vujanov v. Kent – Attend Mediation – Matter not resolved. Defendant requested continuance of January Trial date.
- 10) Thirteen (13) new claims against the City.
- 11) Mortgage Foreclosure filed against Alfreda and Davin Strong for breaking mortgage restrictions on City Home Improvement loan for owner – occupied houses – Mediation Conference scheduled for June 15, 2011.
- 12) Now in Court of Appeals over the taking of Lloyd Atkinson's property for Crain Avenue Bridge Project over value of his property.



# LAW DEPARTMENT

## Monthly Report

3/1/11 to 3/31/11

- 1) Reviewed contracts for the following:
  - a) Backup Plans Examiner;
  - b) Waliga agreement;
  - c) CTI (engineering);
  - d) Engineering for anaerobic digester;
  - e) Hold Harmless for Habitat;
  - f) Glow-Pyle Engineering;
  - g) R & R change order; and
  - h) Alley 4 reconstruction.
- 2) Festival insurance form applications: None
- 3) Did research in the following areas:
  - a) Brief on noise ordinance (Leghorn);
  - b) Tax exempt status forms for City properties;
  - c) Kent Courthouse case load and revenue;
  - d) RITA & tax case; and
  - e) Brief for Paul Webster.
- 4) Prosecution: Seventy (70) hearings (trials, pre-trials or suppression hearings), record sealing notices and destruction / sale of contraband forms.
- 5) Jerry Sales Estate property: Continuing the process to sell properties (which constitute the filing of a lawsuit in the Common Pleas Court in order to get a Court Order to sell the property) & final estate insolvency issues.
- 6) Brady Lake lawsuit: Trial set for January 19, 2011 was continued. No new date. Waiting for rulings on motions.
- 7) Kent Hotel, LLC vs. City of Kent: Set for Trial September 13, 2011.
- 8) Lawsuit filed by Paul Webster against City (Federal court). One of Mr. Webster's cases has been dismissed by the Federal Court. Waiting on Court of Appeals decision for the remaining case.

# **LAW DEPARTMENT**

## **Monthly Report**

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*3/1/11 to 3/31/11*

- 9) Rebecca Vujanov v. Kent – Attend Mediation – Matter not resolved. Defendant requested continuance of January Trial date.
- 10) Ten (10) new claims against the City.
- 11) Mortgage Foreclosure filed against Alfreda and Davin Strong for breaking mortgage restrictions on City Home Improvement loan for owner – occupied houses – Mediation Conference scheduled for June 15, 2011.
- 12) Now in Court of Appeals over the taking of Lloyd Atkinson's property for Crain Avenue Bridge Project over value of his property.



# LAW DEPARTMENT

## Monthly Report

### Pending Code Violations & Enforcement

2/1/11 to 2/28/11

Type	Address	Owner	Issue	Work Involved
Complaint	Kent Hotel	Vilco, Inc.	Abandoned building	New court hearing scheduled.
Complaint	1275 Carol Street	Doyle, John	Abandoned property	Seeking direction from city council.
Complaint	1288 Gale Street	Cherry, Paula		Sale appears complete. Pending action from buyer.
Complaint	939 South Water	Neva Groves	Scaffolding House	Contact homeowner.
Planning Commission			New Code provisions	Review proposed new zoning code chapters.
Planning Commission				Research proposals for various projects.
Planning Commission		Edwards Project		Research property line set backs.
Building Dept	509 Franklin	CHO-OYU LTD	Unsecured Structure/Razing	Prep for trial. Court continues case until March.
Building Dept	1320 Parmalee	Kathy Schraeder	Unsecured Structure/Razing	Follow up with C/D
Building Dept	234 Lake Street	Brenda Richards	Abandoned Building/Razing	Motion for service by publication.
Building Dept	995 Wrens Hollow	Maxwell Plageman	Stop Work Order/Deck	In compliance. Pending final resolution.
Building Dept	1415 East Main Street	J&C Properties	Improper downspouts	Verifying compliance
Building Dept	many	Jerry Sales Estate	demolition of properties	Scheduled for court hearing.
Building Dept			City Lending grant	Review city mortgage

**LAW DEPARTMENT**  
**Monthly Report**  
**Pending Code Violations & Enforcement**

2/1/11 to 2/28/11

<i>Type</i>	<i>Address</i>	<i>Owner</i>	<i>Issue</i>	<i>Work Involved</i>
Health Dept	1629 Olympus	Thembo Trasada	Nuisance violation	As of Feb 5, fines are accumulating.
BZA/PC/BBA	746 River Bend Blvd	Parks Launch Project	Appeal	Receive appeal. Initiate response. Prepare findings of fact for BBA, BZA, PC
BZA				Research proposals for various projects.

# LAW DEPARTMENT

## Monthly Report

### Pending Code Violations & Enforcement

3/1/11 to 3/31/11

<i>Type</i>	<i>Address</i>	<i>Owner</i>	<i>Issue</i>	<i>Work Involved</i>
Complaint	Kent Hotel	Vilco, Inc.	Abandoned building	New court hearing scheduled.
Complaint	1275 Carol Street	Doyle, John	Abandoned property	Seeking direction from city council.
Complaint	1288 Gale Street	Cherry, Paula		Sale appears complete. Pending action from buyer.
Complaint	939 South Water	Neva Groves	Scaffolding House	Contact homeowner. File Motion.
Planning Commission			New Code provisions	Review proposed new zoning code chapters.
Planning Commission				Research proposals for various projects.
Planning Commission		Hallmark Project		Research options for enforcing traffic flow on private property.
Building Dept	509 Franklin	CHO-OYU LTD	Unsecured Structure/Razing	Court continued. Repairs made. Awaiting inspection.
Building Dept	1320 Parmalee	Kathy Schraeder	Unsecured Structure/Razing	Matter resolved.
Building Dept	234 Lake Street	Brenda Richards	Abandoned Building/Razing	Motion for service by publication.
Building Dept	995 Wrens Hollow	Maxwell Plageman	Stop Work Order/Deck	In compliance. Pending final resolution.
Building Dept	1415 East Main Street	J&C Properties	Improper downspouts	Jennifer, how is this coming?
Building Dept	many	Jerry Sales Estate	demolition of properties	Court hearing reset.

**LAW DEPARTMENT**  
**Monthly Report**  
**Pending Code Violations & Enforcement**

3/1/11 to 3/31/11

<i>Type</i>	<i>Address</i>	<i>Owner</i>	<i>Issue</i>	<i>Work Involved</i>
Health Dept	1629 Olympus	Thembo Trasada	Nuisance violation	As of Feb 5, fines are accumulating.
BBA		746 River Bend	Parks Launch Project	Hold meeting for approval.
BZA/PC/BBA	746 River Bend Blvd	Parks Launch Project	Appeal	Complete findings of fact, seeking approval.
BZA				Research proposals for various projects.
Law Dept				Attend seminar on city legal issues

**Date:** May 9, 2011

**To:** Gene Roberts  
Director of Public Service

**From:** Jack Hogue  
Central Maintenance Manager

**Subject:** 2011 Fire Hydrant Flushing

On May 31, 2011 the City of Kent Central Maintenance Division will begin the annual fire hydrant flushing program. Crews will be flushing Tuesdays through Fridays, from 2:00 AM to 7:00 AM. lasting approximately four weeks.

To inform the public of the flushing to be conducted, signs will be placed strategically on main arteries leading into the City. This will include State Route 59 (east and west) and State Route 43 (north and south). Signs also are to be placed at Lake Street, Sunnybrook Road, Mogadore Road, Middlebury Road, State Route 261, Monroe Falls-Kent Road, Fairchild Avenue, and Hudson Drive. These signs will inform people that the flushing is going to take place and the dates the program will run. In addition, smaller A-frame signs will be set out in strategic spots in each section to be flushed the day before crews begin that area.

Press releases will need to be placed in the local newspaper the Friday before the scheduled week of flushing. Personal notification will be made to select businesses, and homes, depending on the importance of their water use. Attached is a list of the locations slated for personal notification, and a copy of the notice.

Also attached is the description of each section and the dates they are scheduled for flushing. These dates are subject to change as some areas will need flushed longer to get debris cleared out and finish the flushing of the system.

Please feel free to contact me if there are any questions or concerns regarding this matter.

cc: Dave Ruller, City Manager  
Jim Bowling, City Engineer  
Steve Hardesty, Water Plant Manager  
Corrine Finney, Senior Engineer  
Gerald Shanley, Arborist Supervisor  
CM Chief Opreators  
Sheri Chestnutwood, Administrative Assistant  
Mickey Peoples, Account Clerk  
Cathy Wilson, Account Clerk

**SECTION #9            JUNE 14, 2011**

N. Mantua Street from Fairchild north to the City Limits, Fairchild from N.Mantua to Majors Lane including Cuyahoga, Hudson Road, Randall Drive, Harold, Stinaff Street and Ext., Longcoy Avenue, Carthage, Wolcott Avenue, Riverside Court, Grant street, Pleasant Avenue, Orchard Street, Standing Rock Avenue, River Bend East and West Subdivion, Davey Tree Complex, Roosevelt High School, Stanton Middle School, Needham, Allen, Delores, Roberts drive, Whetstone, Rollins Circle, Nottingham Circle, Clarksview Circle.

**SECTION #10            JUNE 15-16, 2011**

W. Main Street from bridge to Longmere including River Street, Gougler Avenue, Mantua Street from Haymaker Pkwy. To Fairchild, Woodard avenue, Rockwell Street, Earl Avenue, Park Avenue, Pioneer Avenue, Pearl Street, Prospect Street, Whittier Drive, Lowell Drive, Chestnut Street, Grove Avenue, Short Street, Forest Drive, Bryce, Majors Lane from Fairchild to Bryceway, Stow Street, from Main to Mogadore Road, and Haymaker Pkwy. From Longmere to River Street.

**SECTION #11            JUNE 17- 22, 2011**

W. Main Street from Longmere to Deidrick Road including Sunrise, Sheri, Colleen, Gale Drive, N. Francis, Admore, Middlebury, Manchester, Paulus, Janet, Tallmadge Avenue, Leroy, Longmere Drive, Leonard, Meredith, Norwood, Gardenview, Elno Avenue, Jessie Avenue, Munroe Falls-Kent Road, Roosevelt, Ada, Hughey Drive, Beech Drive, Yacavona, Akron Blvd., Judith, Hampton Drive, Eton Road, Meadow Drive, Emich, Lower Drive, Marilyn Street, Overbrook, Laurel, Brentwood, Chelton, Irma, Garrett Street, Parmalee, Louise, and Deidrick Road.

**SECTION #12            JUNE 23,- 30, 2011**

Fairchild Avenue from Majors Lane to Newcomer Road including Spaulding Drive, Silver Meadows Blvd., Suzanne, Garth, Denise, Carol Drive, Silver Meadows Apartment Complex, Evergreen, Spruce Place, Pinewood Place, Forest Lakes Subdivision, Shady Lakes Subdivision, Quality Care Center, Fieldstone Subdivision, The Lake of Franklin Mills Subdivision, White Oaks Subdivision, Cottage Gate Subdivision, Erin Drive, Kevin, Allen Drive, Verona Avenue, Adamle Drive, Deleone, and Michaels Drive.

**2011 FIRE HYDRANT FLUSHING PROGRAM**  
**PERSONAL NOTIFICATION LIST**

**EAST SIDE**

- |                                                                            |                                                                          |
|----------------------------------------------------------------------------|--------------------------------------------------------------------------|
| 1. Campus Camera<br>1645 State Route 59<br>330-678-1297                    | 8. Whitehall Terrace Apartments<br>1698 E. Summit Street<br>330-673-8778 |
| 2. Laundry 101<br>1683 State Route 59                                      | 9. Silver Oaks Place<br>500 Silver Oaks<br>330-678-5861                  |
| 3. Portage County Kidney Center<br>401 Devon<br>330-297-0811 James Huffman | 10. News & Photo Shop<br>407 E. Main Street<br>330-678-5499              |
| 4. Campus Coin Laundry<br>413 E. Main Street                               | 11. Kent Surgery Center<br>411 Devon<br>330-297-0811 James Huffman       |
| 5. Med Center One<br>1993 State Route 59<br>330-678-4380<br>330-678-4381   | 12. Kent Latex<br>1500 St. Clair<br>330-673-1011                         |
| 6. Portage Professional Building<br>2001 State Route 59<br>330-678-201     | 13. Rockne's Pub<br>1450 State Route 59<br>330-677-0904                  |
| 7. Western Reserve Medical Center<br>1930 State Route 59<br>330-677-3620   |                                                                          |
- .....

**WEST SIDE**

- |                                                             |                                                                     |
|-------------------------------------------------------------|---------------------------------------------------------------------|
| 1. Highlander Laundromat<br>908 W. Main st.<br>330-673-4727 | 2. Kent Quality Care Nursing Home<br>1290 Fairchild<br>330-678-4912 |
|-------------------------------------------------------------|---------------------------------------------------------------------|