

## **Middle Cuyahoga Watershed Action Plan**

In 2008 NEFCO received a grant from the Ohio Dept. of Natural Resources for the purpose of developing an approved *Watershed Action Plan* (WAP) for the Middle Cuyahoga River watershed. The planning area incorporates the Cuyahoga River from the Lake Rockwell dam to the confluence of the Little Cuyahoga River (located downstream of the Ohio Edison Dam) and the tributaries of Plum Creek, Fish Creek and Breakneck Creek.

The purpose of a Watershed Action Plan is to identify, catalog and plan for water conservation, restoration, and preservation efforts over the near- and long-term within the watershed boundaries. A watershed-based approach helps communities collaboratively address water-related concerns that arise or are beyond jurisdictional boundaries. Once a Watershed Action Plan is approved, the potential for future *grant funded* projects greatly improves.

At the onset of the grant process NEFCO identified Maia Peck as the Watershed Coordinator, tasked with the responsibility to organize and work with all watershed partners towards this goal. Ms. Peck has been scheduling regular WAP meetings for the past 18 months. Bob Brown is the designated representative from the City of Kent.

Progress is at a stage where Ms. Peck wishes to meet with all governmental jurisdictions and interested parties within the watershed. Her intent is to provide them with an overview of the project, answer questions, and seek suggestions and comments concerning objectives and actions to be included in the WAP.



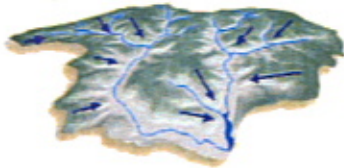
## Protecting the Middle Cuyahoga River Watershed

The Cuyahoga River and the streams flowing into it provide drinking water, recreation, scenic beauty, habitat, and a sense of regional pride. They affect our health, safety, and infrastructure costs (roads, drainage, water treatment, sewer).



The Cuyahoga River, which drew national attention when it burned, is being restored. In Kent and Munroe Falls, two dams were altered or removed. The Middle Cuyahoga River once again flows freely and supports healthy fish populations.

Having improved the Cuyahoga River so greatly, we must now protect and improve the streams flowing into it. ***In order to protect our waters, we need to take care of the watersheds.***

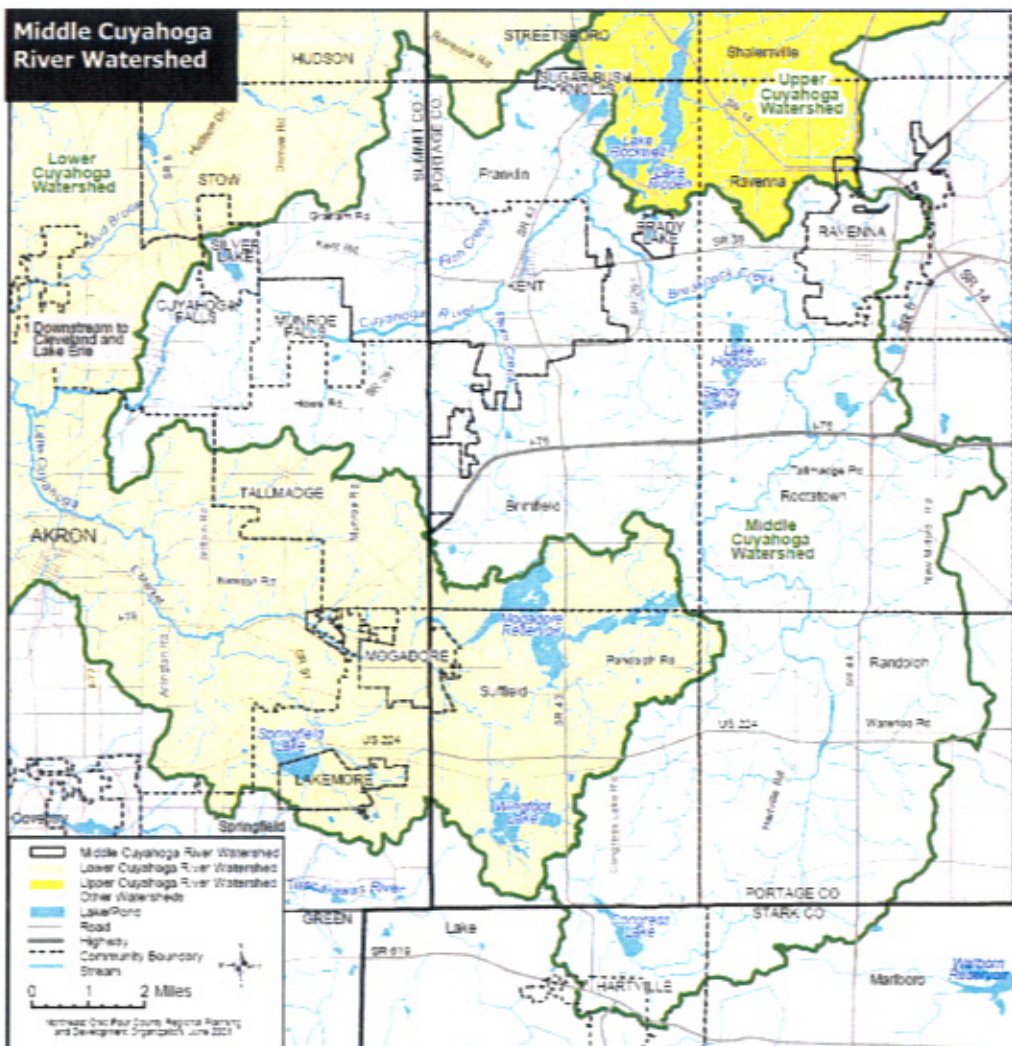


The land draining to a water body is its **watershed**. ***Everywhere*** on land is in some watershed.

### Water Runs Downhill



***Everywhere*** that water falls on the land, it flows down across the land, into pipes and ditches, which lead to the streams, rivers, and lakes in our communities.



***Do You Live or Work in the middle Cuyahoga River watershed?***

If not, you live or work in some watershed!

***Everything that happens on the land affects the water flowing over it.*** Turn the page to see how we affect the streams and how we can all help protect them.

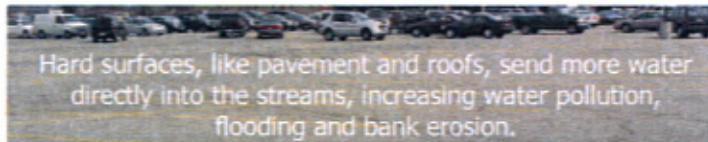
## Taking care of our watersheds

### **Whatever occurs on the land affects the water in the watershed.**

As water flows over the land it picks up sediment, oil and grease, chemicals, and animal waste into the water. Failing septic systems send untreated water directly into streams. These are examples of non-point source pollution, which comes from many sources instead of a single pipe. Everyone can help reduce non-point source pollution!



### **The landscape affects how much water and pollution enters the streams.**



Wetlands, floodplains, shrubs, trees, and natural vegetation protect streams and rivers. They slow down and absorb storm water, filter pollutants, reduce downstream flooding and erosion, and are important to healthy stream habitats. They tend to get wet and flooded. They are **great** for protecting streams, **not** good places to build.



**We CAN live in our watersheds and have healthy streams and rivers, which offer so much value.**

#### **DO— Reduce the amount of pollutants and water going on the ground and into the streams.**

- Clean up litter, pet waste
- Maintain your septic system
- Cover or stabilize exposed soil
- Mulch your grass clippings or leaves
- Maintain your car and dispose of oil properly
- Install rain barrels or rain gardens to reduce runoff
- Get involved in water protection efforts or groups.



- Protect the wetlands, floodplains, and streamside vegetation that help protect the water. Replant mown stream banks with trees, shrubs, or taller grasses. Native plants offer beauty and water protection and are easier to maintain!

#### **DON'T put things on the ground that will harm the streams and river!**

- Don't litter
- Don't leave exposed soil
- Don't dump anything down storm drains
- Don't use excess fertilizer or pesticides.



#### **DON'T remove the stream's protection**

- Don't build or mow right next to a stream or river,
- Don't build in a wetland or floodplain.



### **Governments and Organizations Can Help**

- Protect the floodplains, wetlands, and woods that protect the streams. Conservation easements, parks, even building regulations allow people to use the land while protecting our streams and river that give us so much value.
- Restore natural channels, vegetation, floodplains, wetlands.
- Organize clean-ups
- Provide information for residents, business owners, officials
- Encourage conservation practices
- Develop new approaches to reduce non-point source pollution and runoff, like rain gardens, or better-functioning septic systems.

### **Middle Cuyahoga River Watershed Plan**

Communities, organizations, and interested individuals in the middle Cuyahoga River watershed are working together to develop and carry out a long-term management plan for our watershed. The plan will examine the watershed as a connected system, identify problems and opportunities, and serve as a road map or to-do list for projects in the future. The collaborators are also involved in activities such as Who's Your Mama Earth Day Festival, River Day, river clean-ups, and other education and outreach activities. Anyone interested in participating in the watershed plan is welcome to help out! Watch for stream and river activities and get involved!

For more information, visit the Middle Cuyahoga Watershed website <http://www.uptuswatershed.org/cuyahoga.html> or contact **Maia Peck, Middle Cuyahoga River Watershed Coordinator**, [mpeck@nefcoplanning.org](mailto:mpeck@nefcoplanning.org)  
**NEFCO (Northeast Ohio Four County Regional Planning and Development Organization)**  
180 East South St., Akron OH 44311, 330-252-0337

## PROJECT LABOR AGREEMENT FACT SHEET

### What are Project Labor Agreements?

A Project Labor Agreement (PLA) is a type of pre-hire agreement designed to facilitate construction projects. Each PLA is negotiated and designed individually – tailored to meet the needs of a specific project or owner/manager. PLAs are pre-negotiated contracts that govern the work rules, pay rates and dispute resolution processes for every worker on the project. The PLA is unique enabling construction companies to bid on jobs with full knowledge of employment costs and an assured supply of skilled labor. The terms and conditions set by the agreement apply to every contractor and subcontractor operating on the project site for the duration of the project. These types of agreements aim to provide a pool of highly-trained skilled workers in each segment of construction. The PLA ensures on-time, on-budget project completion.

### How do Project Labor Agreements work?

In a Project Labor Agreement, the basic terms and conditions for the parties are clearly established ahead of time, for everyone involved in the project. Labor costs include wages and benefits, such as health insurance, pensions and paid holidays. Labor groups signatory to the arrangement agree to eliminate their right to withhold services, and contractors and employers agree to no work shutdowns. Jurisdictional labor issues are clearly spelled out so that there are no work assignment disputes arising during the course of the project. Contractors and subcontractors make exact bids which adhere to the terms of the Project Labor Agreement.

### What are the advantages of using Project Labor Agreements?

Owners and contractors are guaranteed a pool of highly trained, skilled labor, who agree to the terms of the agreement. PLAs ensure that lost time due to labor disruptions is non-existent, that there will be no surprise cost overruns, and that the completed project will be of the highest quality, thus leading to lower costs and maintenance over the lifetime of the project. PLAs are preferred by many contractors and owners, as well as by workers, because of the stable labor environment they provide. Contractors that use PLAs maintain that on projects, a PLA fosters positive communication channels to address workers' concerns, safety issues, disputes and resolve them quickly, thereby creating continuity and stability of the work force at the job site.

### Are Project Labor Agreements legal in public sector projects?

Yes. In 1993, the U.S. Supreme Court ruled 9-0 in its *Boston Harbor* decision that both private and public owners can decide when a construction project should use a PLA. In its ruling, the Court noted that: "To the extent that a private purchaser may choose a contractor based upon that contractor's willingness to enter into a pre-hire agreement, a public entity as purchaser should be allowed to do the same." Additionally, the Court ruled that such conditions simply require contractors to make a choice; they may alter their mode of operation to secure the business opportunity at hand, or seek business from purchasers whose perceived needs do not include a project labor agreement.

### **Who constructs the PLA agreement?**

PLAs are drafted by project or construction managers retained by the owner. Construction labor groups have input like all other parties to a PLA. Construction labor groups do not lead or dominate the proceedings.

### **Can non-union contractors or subcontractors bid on projects with PLAs?**

Yes. Non-union contractors can bid on the projects as long as they agree to abide by the wages, benefits and other conditions specified in the PLA contract. In many construction projects, prevailing wage rules dictate wage and benefit conditions. Typically, the PLA is designed for non-union contractors to participate by either using a ratio of union and non-union workers on site or the non-union contractor can use their own key supervisory personnel and union workers on the site. Regardless of how the PLA is constructed using non-union contractors, they don't have to sign a collective bargaining agreement to participate. A bid specification requiring a PLA is like any other legitimate bidding condition, such as a payment bond or performance bond. It is a condition uniformly imposed by a project owner through its construction manager on all bidders to ensure the successful completion of the work. No contractor is excluded from the bidding process unless it excludes itself. On construction projects, the lowest responsible bidder wins the contract.

### **Do PLAs bring value to the community beyond the efficient building of the project?**

Yes. Project owners can design their PLA to address a wide range of local needs. PLAs can make sure that many qualified community construction workers are used through local hire agreements. Many recent PLAs are initiating community outreach efforts, enrolling minorities and women in pre-apprenticeship programs. Schools have additional opportunities to use qualified building trades students to participate in a Michigan School-to-Registered Apprenticeship program. These programs are a first step in the creation of a lifetime career in the construction industry. Because many local workers build the project, the project's payroll stays in the community and contributes to its prosperity.

### **What are the next necessary steps in determining the need for a PLA?**

An economic study might be advisable for public projects to evaluate whether a PLA will facilitate economical project delivery and serve the best interests of the public owner and community. The following items are typical analysis conditions used in an economic study in the determination of using a PLA:

- √ the percentage of union and non-union contractors expected to bid on the project;
- √ an analysis of local collective bargaining agreements to determine their number and diversity;
- √ whether a Project Labor Agreement will result in significant cost savings by harmonizing labor resources;
- √ the likelihood that labor cost overruns or labor disputes will occur on the project and the economic impact that any delays resulting from cost overruns or labor disputes will have on the project or the facilities being improved;
- √ an analysis of the economic benefit the community would receive by using local hire agreements; and

- √ an analysis of the size and likely duration of the project to determine whether a Project Labor Agreement will be beneficial by providing continuity in the terms and conditions that will govern a project through its completion.

If such an analysis is properly conducted considering key advantages of using a PLA the vast majority of these studies conclude that a PLA promotes economical project delivery and serves in the best interest of the public owner and taxpaying public.

### **Conclusion**

Project Labor Agreements are a useful mechanism in any construction project involving a contractor and a range of skilled workers in different trades, by providing a negotiated structure that will maximize efficiency, stability, predictability, and productivity. The purpose of the PLA is to facilitate the completion of the project by getting all the participants to agree to certain ground rules. The PLA can benefit everyone involved: the owner, contractors, workers and the public. With a PLA, there are no overruns on labor costs - they are predictable. That's the point of using one.

CITY OF KENT  
DEPARTMENT OF PUBLIC SERVICE

MEMO

November 16, 2010

To: Dave Ruller, City Manager

From: Jack Hogue, Central Maintenance Manager  
Gene Roberts, Service Director

RE: State Route Maintenance Agreement with Ohio Department of Transportation

The Ohio Department of Transportation (ODOT) Portage County Administrator and District Maintenance Engineer have contacted the City's Central Maintenance Division regarding current and proposed Maintenance Agreements for State Routes inside and outside of the City of Kent's Corporate Boundaries. The City's Central Maintenance Manager, Jack Hogue has negotiated with the ODOT officials and is proposing to change the current Maintenance Agreement. The Service Director's office supports Jack's recommendation. The following are the Current Maintenance Agreement and the Proposed Maintenance Agreement arrangements:

Current Maintenance Agreement

September 30, 1999 an Agreement by letter provided for the following arrangements:

"The City of Kent shall be responsible for all snow and ice removal on S.R. 261 from S.R. 59 to the City of Tallmadge and St. Rt. 59 from the city limits to Chicken Manor."

"The Ohio Department of Transportation shall be responsible for all mowing along S. R. 261 within the city limits."

In addition but not included in the letter of agreement is ODOT has been re-painting all long lines on St. Rt. 261 within the City limits.

The snow and ice control completed by the City of Kent for ODOT on S. R. 59 is 3.54 lane miles and S. R. 261 is 7.02 lane miles for a total of 10.56 lane miles.

Proposed Maintenance Agreement

Proposed Agreement to be entered into formally with the State of Ohio Department of Transportation with the City of Kent with approval of Kent City Council provides for the following arrangement.

ODOT will return responsibility for mowing to the City for S. R. 261 within the City limits; however they have asked to coordinate mowing schedules in order to maintain some uniformity of grass height along S. R. 261.

ODOT will supply the City of Kent with signs to be installed by the City's Central Maintenance Division to update and maintain all S. R. 261 signs within the City of Kent.

ODOT will plow and salt the following S. R. pavement sections within the City of Kent:

S. R. 43 from Meloy Rd. to S. R. 261 (0.88 lane miles)

S. R. 261 at all locations within the City of Kent (8.49 lane miles)

ODOT will maintain all guardrails within the City along S. R. 261

ODOT will continue re-painting all long lines on St. Rt. 261 within the City limits.

The City will plow and salt the following S. R. pavement sections outside of the City of Kent limits:

S. R. 43 from northern Kent limits to Streetsboro City limits (4.80 lane miles)

S. R. 59 from City limits to just past Breakneck Creak (3.54 lane miles)

The proposed lane miles of snow and ice control to be completed by the City of Kent for ODOT will be 8.34 lane miles. The proposed lane miles of snow and ice control to be completed by ODOT for the City of Kent will be 9.73 lane miles.

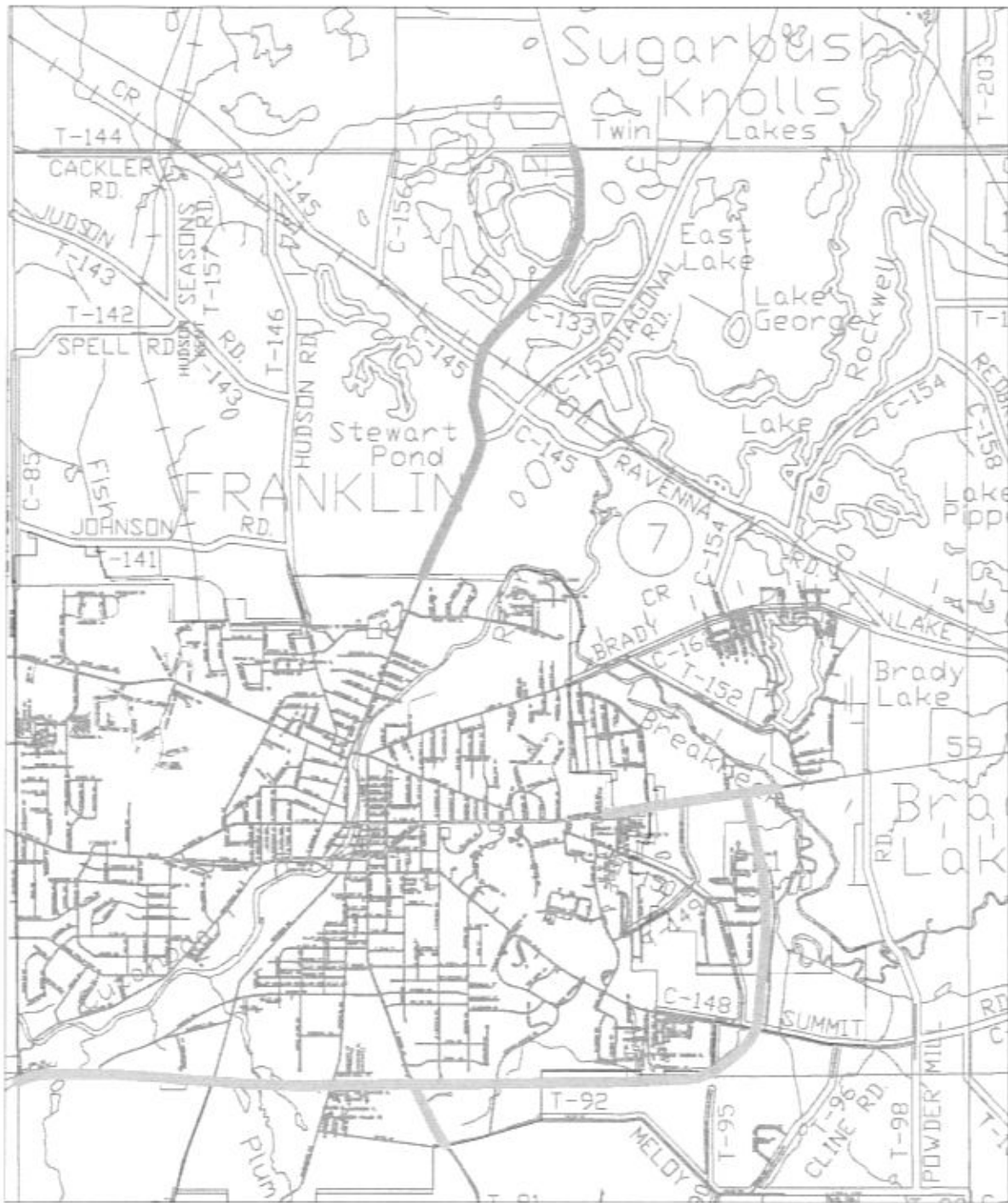
Cost per Lane Mile Open Road	
Salt @ 200 lbs \ lane mile	\$4.30
Wetting agent @ \$0.98\gal	\$0.41
Labor @ 35 MPH @ \$30.66/hr	\$0.88
Fuel @ 6MPG @ \$2.30/gal	\$0.38
Vehicle \$140,000 @ 75,000	\$1.87
Maintenance 20% Veh cost per mile	\$0.37
Total Cost per Lane Mile:	\$8.21
Decrease in Lane Miles w\ ODOT Proposed Agreement	\$11.57
Savings per plow cycle	\$94.94

The reality of the current versus proposed is the City is currently controlling snow and ice on 20.59 lane miles by the current agreement and will reduce its winter maintenance responsibility to 9.02 lane miles if the agreement is acceptable to Kent City Council and ODOT Central Office. The one issue that should be considered is that currently City snow plows are working in and out of the City's Corporation Boundary but in an area that is difficult for most to determine City Corporation Boundary; however with the proposed agreement the City will be sending its plow trucks approximately 2.5 miles north of the City where past practice has not seen City equipment. Estimated cost savings per winter \$6,000 (or as high as \$18,000).



Consideration and approval of Kent City Council is respectfully requested to allow staff to enter into an agreement with ODOT as described above.

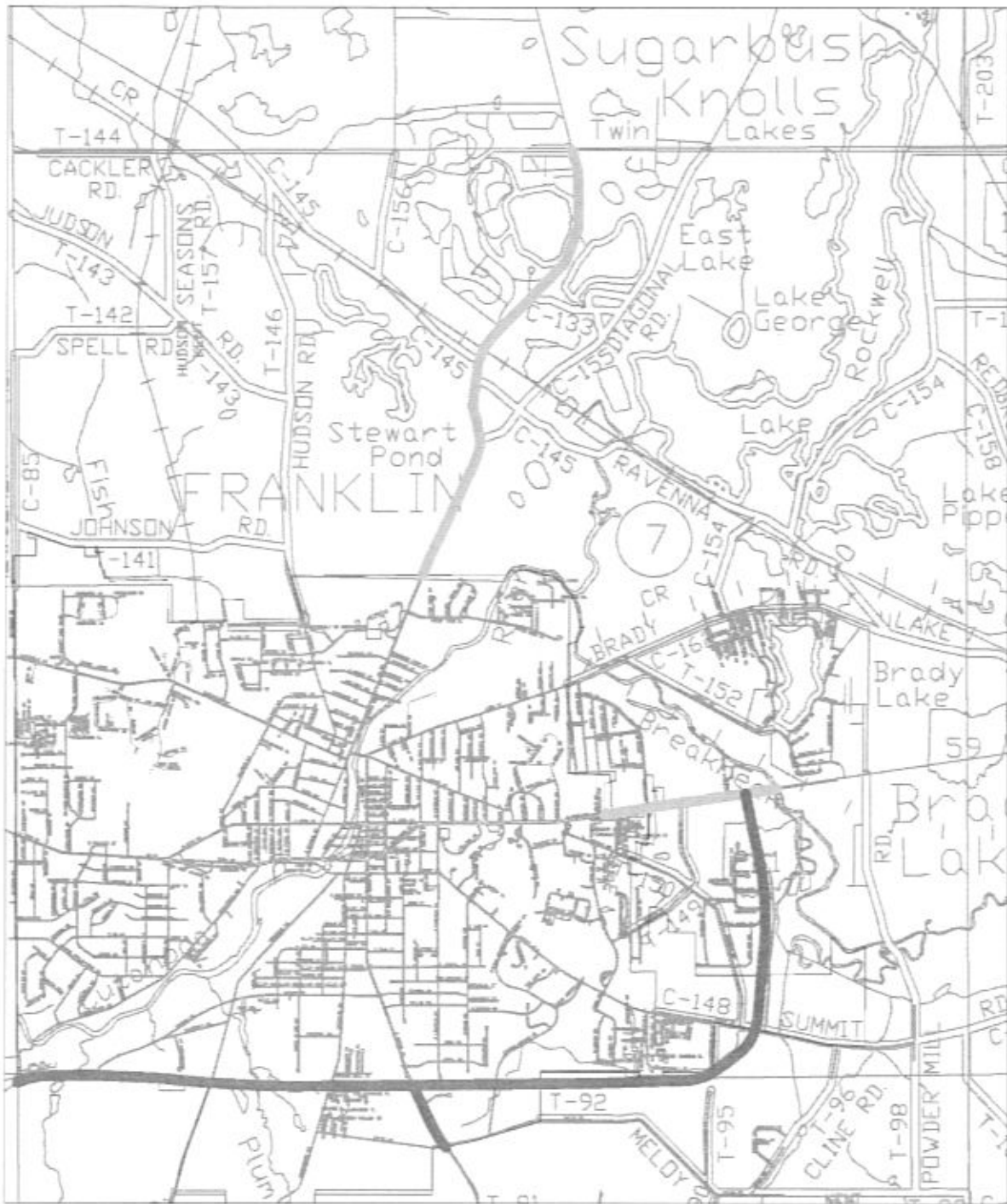
Cc: Jim Silver, Law Director  
Bill Lillich, Safety Director  
Jim Williams, Fire Chief  
Jim Peach, Police Chief  
James Bowling, P.E., City Engineer  
File





**City of Kent - 2010 Current  
State Route Maintenance**

-  City Maint. St. Rt. - 20.59 lane miles
-  ODOT Maint. St. Rt. - 4.80 lane miles



**City of Kent - 2010 Proposed  
State Route Maintenance**

- City Maint. St. Rt. - 9.02 lane miles
- ODOT Maint. St. Rt. - 16.38



# CITY OF KENT, OHIO

## DEPARTMENT OF LAW

**TO: KENT CITY COUNCIL**  
**FROM: JAMES R. SILVER** *JRS*  
**DATE: NOVEMBER 19, 2010**  
**RE: TAXI CAB REGULATION MODIFICATIONS**

Two (2) areas of concern have arisen regarding the newly adopted taxi cab regulations.

First, a clarification of limousine status needs to be included in the code. They are currently included in the Kent ordinances as cabs. There are basically two (2) issues:

- a) Do the limousines need to have signs that say "Taxi Cab"; and
- b) Can they pick up fares on street corners like taxi cabs, that are not prearranged pick ups.

Under Ohio law, a limousine is licensed as a "livery" vehicle. They are allowed to make prearranged pick ups. Staff feels that as long as the limousine service only does what Ohio law allows them to do, they probably do not need signs that say "Taxi Service" on their vehicles.

As to the second issue, if a limousine "hangs" out in Kent on Friday and Saturday, picking up fares on street corners, staff feels they should have "Taxi Cab" signs on their vehicles.

The second area of concern is a company that has signs that say "free rides, tips appreciated". They are not licensed as taxi cabs. They say they do not require people to pay fares.

Staff feels that this is a grey area that needs clarification. We believe that behavior violates the spirit of the law, and offers no protection for the people accepting the rides (insurance, licensed drivers, etc.).

Consequently, staff recommends the following changes to the Code:

### **Recommendations:**

- A) Add language that says a limousine operating within the law of Ohio for "livery" vehicles does not need to have signs on the vehicle identifying it as a "Taxi Cab".
- B) Add language to the effect that limousines that are picking up fares that are not prearranged, do need signs identifying themselves as a "Taxi Cab".
- C) Add language that says picking up fares in Kent for free with the acceptance of tips qualifies as a "Taxi Cab" and needs to be licensed under the City code.




# CITY OF KENT, OHIO

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## DEPARTMENT OF ECONOMIC DEVELOPMENT

**Date:** November 19, 2010

**To:** David Ruller, City Manager  
James Bowling, City Engineer  
James Silver, Law Director

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

**Subject:** Utility Easement and Staging Agreement with Phoenix Properties

Mr. Burbick has been working closely with Jim Bowling, Gary Locke and I to plan and implement phase two of the Phoenix project and Acorn Alley extension. After gaining Planning Commission approval this week, Mr. Burbick expressed his desire to complete the demolition of the former Advanced Display Building and Diner site in mid December and commence construction in January.

At Mr. Burbick's request, Jim Bowling and I met with him and his construction team to discuss staging requirements and various issues regarding new utility access requirements, especially electrical service. Mr. Burbick would like to use portions of the public right-of-way to stage his construction. Jim has reviewed the request and shared it with Gene Roberts as well as Safety Committee members. For a project of this size and scope, this is a normal request that our Engineering/Service Departments would work out with the general contractor (similar to work done on the Fairchild Bridge Project). In return, we need Mr. Burbick to grant us a utility easement that will extend utilities, especially electric, to the remainder of the redevelopment block.

To that end, we all agreed the staging request and the utility easement is in everyone's best interest. In order to grant staging in the public right of way, City Council must provide approval. Jim Silver is currently drafting the agreement that will accommodate both items.

I respectfully request time at the December 1 Committee meeting to recommend passage of an agreement that will grant Mr. Burbick the use of the public right-of-way for staging as well as provide us the needed utility easement to serve the remainder of the downtown redevelopment block (Fairmount and Pizzuti). Mr. Burbick has provided our Central Business District and entire City a tremendous aesthetic and economic boost with the completion of Acorn Alley and Phoenix Phase I. I highly recommend we move to grant this reasonable request that will allow the next multi-million dollar phase to move forward in the time frame described above.



# CITY OF KENT, OHIO

## DEPARTMENT OF FINANCE

**To:** Dave Ruller, City Manager

**From:** David A. Coffee, Director of Budget and Finance

**Date:** November 24, 2010

**Re:** Final FY2010 Appropriation Amendments, Transfers, and Advances

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**The following appropriation amendments are hereby requested:**

**Fund 001 – General**

Increase	\$ 4,500	Health/Personnel & Benefits – Immunizations, trash enforcement
Decrease	\$ 4,500	Health/All Other
Increase	\$ 3,000	Service Admin / Personnel & Benefits
Decrease	\$ 12,000	Service Admin / All Other
Increase	\$ 2,000	Safety Director / Personnel & Benefits
Decrease	\$ 2,000	Safety Director / All Other
Increase	\$ 3,000	Main Street / Personnel & Benefits

**Fund 101 – West Side Fire**

Decrease	\$ 10,000	Fire / Personnel & Benefits
Increase	\$ 10,000	Fire / All Other

**Fund 127 – Neighborhood Stabilization (NSP)**

Decrease	\$ 315,464	NSP / Reduce Repayment of Advance back to General Fund due to grant timing
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**Fund 201 – Water**

Decrease	\$ 13,000	Capital / 2010 Fairchild Ave. Bridge Constr. project per department will require equivalent re-appropriation in 2011
Decrease	\$ 11,000	Capital / 2008 Middlebury Road Watermain project per department will require equivalent re-appropriation in 2011
Decrease	\$ 90,000	Capital / 2006 High Service Area Watermain Improvements project funding complete

**Fund 202 – Sewer**

Decrease	\$ 44,000	Capital / 2010 Fairchild Ave. Bridge Constr. project per department will require equivalent re-appropriation in 2011
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**Fund 204 – Utility Billing**

Increase \$ 5,000 Utility Billing Services - Finance/ Increase Other than Personnel (O&M) per department request for Contractual Services related to system migration/upgrade

**Fund 208 – Storm Water**

Decrease \$ 248,000 Capital / 2010 Plum Creek Stream Restoration project per department will require \$50,000 re-appropriation in 2011

Decrease \$ 75,000 Capital / 2009 Fishcreek Watershed Study project per department will require equivalent re-appropriation in 2011

Decrease \$ 81,000 Capital / 2009 Area Q Phase 5 Irma/Diedrich project per department will require equivalent re-appropriation in 2011

**Fund 301 – Capital**

Increase \$ 9,000 Capital / Service Admin– HVAC replacement

Decrease \$ 50,000 Capital / 2010 Finance Computer System Replacement project per department will request equivalent re-appropriation in 2011

Decrease \$ 618,800 Capital / 2010 Fairchild Ave. Bridge Constr. project per department will require \$614,300 re-appropriation in 2011

Decrease \$ 31,800 Capital / 2007 Stonewater/Admore Connection project funding complete

Decrease \$ 2,300 Capital / 2007 SR 59 Street Light Repair/Replacement project per department will require equivalent re-appropriation in 2011

Decrease \$ 30,000 Capital / 2009 Summit Street Traffic Signal Coordination project per department will require equivalent re-appropriation in 2011

Decrease \$ 487,000 Capital / 2009 SR 59 Signalization project per department will require equivalent re-appropriation in 2011

Decrease \$ 250,000 Capital / 2010 Erie & Depeyster Street Reconstruction project per department will require equivalent re-appropriation in 2011

Decrease \$ 11,400 Capital / 2010 Downtown Demolition - Phase 1 project per department will require equivalent re-appropriation in 2011

Decrease \$ 50,000 Capital / 2010 Annual Street & Sidewalk Program projects per department will require equivalent re-appropriation in 2011

Decrease \$ 29,900 Capital / 2010 Esplanade project begun however department will require equivalent re-appropriation in 2011

**The final appropriations amendment will reflect the remaining operating contingency funds as a separate item on the appropriations ordinance attachment. This will enable the transfer of contingency funds to either operating or personnel lines.**

**I will continue to work with the Departments/Divisions during the next two weeks to resolve remaining or anticipated negative budget variances and would also request favorable consideration of any additional items that may be subsequently identified.**

CITY OF KENT  
DEPARTMENT OF PUBLIC SERVICE  
DIVISION OF ENGINEERING

MEMO

TO: David Coffee; Dave Ruller

FROM: Jim Bowling

DATE: November 23, 2010

RE: 2010 Capital Improvement Program – End of Year Appropriation Reduction Request and Re-appropriation for 2011.

The following projects appropriations for 2010 are able to be reduced, some of which may need to be re-appropriated in 2011. The ability to reduce the appropriations is possible because of a variety of reasons, which are explained in the descriptions listed below.

**Fairchild Avenue Bridge Construction** –The project is currently in its second year of construction with an estimated completion date of December 2012. Not all of the monies estimated for 2010 were required in 2010. Therefore, the monies appropriated can be reduced in 2010, but will need to be re-appropriated in 2011.

Original CIP Year	Fund	Appropriation Reduction	Comment
2010	301 – Capital	\$618,800	Re-appropriation Required (\$614,300 100% Fed. Funded for R/W)
2010	202 – Sewer	\$44,000	Re-appropriation Required
2010	201 - Water	\$13,000	Re-appropriation Required

**Plum Creek Stream Restoration** – The project construction is substantially complete (appx. 95%). Additional wetland plantings are to be planted in the spring of 2011 as well as some punch list items that need to be resolved. Therefore, some of the monies appropriated in 2010 will not be required in 2010 and a portion will need to be re-appropriated in the 2011.

Original CIP Year	Fund	Appropriation Reduction	Comment
2010	208 – Storm Water	\$248,000	\$50,000 is required to be Re-appropriated

**Fishcreek Watershed Study** – This project was put on hold due to higher priority projects requiring completion. Therefore, the monies appropriated will not be required in 2010 and will need to be re-appropriated in the 2011.

Original CIP Year	Fund	Appropriation Reduction	Comment
2009	208 – Storm Water	\$75,000	Re-appropriation Required

**Middlebury Road Watermain** – This project was put on hold due to higher priority projects requiring completion. Therefore, the monies appropriated will not be required in 2010 and will need to be re-appropriated in the 2011.

Original CIP Year	Fund	Appropriation Reduction	Comment
2008	201 – Water	\$11,000	Re-appropriation Required

**High Service Area Watermain Improvements** – This project was constructed in the spring of 2010. No additional encumbrances are anticipated. Therefore, the remaining monies appropriated will not be required in 2010.

Original CIP Year	Fund	Appropriation Reduction	Comment
2006	201 – Water	\$90,000	

**Stonewater/Admore Connection Project** – This project was completed in the Spring of 2010. No additional encumbrances are anticipated. Therefore, the remaining monies appropriated will not be required in 2010.

Original CIP Year	Fund	Appropriation Reduction	Comment
2007	301 – Capital	\$31,800	

**SR 59 Street Light Repair/Replacement** – The project is currently in construction with an estimated completion date of February 2011. Not all of the monies appropriated for 2010 were required in 2010, however they will be required to complete the project in 2011. Therefore, the monies appropriated can be reduced in 2010, but will need to be re-appropriated in 2011.

Original CIP Year	Fund	Appropriation Reduction	Comment
2007	301 – Capital	\$2,300	Re-appropriation Required



**Area Q Phase 5 Irma/Diedrich** – This project was put on hold due to higher priority projects requiring completion. Therefore, the monies appropriated will not be required in 2010 and will need to be re-appropriated in the 2011.

Original CIP Year	Fund	Appropriation Reduction	Comment
2009	208 – Storm Water	\$81,000	Re-appropriation Required

**Summit Street Traffic Signal Coordination** – This project is currently in the planning phase. The engineering division and KSU are working with a Citizens Advisory Committee to finalize the recommended alternate for presentation to the general public. This phase has not progressed as quickly as anticipated due to the complexity of the issues, opportunities for additional funding and other higher priority projects. Therefore, the following monies appropriated will not be required in 2010 and will need to be re-appropriated in the 2011.

Original CIP Year	Fund	Appropriation Reduction	Comment
2009	301 – Capital	\$30,000	Re-appropriation Required

**SR 59 Signalization** – The project is currently in construction with an estimated completion date of December 2011. Not all of the monies appropriated for 2010 were required in 2010, however they will be required to complete the project in 2011. Therefore, the monies appropriated can be reduced in 2010, but will need to be re-appropriated in 2011.

Original CIP Year	Fund	Appropriation Reduction	Comment
2009	301 – Capital	\$487,000	Re-appropriation Required

**Erie and Depeyster Street Reconstruction** – This project was added to the 2010 appropriations in October, 2010. However, the negotiations for the design fee have delayed the start date to January, 2011. Therefore, the monies appropriated will not be required in 2010 and will need to be re-appropriated in the 2011.

Original CIP Year	Fund	Appropriation Reduction	Comment
2010	301 – Capital	\$250,000	Re-appropriation Required

**Downtown Demolition – Phase 1** – The project is currently in construction with an estimated completion date of February 2011. Not all of the monies appropriated for 2010 were required in 2010, however they will be required to complete the project in 2011. Therefore, the monies appropriated can be reduced in 2010, but will need to be re-appropriated in 2011.

Original CIP Year	Fund	Appropriation Reduction	Comment
2010	301 – Capital	\$11,400	Re-appropriation Required

**2010 Annual Street and Sidewalk Program** – The project consists of several operations including concrete repair, chip seal, crack seal and resurfacing. Due to conservative budgeting and low bid prices there is additional appropriation available that we would like to re-appropriate in the 2011 Annual Street and Sidewalk Program. Therefore, the monies appropriated can be reduced in 2010, but will need to be re-appropriated in 2011.

Original CIP Year	Fund	Appropriation Reduction	Comment
2010	301 – Capital	\$50,000	Re-appropriation Required

**Esplanade** – This project was added to the 2010 appropriations. The design of the project has begun. The remaining appropriations will be required in 2011 to complete project. Therefore, the monies appropriated can be reduced in 2010, but will need to be re-appropriated in the 2011.

Original CIP Year	Fund	Appropriation Reduction	Comment
2010	301 – Capital	\$29,900	Re-appropriation Required

The total 2010 appropriations reductions and required 2011 re-appropriations by fund based on the above are:

Fund	2010 Appropriation Reduction	2011 Re-Appropriation Required	Net Reduction
201 – Water	\$114,000	\$24,000	<b>\$90,000</b>
202 – Sewer	\$44,000	\$44,000	<b>\$0</b>
208 – Storm	\$404,000	\$206,000	<b>\$198,000</b>
301 - Capital	\$1,511,200	\$1,479,400	<b>\$31,800</b>

C: John Mockler  
Gene Roberts  
Jon Giaquinto  
Suzanne Robertson  
Rhonda Boyd  
Pat Homan  
Cori Finney  
File



# CITY OF KENT, OHIO

## DEPARTMENT OF COMMUNITY DEVELOPMENT

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DATE: November 22, 2010  
TO: Dave Ruller, City Manager  
FROM: Bridget Susel, Grants & Neighborhood Programs Administrator *B.S.*  
RE: Emerald Ash Borer Prevention Grant Request

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The last stimulus grant opportunity I have been tracking for the City finally posted a Request for Proposal (RFP). The "2011 Ash Removal & Canopy Restoration Grant Program" RFP was issued through the Ohio Department of Natural Resources (ODNR) and it is soliciting grant proposals from Ohio communities for Emerald Ash Borer (EAB) prevention initiatives. The City currently has more than 450 ash trees located throughout the community, including large concentrations of ash trees in several residential neighborhoods. Securing funding to assist with the removal and replacement of many of these ash trees will help to minimize the damage that will result from the inevitable arrival of the EAB in the Kent community. ODNR established a grant solicitation cap of \$50,000.00 and the City plans to submit a proposal seeking the maximum grant request amount.

As I mentioned in a prior memo, the grant proposal is due December 15, 2010 and a complete application must include an authorizing resolution from City Council. In order to have the needed resolution in time to meet the proposal submission date, I need to respectfully request Council Committee time and a Special Council Meeting for Wednesday, December 1, 2010.

Thank you in advance for your assistance. Please let me know if you have any questions or need additional information.

Cc: Draft Ordinance e-mailed to Clerk of Council, Linda Copley, 11-22-10  
EAB Grant file, November 2010



# CITY OF KENT, OHIO

## DEPARTMENT OF SAFETY

To: Mr. Ruller  
Mr. Bowling  
Mr. Giaquinto  
Mr. Locke  
Chief Peach  
Mr. Roberts  
Chief Williams  
Capt. Palmer  
Capt. Lee

From: William Lillich

Subject: Traffic Engineering & Safety Meeting report  
TE&S 2010-07

Meeting Date: November 12, 2010

The committee met to discuss and provide input to the Engineering Div. on several aspects of the various downtown development projects. Although the planning for these activities is a work in progress, these include:

1. PARTA- Physical street design and the configuration of a potential license to occupy space in the public right-of-way.
2. Potential need for Ohio Edison to move electric supply poles, currently on the west sidewalk along S. Depeyster St., approximately 10-12 feet to the east to provide proper clearance from some of the new structures for Acorn Alley II.
3. The variety of time-related steps in the Erie St. and Depeyster St. closings to accommodate building staging, utility installation and building construction.
4. Traffic planning for the new Esplanade/Haymaker Pkwy intersection construction in order to maintain effective emergency vehicle responses.
5. The potential of a license to occupy space in the public right-of-way for an aspect of the new building in the Acorn Alley II project.

Detailed notes by Jim Bowling are attached.

## Traffic Engineering and Safety Meeting Summary – November 12, 2010

### PARTA Multi-modal facility:

1. The committee reviewed conceptual ideas from PARTA on items that may encroach in the Right-of-way as part of the Kent Central Gateway Building. The following are the committee's comments on each item:

- Outdoor dining at the SE and SW corners of the building – *Item is acceptable*
- Ground Mounted Light fixtures – *Item is acceptable*
- Ramp in Erie Street sidewalk – *Not permissible as currently depicted. The ramp takes up the entire pedestrian travel way as currently shown.*
- Canopies – *Item is acceptable on the condition that it must be retractable if it overhangs above an existing or proposed utility line.*

2. The committee reviewed the proposed maintenance of traffic scheme for the multi-modal facility. The proposal includes the following impacts to the City's roadways:

- Complete closure of Erie Street from Depeyster Street to SR 59 during the duration of the project.
- Closure of sidewalk on the east side of Depeyster Street from Erie Street to Europe Gyro for the duration of the project.
- Closure of Depeyster Street from Erie Street to Main Street to through traffic. *The committee suggests that this is limited to the time when Depeyster Street is constructed. The plans are required to have a set duration for the closure with liquidated damages.*
- Phased construction of SR 59 brick cross-walks, curb and Gutter and resurfacing. *The committee requires that phase 3, which included maintaining two-way two-lane traffic on SR 59 from Depeyster Street to Willow Street, be revised. Emergency response vehicles from the Fire Station would be severely impacted by the proposed phase 3. The Phase 3 is required to be minimized (only included intersection cross-walks). The resurfacing of SR 59 should be moved to be included as Phase IV.*

### Acorn Alley Extension:

3. Ron Burbick was looking to the City to help with staging for the next phase of his project. The preferred staging location would be to close Erie Street just west of Depeyster Street for 100'. Ron estimated the area would be needed for staging from January 1, 2011 till May 31, 2011. This would eliminate approximately 10 parking spaces from Erie Street. – *The committee is acceptable of closing Erie Street as long as Depeyster Street is open for 2-way 2-lane traffic. Depeyster Street is anticipated to be closed in*

*June, 2011 for the construction of the proposed hotel/CC. In addition, the development would be required to provide a means for cars to turn around at the closure on Erie Street.*

4. Ron Burbick was looking for the City to permit allowing Ohio Edison to temporarily relocate the utility poles on Depeyster Street from the sidewalk into the pavement at the west edge of the southbound travel lane. This is required because the building can not be constructed next to the existing power line location. The power lines are expected to be buried with the construction of the street improvements downtown. – *The committee is strongly concerned about the timing of the development project and the street project that would bury the lines. The burying of the power lines has been delayed during the coordination of all the new uses with Ohio Edison. The circuit that would replace these power lines need to be coordinated with the existing services, proposed Kent Central Gateway, proposed hotel/CC and the Acorn Alley Extension. In addition, burying the power lines is expected to be repaid in part by TIF financing. Therefore, if anything happens to delay the overall project the City is at risk of burying the utility lines without a funding source AND there would be temporary poles in the pavement. The City needs to meet with Ohio Edison, Ron and his team to find the best solution to proceed with the project while minimizing the financial investments and risks to all parties.*

5. Ron Burbick was requesting that the west sidewalk on Depeyster be closed while the project is being constructed. – *In conjunction with item 4 above, the committee recommends that the parking lane and sidewalk on the west side of Depeyster Street can be used for the construction of the project. The requirement being that a pedestrian path is provided (potentially protected in the parking lane with the poles) along Depeyster Street at all times. If the Kent Central Gateway has not closed the sidewalk on the east side of Depeyster Street, that would meet the requirement of the pedestrian path. However, if the Kent Central Gateway has closed the sidewalk on the east side of Depeyster Street (see item 2 above) then a path must be maintained on the west side of Depeyster.*

6. The committee reviewed a request from Ron Burbick to construct what appears to be a four foot high elevated concrete pad in the right-of-way at the northeast corner of Erie Street - Depeyster Street intersection. The pad would be used as an outdoor dining area for a restaurant. It would have concrete walls elevating the pad, steps and a railing in the right-of-way. – *The committee is in agreement with outdoor dining and the general location proposed. However, the committee has serious concerns over the elevation difference with the sidewalk. The construction of the walls will prevent the City from using the land underneath for utilities and leave a significant structure in the right-of-way to be removed if the business closes in the future. In addition, the remaining streetscape at the intersection needs to be shown to determine how the proposed outdoor dining area fits in at this location. We recommend that Ron's team evaluate the design to determine if the elevation difference can be removed and work with the City on how it fits in with the other streetscape items.*

KENT CITY PLANNING COMMISSION  
REGULAR BUSINESS MEETING  
NOVEMBER 16, 2010

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

**AGENDA**

I. **CALL TO ORDER**

II. **ROLL CALL**

a) Excuse Absence

III. **READING OF PREAMBLE**

IV. **ADMINISTRTION OF OATH**

V. **CORRESPONDENCE**

The applicant (Liberty Tire Recycling) for a tire recycling facility at 1440 Fairchild Avenue has requested that the presentation of the proposed site plan before Planning Commission be postponed until the December 7, 2010 meeting.

VI. **OLD BUSINESS**

A. PC10-016 EDWARDS COMMUNITIES DEVELOPMENT CO.  
South Lincoln Rezoning Amendment

The applicant is seeking a recommendation to rezone an irregular shaped parcel with mostly frontage on South Lincoln Street and also frontage on East Summit Street and Morris Road from R-3: High Density Residential to U: University District.

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

VII. **NEW BUSINESS**

A. PC10-26 ACORN ALLEY – PHASE II  
Alley #4, East Erie Street & S. Depeyster Street  
Site Plan Review

The applicant is seeking Site Plan Review and Approval to continue south with the Acorn Alley Project and is proposing a mixed use, multiple building project to be constructed in two phase. The first phase will be built along East Erie Street to consist of two – 3 story buildings and one – 2 story building.

The subject property is zoned C-D: Commercial Downtown District.

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

VIII. OTHER BUSINESS

Discussion of letter from Commission Melissa Long for a proposed Work Period before each Planning Commission meeting

IX. ADJOURNMENT





# CITY OF KENT, OHIO

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## DEPARTMENT OF COMMUNITY DEVELOPMENT

**DATE:** November 10, 2010  
**TO:** Kent City Planning Commission  
**FROM:** Jennifer Barone, PE, Development Engineer  
**RE:** Staff Report for the November 16, 2010 Planning Commission Meeting

The following items appear on the agenda for the November 16, 2010 Planning Commission meeting:

### **OLD BUSINESS:**

UPDATE – Nov. 9, 2010

The rezoning of several parcels on South Lincoln Street was tabled by the applicant at the October 19, 2010 meeting. Since that meeting, Staff has met with the applicant several times to discuss possible alternatives to the rezoning to the University (U) District. A neighborhood meeting was also held by the applicant. To date, no new information has been submitted, however, the applicant may wish to share more information with the Commission at the meeting.

UPDATE – Oct. 13, 2010

The rezoning of several parcels on South Lincoln Street was tabled by the applicant at the September 21, 2010 meeting. Since that meeting, Staff has met with the applicant and the engineers for the project to discuss the sanitary sewer capacity and the traffic impacts, specifically what the studies would entail. No new information has been provided to date. Staff's position has not changed. The following is reiterated from the September 21, 2010 staff report.

**CASE NO:** PC10-016 SOUTH LINCOLN STREET REZONING

**APPLICANT:** Edwards Communities Development Company

**SITE LOCATION:** An irregular shaped parcel which mostly fronts on South Lincoln Street and also has frontage on East Summit Street and Morris Road.

<u>STATUS OF APPLICANT:</u>	Douglas Partners LLC (Dan Siegel) owns the majority of the properties with 4 parcels owned by other individuals.
<u>REQUESTED ACTION:</u>	Rezoning request from R-3: High Density Residential to U: University
<u>ZONING:</u>	Currently R-3: High Density Residential
<u>TRAFFIC:</u>	The parcels are accessed from South Lincoln Street, East Summit Street & Morris Road.
<u>SURROUNDING LAND USES:</u>	The property is surrounded by residential uses (single family, rooming house and multi-family).
<u>APPLICABLE CODE SECTIONS:</u>	Chapters 1117 and 1147 of the Kent Codified Ordinances

ANALYSIS:

The applicant is requesting the rezoning of eight (8) separate parcels of land consisting of 10.061 acres of land. The requested rezoning proposes that the current R-3 Zoning classification of the properties in question be changed to the U: University zoning classification. According to the cover letter submitted by the applicant, the project they would like to build on the property involves the construction of 612 beds of upscale student housing. The applicant does not give an indication of how many actual units of housing will be built, but if there were 4 beds per unit, this would equate to 153 dwelling units. If there were only two bedrooms per unit, this would equate to 306 dwelling units. According to the applicant's calculations (Cover letter, first paragraph, Pg. 2) the current R-3 zoning would only permit a maximum of 80 dwelling units. With only two unrelated persons per dwelling unit as per the current code and zoning, the applicant could only build about 160 beds. As such, the proposed project is about 3.8 times larger than the maximum permitted by the current zoning.

Chapter 1117 of the Kent Zoning code spells out the process for zoning amendments. In Section 1117.03, there appear to be two criteria that the applicant needs to address in making such a request. Under subsection (e), the applicant is required to submit evidence that, "the proposed amendment would materialize in an equal or better Zoning Ordinance than that existing." Subsection (h) under 1117.03 indicates that there should be evidence, "that the existing Zoning Ordinance is unreasonable with respect to the particular property, and that it deprives the property owner of his/her lawful and reasonable use of the land." For the purposes of this Zoning Ordinance, a limitation upon the financial gain from the land in question shall not constitute unreasonable zoning. The Planning Commission and ultimately, City Council will need to review the applicant's submission and determine whether the applicant has addressed subsection's (e) and (h). In addition, the Commission and City Council should consider

the enclosed recommendation from city staff when formulating their recommendation (Planning Commission) and decision (City Council).

Staff has reviewed the applicant's cover letter and is of the opinion that it lacks any substantive evidence or information that justifies the rezoning being requested based on the provisions of subsections (e) or (h) of Section 1117.03. The applicant attempts to make several points in support of the argument for rezoning in the cover letter submitted, however it is not clear which of those points are directed specifically at addressing subsections (e) or (h).

It is staff's opinion that subsection (e) is intended to set a parameter for the review of a zoning amendment that requires the Planning Commission and the City Council to make a determination that a zoning amendment creates a better zoning regimen for both the applicant and the community. Clearly, the proposed amendment would be productive for the applicant by allowing the applicant to construct a project at the size and density they desire.

However, the proposed change raises some questions from the City's side which are potentially problematic for the City and residents of the area. The developer should be required to address these questions before the City considers the merit of this rezoning request, and whether supportive arguments in relation to subsections (e) and (h) are reasonable.

In discussing this project with other city staff, several concerns were raised by the Division of Engineering with regard to traffic impact and the impact of the new, additional dwelling units on the sanitary sewer system. The water pressure in that area to serve the domestic supply is also in question. Copies of letters from the Engineering staff (enclosed with this report) indicate concerns about traffic impact and the capacity of the sanitary sewer system in the area.

Furthermore, the proposed request appears to be aimed at using a zoning district classification (the U: University District) as a mechanism to bypass the current zoning in place for the subject properties. The U District allows the developer of a property to construct housing without regard to density, number of dwelling units, open space or required parking. While the zoning code and purpose of the U District do not preclude it from being used for private purposes related to the University, the potential extension of the U District beyond its current delineation on properties not owned and controlled by the University needs to be carefully weighed and sparingly used. In situations where there is doubt or question as to the potential impact of the project on city services and utilities, these issues should be addressed prior to rezoning rather than once the rezoning has been given. It should also be noted that while a number of uses and operations in the City can be connected in some way to the university, especially residential uses, this connection alone would not justify rezoning large areas of the City into the U District.

With regard to Subsection (h), it would appear that many of the applicant's arguments attempt to address how the project that the applicant wants to build on the site is not financially feasible due to the existing R-3 Zoning (see end of paragraph at top of Pg 2

of applicant's cover letter). While the applicant has provided a visual rendering of what the buildings in the project might look like and samples of what they have built in other communities, no specific plans have been submitted for the Kent site as part of this application. Staff acknowledges that such plans are not required to be submitted as part of a rezoning application; however, the applicant's proposal would be better served by showing some preliminary plans of what would be built on the Kent site rather than showing what has been built elsewhere. The City has no way of knowing if the other facilities shown are comparable in site size or layout with the Kent site.

In 2005, the current owner of a large portion of the subject site, Dan Siegel, in conjunction with Douglas Partners LLC, submitted plans for the construction of 84 units of 1-3 bedroom town homes and garden apartments on a smaller portion of the site (8.508 acres).

This project required several zoning variances, including a variance regarding the overall density of the project, and was granted those variances along with the Planning Commission's approval of a Conditional Zoning Certificate. That project did provide the required amount of open space. While the project was never built for reasons not clear to the City, we can only presume that the time and effort put into the design by the developer and their architect showed that the project was viable and buildable under the R-3 Zoning. This would seem to refute the statement at the end of the first full paragraph on Page 2 of the applicant's cover letter indicating that building anything new under the current R-3 Zoning classification is impractical, if not impossible. In our opinion, the zoning is not unlawful or unreasonable and does not deprive the owner of a reasonable use of the land.

In the final part of the applicant's cover letter, the applicant gives an opinion on the state of student housing and changes that are occurring in the market and how the current zoning may be driving student housing to be built farther from the campus. The letter also states that the applicant's proposed project could potentially take stress off of some of the older neighborhoods with regard to illegal conversions and the further deterioration of the housing. Our experiences with the student housing market over the years do not support the applicant's perceptions of the market or how this project would impact that market.

It is staff's experience that there are two separate and somewhat independent elements of the student housing market. One of those elements consists of larger landlords and property owners who own multiple properties and whose goal it is to be longer term owners of such housing. Their clients are those students who look for a place to rent and their sole purpose is to find housing. While occasionally these landlords and corporate managers will attempt a single family house conversion, they are not the driving force behind the neighborhood conversions.

The second element of the market is the one-time investor, usually a parent, who is looking not only for housing for their student but is also looking at making the provision of housing for that student a positive investment opportunity. The theory here is that a house can be purchased, their child or children can live in it along with two to four other students and that the rent collected will make the monthly payments and expenses on

the home. Once the use of the home is completed it can be sold, sometimes recouping part or all of the original investment, plus a profit. To them, this is preferable to paying rent or room and board on or off campus. Many of the problem enforcement properties from the standpoint of illegal conversions have come from this element of the rental market.

The applicant does raise one interesting point towards the end of the letter about how this project could begin the process of revitalizing other areas in the city, especially with regard to student housing. Staff would agree that the City may be reaching a point with some of its older student housing stock where it needs to evaluate the best ways to deal with the issue in the future. This evaluation needs to be based on sound planning and community input and any zoning changes that are proposed should be consistent with that planning.

There are also several points separate from the cover letter that need to be addressed in the application submittal. The applicant indicates that he has assembled options to purchase the subject properties from their current owners and that said options provide the applicant the right to pursue the rezoning. Staff would request a copy of all said options so as to document this assertion by the applicant. Second, it appears that the property owned by Larry Neiman (see tax map included in application) would be completely enclosed and surrounded by the U District if the rezoning was approved. Mr. Neiman's property is not part of the proposed amendment and would remain R-3, as it is presently zoned. Having that parcel remain R-3 when everything around it is changed to U (if the amendment is approved) results in a "spot" zoning situation.

#### RECOMMENDATION:

Staff cannot support the rezoning in principal insofar as it is substantially different from the current R-3 Zoning, and is not based upon any notion of planning or an attempt to address a master plan for the area in question. Furthermore, concerns about potential negative impacts on traffic in the area and the capacity of the sanitary sewer system have only initially been raised and should be addressed before a responsible recommendation or decision on the zoning amendment can be made. While it would be more appropriate for the City and the applicant to take some time to review the specific questions that have been raised and more generally determine whether a mutually beneficial master plan can be devised, the applicant is entitled to decisions within the time frame allotted by Chapter 1117. As such, unless the applicant chooses to withdraw or postpone their request, staff recommends that the proposed zoning amendment be sent to the City Council by the Planning Commission with a negative recommendation and that City Council reject the request in full.

The following verbiage for the motion may be used:

I move that in Case PC10-016, that the Planning Commission recommend to Kent City Council not to approve the zoning map amendment as proposed until such time that a master planning for the area can be addressed and adequate capacity in the City utilities has been demonstrated.

List of Enclosures for this Project:

1. Zoning Map.

**NEW BUSINESS:**

<u>CASE NO:</u>	PC10-026
<u>APPLICANT:</u>	Acorn Alley Ph II – Site Plan
<u>SITE LOCATION:</u>	Alley #4, East Erie Street & South Depeyster Street
<u>STATUS OF APPLICANT:</u>	The applicant owns the property.
<u>REQUESTED ACTION:</u>	Site Plan Review & Approval to construct mixed use buildings
<u>ZONING:</u>	C-D: Commercial - Downtown
<u>TRAFFIC:</u>	The site is accessed from East Erie Street and Alley # 4.
<u>SURROUNDING LAND USES:</u>	Commercial properties surround this site.
<u>APPLICABLE CODE SECTIONS:</u>	Chapter 1119 and 1146 of the Kent Codified Ordinance

ANALYSIS:

*PROJECT DESCRIPTION:*

Ron Burbick is planning to continue south with the Acorn Alley Project and is proposing a mixed use, multiple building project between East Erie Street and Alley # 4, just west of South Depeyster Street.

The project will be constructed in two phases. The first phase will be built along East Erie Street and will consist of two - 3 story buildings and one – 2 story building. The first floor of all the buildings will front on East Erie Street and consist of commercial (restaurant, retail & possibly office) use as well as outdoor seating area(s). The second floor will front on Alley #4 and house commercial uses (restaurant, retail & possibly office). The third floor will be residential or office space.

The second phase is located between Phases I & II (closer to Alley #4) and is not part of the current plan review set.

**TRAFFIC/PARKING:**

Traffic patterns will change since construction will take place on part of the existing parking for Phase I. During construction, 19 temporary parking spaces will be provided at Alley #4 and South Depeyster Street with access from South Depeyster Street. There are 23 parking spaces provided on site. Additional parking is available on public streets and PARTA's multimodal facility (once is it constructed). Staff has estimated the required parking need to be 127 spaces, however, since the project is located in the C-D District, such parking is not required to be provided under the provisions of 1146.08 of the Zoning Code. In addition to the limited on-site parking, the project will utilize public parking in the area, both existing and proposed.

**UTILITIES:**

Existing water and sanitary mains will service the utility needs.

**STORMWATER:**

No city storm sewer exists on East Erie Street. The proposal is to install a trench drain to capture runoff from the one way driveway and discharge through a hole in the curb which is the existing method. When the city reconstructs East Erie Street as part of the downtown project, the lateral will be connected to the storm sewer at that time. The roof drains and rear parking lot will be collected and discharge to the existing 15" storm sewer in Alley #4.

**SIGNAGE:**

Each tenant will have a sign similar to those in Phase 1 of Acorn Alley.

**LIGHTING/LANDSCAPING/DUMPSTER:**

Lighting will be similar to what is provided in Phase 1 with wall sconces and decorative street lamps. There is little room for any landscaping. The applicant has indicated that landscaping will be provided where feasible. The dumpsters are located in the parking lot along Alley #4.

**ARCHITECTURAL ADVISORY BOARD:**

This project was reviewed by the Architectural Advisory Board on November 3, 2010. Several of the comments/suggestions are to be addressed and presented again to the Board on November 15, 2010. Their concerns were as follows:

- The tower at the corner of South Depeyster & East Erie Street – too tall
- The vertical & horizontal line on the building in the middle – too busy
- The clear story windows on the building at the corner of South Depeyster & East Erie Street and the brick inlet above these windows – incorporate so not as much separation & darken the inlet material
- The angled walls entering Acorn Alley from East Erie Street – modify to have continuous flow around the corner

Please note that no City funding is being utilized for this project. Hence, a Certificate of Appropriateness is not required. The Commission may wish to incorporate the Architectural Review Board's comments in the conditions.

**VARIANCES:**

No variances are required. A license to occupy the right-of-way is needed for the footers and the outdoor seating.

**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 PC10-026, the Planning Commission approve the Site Plan to construct mixed use development consisting of 3 buildings subject to the following:

1. Technical Plan Review.
2. Obtain a License to Occupy the City's R/W
3. Incorporate the Architectural Review Board recommendations

**List of Enclosures for this Project:**

1. Applicant Cover Letter dated October 11, 2010.
2. Site Plan dated November 08, 2010.
3. Conceptual streetscape plan for East Erie Street.
4. 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  
Income Tax Division**

**October 31, 2010**

***Income Tax Receipts Comparisons - RESTATED - (NET of Refunds)***

**Monthly Receipts**

Total receipts for the month of October, 2010	\$961,274
Total receipts for the month of October, 2009	\$886,840
Total receipts for the month of October, 2008	\$960,601

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

	<u>Year-to-date Actual</u>	<u>Percent of Annual</u>
Total receipts January 1 through October 31, 2010	\$8,667,462	
Total receipts January 1 through October 31, 2009	\$8,809,100	84.04%
Total receipts January 1 through October 31, 2008	\$8,920,457	83.27%

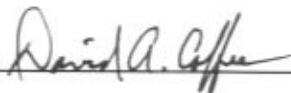
**Year-to-date Receipts Through October 31, 2010 - Budget vs. Actual**

<u>Year</u>	<u>Annual Budgeted Receipts</u>	<u>Revised Budgeted Receipts</u>	<u>Year-to-date Actual Receipts</u>	<u>Percent Collected</u>	<u>Percent Remaining</u>
2010	\$ 10,500,000	\$ 10,500,000	\$ 8,667,462	82.55%	17.45%

**Comparisons of Total Annual Receipts for Previous Five Years**

<u>Year</u>	<u>Total Receipts</u>	<u>Percent Change From Prior Year</u>
2005	\$ 10,188,261	6.33%
2006	\$ 10,151,202	-0.36%
2007	\$ 10,540,992	3.84%
2008	\$ 10,712,803	1.63%
2009	\$ 10,482,215	-2.15%

Submitted by



Director of Budget and Finance

**2010 CITY OF KENT, OHIO**  
**Comparison of Income Tax Receipts**  
**for Month Ended October 31, 2010**

Monthly Receipts				Comparisons	
Month	2008	2009	2010	Amount	Percent Change
January	\$ 1,012,461	\$ 731,968	\$ 952,296	\$ 220,328	30.10%
February	782,239	1,083,705	785,233	(298,472)	-27.54%
March	852,617	845,720	809,613	(36,107)	-4.27%
April	1,207,724	993,055	1,026,687	33,632	3.39%
May	749,292	988,003	877,364	(110,639)	-11.20%
June	848,840	867,634	798,635	(68,999)	-7.95%
July	921,824	824,083	828,960	4,877	0.59%
August	757,111	858,853	865,224	6,371	0.74%
September	827,748	729,239	762,176	32,937	4.52%
October	960,601	886,840	961,274	74,434	8.39%
November	887,150	820,876			
December	905,196	852,239			
Totals	\$ 10,712,803	\$ 10,482,215	\$ 8,667,462		

Year-to-Date Receipts				Comparisons	
Month	2008	2009	2010	Amount	Percent Change
January	\$ 1,012,461	\$ 731,968	\$ 952,296	\$ 220,328	30.10%
February	1,794,700	1,815,673	1,737,529	(78,144)	-4.30%
March	2,647,317	2,661,393	2,547,142	(114,251)	-4.29%
April	3,855,041	3,654,448	3,573,829	(80,619)	-2.21%
May	4,604,333	4,642,451	4,451,193	(191,258)	-4.12%
June	5,453,173	5,510,085	5,249,828	(260,257)	-4.72%
July	6,374,997	6,334,168	6,078,788	(255,380)	-4.03%
August	7,132,108	7,193,021	6,944,012	(249,009)	-3.46%
September	7,959,856	7,922,260	7,706,188	(216,072)	-2.73%
October	8,920,457	8,809,100	8,667,462	(141,638)	-1.61%
November	9,807,607	9,629,976			
December	10,712,803	10,482,215			
Totals	\$ 10,712,803	\$ 10,482,215			

**2010 CITY OF KENT, OHIO**  
**Comparison of Income Tax Receipts from Kent State University**  
**for Month Ended October 31, 2010**

Monthly Receipts				Comparisons	
Month	2008	2009	2010	Amount	Percent Change
January	\$ 328,155	\$ 344,562	\$ 422,779	\$ 78,217	22.70%
February	304,739	346,921	328,502	(18,419)	-5.31%
March	359,268	344,275	349,936	5,661	1.64%
April	324,465	346,865	350,591	3,726	1.07%
May	321,356	340,901	348,819	7,918	2.32%
June	321,029	335,596	345,261	9,665	2.88%
July	304,548	320,155	334,650	14,495	4.53%
August	320,946	366,601	381,241	14,640	3.99%
September	306,590	287,150	291,775	4,625	1.61%
October	341,832	348,108	370,956	22,848	6.56%
November	342,612	353,917			
December	343,999	355,737			
Totals	\$ 3,919,539	\$ 4,090,788	\$ 3,524,510		

Year-to-Date Receipts				Comparisons	
Month	2008	2009	2010	Amount	Percent Change
January	\$ 328,155	\$ 344,562	\$ 422,779	\$ 78,217	22.70%
February	632,894	691,483	751,281	59,798	8.65%
March	992,162	1,035,758	1,101,217	65,459	6.32%
April	1,316,627	1,382,623	1,451,808	69,185	5.00%
May	1,637,983	1,723,524	1,800,627	77,103	4.47%
June	1,959,012	2,059,120	2,145,888	86,768	4.21%
July	2,263,560	2,379,275	2,480,538	101,263	4.26%
August	2,584,506	2,745,876	2,861,779	115,903	4.22%
September	2,891,096	3,033,026	3,153,554	120,528	3.97%
October	3,232,928	3,381,134	3,524,510	143,376	4.24%
November	3,575,540	3,735,051			
December	3,919,539	4,090,788			
Totals	\$ 3,919,539	\$ 4,090,788			

**2010 CITY OF KENT, OHIO**  
**Comparison of Income Tax Receipts from Kent State University**  
**for Month Ended October 31, 2010**

**Comparisons of Total Annual Receipts for Previous Five Years**

<u>Year</u>	<u>Total Receipts</u>	<u>Percent Change</u>
2005	\$ 3,452,767	2.42%
2006	\$ 3,542,080	2.59%
2007	\$ 3,707,931	4.68%
2008	\$ 3,919,539	5.71%
2009	\$ 4,090,788	4.37%



# CITY OF KENT, OHIO

## OFFICE OF THE CITY MANAGER

November 16, 2010

Portage County Board of Commissioners

Mr. Chuck Keiper

Ms. Maureen Frederick

Mr. Chris Smeiles

449 S. Meridian Street, 7th Floor, Portage County Administration. Bldg.  
Ravenna, Ohio 44266

RE: County Municipal Court Site Selection

Dear Commissioners Keiper, Frederick and Smeiles,

I am writing in response to your letter dated October 19 expressing your desire to re-open a dialog to discuss the future site of the Portage County Municipal Court House. As you know, our downtown Kent redevelopment project has been moving forward at a brisk pace. Our partners, public and private, have made substantial commitments and investment to make the vision and planning a reality. In total, we believe that the overall investment in the Central Business District will top \$85 million and feature 500-600 permanent, high paying jobs being retained or created in Kent and Portage County. We would welcome the opportunity for the County to become a partner in these exciting projects.

Per our past efforts, the City of Kent remains interested in exploring facility options that will reduce expenses and gain efficiencies through strategic partnerships. Without question, the Kent Central Gateway Multi-Modal facility would not have received funding if not for the public (PARTA/KSU/City of Kent) and private (Farimount/Pizzuti/Burbick) partnerships we were able to foster. We believe the new Municipal Courthouse can be an additional, complementary piece of downtown redevelopment.

The last we knew the County had hired a firm in February 2010 to evaluate prospective sites in Kent but after 10 months of study we have not seen any results from that assessment nor have we heard any recommendations for the site selection. Commissioner Smeiles has recently mentioned an interest in a possible joint project at the Summit/Day/Water Street location but I don't know if that site preference is shared by each of the Commissioners and without the benefit of the consultant's analysis I am not in a position to respond to the adequacy of that site. I would welcome the chance to review the data that you have had prepared for that site for further consideration.


As you know, the City of Kent in 2009 funded a study in the amount of \$13,000 to investigate the required lot(s) size, foot prints, parking, and potential efficiencies of shared facilities for the City, County and Kent State University. While a joint project with the three entities ultimately did not move forward this past year, we did gain valuable information on the scope and requirements for City facilities.

You may recall in that in March 2010 we offered to share the facility space data (for both the City's and the County's space needs) that our consultant had prepared so that your architect could consider possible joint site opportunities that were capable of accommodating the building and parking requirements for each of our prospective facilities. If your architectural firm has identified sites that satisfy those general parameters, a meeting to discuss the viable alternatives would seem to be in order.

To that end, we would be pleased to attend a meeting to review the consultant's recommendations and your site preferences that you think would mutually benefit both the City of Kent and Portage County tax payers. I would suggest that we try to have as many of the partners at the table as possible to ensure clear communication of each party's intentions and commitments from the start. I don't want to presume the appropriate protocols but it seems to me that all three Commissioners should attend, Commissioner-elect Tommie Joe Marsilio, Judge Kevin Poland (as the judicial representative) as well as City representatives including Mayor Jerry Fiala, Councilman Wilson, Bill Lillich and Dan Smith.

Once again, thank you for your request to again explore options for a collaborative effort that could mutually benefit planning for both a new City of Kent Safety Center and Portage County Municipal Courthouse. We look forward to setting a meeting date to review your architect's site analysis with all of the partners listed above. As always, please do not hesitate to call if you have any additional questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'DR', with a stylized flourish extending to the left.

David Ruller  
Kent City Manager

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# Heritage Ohio Main Street Program Monthly Report

*Report only those items completed in your project area.*  
 Heritage Ohio 846-½ East Main Street Columbus, Ohio 43205

Month and Year	District/Municipality	Program Manager
July 2010	Main Street Kent	Mary Gilbert

## DESIGN

### Completed Façade Renovations *(include any work completed on building storefronts)*

Building Name or Address	Amount Invested	Source of Funds	Tax Credit

### Other Completed Building Rehabilitation Projects

*(include completed work other than façade, on buildings)*

Building Name or Address	Amount Invested	Source of Funds	Tax Credit
Renovation for The Exchange relocation – 407 East Main Street	\$20,000	Private	
Install Electric for new sign – Jimmy John’s, 313 East Main Street	N/A	Private	

### Other Completed New Construction

*(include completed new construction other than facade, on buildings)*

Building Name or Address	Amount Invested	Source of Funds	Tax Credit
None			

### Buildings Sold *(list any property transfers in your project area)*

Building Name or Address	Amount of Sale	Amount of Previous Sale
None		

### Public Improvements Completed Affecting District *(list only permanent improvements)*

Project Description	Cost of Project	Source of S
None		

# ECONOMIC RESTRUCTURING

## New Businesses Opened in District *(FTE = Full Time Employee; PTE = Part Time Employee)*

Name and Address	Type of Business	# FTE	# PTE
Dragonfly	Gifts/embroidery		3

## Businesses Closed/Moved Out of District

Name and Address	Type of Business	FTE lost	PTE lost
None			

## Businesses Expanded in District

Name and Address	Type of Business	New FTE	New PTE
None			

## New Housing Completed in District

Address	# Of Units Created	Completion Cost	Monthly Rent
None			

# PROMOTION

## District Promotions Completed *(please indicate type of promotion {R = retail; SE = special event; I = image})*

Event	Sponsors	Type	Total Cost
Heritage Festival	KUSO	SE	\$40,000
Wine & Art Rewind Festival	Main Street Kent, The Burbick Foundation	SE	\$12,000
Blues Festival	Downtown Businesses, WKSU	SE	N/A
Sidewalk Cinema	Standing Rock Cultural Arts	SE	N/A

# ORGANIZATION

## Training Sessions Attended

Total Number of Trainings Attended	MS Manager (X)	Volunteer (X)
Main Street 101 – Canton		1

## Volunteer Hours

Donated Hours	
Total Volunteer Hours Donated	431 Hours



<b>Total Hours Volunteered to Heritage Ohio</b>	0 Hours
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### Fundraising Efforts

Event/Project	Source and Amount
Art & Wine Festival	\$2,000

### Membership Efforts

Total New Members	Total Membership Amount Collected/Pledged
None	

## Commentary

### Commentary by Committee

<p><b>Design:</b> The Design Committee continued to work on the Sculpture Mile, the Design Guidelines zoning code draft and the Adopt-A-Spot program.</p>	<p><b>Promotion:</b> The Promotion Committee finalized plans for the Art &amp; Wine Festival rescheduled due to weather, participated in implementing the Heritage Festival and helped to promote the Blues Festival and the Sidewalk Cinema.</p>
<p><b>Organization:</b> The Organization Committee continued to work on improved public relations including the final changes to the new website.</p>	<p><b>Economic Restructuring:</b> The Economic Restructuring Committee sponsored a breakfast for downtown business owners to provide information on the new construction projects planned for downtown Kent.</p>

### Program Commentary *(list critical issues, challenges, and successes of the past month)*

<p>Staff worked on the following projects this month: the Art &amp; Wine Festival Rewind, KUSO Heritage Festival, KSU Orientation planning, business owner's breakfast, adopt-a-spot program, new website, planning for Sherlock Holmes event, planning for the Black Squirrel Triathlon. In addition, the Executive Director presented a Main Street Kent update to Kent City Council.</p>
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**Suggestions for Heritage Ohio Staff** *(list suggestions on services or training topics; new resources; questions)*

# Heritage Ohio Main Street Program Monthly Report

*Report only those items completed in your project area.*  
 Heritage Ohio 846-½ East Main Street Columbus, Ohio 43205

Month and Year	District/Municipality	Program Manager
August 2010	Main Street Kent	Mary Gilbert

## DESIGN

### Completed Façade Renovations *(include any work completed on building storefronts)*

Building Name or Address	Amount Invested	Source of Funds	Tax Credit
Valvoline – 403 East Main Street – construction of new gable on front and installation of new signage	\$30,000	Private	
Renovation of space for Sultan Foods Deli & Smoothies – 425 Franklin Avenue	\$10,000	Private	
Jim Silver, Attorney, 217 North Water Street – new signage	N/A	Private	

### Other Completed Building Rehabilitation Projects

*(include completed work other than façade, on buildings)*

Building Name or Address	Amount Invested	Source of Funds	Tax Credit
None			

### Other Completed New Construction

*(include completed new construction other than facade, on buildings)*

Building Name or Address	Amount Invested	Source of Funds	Tax Credit
None			

### Buildings Sold *(list any property transfers in your project area)*

Building Name or Address	Amount of Sale	Amount of Previous Sale
218 Erie St	\$230,000	

### Public Improvements Completed Affecting District *(list only permanent improvements)*

Project Description	Cost of Project	Source of S
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None		
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## ECONOMIC RESTRUCTURING

### New Businesses Opened in District *(FTE = Full Time Employee; PTE = Part Time Employee)*

Name and Address	Type of Business	# FTE	# PTE
None			

### Businesses Closed/Moved Out of District

Name and Address	Type of Business	FTE lost	PTE lost
None			

### Businesses Expanded in District

Name and Address	Type of Business	New FTE	New PTE
None			

### New Housing Completed in District

Address	# Of Units Created	Completion Cost	Monthly Rent
None			

## PROMOTION

### District Promotions Completed *(please indicate type of promotion (R = retail; SE = special event; I = image))*

Event	Sponsors	Type	Total Cost
Black Squirrel Triathlon	Kent Parks & Recreation, Main Street Kent	SE	N/A
Ice Cream Social	Standing Rock Cultural Arts, Main Street Kent	SE	N/A
Discover Downtown – KSU Welcome Event	Main Street Kent, Kent Area Chamber of Commerce	SE	\$3,000

## ORGANIZATION

### Training Sessions Attended

Total Number of Trainings Attended	MS Manager (X)	Volunteer (X)
Historic Theatre Workshop		2

### Volunteer Hours

Donated Hours

<b>Total Volunteer Hours Donated</b>	101 Hours
<b>Total Hours Volunteered to Heritage Ohio</b>	0 Hours

### Fundraising Efforts

<b>Event/Project</b>	<b>Source and Amount</b>
None	

### Membership Efforts

<b>Total New Members</b>	<b>Total Membership Amount Collected/Pledged</b>
None	

## Commentary

### Commentary by Committee

<b>Design:</b> The Design Committee continued to work on the Sculpture Mile, the Design Guidelines zoning code draft and the Adopt-A-Spot program.	<b>Promotion:</b> The Promotion Committee assisted and sponsored the Black Squirrel Triathlon providing bags, food and live music for participants. In addition, the promotion committee in partnership with the Chamber implemented the Discover Downtown KSU Welcome Event with a record number of participants. Helped to promote the Ice Cream Social.
<b>Organization:</b> The Organization Committee continued to work on improved public relations.	<b>Economic Restructuring:</b> The Economic Restructuring Committee continued to meet regarding the new construction project planned for downtown Kent.

### Program Commentary *(list critical issues, challenges, and successes of the past month)*

Staff worked on the following projects this month: the Black Squirrel Triathlon, KSU Orientation, Discover Downtown KSU Welcome event, adopt-a-spot program, planning for the homecoming parade, planning for the Sherlock Holmes event, and coordination of goodie bags for KSU students provided by the downtown businesses. In addition, the Executive Director presented a Main Street Kent update to the Kent Kiwanis Club and the Kent Rotary and staffed a booth at KSU Orientation handing out brochures and Main Street Kent Frisbees. Main Street Kent sponsored two downtown business owners to attend the Heritage Ohio Historic Theatre Workshop.
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**Suggestions for Heritage Ohio Staff** *(list suggestions on services or training topics; new resources; questions)*

[Empty rectangular box for suggestions]

# Heritage Ohio Main Street Program Monthly Report

*Report only those items completed in your project area.*  
 Heritage Ohio 846-½ East Main Street Columbus, Ohio 43205

Month and Year	District/Municipality	Program Manager
September 2010	Main Street Kent	Mary Gilbert

## DESIGN

### Completed Façade Renovations *(include any work completed on building storefronts)*

Building Name or Address	Amount Invested	Source of Funds	Tax Credit
The Pub, 142 West Day St – window renovations	N/A	Private	

### Other Completed Building Rehabilitation Projects

*(include completed work other than façade, on buildings)*

Building Name or Address	Amount Invested	Source of Funds	Tax Credit
None			

### Other Completed New Construction

*(include completed new construction other than façade, on buildings)*

Building Name or Address	Amount Invested	Source of Funds	Tax Credit
None			

### Buildings Sold *(list any property transfers in your project area)*

Building Name or Address	Amount of Sale	Amount of Previous Sale
None		

### Public Improvements Completed Affecting District *(list only permanent improvements)*

Project Description	Cost of Project	Source of S
None		

# ECONOMIC RESTRUCTURING

## New Businesses Opened in District *(FTE = Full Time Employee; PTE = Part Time Employee)*

Name and Address	Type of Business	# FTE	# PTE
None			

## Businesses Closed/Moved Out of District

Name and Address	Type of Business	FTE lost	PTE lost
None			

## Businesses Expanded in District

Name and Address	Type of Business	New FTE	New PTE
Ohio Music relocation and expansion	Retail/Service	0	0

## New Housing Completed in District

Address	# Of Units Created	Completion Cost	Monthly Rent
None			

# PROMOTION

## District Promotions Completed *(please indicate type of promotion {R = retail; SE = special event; I = image})*

Event	Sponsors	Type	Total Cost
September 11 <sup>th</sup> Memorial Band performance	Home Savings Bank, Main Street Kent	SE	\$400

# ORGANIZATION

## Training Sessions Attended

Total Number of Trainings Attended	MS Manager (X)	Volunteer (X)
Heritage Ohio Fundraising Training – Vermillion, OH	1	0

## Volunteer Hours

Donated Hours	
Total Volunteer Hours Donated	63 Hours
Total Hours Volunteered to Heritage Ohio	0 Hours



## Fundraising Efforts

Event/Project	Source and Amount
None	

## Membership Efforts

Total New Members	Total Membership Amount Collected/Pledged
None	

## Commentary

### Commentary by Committee

<p><b>Design:</b> The Design Committee continued to work on the Sculpture Mile, the Design Guidelines zoning code draft and the Adopt-A-Spot program</p>	<p><b>Promotion:</b> The Promotion Committee worked on planning for the Sherlock Holmes event that was cancelled due to a lack of participation and began working with a KSU events planning class to prepare for the Family Friendly Halloween event.</p>
<p><b>Organization:</b> The Organization Committee continued to work on improved public relations including the implementation of a new more user-friendly website that went "live" this month.</p>	<p><b>Economic Restructuring:</b> The Economic Restructuring Committee did not meet during the month of September.</p>

### Program Commentary *(list critical issues, challenges, and successes of the past month)*

<p>Staff worked on the following projects this month: the Adopt-A-Spot program, planning for the Sherlock Holmes event, planning for the Family Friendly Halloween event and planning for KSU Homecoming. The Executive Director attended fundraising training and served on a subcommittee to discuss short-term and long-term solutions to downtown parking.</p>
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### Suggestions for Heritage Ohio Staff *(list suggestions on services or training topics; new resources; questions)*

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