

ORDINANCE NO. 2020-06

AN ORDINANCE AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO ENTER INTO A LICENSE AGREEMENT BETWEEN THE CITY OF KENT AND RANDOM OHIO, LLC TO ALLOW FOR THE INSTALLATION OF AN OUTDOOR PATIO AND ENTRANCE AT 101 CRAIN AVENUE, AND DECLARING AN EMERGENCY.

WHEREAS, the City of Kent desires to enter into a License Agreement with Random Ohio, LLC to allow for the installation of an outdoor patio and entrance at 101 Crain Avenue, a part of which will be constructed on City owned property; and

WHEREAS, the property shall be used for the purpose of building access from the parking lot, pedestrian access from the public sidewalk, an outdoor patio and facility entrance and will be known as the North Water Brewery.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Kent, Portage County, Ohio, at least three-fourths (3/4) of all members elected thereto concurring:

SECTION 1. That Council does hereby authorize the City Manager, or his designee, to enter into a License Agreement between the City of Kent and Random Ohio, LLC to allow for the installation of an outdoor patio and entrance at 101 Crain Avenue, and is more fully described in Exhibit "A" attached hereto and incorporated herein.

SECTION 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council, and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements of Section 121.22 of the Ohio Revised Code.

SECTION 3. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the residents of this City, for which reason and other reasons manifest to this Council this Ordinance is hereby declared to be an emergency measure and shall take effect and be in force immediately after passage.

PASSED: January 22, 2020
Date

J. F. Fiala
Jerry T. Fiala
Mayor and President of Council

EFFECTIVE: January 22, 2020
Date

ATTEST: Amy Wilkens
Amy Wilkens
Clerk of Council

I, AMY WILKENS, CLERK OF COUNCIL FOR THE CITY OF KENT, COUNTY OF PORTAGE, AND STATE OF OHIO, AND IN WHOSE CUSTODY THE ORIGINAL FILES AND RECORDS OF SAID COUNCIL ARE REQUIRED TO BE KEPT BY THE LAWS OF THE STATE OF OHIO, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF ORDINANCE No. _____, ADOPTED BY THE COUNCIL OF THE CITY OF KENT ON _____, 20____.

(SEAL)

AMY WILKENS
CLERK OF COUNCIL

CITY OF KENT
DEPARTMENT OF PUBLIC SERVICE
DIVISION OF ENGINEERING

MEMO

TO: Dave Ruller
Amy Wilkens

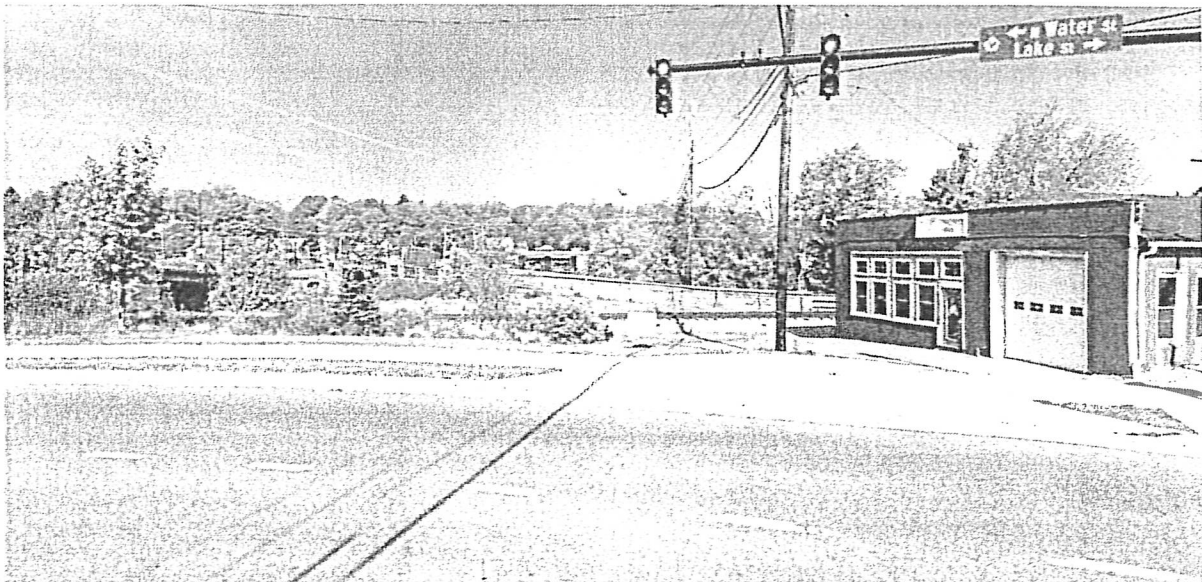
FROM: Jim Bowling *J.B.*

DATE: December 10, 2019

RE: 101 Crain Avenue (North Water Brewery) - License Agreement

The Service Department is requesting Council time to review and approve a request from Random Ohio LLC to install an outdoor patio and entrance at 101 Crain Avenue. The patio is to be constructed in conjunction with the development of the existing building at 101 Crain Avenue into a brewery. The location of the patio is in the right-of-way where Crain Avenue was formerly located (see photo). The right-of-way is still used for public and private utilities, but upon review by the Service Department the request will have no significant impacts on our ability to maintain the utilities.

Attached is a copy of the proposed License Agreement.



C: Melanie Baker
Hope Jones

CITY OF KENT, OHIO
LICENSE AGREEMENT

THIS AGREEMENT is made by and between the CITY OF KENT, OHIO, hereinafter called "City" and Random Ohio LLC., hereinafter called the "Licensee."

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

Exhibit 11-7-2019 Set-A1 Code ADA Furniture
Exhibit 11-7-2019 Set-A2 Site
Exhibit 11-7-2019 Set-A3 Arch Site Plan
Exhibit 11-7-2019 Set-A4 Overall Floor Plan
Exhibit Proposed License Area
Exhibit Proposed License Area Description

The parties hereto covenant and agree as follows:

1. NATURE OF INTEREST:

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

2. USE:

2.1 The Property shall be used for the purpose of: Building Access from the parking lot, pedestrian access from the public sidewalk, an outdoor patio and facility entrance and for no other purpose.

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

3. TERM:

The City does hereby agree the Property may be used by the Licensee for a term of one (1) year commencing on _____, 2020, and ending on _____, 2021 unless terminated earlier by either party. This license will automatically renew yearly unless one (1) month before expiration either party notifies the other of its intention to terminate per Paragraph 14.

4. **NECESSARY LICENSES AND PERMITS:**

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

All correspondence to the City shall be addressed:

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

All correspondence to the Licensee shall be addressed:

Don Schejldahl
Random Ohio LLC
122 N. Mantua
Kent, Ohio 44240

Bob Mayfield
Random Ohio LLC
346 Oakwood Drive
Kent, Ohio 44240

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

5. **STORAGE AND VENDING:**

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

6. **TAXES:**

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

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

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

8. **CITY USE OF PROPERTY:**

If for any reason the Director of Public Service or his duly appointed representative deems it necessary to order the removal, reconstruction, relocation or repair of the Licensee's changes to the City's property, then said removal, reconstruction, relocation or repair shall be promptly undertaken at the sole expense of the Licensee's thereof. Failure on the part of the Licensee to conform to the provisions of this permit will be cause for suspension, revocation or annulment of this permit, as the Director of Public Service deems necessary.

9. **MAINTENANCE OF PROPERTY:**

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

10. **MAINTENANCE OF IMPROVEMENTS:**

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

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

11. **HOLD HARMLESS:**

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

12. **INSURANCE:**

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

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

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

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

13. **MODIFICATION:**

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

14. **REVOCAION AND TERMINATION:**

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

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

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

15. RELOCATION:

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

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

LICENSEE(S): Random Ohio LLC.

Signature

122 N. Mantua
Kent, Ohio 44240

Mailing Address

828-772-9374

Telephone

Signature

346 Oakwood Drive
Kent, Ohio 44240

330-221-5288

Date

CITY OF KENT, OHIO

Director of Public Service

Date

APPROVED AS TO FORM:

Hope Jones, Law Director
City of Kent



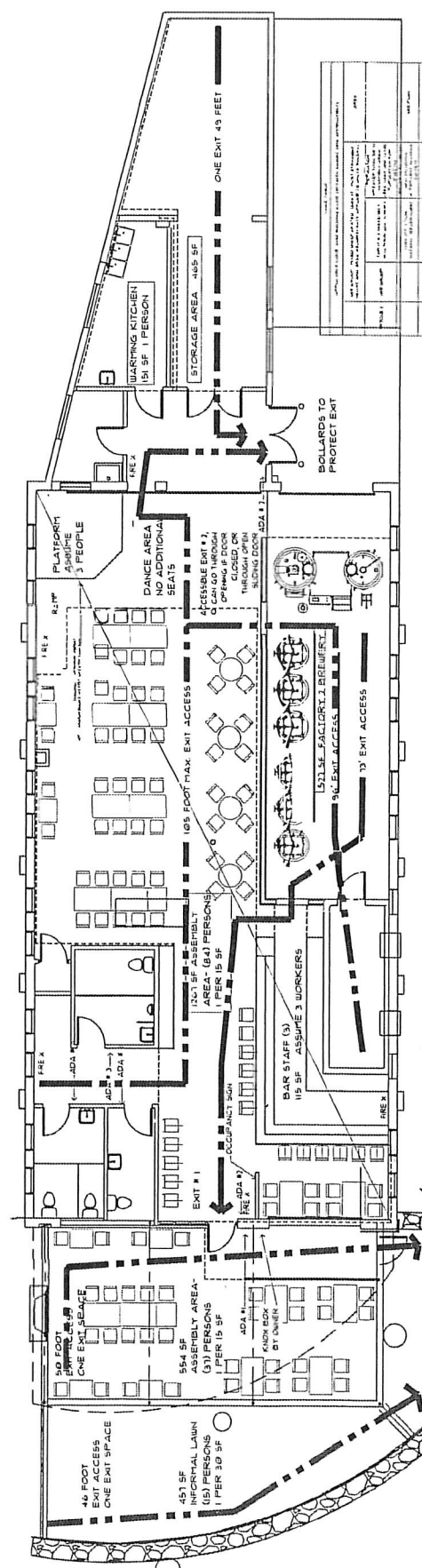
PROJECT DATE
11-7-2019

NORTH WATER BREWING
NORTH WATER STREET
KENT, OHIO 44240

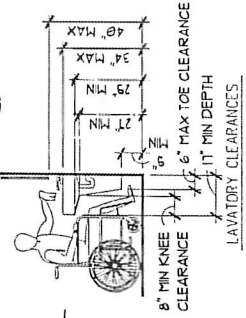
DESIGN WITH A VISION
RICK HAWKLEY ARCHITECT
P.O. BOX 664 KENT, OH 44240
330-715-2354
RICK@DESIGNWITHAVISION.COM

CONTENTS
OBBC
CODE PLAN
ADA

A-1



CODE PLAN
1/8" = 1'-0"

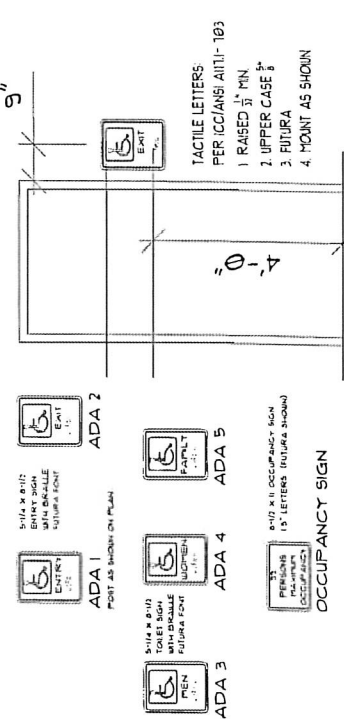


AREA	DESCRIPTIVE USE	PERCENTAGE	ADDITIONAL	TOTAL PERSONS
RECEPTION AND CASH	RECEPTION	50 SF	100%	1
BAR STAFF	BAR STAFF	100 SF	100%	3
WARMING KITCHEN	WARMING KITCHEN	100 SF	100%	1
RESTROOMS	RESTROOMS	100 SF	100%	1
DANCE AREA	DANCE AREA	100 SF	100%	1
ASSEMBLY AREA	ASSEMBLY AREA	100 SF	100%	1
STORAGE AREA	STORAGE AREA	100 SF	100%	1
WARMING KITCHEN	WARMING KITCHEN	100 SF	100%	1
RESTROOMS	RESTROOMS	100 SF	100%	1
RECEPTION AND CASH	RECEPTION	50 SF	100%	1
BAR STAFF	BAR STAFF	100 SF	100%	3
WARMING KITCHEN	WARMING KITCHEN	100 SF	100%	1
RESTROOMS	RESTROOMS	100 SF	100%	1
DANCE AREA	DANCE AREA	100 SF	100%	1
ASSEMBLY AREA	ASSEMBLY AREA	100 SF	100%	1
STORAGE AREA	STORAGE AREA	100 SF	100%	1
WARMING KITCHEN	WARMING KITCHEN	100 SF	100%	1
RESTROOMS	RESTROOMS	100 SF	100%	1

BASEMENT FLOOR PLAN
1/8" = 1'-0"

MARK	DESCRIPTION	LOCATION	QUANTITY
ADA1	ENTRY	ENTRY	1
ADA2	EXIT	EXIT	1
ADA3	WOMEN	RESTROOMS	1
ADA4	MEN	RESTROOMS	1
ADA5	PAINT	RESTROOMS	1

MARK	DESCRIPTION	LOCATION	QUANTITY
ADA1	ENTRY	ENTRY	1
ADA2	EXIT	EXIT	1
ADA3	WOMEN	RESTROOMS	1
ADA4	MEN	RESTROOMS	1
ADA5	PAINT	RESTROOMS	1



TACTILE SIGN
MOUNTING DETAIL



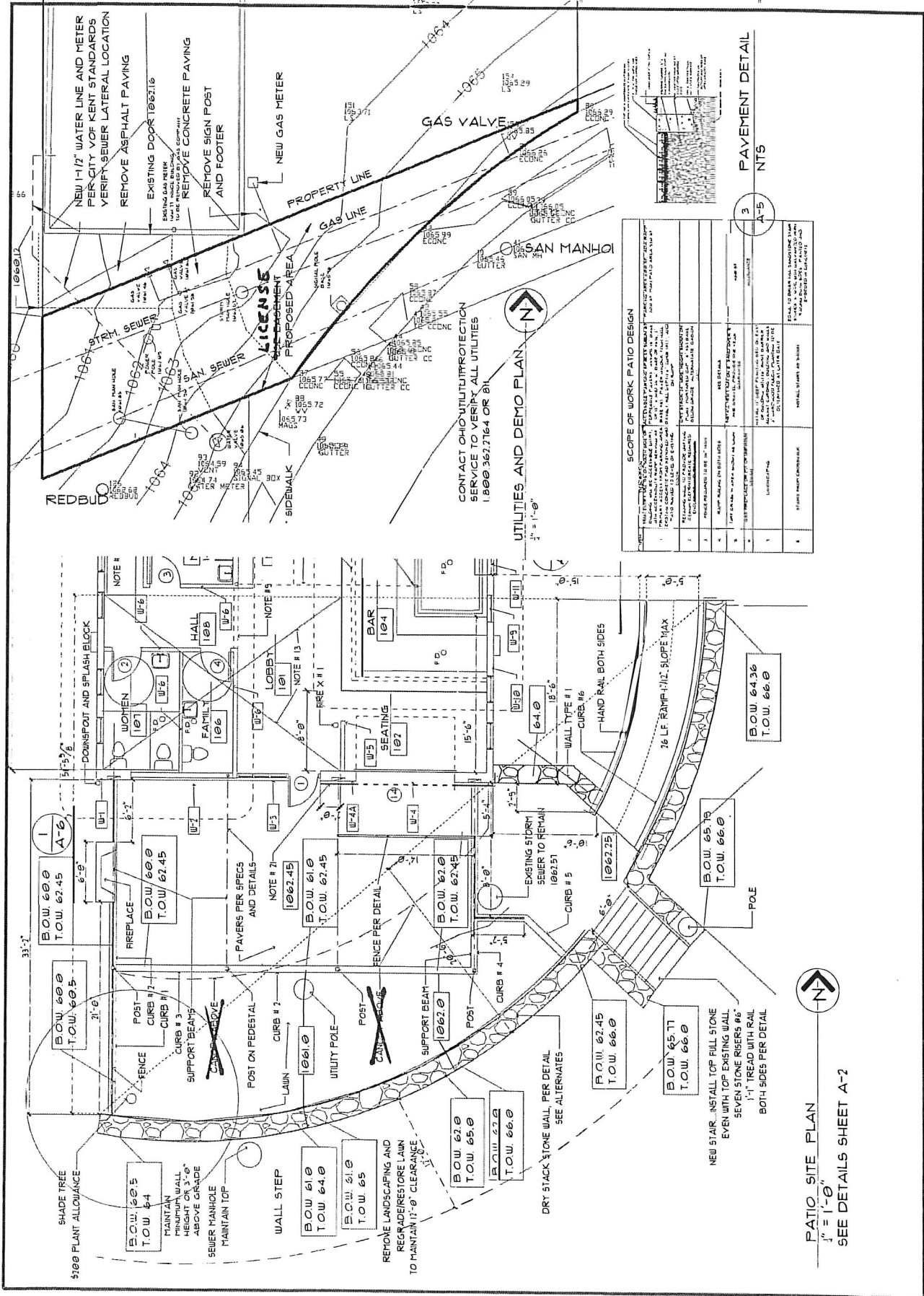
REGISTERED PROFESSIONAL ENGINEER
 KENT, OHIO
 PROJECT NO. 17-019
 DATE

NORTH WATER BREWERY
 NORTH WATER STREET
 KENT, OHIO 44240

DESIGN WITH A VISION
 ARCHITECT
 70 BOX 664 KENT, OH 44240
 330-715-2354
 RICK DESIGN WITH A VISION.COM

CONTENTS
 ARCHITECTURAL
 SITE PLAN

A-3



SCOPE OF WORK PATIO DESIGN

1	PREPARE PATIO DESIGN AND CONSTRUCTION DOCUMENTS FOR THE PATIO AREA AS SHOWN ON THE ATTACHED SHEETS.
2	VERIFY ALL UTILITIES AND DEMO LOCATIONS AND DEPT. RECORDS TO VERIFY ALL UTILITIES.
3	VERIFY ALL UTILITIES AND DEMO LOCATIONS AND DEPT. RECORDS TO VERIFY ALL UTILITIES.
4	VERIFY ALL UTILITIES AND DEMO LOCATIONS AND DEPT. RECORDS TO VERIFY ALL UTILITIES.
5	VERIFY ALL UTILITIES AND DEMO LOCATIONS AND DEPT. RECORDS TO VERIFY ALL UTILITIES.
6	VERIFY ALL UTILITIES AND DEMO LOCATIONS AND DEPT. RECORDS TO VERIFY ALL UTILITIES.
7	VERIFY ALL UTILITIES AND DEMO LOCATIONS AND DEPT. RECORDS TO VERIFY ALL UTILITIES.
8	VERIFY ALL UTILITIES AND DEMO LOCATIONS AND DEPT. RECORDS TO VERIFY ALL UTILITIES.
9	VERIFY ALL UTILITIES AND DEMO LOCATIONS AND DEPT. RECORDS TO VERIFY ALL UTILITIES.
10	VERIFY ALL UTILITIES AND DEMO LOCATIONS AND DEPT. RECORDS TO VERIFY ALL UTILITIES.

PAVEMENT DETAIL
 A-5
 NT5



PATIO SITE PLAN
 1/4" = 1'-0"
 SEE DETAILS SHEET A-2

LOCK STREET 33' RW

BEARINGS ARE FROM THE GRAIN AVENUE BRIDGE RELOCATION PLANS



bar in monument box found

Quick Service Welding and Machine Company
Instrument Number 2010014366
16798

Lot 30
Lot 31

R R M J Properties of Ohio LLC
Instrument Number 200427295

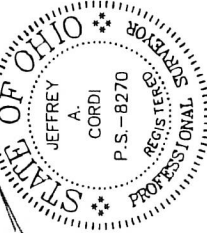
Akron Borearton Cluster Railway Company
Volume 1169, Page 708

Property line

R/N

S 00°14'36" E
2.46'

LAKE STREET 60' RW
S 67°59'04" W 503.78'



PREPARED BY:
JEFFREY A. CORDI, P.S. #8270
1052 INDEPENDENCE AVENUE
AKRON, OHIO 44310
330-388-8146
CordiSurvey@gmail.com

CURVE	RAD.	ARC	CH. BRG.	CHORD	DELTA	TAN.
C1	183.00'	79.51'	S 47°25'10" W	78.89'	24°53'40"	40.39'

LICENSE AREA EXHIBIT

SITUATED IN THE CITY OF KENT, PORTAGE COUNTY, OHIO AND LNNOWN AS BEING PART OF LOT 30 AND LOT 31 OF THE FORMER FRANKLIN TOWNSHIP

SCALE: 1" = 20' DATE: SEPTEMBER, 2019

N 00°13'48" W
32.31'

LICENSE AREA
2,442.65 square feet

TRUE PLACE OF BEGINNING

S 67°59'04" W 54.60'

C1

N 67°59'04" E 117.38'

LICENSE AREA
2425 square feet

Situated in the City of Kent, Portage County, Ohio and known as being part of Lot 30 and Lot 31 of the former Franklin Township and more fully described as follows:

Commencing at a bar in a monument box found at the intersection of the centerline of Lake Street (60 foot right of way) and Lock Street (33 foot right of way); thence S. 67°59'04"W., 503.78 feet along the centerline of said Lake Street to the **TRUE PLACE OF BEGINNING** for the **LICENSE AREA** herein described;

1) Thence **S. 67°59'04"W., 54.60 feet** continuing along the centerline of said Lake Street to the easterly right of way line of the Akron Barberton Cluster Railway Company;

2) Thence **N. 00°13'48"W., 32.31 feet** along the easterly right of way line of said railway to the southwesterly corner of a parcel now or formerly owned by R R M J Properties of Ohio LLC as recorded in Instrument Number 200427295 of the Portage County Records also being the on the northerly right of way line of said Lake Street;

3) Thence **N. 67°59'04"E., 117.38 feet** along the southerly line of said R R M J Properties parcel and northerly right of way line of said Lake Street to the southeasterly corner of said R R M J Properties parcel;

4) Thence **S. 00°14'36"E., 2.46 feet** along the projection of the easterly line of said R R M J Properties parcel to a point;

5) Thence along the arc of a non tangent curve to the left, said curve having the following properties:

arc length = 79.51feet
radius = 183.00 feet
chord bearing = S. 47°25'10"W.
chord length =78.89 feet
delta angle = 24°53'40"
tangent length = 40.39 feet

to the **TRUE PLACE OF BEGINNING** and containing **2425 square feet** of land.