

April 6, 2007



Land Use Committee Items

1. Riverside Wine Parking Lot Expansion



The owner of Riverside Wines (N. Mantua Street) is in the process of purchasing property to expand his parking lot. When a survey of the property was performed, it was discovered that the city owns a small, triangular sliver of property along the river behind his property. The owner has requested Council's consideration to deed the land to him.

Administration Recommendation

The strip of city property is landlocked and has no functional value to the city, so staff is recommending transferring ownership to the owner of Riverside Wines who will use it to square-off his lot which will allow an extra 5-8 parking spaces along the back edge of his property. (attachment)

Council Action

Authorize the transfer of the strip of city unused property.

2. Newcomer Investments, Agricultural District Designation



The Newcomer Investments property (better known as the Old Lappin Farm) has requested a renewal of their Agricultural District Designation. Representatives of the applicant will appear and offer proof of their agricultural district usage.

Administration Recommendation

Pending demonstration of proof of relevant usage, support the request.

Council Action

Authorize the renewal of the Agricultural District Designation.

Health and Safety Committee

3. Parking Action Committee Recommendations



You may recall that this issue was previously tabled. Mike Weddle has provided an update on the public outreach efforts and the outcome of the follow-up Parking Action Committee on this topic. (attachment)

Administration Recommendation

Recommend support for the revised parking policies as proposed.

Council Action

Adopt the proposed Parking Action Committee recommendations.

Community Development Committee



Ohio Department of Development
Serving Businesses, Communities, Citizens.

4. Tax Incentive Review Council's Annual Report

As required by the State of Ohio Enterprise Zone program, the Tax Incentive Review Council must review all active Enterprise Zone agreements annually and report their findings to the local legislative body. Mike Weddle has provided the 2006 program review for Council's consideration. (attachment)

Administration Recommendation

Recommend receipt and acceptance of the 2006 TIRC review.

Council Action

Approve the recommendations of the TIRC for 2007.

5. *Celebrate Kent!* Program Guidelines

At the request of Council, the *Celebrate Kent!* program guidelines were modified to include a matching requirement. Mike Weddle has provided a draft of the revised program guidelines for Council's consideration. (attachment)

Administration Recommendation

Recommend approval of the revised guidelines.

Council Action

Adopt the revised program guidelines and authorize staff to initiate the 2007 program.



Finance Committee Items

6. Proposed New Staff Position: Recreation Specialist

John Idone is requesting Council's authorization of a new position in the Parks and Recreation Department. The position will assist the Director in planning and operating recreation programs, and it is proposed to be self-supported through recreation program revenue. The new position was approved by the Parks and Recreation Board on January 18th. (attachment)

Administration Recommendation

John has provided an analysis of the need for the position and how it will be funded. Given that information, and the favorable vote of the Parks and Recreation Board, I recommend Council's support for John's request.

Council Action

Authorize the new position and increase the 2007 appropriation budget by \$11,000.



7. Kent Retail Assessment Presentation

At the end of 2006, staff hired Buxton Company to perform an evaluation of the Kent retail market. Buxton is a nationally recognized retail expert (www.buxtonco.com) who has worked with hundreds of retailers to locate new stores in communities all across the country. Buxton has completed their analysis of the Kent trade area and given the interest in retail growth in Kent, staff invited Buxton to provide an overview of their findings to Council. (attachment)

Administration Recommendation

Receive the information and ask questions as appropriate.

Council Action

No action needed at this time.





8. 2007 Budget Appropriations Amendments

Barb has been working with the department heads to develop a list of the necessary budget appropriation changes that need to be made to the 2007 budget. This is an administrative item that makes sure the departments have the operating and capital funds necessary to perform their functions. (attachment)

Administration Recommendation

Recommend Council's support of the appropriation amendments.

Council Action

Adopt the proposed appropriations amendments.

9. 2007 Public Service Fee Schedule

Gene has provided a list of recommended fee increases for his department's services for 2007. He has included an analysis of current recommended fee amounts. The proposed fee increases are small, and reflect material cost increases related to those services. (attachment)



Administration Recommendation

Recommend Council's approval of the proposed Public Service fee increases.

Council Action

Adopt the revised fee schedule for Public Service.

10. Executive Session

John Idone has requested Council time in executive session to consider a parks land transaction that he has been negotiating. (attachment)

Information Items

1. Rich's Gas Station

After getting word that Rich's Gas Station on West Main Street had closed, Mike Weddle tried to make contact with the owners to better understand why they closed and to see what their future plans for the property may be. Mike had a brief discussion with one representative of the company that indicated that the closure was a business decision driven by the fact that gas sales at the site had not kept pace with the costs of running a gas station, and in-store sales of convenience items could not provide adequate revenues to offset the costs of the gas portion of the business. We're still waiting to hear what their plans are for the future of the property.



2. Blue Ribbon Panel Recommendation Meetings

As discussed previously, we have been working with Ward Council Members to find a location to hold public meetings for the Blue Ribbon Panel members to present their budget recommendations. Here's a list of what we've developed so far:

Ward 1

Council Member Ferrara

Roy Smith Shelter

Mr. Ferrara will combine the Ward 1 meeting with Council Member Gavriloff at the Roy Smith shelter on April 19.

Ward 2 Council Member Gavriloff Roy Smith Shelter
Council Member Gavriloff has a Ward 2 meeting scheduled for April 19th at the Roy Smith Shelter House at Fred Fuller Park. She is willing to forego the ward meeting in light of the financial discussions. If this fits the schedule for the panel presenters, she can begin to get information out to her residents as so as the decision is made.

Ward 3 Council Member Wilson Recreation Center
Councilman Wilson has already discussed using the Recreation Center with John Idone. They are still working on setting a date and a time.

Ward 4 Council Member Kuhar Council Chambers
Councilman Kuhar has agreed to hold a joint meeting with Councilman Bargerstock for the two wards. The proposed site is the Council Chambers location. A date and time has not been set yet.

Ward 5 Council Member Bargerstock Council Chambers
Councilman Bargerstock has agreed to a joint meeting for Ward 4 and Ward 5, to be held in Council Chambers. A date and time has not been set yet.

Ward 6 Council Member Oswitch Faith Lutheran Church
Council Member Oswitch suggests using the Faith Lutheran Church AT 931 E. Main St., where she regularly holds her ward meetings. They charge no fees. A date and time have not been determined yet.

As we establish dates and times, and confirm the availability of the Blue Ribbon Panel members, we'll be sure to let you know.