



**RAVENNA CITY COUNCIL  
COMMITTEE OF THE WHOLE MEETING MINUTES  
July 19, 2021 at 7:00pm**

**The public meeting was held via Zoom and live streamed via YouTube. A video recording of the meeting can be found at: <https://www.youtube.com/watch?v=RqFOWJ7C7oE&t=20s>**

**The Committee of the Whole Meeting was called to order at 7:00 P.M. by Council President, Andrew Kluge.**

Council present via Zoom: Council President Andrew Kluge, Amy Michaels, Rob Kairis, Paul Moskun, Cheryl Wood, Tim Calfee, and Christina West.

Also attending the meeting via Zoom: Mayor Seman; Police Chief, Jeff Wallis; Acting Fire Chief, Mark Chapple; Finance Director, Brian Huff; City Engineer, Bob Finney; Service Director, Kay Dubinsky, Larry Silenius, Diane Smith and Council Clerk, Chelsea Gregor

**The first item on the agenda was to approve the Committee of the Whole meeting minutes from June 24, 2021.**

- Motion to approve the June 24, 2021 Committee of the Whole minutes as amended by Ms. Michael, 2<sup>nd</sup> by Mr. Kairis- **All Ayes**

**The second item was an ordinance authorizing the Mayor to enter into a gas aggregation agreement with Constellation Energy Gas Choice.**

Council discussed the gas aggregation rates which were presented and received that day. The rates per mcf were \$4.03 for 12 months, \$3.75 for 24 months, \$3.61 for 36 months and \$3.55 for 48 months.

Council discussed the possibility of having another special meeting next week and to have a presentation by NOPEC to get more information for a decision.

Mr. Calfee stated that he was not in favor of a 12-month contract and suggested either doing a 24-month or 36-month contract.

In response to Mr. Moskun's question, Ms. Dubinsky stated that there is no penalty for leaving the aggregation contract.

Both Ms. Michael and Ms. Wood stated that NOPEC has lots of options for benefits for the city.

Council decided that the item will be moved on for the following week to gather more information regarding a gas aggregation agreement decision.

- All Council present responded in favor to move the item forward for legislation.

**The third item was an ordinance authorizing the certification of 2021 utility tax assessments.**

Mr. Moskun stated that Council has a printout of assessments which could decrease by the end of the month if account holders pay their amount owed in full. Any amounts that are outstanding will be assessed to property taxes.

- All Council present responded in favor to move the item forward for legislation.

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**The fourth item was an ordinance to approve the Design Review Commission changes.**

Mr. Kairis stated that Council heard from Mr. Silenius at the committee meeting regarding some Design Review change suggestions. He said that there are currently some Design Review Commission changes that have already been reviewed and voted on to move forward with. Mr. Kairis has sent the Commission Mr. Silenius' changes for them to review at their next meeting, adding that he added one more change. He said that one concern was the guideline which the code says the Commission gets to make itself. He proposed the idea that Design Review can still make their changes, but that they have to go through Council for approval. Mr. Kairis stated that he would like to move the item forward and would like it to go the full three readings.

- All Council present responded in favor to move the item forward for legislation.

**The fifth item was an ordinance authorizing the Mayor to apply for a grant through the EPA.**

Mr. Kairis stated that the item is for the Emerald Lake property that Council has talked about for the last year. The item is for another grant opportunity worth \$1,250,000 which would pay for the property, along with some of the maintenance updates needed to become a natural park.

- All Council present responded in favor to move the item forward for legislation.

**The sixth item was an ordinance authorizing the Mayor to enter into a conditional purchase agreement with R.R. Wellington.**

Mr. Kairis stated that the item is in conjunction with the grant and is a conditional purchase agreement with R.R. Wellington, who owns the Emerald Lake property, and to purchase the property for \$975,000. The grant would cover the purchase cost, and the agreement would be conditioned upon getting the grant. If the City does not get the grant, the City does not have to purchase the property.

- All Council present responded in favor to move the item forward for legislation.

**The seventh item was an ordinance authorizing the subordination of the City's mortgage.**

Ms. Wood stated that the item is a housekeeping ordinance and said that the City always has their funding beneath the current loan provider.

- All Council present responded in favor to move the item forward for legislation.

**The eighth item was an ordinance to authorizing NDS to acquire, demolish and redevelop 218 W. Main St.**

Ms. Wood stated that the item has been discussed by Council. The goal would be to create green space and additional parking which would help the economic viability for businesses downtown, especially Riddle Block 9. Appealing landscaping would be encouraged.

Mr. Calfee stated that he has driven down the alley multiple times and said that it will be a fairly big space when it opens.

- All Council present responded in favor to move the item forward for legislation.

**There being no further business before Council, the meeting adjourned at 7:21 pm**

**ATTEST:**

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**Clerk of Council**

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**Council President**