



**Ravenna City Council  
Regular Meeting Minutes  
Monday August 2, 2021 at 7:00 pm**

**The Regular Council Meeting was held in person and was live streamed via YouTube:**

<https://www.youtube.com/watch?v=vqZFRLg87xI> &  
[https://www.youtube.com/watch?v=\\_H5TBKUw0E&t=2590s](https://www.youtube.com/watch?v=_H5TBKUw0E&t=2590s)

**The Regular Council Meeting was called to order at 7:00 P.M. August 2, 2021 by Council President, Andrew Kluge**

**Moment of Meditation & Silence**

President Kluge called a moment of meditation and silence.

**Pledge to Flag**

President Kluge then led those in attendance in the Pledge of Allegiance.

**Roll Call**

The following Council Members were present: Council President Andrew Kluge, Amy Michael, Paul Moskun, Christina West, Matt Harper, Cheryl Wood, Rob Karis, and Tim Calfee.

Also in attendance were Mayor Frank Seman; Law Director, Frank Cimino; Police Chief, Jeff Wallis; City Engineer, Bob Finney; Service Director, Kay Dubinsky, Council Clerk; Chelsea Gregor, Mike Bogo, Todd Peetz, James Carrozzi, Lou Dudek, Regina Masters, Cliff Soudil, Larry Silenius, Steven J. Farhat, Ryan Hall and Diane Smith

**Approval of the Minutes:**

- Motion to approve the July 6, 2021 Regular Council meeting and July 26, 2021 Special meeting minutes by Ms. Wood, 2<sup>nd</sup> by Ms. Michael- **All Ayes**

**Communications-** A notice from the Division of Liquor Control stating that permits to sell alcoholic beverages in the City's political subdivision will expire on October 1<sup>st</sup>, 2021.

**Delegations from the Public-**

Mr. Peetz stated that he is the president of the Main Street Ravenna board and is attending Council because of a recent article in the paper about 218 W. Main St. He said that he is not against change or demolishing buildings but expressed his concern as to what the space will look like once the building is gone. He asked that Main Street Ravenna be a part of the planning process and stated that the organization helped get a \$135,000 grant for Riddle Block 9. He believes that improvements can be made to the building and not everyone has had a chance to look at it, adding that he is not against the project, but feels more consideration should be made. Mr. Dudek stated that he is supporting what Mr. Peetz had said and doesn't think that Council should rush to make any decision. He said that the people in town should know more about what is going on with the building, that it has been there a long time and that he is totally against it being torn down. He didn't feel the need for more parking and suggested having valets to park cars. Mr. Dudek stated that he noticed that the ordinance has an emergency clause, and he does not feel that it should have the emergency clause. He said that it should go three readings and that the people should have any opportunity to come and make comments, with a possible public hearing.

**Report of Officials:** Council received the Report of Officials.

Mr. Kluge stated that the Fire Department call volume has increased from the years previous.

- Motion to approve the Report of Officials by Mr. Kairis, 2<sup>nd</sup> by Mr. Harper- **All Ayes**

**Report of Committees: Committee meetings start @ 5:30 PM 8/16/2021**

**Utilities:** Mr. Moskun stated that there was nothing for the committee meeting.

**Information Systems (IS):** Ms. West stated that there will be two items for the next committee meeting.

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**Planning:** Mr. Kairis stated that there were three items on the agenda for that evening and there will be a committee meeting.

**Committee of the Whole:** Mr. Kluge stated that the next Committee of the Whole meeting is Monday August 23, 2021 at 7:00 pm.

**Public Health & Safety:** Ms. Michael stated that there is one item on third reading, and a meeting is to be determined.

**Streets & Sidewalks:** There was nothing on the agenda for that evening and no committee meeting planned.

**Personnel:** Mr. Calfee stated that there is nothing scheduled for Personnel.

**Community & Economic Development:** Ms. Wood stated that there are a couple items on the agenda and the committee meeting is to be determined.

**Cemetery:** Mr. Harper stated that the cemetery just recently had 43 foundations poured for headstones and those will be put on the following week. He added that the cemetery has had just as many burials up to this point, as they did all last year.

Mr. Moskun stated that the July cemetery meeting was canceled but the rest of the year will be as scheduled.

**Parks & Recreation:** Mr. Calfee stated that summer t-ball was a huge success with over 100 kids participating. Instead of a tournament this year, Parks and Rec. decided to host a picnic for the t-ball players and their families with over 450 people attending. The picnic was held July 9<sup>th</sup> at City Park.

Mr. Calfee stated that the last Movie on the Square will be Friday August 13<sup>th</sup> and will be 'Raya and the Last Dragon'.

### **First Reading of Ordinances:**

**ORDINANCE NO. 2021-062** AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THE PORTAGE COUNTY SOLID WASTE MANAGEMENT DISTRICT, FOR THE COLLECTION OF RECYCLABLE MATERIALS WITHIN THE CITY OF RAVENNA, AND DECLARING AN EMERGENCY.

- Motion to un-table ordinance 2021-062 by Ms. Wood, 2<sup>nd</sup> by Ms. Michael- **Ms. Wood, Ms. Michael, Mr. Calfee, Ms. West, Mr. Moskun, Mr. Harper- All Ayes, Mr. Kairis Nay**

Mr. Kluge stated that the item has been talked about and he had a conversation again with Mr. Steiner to provide updates. Mr. Kluge stated that a Councilmember questioned in an email if an MOU was necessary to pass that evening. Mr. Cimino stated that an executive session would be necessary if Council is going to discuss legal questions regarding the recycling contract.

Council acknowledged a brief issue the week prior that alarmed them that the County may halt recycling pick up, but it was resolved on Friday. The Law Director insisted on discussing the matter in an executive session.

- Motion to go into executive session at 7:16pm to discuss pending legal matter by Mr. Calfee, 2<sup>nd</sup> by Mr. Harper- **All Ayes**

Council went into executive session to discuss a pending legal matter with the Law Director.

- Motion to come out of executive session at 7:48pm by Ms. Wood, 2<sup>nd</sup> by Mr. Moskun- **All Ayes**

There being no further comments or questions.

Ordinance 2021-062 will be moved on for second reading.

## **Ravenna City Council Meeting Agenda**

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**ORDINANCE NO. 2021-063** AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF RAVENNA, PART 10 – STREETS, UTILITIES AND PUBLIC SERVICES; TITLE SIX – OTHER PUBLIC SERVICES; CHAPTER 1062 – COLLECTION OF RECYCLABLE MATERIALS; SECTION 1062.11 – COLLECTION RATES; BY ADJUSTING THE MONTHLY RECYCLING COLLECTION RATE TO \$8.50, AND DECLARING AN EMERGENCY.

- Motion to un-table Ordinance 2021-063 by Mr. Kairis, 2<sup>nd</sup> by Ms. Michael- **All Ayes**

There being no further comments or questions.

The ordinance moved on to second reading.

**ORDINANCE NO. 2021-065** AN ORDINANCE AUTHORIZING THE CERTIFICATION OF DELINQUENT MOWING, AND WATER AND SEWER COLLECTION BILLS TO THE COUNTY AUDITOR IN ORDER TO ALLOW FOR THE PLACEMENT OF THE CERTIFIED AMOUNT ON THE REAL PROPERTY TAX LIST AND DUPLICATE AGAINST THE PROPERTY SERVED BY THE MOWING, AND/OR WATER AND SEWER CONNECTION COLLECTION SERVICES, AND DECLARING AN EMERGENCY.

Mr. Moskun stated that the ordinance is for water and sewer delinquencies and mowing of private properties that have been unpaid by the property owners.

Mr. Finney stated that the emergency clause is important because they are assessed in September.

There being no further comments or questions.

- Motion to waive three separate readings by Mr. Calfee, 2<sup>nd</sup> by Ms. West- **All Ayes**
- Motion to adopt emergency clause by Ms. Michael, 2<sup>nd</sup> by Mr. Kairis- **All Ayes**
- Motion to pass Ordinance No. 2021-065 by Mr. Harper, 2<sup>nd</sup> Mr. Moskun- **All Ayes**

Ordinance 2021-065 was adopted.

**ORDINANCE NO. 2021-066** AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF RAVENNA, OHIO, PART FOURTEEN – BUILDING AND HOUSING CODE; TITLE SIX – MISCELLANEOUS BUILDING REGULATIONS, CHAPTER 1434 – DESIGN REVIEW DISTRICT, AS SHOWN IN EXHIBIT A.

Mr. Kairis stated that the ordinance is a combination of two sets of changes to the Design Review District. One was proposed by the Design Review Commission and the other by President Larry Silenius. His suggestion is to let the readings continue to allow more time, adding that he submitted the other proposed changes to the Commission so that they have time to review them.

There being no further comments or questions.

The ordinance was moved on to second reading.

**ORDINANCE NO. 2021-067** AN ORDINANCE AUTHORIZING THE MAYOR TO APPLY FOR A GRANT THROUGH THE OHIO EPA, IF AWARDED, TO ENTER INTO AN AGREEMENT WITH R.R. WELLINGTON TO PURCHASE THE PROPERTY AND FOR THE CLEAN UP OF THE WAHOO WETLANDS/EMERALD LAKE PROJECT, AND DECLARING AN EMERGENCY.

Mr. Kairis stated that the City had unsuccessfully applied for the grant, along with another grant, the year prior for the purpose of purchasing the Emerald Lake property to convert into a conservation park. He said the \$1,250,000 grant would pay for the purchase of the property, which is the next ordinance. If the City is awarded the grant, it will be no cost to the City, but if it does not get the grant then it is under no obligation to continue with the purchase.

Ms. Wood clarified that the grant amount would only go toward the purchase price and closing costs. Additional grants may be available to use towards conservation projects in the park.

There being no further comments or questions.

- Motion to waive three separate readings by Mr. Calfee, 2<sup>nd</sup> by Mr. Moskun- **All Ayes**
- Motion to adopt emergency clause by Mr. Calfee, 2<sup>nd</sup> by Ms. West- **All Ayes**
- Motion to pass Ordinance No. 2021-067 by Ms. Michael, 2<sup>nd</sup> Ms. West- **All Ayes**

Ordinance 2021-067 was adopted.

**ORDINANCE NO. 2021-068** AN ORDINANCE TO AUTHORIZE THE MAYOR TO ENTER INTO A CONDITIONAL REAL ESTATE PURCHASE AGREEMENT WITH R.R. WELLINGTON FOR THE PURCHASE OF THE PROPERTY KNOWN AS EMERALD LAKE, AND DECLARING AN EMERGENCY.

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Mr. Kairis stated that it is the component ordinance that authorizes the City to purchase the property conditioned on the previous ordinance applying for the grant. The price for the property is \$975,000. He stated that if the grant is approved it will pay for the property and closing costs, and the City is under no obligation to purchase the property if the grant does not go through.

Mr. Dudek stated his concern for any environmental issues that could be on the property due to the railroad nearby.

Ms. Wood stated that an assessment would probably need to be done after the acquisition of the property.

The Engineering Department did a walk through in 2020 and didn't notice any issues.

There being no further comments or questions.

- Motion to waive three separate readings by Mr. Kairis, 2<sup>nd</sup> by Ms. West- **All Ayes**
- Motion to adopt emergency clause by Ms. Michael, 2<sup>nd</sup> by Ms. West- **All Ayes**
- Motion to pass Ordinance No. 2021-068 by Mr. Harper, 2<sup>nd</sup> Ms. Michael- **All Ayes**

Ordinance 2021-068 was adopted.

**ORDINANCE NO. 2021-069 AN ORDINANCE TO AUTHORIZE NDS TO ACQUIRE, DEMOLISH AND REDEVELOP 218 W. MAIN STREET, RAVENNA, OHIO, AND TO AUTHORIZE THE REIMBURSEMENT TO NDS FOR ALL OUT-OF-POCKET EXPENSES FOR THE PROJECT, AND DECLARING AN EMERGENCY.**

Ms. Wood stated that the item has been discussed at several meetings and said that she does not see any reason to keep it going.

Mayor Seman stated that Mike Bogo addressed Council at a previous meeting and laid out what the plan was for the building and the property. He said that people are making a lot of assumptions and referred to a letter that was received from a gentleman who had incorrectly taken concerned that his lawyers office could be demolished, when in fact it was a different address further down Main St.

Mayor Seman stated that the demolition and redevelopment goes along with what Main Street Ravenna has been trying to achieve with their Downtown District Plan to help revitalize the downtown area. He said that there are no plans yet because it will be developed with the participation of all the Ravenna players, and it will be something that will have to enhance the community. It will not just be a parking lot, and it will include a civic area for the public to use.

Mayor Seman stated that Main Street Ravenna has been talking to the City about their landscape plan and will be asking Council to take a look at that with a resolution of support. He said that the content of the plan could be used as a guideline for other projects that are done in the city. The City intends to pave the parking lot behind the Buckeye Mall next spring as an example.

Mayor Seman stated that to his knowledge it is not a registered building, but it is in the Historic District. He said that people reacted in a similar way when the movie theater was being constructed and stated that they did an excellent job putting the movie theater in place. The Mayor stated that the City has to start moving forward on things and said that he has made it well known that he may not run for re-election, adding that he has a lot to do in the next two years. He said that he never does anything for himself and that he does it for the community.

Mr. Kluge stated that the landscape plan is essentially the end result of where the city would like to be. He said that the movie theater was part of the foundation and so is the idea behind the building with creating a space that is more utilitarian and multi-use for future generations.

Ms. Michael stated that people who have reached out to her have been supportive of the idea. She said that parking enforcement will be a concern, but she is excited to see the vision that is out there.

Mr. Kairis stated that those were nice comments, but he is all about process. He said that he is not prepared to vote for the ordinance and stated that there are missing pieces and that one is the plan. Conceptually he said that he is on board for what Council has been told, but as a Councilperson he wants to see a plan and not just vote on an ordinance that says Council will allow NDS to buy and demolish the building. Mr. Kairis stated that the building is in the Historic District and as a result it needs to go to the Design Review Commission for a certificate before any change can be made.

Mayor Seman stated that the Commission appeals go to Council in the end.

Mr. Kairis said that in the rules it states that buildings in the Historic District should be reviewed by the Design Review Commission and by going through with the ordinance the City is not going through with that process.

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Mr. Kluge questioned if there was a time frame in which the ordinance needs to be approved and if it could be added to the special meeting in a week to be heard at the next Commission meeting on August 12<sup>th</sup>.

Mr. Kairis was concerned that Council was invalidating the rules of the Commission by not having the item go before them for review.

Ms. Wood stated that the building will be verified with the State Historic Office for review.

Mr. Kairis reiterated his concern about invalidating the Commission rules.

Ms. Wood stated that as a real estate deal time is of the essence. In response to Ms. West's question, Ms. Wood stated that the building has been on the market for 6 months to a year and was unsure if there were any offers on the building.

Ms. West stated that there was misunderstanding and concern from residents and suggested keeping the item on for a second reading to gather more information.

Mr. Kairis asked what the project price was since the City would eventually be paying for the project and the Mayor stated that it is not finalized.

Ms. Wood stated that the project is a very good collaborative effort between groups that the City can bring forward.

Mr. Bogo stated that the way in which the item was brought forward was because it is dealing with personal property and a real estate transaction needed to be put into place in order to make it happen. He agreed that a plan needs to be put into place and all stakeholders that have an invested interest in what comes as the redevelopment will be a party to the plan.

Ms. Michael stated that NDS has a proven track record, and she feels comfortable with their decision.

Mr. Silenius asked Mr. Cimino if a building permit is the same as a demolition permit because a building permit has to be approved through the Design Review Commission.

Mr. Soudil stated that while Council was in executive session, he took inventory of the vacant store fronts from the front door of City Hall and counted 10. He said that the City needs to stimulate downtown and it has been on a downward spiral since 1977.

Mr. Dudek asked why the City is having NDS purchase the property and Ms. Michael stated that it is because NDS is a non-profit organization, and they would be the project manager. The funds for the project would come out of the City's Revolving Loan Fund and not the General Fund.

Mr. Cimino stated that he would take a look at the Design Review Commission rules.

There being no further comments or questions.

- Motion to waive three separate readings by Mr. Calfee, 2<sup>nd</sup> by Ms. Wood- **All Ayes**
- Motion to adopt emergency clause by Ms. Wood, 2<sup>nd</sup> by Ms. Michael- **All Ayes**
- Motion to pass Ordinance No. 2021-069 by Mr. Harper, 2<sup>nd</sup> Mr. Moskun- **All Ayes**

Ordinance 2021-069 was adopted.

**ORDINANCE NO. 2021-070 AN ORDINANCE AUTHORIZING THE MAYOR TO EXECUTE THE SUBORDINATION AND STANDSTILL AGREEMENT BY AND AMONG COMMUNITY HOUSING CAPITAL, INC., THE CITY OF RAVENNA AND PORTAGE HOMES III LIMITED PARTNERSHIP , AND DECLARING AN EMERGENCY.**

Ms. Wood stated that the item has been discussed numerous times and that it is a housekeeping item to subordinate so that they can refinance.

There being no further comments or questions.

- Motion to waive three separate readings by Ms. Michael, 2<sup>nd</sup> by Ms. Wood- **All Ayes**
- Motion to adopt emergency clause by Ms. Wood, 2<sup>nd</sup> by Ms. Michael- **All Ayes**
- Motion to pass Ordinance No. 2021-070 by Ms. Wood, 2<sup>nd</sup> Ms. Michael- **All Ayes**

Ordinance 2021-070 was adopted.

**Second Reading of Ordinances: None**

**Third Reading of Ordinances: ORDINANCE NO. 2021-049 AN ORDINANCE AMENDING ORDINANCE NO. 2020-142 BY AMENDING EXHIBIT "A" SECTION II – FIRE DEPARTMENT, SUBSECTION (b) BY ADDING ONE (1) FULL-TIME FIRE MARSHAL, AND DECLARING AN EMERGENCY.**

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Ms. Michael stated that there has been a lot of discussion and the item has been kept on the agenda to give people an opportunity to reach out with any questions. She said that her committee supports it to move it forward.

Mr. Moskun asked when the perspective hiring date would be and Ms. Michael stated that she did not know and that an agreement with the Fire Department needs to be made first.

There being no further comments or questions.

- Motion to adopt emergency clause by Ms. Wood, 2<sup>nd</sup> by Mr. Moskun- **Ms. Wood, Mr. Moskun, Ms. West, Ms. Michael, Mr. Kairis, Mr. Harper- All Ayes, Mr. Calfee- No**
- Motion to pass Ordinance No. 2021-049 by Ms. Michael, 2<sup>nd</sup> Ms. Wood- **Ms. Michael, Ms. Wood, Ms. West, Mr. Moskun, Mr. Kairis, Mr. Harper- All Ayes, Mr. Calfee- No**

Ordinance 2021-049 was adopted.

**Old Business- None**

**New Business- None**

### **President of Council Remarks-**

Mr. Kluge stated that Art on Main will be held on Saturday August 7<sup>th</sup> from 11am-7pm.

### **Council Member Remarks**

**Mr. Kairis-** Mr. Kairis stated that he was going to remind everyone of the same event.

**Ms. Michael-** Ms. Michael stated that the annual Mongoose car show will be held on Wednesday August 4<sup>th</sup>, 2021 in memory of Gary Krause.

There will be an open community talk at Vibes on August 5<sup>th</sup> from 6-8pm.

**Mr. Harper-** No Comment

**Ms. Wood-** No Comment

**Ms. West-** Ms. West stated that Moksha Yoga has moved next door to its former location. She said that it is beautiful, and it is nice to see her expanding her business during this time.

**Mr. Calfee-** Mr. Calfee stated that the 4<sup>th</sup> Ward Porch Tour talk was a success with approximately 15 residents showing up. They spoke about cats, stormwater and road paving priorities.

**Mr. Moskun-** Mr. Moskun stated that there will be another community talk on Tuesday August 3<sup>rd</sup>, 2021 from 6-8pm at 501 Oakwood St.

He stated that there used to be bands that played on the courthouse lawn which were well attended, and Ms. Dubinsky stated that there will be another event this month.

Mr. Cimino stated that he received a notice that the OneOhio settlement has been resolved and the City will be receiving participation information which should be arriving in the next few days. The City must accept a resolution to participate that must be in by August 13<sup>th</sup>, 2021. He stated that he will distribute the information when he receives it for a Special Council meeting on Monday August 9<sup>th</sup>.

### **Mayor's Remarks-**

Mayor Seman stated that the Covid numbers have Portage County in orange and that there have been a large number of cases. He stated that with the car show approaching he will be bringing a large box of masks so that they will be available if people want to use them at the command post in the Marc's parking lot.

The City has gone back to checking employee temperatures when they arrive at work.

The Mayor stated that Diamond St. has been paved and there may be complaints due to speeding. There being no further business, the meeting adjourned at 8:38 P.M.

- Motion to adjourn by Ms. Wood, 2<sup>nd</sup> Mr. Kairis- **All Ayes**

The next Regular Council Meeting is scheduled for Tuesday, September 7, 2021 at 7:00 P.M.

**ATTEST:**

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Clerk of Council

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Council President