



**Ravenna City Council  
Regular Meeting Minutes  
Monday, August 3, 2026, at 6:00 pm**

**The Regular Council Meeting was held in person in Council Chambers.**

**The Regular Council Meeting was called to order at 6:00 P.M. August 3, 2026, by Council President, Rob Kairis**

**Moment of Meditation & Silence**

President Kairis called a moment of meditation and silence.

**Pledge to Flag**

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

**Roll Call**

The following Council Members were present: President Rob Kairis, Amy Michael, Paul Moskun, Tim Calfee, Carmen Laudato, Matt Harper, Tyler Marovich, Christina West

**Also in attendance:** Mayor Frank Seman; Police Chief, Jake Smallfield; Fire Chief, Mark Chapple; City Engineer, Bob Finney; Finance Director, Tami Lorence; Council Clerk; Chelsea Gregor; Cythia Miller, Larry Selinius Cliff Soudil, Barb Niemiller, Carlee Krause, Tricia Krause, Greg Francis, Eve Francis, Connie Ledbetter, Jeni Holloway, Cheryl Wood, Heather Seplak

Mr. Kairis called for delegations from the public and reminded attendees that anyone wishing to speak on items listed on the evening's agenda should do so during the public comment period. He then recognized Mrs. Miller, who had requested to speak in advance, and invited her to the podium to state her name.

Mr. Moskun noted there was a second individual who also wished to speak.

**Delegations from the Public:**

Cynthia Miller spoke in opposition to Ordinance No. 2026-114, stating that rezoning the property from R-4 to C-1 would be detrimental to Ravenna regardless of the outcome of the related federal lawsuit. She acknowledged that Mr. Finney was defending himself in the lawsuit and believed that issue could be resolved separately, but argued the rezoning itself was inconsistent with the property's original purpose as a buffer between commercial and residential uses. Ms. Miller recalled being involved when the zoning was established in the early 2000s and said the intent was to protect the surrounding neighborhood. She also referenced comments made by Ms. Laudato during a recent Planning Commission meeting, arguing that concerns expressed about development near Ms. Laudato's home should also apply to residents living near the library property. She maintained that rezoning to C-1 would discourage investment in nearby historic homes, reduce property values, and encourage additional multifamily housing, which she said would undermine the City's goals of strengthening neighborhoods and promoting single-family homeownership.

Concluding her remarks, Ms. Miller urged Council to table or reject the ordinance, arguing that the zoning change would have lasting negative impacts on Ravenna's neighborhoods and that Council, not outside legal counsel, would ultimately be responsible for the decision.

Connie Leadbetter, a homeowner on Sycamore St., addressed Council regarding ongoing quality-of-life concerns in her neighborhood. She described frequent foot traffic through the alley beside her home to a brick apartment building on Sycamore Street, along with constant vehicle traffic, which she believed indicated suspicious activity. Ms. Leadbetter also expressed concerns about repeated police responses to disturbances at nearby residences, transient individuals living in tents or other makeshift locations, and deteriorating conditions associated with rental properties. She stated she had lived in the neighborhood for many years and believed conditions had steadily worsened. Ms. Leadbetter noted that she had previously contacted police regarding individuals camping behind nearby properties and had reached out to her Council representative to address accumulated trash at a neighboring residence, which was removed the following day. She urged the City to be more proactive in addressing neighborhood issues. Ms. Michael asked whether Leadbetter had reported her concerns to the Police Department.

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Ms. Leadbetter explained that while the issues had been ongoing for years, she had contacted police regarding specific incidents and appreciated their response.

Mr. Finney asked for clarification on the location of the properties she referenced.

Following public comment, Mr. Kairis closed the public comment portion of the meeting. He announced that a brief executive session would be added to the end of the agenda following the Mayor's remarks.

**Approval of the Agenda:**

- Motion to approve the agenda by Mr. Calfee, 2<sup>nd</sup> by Mr. Moskun- **All Ayes**
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**Consent Agenda:**

**Communications:** A notice of liquor permit expirations from the Ohio Department of Commerce, an anonymous letter requesting the restriction of Tier II and Tier III sex offenders from entering certain locations within the city and an invitation to the annual breakfast reception for the Mental Health & Addiction Advocacy Coalition.

**Approval of the Minutes:**

- Regular City Council Meeting of July 6, 2026
- Special City Council Meeting of July 20, 2026

**Report of Officials:**

**Ordinances:**

**ORDINANCE NO. 2026-110** AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT WITH THE VILLAGE OF MANTUA POLICE DEPARTMENT FOR DISPATCHING SERVICES TO BE PERFORMED FROM JUNE 30, 2026 TO DECEMBER 31, 2029, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2026-111** AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PURCHASE AGREEMENT WITH A & H EQUIPMENT FOR THE PURCHASE OF A NEW SEWER JET VACTOR TRUCK IN THE SUM OF \$515,333.00, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2026-112** AN ORDINANCE AUTHORIZING THE CERTIFICATION OF DELINQUENT NUISANCE MOWING, NUISANCE GARBAGE REMOVAL, RENTAL INSPECTIONS, PROPERTY MAINTENANCE, 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, GARBAGE REMOVAL, RENTAL INSPECTIONS, PROPERTY MAINTENANCE AND/OR WATER AND SEWER CONNECTION COLLECTION SERVICES, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2026-113** AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT WITH BRICKER, GRAYDON & WYATT FOR LEGAL SERVICES RELATED TO DATA CENTER REGULATION AND MUNICIPAL LAW TRAINING, AND APPROPRIATING FUNDS NOT TO EXCEED \$8,000.00 FROM FUNDS 101.105 AND 101.103, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2026-115** N ORDINANCE AUTHORIZING THE MODIFICATION OF LOANS MADE BY THE CITY OF RAVENNA TO PORTAGE HOUSING I, PORTAGE HOUSING II, AND PORTAGE HOUSING III, INCLUDING REDUCING THE INTEREST RATE TO ZERO PERCENT (0.00%), FORGIVING SPECIFIED PORTIONS OF INDEBTEDNESS, AUTHORIZING THE EXECUTION OF AMENDED LOAN DOCUMENTS, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2026-117** AN ORDINANCE APPROVING AND ADOPTING AN UPDATED SECTION 125 PREMIUM ONLY PLAN FOR THE CITY OF RAVENNA, AUTHORIZING THE EXECUTION AND ADMINISTRATION THEREOF, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2026-118** AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH ADP FOR PAYROLL PROCESSING, TIME AND ATTENDANCE, AND HUMAN RESOURCES INFORMATION SYSTEM SERVICES, AUTHORIZING EXPENDITURES THEREFOR, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2026-119** AN ORDINANCE AUTHORIZING THE FINANCE DIRECTOR, UPON THE ISSUANCE OF A CERTIFICATE OF AVAILABILITY OF FUNDS, TO PAY CERTAIN PURCHASE ORDERS MADE THAT EXCEED \$3,000.00, AND DECLARING AN EMERGENCY.

**ORDINANCE NO. 2026-120** AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT WITH THOMPSON ELECTRIC, INC. FOR THE PURCHASE, INSTALLATION, AND TESTING OF A REFURBISHED ELECTRICAL BREAKER FOR THE WATER TREATMENT PLANT, AND DECLARING AN EMERGENCY.

- Motion to dispense with the requirements of the City Charter in the Revised Code of Ohio with reference to reading on three separate days and adopting emergency clauses and approving the consent agenda by Ms. West, 2<sup>nd</sup> by Mr. Calfee- **All Ayes**

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**Invited City Officials: Chris Bundy, Parks and Recreation Director**

Parks and Recreation Director, Chris Bundy, presented an update on departmental accomplishments, ongoing projects, and future initiatives. He highlighted the success of the department's new recreation planner and Facebook page, which have increased program participation and community engagement. Mr. Bundy reported several improvements to Tower Lodge, including revised rental policies that allow consecutive weekend rentals and the introduction of hourly weekday rentals. These changes have increased facility revenue by more than \$2,200. He also discussed the new Chestnut Hills Disc Golf Course, which received a \$1,000 grant from the Northeast Disc Golf Alliance and has earned strong reviews from players. Additional donations are being sought to fund permanent tee pads and park amenities. At Havre's Woods Park, field renovations included lowering outfield fences, installing dugout fencing, repairing posts, and adding soil to improve playing conditions. These upgrades allowed the City to host four baseball tournaments in June and generated additional rental revenue. Changes to the baseball field rental structure have also increased field usage. Mr. Bundy reviewed developments at Sunbeau, including the successful America 250 concert, the upcoming Sunbeau Fall Fest, expanded archery programming, plans for a holiday selfie booth, and improvements to parking areas using asphalt grindings to increase year-round usability. He also shared financial data showing year-over-year increases in recreation programming, memberships, facility rentals, and overall revenue, with total revenue increasing by approximately \$18,000 compared to the same period in 2025. Looking ahead, Mr. Bundy outlined several new programs, including pickleball leagues, Senior Games, the Chamber Community Cup, a countywide girls' volleyball league at Ravenna High School, youth soccer, Shooting Stars drama, fishing clubs, Little Dribblers basketball, and a Santa meet-and-greet. He emphasized his long-term vision of making Sunbeau a regional recreation and event hub capable of hosting larger sporting events and community activities. Council members praised the department's progress and innovative programming.

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Ms. West commended the return of the holiday selfie event and the increased use of Tower Lodge.

Ms. Laudato welcomed replacing the Halloween drive-through event with the new Sunbeau Fall Fest, noting it would reduce scheduling demands on volunteers and encourage greater vendor participation.

Ms. Michael complimented the successful America 250 concert, the teamwork of Parks and Recreation staff, and the positive atmosphere within the department.

Mr. Calfee asked about lessons learned from the concert and future plans for Sunbeau.

Mr. Bundy explained that future concerts may rely on parking fees and sponsorships rather than ticket sales, with a goal of establishing a six-concert series while maintaining affordable community events.

Mr. Kairis thanked Mr. Bundy and the Parks and Recreation staff for their comprehensive report and continued efforts to enhance recreational opportunities throughout the community.

### **Report of Committees: Committee meetings start at 6:00 PM 8/10/2026.**

**Utilities:** Mr. Moskun stated that there would be at least one item for next week.

**Information Systems:** Mr. Marovich stated that there would not be a meeting.

**Planning:** Ms. Laudato stated that there would be a meeting to discuss redistricting, a Design Review Commission update, and proposed changes to multifamily housing regulations

**Committee of the Whole:** Mr. Kairis stated that the next Committee of the Whole meeting is Monday, August 24, 2026, at 6:00 pm.

**Public Health & Safety:** Ms. Michael stated the committee might meet.

**Streets & Sidewalks:** Mr. Harper stated that there will be determined.

**Personnel:** Mr. Calfee stated that there will not be a meeting.

**Community & Economic Development:** Ms. West stated that she did not expect a meeting.

**Finance:** Ms. Lorence stated that she would have a few items.

**Cemetery:** Mr. Moskun reported that the chapel restoration plan had been revised to proceed from the ground up, beginning with floor repairs before additional restoration work as funding becomes available.

Ms. West added that the Board is exploring replacing one fountain with four aeration fountains, thanked the City for donating five replacement trees, and reported that 18 trees require removal, including seven deemed critical. She said the Board is also considering a proactive tree maintenance program.

Mr. Moskun noted that tree removal will cost approximately \$8,000, with one tree requiring a crane.

**Parks & Recreation:** Mr. Marovich commended Scott Schell for his fundraising efforts for the Marlene Watts event, noting that this year's fundraising total was roughly double that of the previous year.

**Main Street Ravenna Report:** Mr. Kairis announced that Tricia Schum had been hired as the organization's new Executive Director and would be introduced to Council in September. He also reported that Main Street Ravenna is continuing work on downtown wayfinding signage and expects to present proposals to Council. Mr. Kairis encouraged residents to attend the monthly Fourth Friday downtown events, which feature live music, local artists, extended business hours, and dining.

Mr. Laudato noted that poor weather had negatively impacted attendance at the first two Fourth Friday events and expressed hope for better turnout with improved weather.

**First Reading of Ordinances:**

**ORDINANCE NO. 2026-114** AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF RAVENNA, PART 12 – PLANNING AND ZONING CODE – TITLE SIX – ZONING; CHAPTER 1266 – DISTRICTS GENERALLY AND ZONING MAP, SECTION 1266.03 – ZONING MAP BY REZONING PORTAGE COUNTY PARCEL NUMBER 31-349-04-00-250-000, 31-349-04-00-251-000, 31-349-04-00-252-000, 31-349-04-00-258-000, 31-349-04-00-260-000, 31-349-04-00-261-000, 31-349-04-00-223-000 AND 31-349-04-00-224-000 FROM R-4 RESIDENTIAL DISTRICT AND CENTRAL BUSINESS DISTRICT, TO C-1 COMMERCIAL DISTRICT, AS DESCRIBED IN EXHIBIT “A”.

Council discussed the proposed zoning map amendment and clarified which parcels would be affected.

Ms. Laudato explained that the amendment would leave two parcels already zoned C-1 unchanged, rezone two parcels from Central Business District to C-1, and rezone six R-4 parcels that make up the existing library parking lot to C-1.

Ms. Michael asked for clarification, expressing concern that nearby residential neighborhoods could be affected or become vulnerable to future multifamily development.

Mr. Finney confirmed that no existing homes would be rezoned and that only the parking lot parcels would change from R-4 to C-1.

Ms. Laudato reiterated that surrounding residential properties, including nearby homes, would remain R-4.

Mr. Kairis outlined the legal process for the rezoning, explaining that Ohio law and the City's zoning code require a public hearing with at least 30 days' notice and that all supporting documents would be available in the Clerk's Office for public review. He proposed holding the public hearing on September 21<sup>st</sup> following the Committee of the Whole meeting and directed Council to review the nine zoning standards outlined in Chapter 1260.02 when evaluating the ordinance.

Ms. Laudato requested that a larger version of the zoning map be displayed at the public hearing to help residents understand the proposed changes, and Mr. Finney agreed to provide one.

Mr. Kairis also noted that the property would be posted with notice of the proposed rezoning and the public hearing.

There being no further comments or questions.

Ordinance 2026-114 was moved on to second reading.

**ORDINANCE NO. 2026-116** AN ORDINANCE CREATING A NEW SECTION OF THE CODIFIED ORDINANCES OF THE CITY OF RAVENNA, PART EIGHT – BUSINESS REGULATION AND TAXATION CODE; TITLE TWO- BUSINESS REGULATION; BY ADDING CHAPTER 859 SELF-STORAGE FACILITIES, AND DECLARING AN EMERGENCY.

Ms. West explained that the ordinance was the result of extensive discussion and two previous moratoriums, with the goal of establishing regulations to guide future self-storage facility development while addressing existing facilities.

Ms. Laudato asked why the ordinance included an emergency clause.

Mr. Kairis explained that the current moratorium expires this month, and the emergency clause would prevent a gap before the new regulations take effect.

Ms. Laudato stated it was important for the public to understand the reason for the emergency designation.

Ms. West noted that even if adopted as an emergency measure, Council could amend the ordinance in the future if adjustments were needed.

Mr. Kairis added that the emergency clause still required approval by a council supermajority and was intended solely to ensure continuity between the expiration of the moratorium and the implementation of the new regulations.

Ms. West reiterated that Council had spent considerable time researching and refining the ordinance over the course of two moratoriums.

There being no further comments or questions.

- Motion to waive three separate readings by Ms. Laudato, 2<sup>nd</sup> by Mr. Moskun- **All Ayes**
- Motion to adopt emergency clause by Ms. Michael, 2<sup>nd</sup> by Ms. West- **All Ayes**
- Motion to pass Ordinance No. 2026-116 by Mr. Harper, 2<sup>nd</sup> by Mr. Moskun- **All Ayes**

Ordinance 2026-116 was adopted.

**ORDINANCE NO. 2026-121** AN ORDINANCE AMENDING THE CODIFIED ORDINANCES OF THE CITY OF RAVENNA, PART TWELVE – PLANNING AND ZONING CODE; TITLE SIX – ZONING; CHAPTER 1268 – USE, AREA AND HEIGHT REGULATIONS; SECTION 1268.10 – I-1 INDUSTRIAL; SUBSECTION (d) CONDITIONALLY PERMITTED USES, BY ADDING (20) SELF-STORAGE FACILITIES TO CONDITIONALLY PERMITTED USES, AND DECLARING AN EMERGENCY.

Ms. West explained that the ordinance updates the City's zoning code by adding language identifying where self-storage facilities are permitted, noting that the code previously contained no such provisions.

Mr. Kairis added that the companion ordinance classifies self-storage facilities as a conditionally permitted use, requiring review and approval by the Planning and Zoning Commission.

There being no further comments or questions.

- Motion to waive three separate readings by Ms. Laudato, 2<sup>nd</sup> by Mr. Moskun- **All Ayes**
- Motion to adopt emergency clause by Ms. Michael, 2<sup>nd</sup> by Ms. West- **All Ayes**
- Motion to pass Ordinance No. 2026-121 by Mr. Harper, 2<sup>nd</sup> by Mr. Moskun- **All Ayes**

Ordinance 2026-121 was adopted.

**Second Reading of Ordinances: None**

**Third Reading of Ordinances: None**

**Old Business-** Ms. Michael asked Police Chief Smallfield whether downtown foot patrols were still being conducted, noting that residents had raised concerns about activity downtown and at City Park.

Chief Smallfield responded that foot patrols continue when staffing allows but explained that summer vacations, minimum staffing levels, and training for the new School Resource Officer have reduced their frequency.

Ms. Michael also raised concerns about the increasing use of electric bikes and scooters, particularly by minors. She said residents had contacted her about unsafe behavior and noted that Ohio law allows municipalities to adopt their own regulations. Ms. Michael suggested that Council review what other communities are doing, especially with the school year approaching, and consider measures such as licensing or additional local regulations to improve safety.

Mr. Moskun commented that he had heard another Ohio community was restricting certain types of e-bikes on sidewalks.

Ms. Michael acknowledged the challenge of balancing pedestrian and roadway safety but emphasized the need for enforceable local rules.

Ms. Laudato supported revisiting the issue, stating that while most adults use e-bikes responsibly, she has observed groups of children riding recklessly through downtown, ignoring traffic signals, and entering roadways without looking. She stressed that preventing injuries or fatalities should be the priority.

Mr. Kairis asked that the issue be referred back to the Streets and Sidewalks Committee for further discussion.

Mr. Marovich added that Council should also review the City's existing ordinance governing vehicles on sidewalks to determine whether updates are needed for electric bicycles and similar devices.

**New Business- None**

**President of Council Remarks-**

Mr. Kairis recognized Ms. Gregor for her leadership in organizing the City's July 11<sup>th</sup> America 250 celebration, noting he had received numerous compliments about the event's organization and execution. He also thanked City staff, including Mr. Contant, Ms. Lorence, and members of Council, for their contributions during the long day.

Mr. Kairis observed that Ravenna had experienced a particularly successful summer of community events, citing Guido's 60th anniversary celebration, Ravenna Rocks Concert, and the many activities organized by the Parks and Recreation Department. He encouraged everyone to recognize the positive momentum and community engagement taking place throughout the

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city. Mr. Kairis also highlighted the upcoming Octane Nights event and the Balloon A-Fair as additional opportunities for residents to enjoy the remainder of the summer.

**Council Member Remarks**

**Mr. Harper-** No Comment

**Ms. Michael-** Ms. Michael congratulated Ms. Gregor on being nominated for the Celebrate Portage Employee of the Year award, noting that the nomination was well deserved and that the event would be held on September 24<sup>th</sup>.

**Mr. Marovich-** No Comment

**Mr. Moskun-** Mr. Moskun provided updates on city projects, stating that the refurbished breaker for the Water Treatment Plant generator was expected to be installed later in the month and that the wastewater plant's SCADA system upgrade was nearing completion. He also shared positive feedback from residents about the downtown flower displays, noting they have become a noticeable and appreciated asset to the community.

**Mr. Calfee-** Mr. Calfee announced that he would not seek re-election to his Ward 4 Council seat after his current term ends. He cited his age, approaching 77 by the end of the term and potentially 80 if re-elected, along with nearly 20 years of public service in Ravenna, as factors in his decision. Mr. Calfee stated he wanted to make the announcement early so potential candidates would have time to consider running and prepare for the election process. He emphasized that he still has significant time remaining on Council and will continue working to make Ravenna a great place to live, work, and visit. Mr. Kairis thanked Calfee for his service.

**Ms. West-** No Comment

**Ms. Laudato-** Ms. Laudato discussed upcoming redistricting efforts, noting that Ward 4 will likely expand and could create new opportunities for potential Council candidates. She also addressed a recent news report regarding the city's levy ballot decision, explaining that the ordinance had been properly placed on the agenda and adopted as an emergency due to election deadlines, while still allowing opportunities for public review and comment. Ms. Laudato encouraged residents to utilize the City's website and the Hello Ravenna app to access information and stay engaged with local government. She emphasized the importance of transparency, especially regarding city finances and potential tax issues. Ms. Laudato also encouraged residents to attend Octane Nights and wished her daughter Mary a happy 21st birthday.

**Mayor's Remarks-** Mayor Seman highlighted several community updates.

Police Chief Smallfield recognized four Ravenna officers—Sergeant Josh Erb Herb, Patrolman Heather Waldek, Patrolman Caden Gilliland, and Patrolman Chris Dynys—for their life-saving response to a medical emergency on Enterprise Parkway. The officers provided first aid, CPR, and used an AED, actions credited with helping save the individual's life. They were scheduled to be recognized by Ravenna Township officials.

Mayor Seman also asked for suggestions on where to display the city's recognition plaques for being designated a Monarch City, Purple Heart City, and Tree City. He announced the ribbon cutting for the new water tower and provided directions for attendees, noting that the tower was operational and would allow the existing tower to be taken offline for maintenance. He also mentioned the upcoming car show and thanked everyone involved.

Mr. Kairis then stated that City Council would need to enter executive session to discuss pending legal matters.

- Motion to go into Executive Session at 7:21 pm by Ms. West, 2<sup>nd</sup> by Mr. Marovich - All Ayes

Council went into Executive Session to discuss pending.

- Motion to come out of Executive Session at 7:37 pm by Mr. Marovich, 2<sup>nd</sup> by Ms. West- All Ayes

**Adjourn to Monday, August 3, 2026**

- Motion to adjourn at 7:38 pm by Ms. West, 2<sup>nd</sup> Mr. Moskun- All Ayes

The next Regular Council Meeting is scheduled for Tuesday, September 8, 2026, at 6:00 P.M.

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**ATTEST:**

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Clerk of Council

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Council President