

May 31, 2007



### 1. Parks and Recreation Lease for 803 Fairchild Avenue

Jim Silver will review the policies and practices that Council established for recreation department property leasing, and John Idone will present his efforts to comply with those policies for the property at 803 Fairchild Avenue. (attachment)

#### *Administration Recommendation*

Support the lease as it conforms to existing Council policies or deny the lease and change policy requirements.

#### *Council Action*

**Support the lease or request a change in City policy.**

### 2. Buxton Retail Project, Phase 2

As presented at the April Committee meeting, the City hired the retail site selection firm, Buxton Company, to perform a retail market profile for Kent. Staff is recommending continuing to retain Buxton to match the Kent profile with retailers who have had success in cities with the same profile as Kent, and are planning to expand store locations in Ohio.

#### *Administration Recommendation*

Buxton is recognized as one of the leading retail experts in the country, with experience working with over 600 retailers to locate new stores. This kind of experience working on behalf of retailers is invaluable, and is not something that any city has in-house. Given the retail challenges in Kent over the last decade, and the priority Council and the community have put on retail development, staff considers extending the Buxton contract a critical investment for re-positioning Kent in the retail market.

#### *Council Action*

**Comment and discussion on the retail contract.**

### 3. New Code Enforcement Initiatives For Neighborhood Enrichment

In an effort to continue to improve upon the quality of life enjoyed in Kent neighborhoods, staff has developed a series of new initiatives that are believed to enhance the City's ability to be a catalyst for neighborhood enrichment. The proposed changes clarify standards for issues such as exterior maintenance, trash, weeds/grass, etc. in order to uphold the community's expectations for their protecting their investment in their homes and businesses in Kent. (attachments)

#### *Administration Recommendation*

Clean, well-maintained neighborhoods do more than just make Kent a pleasant place to live. Neighborhoods whose homeowners perform routine, basic maintenance on their structures and yards consistently enjoy lower crime rates and higher property values. The initiatives will require more research, but staff wanted to present these items for Council feedback and input.

#### *Council Action*

**Council authorization to proceed with the development and implementation of the new initiatives.**





pending list

#### 4. Pending List

Staff has completed an update on the status of the pending list for Council's consideration and discussion. (attachment)

*Administration Recommendation*

Review and modify the pending list.

*Council Action*

**Council consideration of actions on pending list items.**

#### 5. Masonic Temple Parking Lease

Gary Locke has provided a review of usage and economics of the City's lease of the Masonic Temple parking area for use by businesses in the West River neighborhood. (attachment)

*Administration Recommendation*

The businesses in the West River neighborhood continue to express concern over parking capacity, but it appears that the Masonic Temple lot is not utilized due to its distance from the business establishments. What is needed is "proximity parking" in the immediate area of the West River business centers. With the opening of the library, staff has been working to try to negotiate more space in the immediate area that used to be used by the library. Given these supplemental parking efforts, staff and I recommend terminating the Masonic Temple lease arrangement at this time.

*Council Action*

**Authorize action on the Masonic Temple parking lot lease.**

#### 6. Regulation of Decks

Gary Locke advises that the City's Code, Chapter 1312.08 (fees for patios, decks and porches) is inconsistent with new state Residential Code of Ohio. In particular, the City's Code exempts decks of a certain size that should be regulated in accordance with the new Ohio Code. Staff has recommended changes to the City Code to remedy the inconsistencies with the Ohio Code. (attachment)

*Administration Recommendation*

Authorize the proposed City Code changes.

*Council Action*

**Approve the modifications to City Code.**

#### 7. Parks and Recreation Land Sale

John Idone has requested Committee time to review revisions to the previously approved sales agreement with ABC Landscaping for property behind Lake Street. This is the proposed property transaction that John presented to Council in March, of which the negotiations are now complete, and John is now seeking authorization to close the deal. (attachment)

*Administration Recommendation*

Authorize the proposed land sale.

*Council Action*

**Approve the land sale.**





## 8. Local Government Fund Discussion

Barb has been representing Kent in a series of meetings held with Aurora, Ravenna, Streetsboro, Portage County and the townships to review the local government fund distribution formula. Barb has requested Committee time to discuss the latest proposal being considered by the respective jurisdictions.

### *Administration Recommendation*

Review and discuss the latest local government fund distribution proposal.

### *Council Action*

**Discuss and recommend position for Kent.**

## Information Items

### 1. Blog Year 1 in Review

I have attached a summary of the Kent360 web site after its first year of operation. In the report, you will see that daily readership is up 1,000%, from 25 readers a day in May 2006 to 250 readers a day in May 2007. Readers have submitted over 350 comments of their own and economic development issues – particularly retail – have dominated the stories. The Blog has proven to be one of the most effective communication tools the City has at its disposal, and as you read through the reader feedback, I think you'll see what I mean. (attachment)

### 2. Hydrant Flushing Schedule

I have attached the latest Press Release announcing the City's Hydrant Flushing Schedule for your information. (attachment)