

ORDINANCE NO. 2025 – 074

AN ORDINANCE AUTHORIZING THE CERTIFICATION OF NON-PAYMENT OF WATER USE CHARGES, WASTEWATER USE CHARGES, STORM WATER UTILITY CHARGES AND RECYCLING/SOLID WASTE COLLECTION CHARGES 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 FOR THE NON-PAYMENT OF SAID CHARGES, AND DECLARING AN EMERGENCY.

**WHEREAS**, there are a number of water use, wastewater use, storm water utility, and recycling/solid waste collection that remain unpaid after attempts to collect have been made.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Kent, Portage County, Ohio:

**SECTION 1.** That Kent City Council does hereby authorize the certification of the water use, wastewater use, storm water utility, and recycling/solid waste collection listed in Exhibit "A", attached hereto and made a part hereof, on the real estate tax list and duplicate against the properties listed. It is the intent of Council that the amounts certified to the County Auditor shall be a lien on the property served by the services listed.

**SECTION 2.** That the amounts shown are hereby assessed upon the properties shown and such assessments shall be certified by the Clerk of Council to the County Auditor for collection in the same manner as general taxes. The Clerk of Council shall also certify that the unpaid charges have arisen pursuant to services made directly with the owner or tenant who occupied the property served.

**SECTION 3.** That Council does hereby find that the certification of the unpaid bills meets all of the requirements of Sections 913.07, 915.72, 921.24 and 935.14 and is further authorized by the Ohio Revised Code and authorizes the Budget and Finance Director to amend Exhibit "A" in the event of payment before the actual certification to the County.

**SECTION 4.** That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council and that all deliberations of this Council, and of any of its committees that resulted in such formal action, were in meetings open to the public in compliance with all legal requirements of Section 121.22 of the Ohio Revised Code.

**SECTION 5.** That this ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety and welfare of the residents of this City, for which reason and other reasons manifest to this Council this ordinance is hereby declared to be an emergency measure and shall take effect and be in force immediately after passage.

PASSED: 8/20/25  
Date

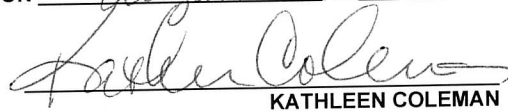
EFFECTIVE: 8/20/25  
Date

ATTEST: Kathleen Coleman  
Kathleen Coleman  
Clerk of Council

Jerry T. Fiala  
Jerry T. Fiala  
Mayor and President of Council

I, KATHLEEN COLEMAN, CLERK OF COUNCIL FOR THE CITY OF KENT, COUNTY OF PORTAGE, AND STATE OF OHIO, AND  
IN WHOSE CUSTODY THE ORIGINAL FILES AND RECORDS OF SAID COUNCIL ARE REQUIRED TO BE KEPT BY THE LAWS  
OF THE STATE OF OHIO, HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND EXACT COPY OF ORDINANCE NO.  
2025-074, ADOPTED BY THE COUNCIL OF THE CITY OF KENT ON August 20, 2025.

(SEAL)

  
KATHLEEN COLEMAN  
CLERK OF COUNCIL

## Exhibit A

## City of Kent: 2025 Delinquent Fines and Unpaid Fees Dept. - Utility Billing

Owner Name	Address	Parcel #	Amount	Date Delinquent	Description of Fine /Unpaid Fee	Loc. ID
ANDREI, SPENCER	1111 LAKE	17-032-10-00-070-000	\$ 71.71	1/31/2025	WA/SW	69620
WRIGHT, MARCUS	249 HARRIS	17-012-20-00-199-000	3,840.85	1/16/2025	WA/SW	7580
PAVICH, DOMINIC	1087 SILVER MEADOWS	17-028-10-00-123-000	100.85	3/10/2025	WA/SW	41500
XIAO FENG ZHENG	712 VINE	17-013-20-00-089-000	585.81	4/29/2025	WA/SW	48680
BAYSIDE INVESTMENT GROUP	419 GARRETT	17-027-10-00-085-000	132.62	2/28/2025	WA/SW	45455
JKC LAND COMPANY	565 HARVEY	17-032-20-00062-000	18.87	4/24/2025	WA/SW	87636
LANGSTON, DOMINIC	1539 BENJAMIN	17-007-20-00-022-000	532.46	4/29/2025	WA/SW	12689
PAIGEMAX DEVELOPMENT	1172 MORRIS	17-013-20-00-296-000	23.64	4/28/2025	WA/SW	30410
ABDALLAH, ADAM	1271 CAROL	17-028-10-00-080-000	197.79	4/29/2025	WA/SW	43100
LEVAN, BRIAN	559 VINE	17-013-10-00-076-000	720.07	3/25/2025	WA/SW	48280
WEST RIVER MEDICAL RENOVATIONS, LLC	319 W MAIN	17-025-10-00-160-000	7,324.26	3/10/2025	WA/SW	38110
SPRING, MARK	549 S WATER	17-013-10-00-008-000	46.26	8/14/2024	WA/SW	1100
GINTHER, AMANDA OR GREG	218 N LINCOLN	17-024-33-00-134-000	127.15	8/13/2024	WA/SW	63350
LANGSTON, DOMINIC	1539 BENJAMIN	17-007-20-00-022-000	68.84	8/17/2024	WA/SW	12689
DONO DEVELOPMENT	1207 W MAIN	17-027-00-00-002-000	736.46	10/14/2024	WA/SW	45905
DELTA BRAVO PROPERTIES LLC	315 WOODARD	17-030-20-00-032-000	112.48	8/29/2024	WA/SW	58410
GOLDEN FLASH RENTALS 2 LLC	528 S LINCOLN	17-013-10-00-089-000	37.66	8/6/2024	WA/SW	47710
TERCEK, THOMAS	142 S PROSPECT 1 FL	17-025-20-00-126-000	59.99	7/15/2024	WA/SW	14590
CONSTELLATION OHIO LLC	1592 SUMMIT RD	17-004-00-00-006-015	159.18	7/8/2024	WA	85590
BRADY STREET SHR	114 BRADY	17-024-20-00-078-000	61.82	7/16/2024	WA/SW	66150
SAM B PROPERTIES, LLC	306 E COLLEGE	17-024-40-00-096-000	52.79	7/17/2024	WA/SW	28400
CWYNAR, JEFFREY	987 MORRIS A	17-041-10-00-009-000	35.04	7/1/2024	WA/SW	30665
PENNANT OHIO, LLC	361 N MANTUA	17-025-10-00-059-011	95.33	7/8/2024	WA/SW	87310
SCHUMANN, DAVID	201 N WILLOW 3	17-024-33-00-116-000	31.80	7/2/2024	WA/SW	67082
BINTZ, WILLIAM	132 WILSON	17-023-10-00-184-000	61.93	7/1/2024	WA/SW	64080
OBLISK, RICHARD	1401 VINE	17-006-12-00-014-000	94.77	6/17/2024	WA/SW	5070
STEPHANOPOULOS, GEORGE	309 S WILLOW	17-024-40-00-126-000	168.91	8/7/2024	WA/SW	29410
LAWSON, WILLIAM & JODIE	210 S MANTUA	17-025-20-00-051-000	30.78	7/31/2024	WA/SW	86436
HILLEBRECHT LUKE	203 E WILLIAMS	17-013-10-00-037-000	109.66	8/5/2024	WA/SW	49590
GANDEE, KEVIN	1052 MIDDLEBURY	17-009-00-00-008-000	73.77	8/1/2024	WA/SW	23500
KAMPAS, LLC	652 E OAK	17-014-10-00-037-000	6.47	7/30/2024	WA/SW	31190
TUPA, DENISE & GREG	1004 FRANKLIN	17-012-20-00-154-000	23.64	10/28/2024	WA/SW	10690
PLYMALE, SHANDS	1326 CHELTON A	17-010-40-00-013-000	131.19	10/3/2024	WA/SW	24980
LAMANCUSA, RICHARD	1540 A ENTERPRISE	17-008-20-00-012-000	18.73	10/28/2024	WA/SW	85126
LINDSEY, ROBERT	187 CURRIE HALL	17-007-0-00-010-000	47.89	9/13/2024	WA/SW	10430
CHEN, QIU MENG	133 S LINCOLN	17-006-12-00-040-000	27.84	10/31/2024	WA/SW	4210
MT INVESTING LLC	217 CHERRY	17-007-10-00-085-000	1,569.14	10/14/2024	WA/SW	6660
GOLD ZONE HORIZON, LLC	300 HICKORY MILL	17-004-00-00-036-001	2,672.67	9/9/2024	WA	83400
GOLD ZONE HORIZON, LLC	300 HICKORY MILL	17-004-00-00-036-001	1,960.71	9/9/2024	WA	83450
GOLD ZONE HORIZON, LLC	300 HICKORY MILL	17-004-00-00-036-001	7,675.00	9/9/2024	WA	83455
GOLD ZONE HORIZON, LLC	300 HICKORY MILL	17-004-00-00-036-001	2,353.97	9/9/2024	WA	83460
GOLD ZONE HORIZON, LLC	300 HICKORY MILL	17-004-00-00-036-001	3,512.80	9/9/2024	WA	83465
GOLD ZONE HORIZON, LLC	300 HICKORY MILL	17-004-00-00-036-001	3,710.13	9/9/2024	WA	83470
GOLD ZONE HORIZON, LLC	300 HICKORY MILL	17-004-00-00-036-004	2,735.96	9/9/2024	WA	83475
GOLD ZONE HORIZON, LLC	300 HICKORY MILL	17-004-00-00-036-004	2,663.23	9/9/2024	WA	83485
GOLD ZONE HORIZON, LLC	300 HICKORY MILL	17-004-00-00-036-004	2,309.67	9/9/2024	WA	83490
GOLD ZONE HORIZON, LLC	300 HICKORY MILL	17-004-00-00-036-004	2,516.15	9/9/2024	WA	83495
GOLD ZONE HORIZON, LLC	300 HICKORY MILL	17-004-00-00-036-004	3,576.12	9/9/2024	WA	83500
NNF UPPERHAND LLC	921 FRANKLIN	17-013-20-00-045-000	88.77	9/10/2024	WA/SW	10180
CDS REAL ESTATE INV, LLC	832 N MANTUA	17-030-20-00-184-000	49.46	9/9/2024	WA/SW	34720
SPECIAL SPACES REAL ESTATE	1107 LAKE	17-032-10-00-069-000	186.04	4/2/2025	WA/SW	69610
VILLAGES AT FRANKLIN CROSSING	936 CARLISLE II-22	17-028-00-00-017-002	24,972.69	8/12/2025	WA/SW	82890.1

## City of Kent: 2025 Delinquent Fines and Unpaid Fees Dept. - Utility Billing

Owner Name	Address	Parcel #	Amount	Date Delinquent	Description of Fine /Unpaid Fee	Loc. ID
VILLAGES AT FRANKLIN CROSSING	930 CARLISLE II-21	17-028-00-00-017-002	8,708.97	8/12/2025	WA/SW	82900.1
VILLAGES AT FRANKLIN CROSSING	918 CARLISLE II-20	17-028-00-00-017-002	11,003.00	8/12/2025	WA/SW	82910.1
VILLAGES AT FRANKLIN CROSSING	914 CARLISLE II-19	17-028-00-00-017-002	10,111.84	8/12/2025	WA/SW	82920.1
VILLAGES AT FRANKLIN CROSSING	916 STEIN II-23	17-028-00-00-017-002	8,939.10	8/12/2025	WA/SW	82930.1
VILLAGES AT FRANKLIN CROSSING	920 STEIN II-24	17-028-00-00-017-002	9,727.61	8/12/2025	WA/SW	82940.1
VILLAGES AT FRANKLIN CROSSING	926 STEIN II-25	17-028-00-00-017-002	11,264.51	8/12/2025	WA/SW	82950.1
VILLAGES AT FRANKLIN CROSSING	925 STEIN II-28	17-028-00-00-017-002	5,825.71	8/12/2025	WA/SW	82960.1
VILLAGES AT FRANKLIN CROSSING	919 STEIN II-27	17-028-00-00-017-002	8,259.02	8/12/2025	WA/SW	82970.1
VILLAGES AT FRANKLIN CROSSING	922 LAWRENCE II-30	17-028-00-00-017-001	1,740.93	8/12/2025	WA/SW	82980.1
VILLAGES AT FRANKLIN CROSSING	924 LAWRENCE II-31	17-028-00-00-017-001	2,086.53	8/12/2025	WA/SW	82990.1
VILLAGES AT FRANKLIN CROSSING	1303 LAWRENCE II-26	17-028-00-00-017-002	8,452.30	8/12/2025	WA/SW	83000.1
VILLAGES AT FRANKLIN CROSSING	1307 LAWRENCE II-29	17-028-00-00-017-002	9,811.40	8/12/2025	WA/SW	83010.1
VILLAGES AT FRANKLIN CROSSING	921 LAWRENCE I-17	17-028-00-00-017-002	8,993.86	8/12/2025	WA/SW	83020.1
VILLAGES AT FRANKLIN CROSSING	889 LAWRENCE I-16	17-028-00-00-017-002	11,161.13	8/12/2025	WA/SW	83030.1
VILLAGES AT FRANKLIN CROSSING	933 LAWRENCE I-13	17-028-00-00-017-002	7,015.11	8/12/2025	WA/SW	83040.1
VILLAGES AT FRANKLIN CROSSING	1252 DEAN I-12	17-028-00-00-017-002	30,276.10	8/12/2025	WA/SW	83050.1
VILLAGES AT FRANKLIN CROSSING	1287 ANITA II-32	17-028-00-00-017-001	1,656.10	8/12/2025	WA/SW	83060.1
VILLAGES AT FRANKLIN CROSSING	1291 ANITA II-33	17-028-00-00-017-001	1,656.10	8/12/2025	WA/SW	83070.1
VILLAGES AT FRANKLIN CROSSING	1295 ANITA II-34	17-028-00-00-017-001	1,656.10	8/12/2025	WA/SW	83080.1
VILLAGES AT FRANKLIN CROSSING	1307 ANITA II-35	17-028-00-00-017-001	4,695.37	8/12/2025	WA/SW	83090.1
VILLAGES AT FRANKLIN CROSSING	1315 ANITA II-36	17-028-00-00-017-001	1,500.10	8/12/2025	WA/SW	83100.1
VILLAGES AT FRANKLIN CROSSING	1319 ANITA II-37	17-028-00-00-017-001	1,770.60	8/12/2025	WA/SW	83110.1
VILLAGES AT FRANKLIN CROSSING	1222 DEAN I-11	17-028-00-00-017-002	7,374.73	8/12/2025	WA/SW	83120.1
VILLAGES AT FRANKLIN CROSSING	1218 DEAN I-10	17-028-00-00-017-002	5,412.31	8/12/2025	WA/SW	83130.1
VILLAGES AT FRANKLIN CROSSING	1251 DEAN I-14	17-028-00-00-017-002	8,153.33	8/12/2025	WA/SW	83140.1
VILLAGES AT FRANKLIN CROSSING	7820784 SILVER MEADOW	17-028-00-00-017-002	5,618.82	8/12/2025	WA/SW	83150.1
VILLAGES AT FRANKLIN CROSSING	822 SILVER MEADOWS I-C	17-028-00-00-017-002	5,492.07	8/12/2025	WA/SW	83160.1
VILLAGES AT FRANKLIN CROSSING	850 SILVER MEADOWS I-C	17-028-00-00-017-002	6,983.11	8/12/2025	WA/SW	83170.1
VILLAGES AT FRANKLIN CROSSING	892 SILVER MEADOWS I-C	17-028-00-00-017-002	6,339.32	8/12/2025	WA/SW	83180.1
VILLAGES AT FRANKLIN CROSSING	926 SILVER MEADOWS I-C	17-028-00-00-017-002	2,353.18	8/12/2025	WA/SW	83190.1
VILLAGES AT FRANKLIN CROSSING	1210 ANITA I-06	17-028-00-00-017-002	6,248.27	8/12/2025	WA/SW	83200.1
VILLAGES AT FRANKLIN CROSSING	1214 ANITA I-07	17-028-00-00-017-002	26,670.41	8/12/2025	WA/SW	83210.1
VILLAGES AT FRANKLIN CROSSING	855 SIMON I-09	17-028-00-00-017-002	10,012.89	8/12/2025	WA/SW	83220.1
VILLAGES AT FRANKLIN CROSSING	890 SIMON I-15	17-028-00-00-017-002	10,160.94	8/12/2025	WA/SW	83230.1
VILLAGES AT FRANKLIN CROSSING	1250 ANITA I-18	17-028-00-00-017-002	4,172.66	8/12/2025	WA/SW	83240.1
VILLAGES AT FRANKLIN CROSSING	901 SIMON I-08	17-028-00-00-017-002	6,255.08	8/12/2025	WA/SW	83250.1
VILLAGES AT FRANKLIN CROSSING	900 BART	17-028-00-00-017-001	2,382.88	8/12/2025	WA/SW	87558.1

**GRAND TOTAL DUE:**

**\$ 358,463.31**