

Finance Committee
Monday, November 28, 2022
6:00 p.m. Medina City Hall – Multi-Purpose Room

In attendance: J. Coyne – Chairman, P. Rose, J. Shields, B. Lamb, R. Haire, D. Simpson and J. Hazeltine

Also present: Mayor Hanwell, Greg Huber, Nino Piccoli, Keith Dirham, Patrick Patton, Chief Walters, Chief Kinney, Andrew Dutton, Dan Gladish, Kimberly Marshall, Jansen Wehrley, Darin Zaremba, Rick Kirby, Sarah Crawford, Matt Tomek and Kathy Patton.

1. Final 2023-2027 Budget Review and Approval - Pulled from agenda.
2. Assignment of Requests for Council Action
3. 18-138-7/9 – Consider Legislation Prohibiting Feeding of Deer/Wild Animals
Bill Lamb stated a lot of things came out of this RCA, it has some history. It is his understanding that it was tabled because they felt it should be part of something, included in some form if it was going to be included of the larger non-lethal part of the deer management plan. Bill would like this RCA put back in to Special Legislation.

Mr. Coyne stated they started this in 2018 and it always led to different legislation, we never got through the “not feeding of wild animals”. John received an email from Bob Anthony, 662 W. Sturbridge Dr. that asked to bring this RCA back up, he does not want people feeding wild animals.

Council agreed to send RCA back to Special Legislation.

4. 22-249-11/14 – Amend Ch. 909 – Small Cell Wireless Facilities
Mr. Patton asked for this to be tabled again, they are waiting for more information from outside council on this.

5. 22-253-11/28 – Budget Amendments

#2022-041 – Repayments, misc.

Mr. Dirham stated these are mostly advances. The city spent money in the TIF district and that is to be repaid by the TIF revenues. Advances need to be rolled every year in order to keep current. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

6. 22-254-11/28 – Rollover of Outstanding Advances – TIF Fund
Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

7. 22-255-11/28 – Amend S&B Code – Create IT Department/Approve Job Descriptions
Mr. Dirham stated council already approved the creation of the fund and Darin will explain the changes.

Darin Zaremba explained that the changes were mostly in volume count with PC’s that certain various departments and that changed the overall costs. Another change was creating job

descriptions for both the director position and the tech position, including pay scales.

Mr. Coyne stated they will have to modify the budgets going forward to address this issue because most of the departments don't have funds or additional funds necessary based upon the number of computers and laptops/tablets that they have to fund this going into the future.

Mayor Hanwell explained that Darin will remain under the police payroll as to not adversely interfere with his pension and keep his classification as sergeant, but he will fill the IT Director. Start around \$65,000 and top it at \$75,000. (92D – F) for technician position 92D starting January 1st 2023. Start with 2-week vacation. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

8. 22-256-11/28 – Increase P.O. #2022-1506 – Portable Water Systems, LLC

Mr. Patton stated they completed the repainting of the South Court Water Tower. While it was being painted it had to be emptied and as a matter of protection backup for our system, they brought in some portable water systems with portable tanks. They estimated the time they would need to have these and unfortunately the project took a little longer than expected. We need to increase this P.O. by \$6,929.00. Total of P.O. is \$21,870.00. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

9. 22-257-11/28 – MOU w/Cleveland Clinic Police Department

Chief Kinney is requesting permission for he and the Mayor to enter into a MOU authorizing limited police powers that they can exercise on their premises, the Medina Hospital. This has been reviewed and approved by the law director Greg Huber. Emergency is requested as they have some staffing issues that they would like to cover there. Mayor wanted our Police Department to be responsible for investigations and filing all charges. Mr. Shields moved to approve with the emergency clause, seconded by Mr. Simpson. Motion passed 7-0.

Chief Kinney wanted to introduce some ideas or changes that may occur with their policing contract with Lafayette Township that expires on December 31, 2022. They were waiting to see if the levy would pass with the small increase for policing as well as the Township affirming that they were going to continue the relationship with the City Police Department and both have happened. The upcoming contract will be a 5-year contract the only change is that instead of a pass-through it will be a flat rate of \$400,000 guaranteed by the contract with the Township.

10. 22-258-11/28 – Zoning Map Amendment – I-1 to R-3

Andrew Dutton stated this is an application to rezone 14.88 acres south of Lafayette Road west of Industrial Parkway from I-1 Industrial to R-3 High Density Urban Residential. The property is currently owned by Brookdale Mobile Home Park and is partially wooded, includes a small pond and does not have any direct access to a city road right-of-way. The current application is only the rezoning and does not incorporate specific use or plan, but the applicant has indicated that their intent is to rezone the property and expand the existing Brookdale Mobile Home Park. A mobile home park is a conditional use in the R-3 district, which will require approval from the Planning Commission and a Public Hearing. The rezoning is the only thing being considered this time, the applicant has provided a concept plan showing 61 additional units which would come off the existing mobile home park. If this moves forward, it will require a site plan as well from the Planning Commission. Fire Dept. and Engineering Dept. both have reviewed the rezoning and the plan if indicates need for a secondary access to the property if developed. The application is consistent with the Comprehensive Plan.

Mr. Coyne will abstain from voting due to representing Jim Hauk and all of his transactions.

Mr. Shields stated his concern is that it is in Ward 4 and will be up against industrial properties, and he struggles with the fact that the other housing development that is right next to Carlise and he continues to receive complaints from those residents about the noise. Jim brought up the fact that they sat through Sealy wanting to rezone from industrial to residential and how that was not approved, so he is struggling with this rezoning as it does not seem consistent with what we have done in the past to the concerns we've had.

Mr. Dutton stated that is a fair concern, but there would be a screening/buffer required from the residential area to the west and the industrial to the east and there is also the fact that this property is basically land locked.

Bill Lamb stated they recognize the need for more housing and multi-unit housing apartments. Bill feels that frequently a buffer zone doesn't resolve the noise issue. When considering doing this we have to keep in mind that we want the expansion, more housing but the most important thing is residents themselves and the issue that any of these changes we make can complicate or compound.

Mr. Rose commented that from the Planning meeting two of the commission members did express concerns with noise. Paul is fairly certain that they will come to something that is agreeable as far as a noise buffer.

Jim Hauk spoke stating they are will to work with the city on ways to reduce noise, he brought up if there are any noise ordinances within the city and if it applies to the industrial zones.

Mayor Hanwell stated there is not a regulation for industrial noise because industry creates noise. We have to be very cautious of the proximity of residential units anywhere near the industry because the industry is going to be noisy.

Mr. Simpson stated he feels comfortable with the rezoning at this point.

Mr. Coyne stated there also needs to be a public hearing on this.

Mr. Shields moved to proceed forward with this first step of the process and then the public hearing, seconded by Mr. Simpson. Motion passed 6-1. John Coyne abstained.

11. 22-259-11/28 – Room Tax for Hotels and other transient stays

Mr. Rose spoke of the possible hotel off our square and brought up putting in a room tax stating that this RCA has to be amended slightly and limited to 3%. Total of 6% with 3% for the county and 3% for the City of Medina. Paul feels there is more information needed before a final decision can be made. Some questions were does this include Air B&B's, what about JEDD and Bed & Breakfast places.

***Tabled

12. 22-260-11/28 – Review/Update Parking Policy in Historic District

Mr. Rose stated he would like to make the parking zone a little more flexible. Regi stated lack of parking is a huge concern with the hotel coming in. We do need additional parking.

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Bill feels this is the last thing we need to do, he always thought it was fallacy and he has heard it for 40 years about parking.

Jessica feels we don't have a parking problem we have a walking problem.

John Coyne suggested this go to Special Legislation.

13. 22-261-11/28 – Amend S&B Code 31.03 – Pay Scales for 2023, 2024 & 2025

Mr. Dirham stated this is to match what we anticipate the union contracts will be and the emergency clause is requested so that it is effective and not have to do a retroactive pay.

Mr. Coyne stated some of the budgets are going to change now with this impact of the 1.5% change above and beyond what we thought would happen. Mr. Shields moved to approve amending the pay scales for 2023, 2024 & 2025 with the emergency clause, seconded by Mr. Simpson. Motion passed 7-0.

There being no further business, the Finance Committee meeting adjourned at 7:25 p.m.

John M. Coyne, Chairman