

**Finance Committee**  
**Monday, February 14, 2022**  
**6:00 p.m. Medina City Hall – Multi-Purpose Room**

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

**Also present:** Mayor Hanwell, Greg Huber, Patrick Patton, Keith Dirham, Nino Piccoli, Jansen Wehrley, Chief Kinney, Chief Walters, Andrew Dutton, Kimberly Marshall, Darin Zaremba, Justin Fields, Barb Dzur, Dan Gladish, Doty Family, Attorney Hessler, Sarah – Gazette and Kathy Patton.

1. Assignment of Requests for Council Action

2. 21-263-12/13 – Developer Agreement – 5990 Branch Road LLC

Kimberly stated they have been talking about the Expert Crane Project which is to bring a manufacturing company to the City of Medina in the CEDA area. Mr. Hessler is the attorney for Expert Crane and he has been working with Greg Huber on the developer agreement. Greg stated this agreement is a new draft that was prepared by attorney Hessler and has his approval.

John Coyne stated one issue they spoke about and that we are going to be working on in the future is try to determine how the reimbursement would work for the installation of the sanitary sewer line. Need to work through to find a solution that is beneficial to our goals and the developer goals from what we talked about.

Mr. Huber stated our ordinances may have to be changed or modified in order to accommodate what was originally discussed.

Mr. Rose thanked the Doty's for bringing their business to Medina.

Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

3. 22-016-2/9 – Stated Bid – City Hall Server Upgrade – Technology Engr. Group

Darin Zaremba stated our current system is 13 years old and is out of date. Upgrades are needed. This was discussed with the Emerging Technology Committee last week. Darin gave a history lesson due to having new council members. The last couple of years we have been fighting with some of our support vendors to get support with our old equipment. Technology has changed, the new technology is called SCALE and that is the one we are recommending. It's a more cost-effective solution. Very easy to implement and manage, also allows for the more ease of remote working. Darin stated they have a little bit of equipment in their current system downstairs because the Rec Center is in dire need of a server, so we will build them a little mini mirrored three server farm environment there with the equipment that is still good here. We are passing that down to save some more costs both to the Rec Center and the City. Darin wants the emergency clause on this due to current supply chain issues. They are telling us if we got these things in place by the end of February we might see our gear in May and if we wait any longer who knows how long it will take.

Mr. Rose stated that this has already been implemented at the Municipal Court.

Mr. Shields moved to approve with the emergency clause, seconded by Mr. Simpson. Motion passed 7-0.

4. 22-017-2/14 – State Bid – Dell Computers, Monitors, Licenses – MNJ Tech.

Darin Zaremba stated this is their annual renewal for PC's. They try to cycle PC's on a four to five years cycle. This would be for 24 new computers and licenses for Microsoft Office. Emergency clause is needed due to the supply chain and the length of time to receive items. Mr. Shields moved to approve with the emergency clause, seconded by Mr. Simpson. Motion passed 7-0.

5. 22-018-2/14 – Expenditure Over \$15,000 – Solid Ground Construction – CHIP Repair  
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6. 22-019-2/14 – RFP/RFQ's CHIP & CDBG Consultant Services

Barbara Dzur stated it is time to apply for the next CHIP Grant which would run for years 2023 and 2024. They have to request proposals for those and would like to start doing that now because they need to be in as soon as possible as the decision has to be made in May. Mr. Shields moved to approve with the emergency clause, seconded by Mr. Simpson. Motion passed 7-0.

7. 22-020-2/14 – Accept Donation – Murry & Susan Van Epp – MCRC indoor Bicycles

Jansen Wehrley stated since they remodeled community room A and made it into a studio, they brought back spin-cycling classes. Since March of 2021 through January 2022 they've had about 350 attendees participate in these classes. These are indoor bicycles and Murry Van Epp is an avid cyclist with a long history of supporting the community and that is why Jansen reached out to him to see if he would be interested in funding replacement cycles for our studio. The original cycles were purchased between 2003 and 2005. Currently down to 11 cycles that are barely functioning. This donation will fund 12 Keiser Bikes and are top of the line.

Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

8. 22-021-2/14 – RFP's – Liability and Property Insurance for City

Mayor Hanwell stated this is requesting the emergency clause also. The writer of our insurance policy determined that they were not going to insure municipalities at all which put us having to do something on short order since our current policy expires on April 1<sup>st</sup>. This is to solicit for proposals. Mr. Shields moved to approve with the emergency clause, seconded by Mr. Simpson. Motion passed 7-0.

9. 22-022-2/14 – Conflict of Interest Waiver – Lindenwood Lake Dam Improvement Project

Mr. Huber stated they have a construction issue with the riser that needs installed at this location. McDonald Hopkins the law firm, has an attorney that wishes to represent Marks Construction in this issue. McDonald Hopkins is also the attorney that handles our bond issues. This document waives the conflict of interest so as to allow them to represent Marks Construction. The emergency clause is needed so we can get started with discussion as to resolution of the construction problem as soon as possible. Mr. Shields moved to approve with the emergency clause, seconded by Mr. Simpson. Motion passed 7-0.

10. 22-023-2/14 – Purchase & Installation of Rubberized Flooring – MCRC

Jansen stated the recreation center is requesting approval and installation of rubberized flooring

in our free weight balcony area. Balcony area was added to the facility in 2010 and over the last 11 ½ years the floor has taken some significant abuse with the free weights and bench presses. The floor is in disrepair and is delaminating, the handicap ramp is actually curled causing trip hazards. It is on the 5-year capital plan that we have with Medina City Schools. With the recent use of ARP Funds to complete our flooring in our Studio A we decided to ask the school if we could bump this up on our project list utilizing carryforward funds to get this taken care of. The material is one-inch thick rubber designed for weight rooms and we are looking to have the handicap ramp in the thinner material which is a better design for smoother access. The purchase is utilizing the SourceWell Contract and the amount is \$29,750.00. Will also need authorization for Mayor Hanwell to sign the contract. Mr. Simpson moved to approve, seconded by Mr. Rose. Motion passed 6-1. J. Shields abstained.

11. 22-024-2/14 – Expenditure Over \$15,000 – Keiser Corp. – MCRC indoor Bicycles

Mr. Wehrley stated this is for the purchase of the bicycles he explained earlier through the donation from Murray and Susan Van Epp. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

12. 22-025-2/14 – Job Creation Grant Agreement – Expert Crane, Inc.

Kimberly Marshall stated this is to be able to enter into a Job Creation Grant Agreement with Expert Crane Inc. for the purposes of relocating their business to the City of Medina. Facility will be at 5990 Branch Rd., estimated investment of \$10,510,000.00 into this project, creating 48 new full-time positions with new payroll of \$3,980,000.00 to the City of Medina. They are hoping to break ground in the spring/summer this year. The agreement will provide Expert Crane with a grant up to 40% of new payroll taxes for 6 years. This has been reviewed by the Law Director. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

13. 22-026-2/14 – Grant Application – Ohio Dept. of Development – 629 Roadwork Grant

Kimberly Marshall stated this is to submit a 629 Road Grant Application with the Ohio Department of Development in conjunction with Jobs Ohio. The grant will be used to improve Branch Road from Commerce Drive to the westerly limits of Medina City Lot #8875 and install storm sewer to drain the roadway. The grant has an estimated value of up to \$85,000.00 covering 30% of eligible road work costs including engineering and design costs related to the Job Creation project for Expert Crane. The project budget is still being determined but estimated at \$325,730.00. In addition to the authorization to submit the grant application, this request asks that if we are successful the Mayor will be authorized to enter into an agreement with the Ohio Department of Development accordingly. Requesting the emergency clause as the offer from Jobs Ohio expires at the end of March and this needs to get on the Controlling Board agenda. Mr. Shields moved to approve with the emergency clause, seconded by Mr. Simpson. Motion passed 7-0.

14. 22-027-2/14 – Petition to Join JEDD – South Town Center, LLC

Mrs. Marshall explained that South Town Center is located at 5827 Wooster Pike Road. They would like to join our Joint Economic Development District that the city has with Montville Township and they have completed the petition form accordingly. The JEDD Board voted to include them in. This is a retail project and the investment is estimated at \$6.6 million dollars. They will have three retail buildings. Mr. Coyne stated this will also need the ordinance to amend the JEDD agreement itself. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

15. 22-028-2/14 – Expenditure Over \$15,000 – Solid Ground Construction – CHIP Repair  
Mr. Shields moved to approve with the emergency clause, seconded by Mr. Simpson. Motion passed 7-0.

16. 22-029-2/14 – Bids, Job # 1061 – Gates Mills Culvert Replacements  
Mr. Patton stated this is an Ohio Public Works Commission Project which means we secured a grant to pay for up to 73% of the cost of the project. It is estimated at \$512,000. We need to decide if we want the decorative railing to be installed here like the last two we did. We estimated the cost to go from just a standard two rail to a decorative railing to be approximately \$19,500.00. Mr. Coyne feels we kind of have to go with the decorative railing. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

17. 22-030-2/14 – Construction Agreement – Woodside Green Subdivision, Ph. 2  
Mr. Patton stated this is considered a subdivision and actuality it's only about 100 ft. of railway and will connect two dead end streets in the City creating two new lots as part of our subdivision. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

18. 22-031-2/14 – Expenditure – Baker, Dublikar, Beck, Wiley & Mathews – Law Dept.  
Mr. Huber stated this law firm is defending the City of Medina in three lawsuits that are pending at this time. This request puts in an estimate as to what litigation this year may cost. Mr. Rose asked if these lawsuits are from "Stop Government Waste Committee". Greg stated two of the lawsuits have been filed by the Walker & Jocke Law firm. One is pending in State Court of Common Pleas Court and the second is pending in the Federal Court, also filed by the Walker & Jocke law firm. The third piece of litigation involves the public meetings lawsuit that was filed by attorney Lowrey where Baker, Dublikar is defending Judge Werner. In that lawsuit he is defending Mayor Hanwell and John Coyne our Council President. Paul stated he understands the law firm Walker & Jocke are a part of the "Stop Government Waste Committee". Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

19. 22-032-2/14 – 2021 – 2025 Financial Audit  
Mr. Dirham stated the State determines who our auditor is going to be and then we have to agree to it but we don't really have much of a choice because they already determined who is going to do our audit. There may be an adjustment to this, we asked for up to \$40,000 where the estimate is actually less than that but the estimate is based on one federal program, a couple of things can change that. Keith stated the emergency clause is his fault, when they work with the State we would do a MOU they would bring it to the planning meeting and then by then we usually knew if we had an extra federal program to do or restatement that we had to audit so we'd know what the final cost would be. With a private firm, the State requires that we have this agreement signed before they start. Keith didn't realize they had to put it in and then come back if there was a change, rather than putting it in only one time. Mr. Shields moved to approve with the emergency clause, seconded by Mr. Simpson. Motion passed 7-0.

20. 22-033-2/14 – Purchase Agreement – 368 Foundry Street  
Mr. Huber stated this is an agreement that he drafted for the purchase of the 368 Foundry Street property that the Parks Department hopes to add to the Park that is over there, and the purchase price is \$71,000. The property owners have agreed to that sale price and this authorizes the sale transaction to proceed.

Mr. Rose asked if the property tax comes out of the \$71,000 or is that over and above? Who is

paying the property taxes?

Greg stated the back due property taxes will be paid at the time of closing and it will come out of the \$71,000 purchase price. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

Mr. Shields moved to add RCA 22-034-2/14 to the agenda, seconded by Mr. Simpson. Motion passed 7-0.

21. 22-034-2/14 – Land Acquisition – Airport

Mr. Huber stated this request asks council's authorization for him to negotiate purchase of property immediately to the east of the Medina Municipal Airport. This is 30 acres of property and would allow for the expansion of hangar space and a better maintenance building and is part of what the Delta Engineers is incorporating into a new airport layout plan. The hope is to buy this property and then submit the purchase to the FAA for reimbursement. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

22. Executive Session: (imminent litigation)

It was moved by Mr. Shields and seconded by Mr. Simpson to enter into Executive Session at 6:10 p.m. for the purpose of conferences with the City's Law Director concerning disputes involving the City which are the subject of pending or imminent court action to include the Mayor and Law Director. Motion passed by yea votes of B. Lamb, P. Rose, J. Shields, J. Coyne, D. Simpson, R. Haire, and J. Hazeltine. The Finance Committee reconvened at 7:29 p.m., and there being no further business, the meeting adjourned.

John M. Coyne, Chairman