

**FINANCE COMMITTEE AGENDA**  
**January 26, 2026**

**Finance Committee (6:00 p.m.)**

1. Assignment of Requests for Council Action
2. 26-006-1/12 – West Liberty Street Zoning Map Amendment
3. 26-025-1/26 – Budget Amendments
  - a. #2026-002 – Contribution to Police Dept.
  - b. #2026-003 – Professional Training Funds from Attorney General
  - c. \$2026-004 – Donation from Park Foundation
4. 26-026-1/26 – Then & Now – Ohio Edison
5. 26-027-1/26 – Expenditure – Kokosing Materials – Street Dept.
6. 26-028-1/26 – Discussion – Amend 161.13 Allocation of Income Tax
7. 26-029-1/26 – Amend Sec. 133.01 – Association Memberships
8. 26-030-1/26 – Ratify Collective Bargaining Agreement, Teamsters Local 436
9. 26-031-1/26 – Expenditure – Goodyear Tire and Rubber Co.
10. 26-032-1/26 – Adopt Changes – Job Descriptions – Water Dept.
11. Executive Session: (imminent litigation / land acquisition)

## **REQUESTS FOR COUNCIL ACTION/DISCUSSION**

### **Finance Committee**

- 26-025-1/26 – Budget Amendments
- 26-026-1/26 – Then & Now – Ohio Edison
- 26-027-1/26 – Expenditure – Kokosing Materials – Street Dept.
- 26-028-1/26 – Review Allocation of Income Tax – Amend Sec. 161.13
- 26-029-1/26 – Amend Code 133.01 – Association Memberships
- 26-030-1/26 – Ratify Collective Bargaining Agreement – Teamsters Local 436
- 26-031-1/26 – Expenditure – Goodyear Tire & Rubber Co.
- 26-032-1/26 – Adopt Changes – Job Descriptions – Water Dept.

**REQUEST FOR COUNCIL ACTION**

No. RCA 26-006-1/12

FROM: Andrew Dutton

Committee: Finance

DATE: 12/12/25

SUBJECT: West Liberty Street Zoning Map Amendment

**SUMMARY AND BACKGROUND:**

A Zoning Map Amendment request was submitted to change the zoning of properties on the northeast side of West Liberty Street, northwest of Yorktown Drive, with Parcel Numbers 029-19A-15-223 and 029-19A-15-224 from C-1 (Local Commercial) to C-3 (General Commercial).

Further information has been included in the attached submitted documents and Staff Report.

The Planning Commission reviewed and unanimously (5-0) recommended approval of the request at their regular meeting on 12/11/25.

The review of the Zoning Map Amendment follows Sections 1107.06 and 1107.07, which require a public hearing prior to City Council's decision.

1/12/26 Andrew - Kayleigh Keller  
Market + Drive thru coffee shop  
Comments from Engr. Dept.  
Coryn - Greenhouse property not being used at all. Location of previous Farm <sup>Dollar</sup> # Site  
overlay district.  
Chet - Any of residents attended meeting. It has been  
Andrew - CI has been problem w/ selling property.  
Kimberly - this is an expansion project  
Pat - family dollar requested access on side street. (Yorktown)  
Kayleigh Keller - this is the reason property has not been developed. She wants to  
buy all 3 properties.  
Come PUD (Planned Unit Development) - take 2 more weeks to discuss further?  
Kayleigh - need to break ground in June/July

Estimated Cost: \$0

Suggested Funding:

- sufficient funds in Account No.
- transfer needed from Account No. \_\_\_\_\_ to Account No. \_\_\_\_\_
- NEW APPROPRIATION needed in Account No.

Emergency Clause Requested: No

Reason:

**COUNCIL USE ONLY:**

Committee Action/Recommendation:

Council Action Taken: 1/12/26 ~~1/12/25~~ Hold bring back  
2 weeks - Schedule  
Public Hrg - Set for Feb 23, 2026

Ord./Res.

Date:



# BOARDS & COMMISSIONS APPLICATION

132 North Elmwood Avenue  
330-722-9038  
www.medinaoh.org

Application Number     P25-22    

<b>GENERAL</b>	<p>Date of Application <u>11/17/2025</u></p> <p>Property Location <u>935 West Liberty Street, Medina 44256</u></p> <p>Description of Project <u>New construction and revitalization of vacant land for commercial development. See attached letter for further detail of proposed project. This application is to rezone parcel numbers: 029-19A-15-824 &amp; 029-19A-15-223 from C1 to C3</u></p>
<b>CONTACT INFORMATION</b>	<p><b>Applicant</b></p> <p>Name <u>Hayleigh Keller</u></p> <p>Address <u>5590 Wolff Rd</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u></p> <p>Phone <u>330 635 1468</u> Email <u>Hayleigh@1KellerMeats.com</u></p> <p><b>Property Owner</b></p> <p>Name <u>Christopher Hanieski</u></p> <p>Address <u>1055 Gardnerwood Lane</u> City <u>Medina</u> State <u>OH</u> Zip <u>44256</u></p> <p>Phone <u>330.807.5588</u> Email <u>Chris@aztecimport.com</u></p>
<b>APPLICATION TYPE</b>	<p>           Planning Commission    Site Plan <input type="checkbox"/>    Conditional Zoning Certificate <input type="checkbox"/>    Code or Map Amendment <input checked="" type="checkbox"/>            Preliminary Plan <input type="checkbox"/>    Final Plat <input type="checkbox"/>    Conditional Sign (EMC/Shopping Ctr) <input type="checkbox"/>    TC-OV <input type="checkbox"/>    Other <input type="checkbox"/>            Historic Preservation Board    Certificate of Appropriateness <input type="checkbox"/>    Conditional Sign <input type="checkbox"/>            Board of Zoning Appeals    Variance <input type="checkbox"/>    Appeal <input type="checkbox"/> </p>
<b>APPLICANT SIGNATURE</b>	<p><i>By signing this application, I hereby certify that:</i></p> <p>1) The information contained in this application is true and accurate to the best of my knowledge;</p> <p>2) I am authorized to make this application as the property owner of record or I <u>have been authorized</u> to make this application by the property owner of record;</p> <p>3) I assume sole responsibility for correspondence regarding this application; and</p> <p>4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application.</p> <p>Signature <u></u> Date <u>11/17/25</u></p>
<b>OFFICIAL USE</b>	<p>Zoning District <u>C-1 (Existing) - C-3 (Proposed)</u>      Fee (See Fee Sheet) \$ <u>200</u></p> <p>Meeting Date <u>12/11/25</u>      Check Box when Fee Paid <input checked="" type="checkbox"/></p>



**CITY OF MEDINA**  
Community Development Department  
132 N. Elmwood Ave. Medina, OH 44256  
Phone: 330-722-9038

December 12, 2025

Kayleigh Keller  
5590 Wolf Road  
Medina, OH 44256

Dear Ms. Keller,

At the December 11, 2025 meeting of the Planning Commission, the Commission considered application **P25-22**: Kayleigh Keller requesting Zoning Map Amendment approval to change the zoning of properties on the northeast side of West Liberty Street, northwest of Yorktown Drive, with Parcel Numbers 029-19A-15-223 and 029-19A-15-224 from C-1 (Local Commercial) to C-3 (General Commercial).

After discussion, a motion was made to recommend approval of the application to City Council. The motion received the necessary votes of the Commission and the **recommendation was approved**.

The Planning Commission's recommendation will be forwarded to City Council for their consideration of the Zoning Map Amendment request.

This action of the Planning Commission does not constitute approval of a Site Plan, Zoning Certificate, Variance, Building Permit, Engineering Permit, Sign Permit, or other application required by the City of Medina Codified Ordinances.

Please feel free to contact me at (330) 722-9023 or [adutton@medinaoh.org](mailto:adutton@medinaoh.org) if you have any questions or need any further information.

Sincerely,

Andrew Dutton  
Community Development Director

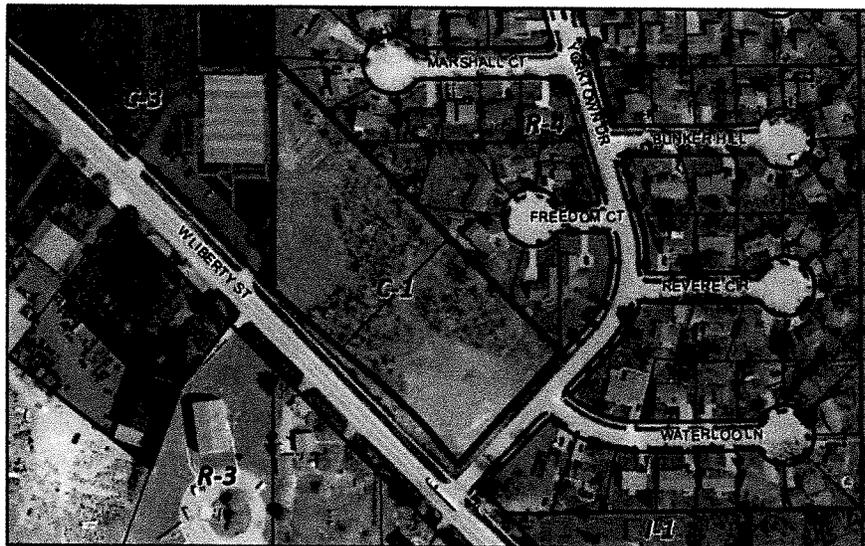
**P25-22**  
**West Liberty Street Zoning Map Amendment**

Property Owners: Christopher Kanieski  
Applicant: Kayleigh Keller  
Location: West Liberty Street - Northwest of Yorktown Drive  
Parcel Numbers 029-19A-15-223 and 029-19A-15-224  
Request: Zoning Map Amendment approval to change the zoning of the properties from C-1 (Local Commercial) to C-3 (General Commercial)

**LOCATION AND SURROUNDING USES**

The subject site is composed of two properties encompassing 3.90 acres on the northeast side of West Liberty Street, northwest of Yorktown Drive. Adjacent properties contain the following uses and zoning:

- North – Single-Family Residential (R-4)
- East – Single-Family Residential (R-4)
- South – Single and Multi-Family Residential (R-3)
- West – Vacant and Restaurant (C-3)



**BACKGROUND/PROPOSED APPLICATION**

The applicant is proposing a Zoning Map Amendment to change the zoning of the properties from C-1 (Local Commercial) to C-3 (General Commercial). A conceptual plan has been included with the request, illustrating the applicant's intent to develop the properties for commercial uses permitted in the C-3 zoning district. If the Zoning Map Amendment is approved, the development of the site will require a more detailed Site Plan review by the Planning Commission.

**USES**

The chart below indicates permitted (P), conditionally permitted (C), and prohibited (X) uses in the C-1 zoning district and the C-3 zoning district:

Use	C-1	C-3
<b>Residential</b>		
Assisted Living Facility, Independ. Living Facility, or Nursing Home <sup>1, 3, 5, 7, 9, 11, 13</sup>	C	X
Multi-Family Dwelling <sup>14</sup>	X	C
Transitional Housing <sup>7, 19</sup>	X	C
<b>Public/Semi-Public</b>		
Club <sup>9, 11, 13</sup>	C	P
Conservation Use	C	C
Educational Institution - Technical School, Vocational School, College, or University	C	C
Passenger Transportation Agency and Terminal	X	P
Publicly Owned or Operated Government Facility <sup>3, 7-3, 7, 8, 11</sup>	C	C
Public Utility <sup>1, 10, 11</sup>	C	C
Religious Place of Worship <sup>1, 3, 7, 11</sup>	C	C
Urban Garden	C	X
Wireless Telecommunications Facility	X	C
<b>Commercial</b>		
Bar or Tavern	C	P
Bed and Breakfast Inn <sup>11, 13</sup>	C	X
Building Materials Sales Yard and Lumber Yard	X	C
Bulk Storage and Display	X	C
Car Wash for Passenger Vehicles <sup>2</sup>	X	C
Child Day Care Center or Nursery <sup>5, 9, 11, 13</sup>	C	C
Conference Center, Banquet Facility, or Meeting Hall <sup>1, 3, 7, 11, 13</sup>	X	C

Use	C-1	C-3
<b>Commercial (Continued)</b>		
Convenience Retail	P	P
Crematorium	X	C
Conference Center, Banquet Facility, or Meeting Hall <sup>1, 3, 7, 11, 13</sup>	X	C
Convenience Retail	P	P
Crematorium	X	C
Fitness Facility	C	P
Funeral Home	X	P
Hospital <sup>1, 3, 7, 9, 11, 13</sup>	C	C
Hotel or Motel	X	P
Major Motor Vehicle Repair <sup>7, 15, 21, 23</sup>	X	C
Mixed Use Building - Residential Excluded from Ground Level Floor	X	P
Minor Motor Vehicle Repair	X	P
Motor Vehicle Filling Station <sup>5, 7, 15, 21, 23</sup>	C	C
Motor Vehicle Sales	X	P
Off-Street Parking Lot, Garage or Deck	X	P
Office	P	P
Outdoor Dining <sup>28</sup>	X	C
Personal or Professional Services	P	P
Personal or Professional Services with Drive Through <sup>2, 7, 15</sup>	C	C
Plant Greenhouse	X	P
Restaurant	C	P



Use	C-1	C-3
<b>Commercial (Continued)</b>		
Research and Development Laboratory with No External Hazardous, Noxious, or Offensive Conditions	C	C
Restaurant with Drive Through or Drive-In <sup>2, 7, 15</sup>	X	C
Retail Business less than or equal to 80,000 square feet in Size	X	P
Retail Business Larger than 80,000 square feet in size	X	C

Use	C-1	C-3
<b>Commercial (Continued)</b>		
Sexually Oriented Business <sup>25</sup>	X	C
Veterinary Office or Hospital in an Enclosed Building	X	P
Wholesale Establishments Smaller than 10,000 square feet in Size	X	C
Other Similar Uses as Determined by the Planning Commission	P	P

**DEVELOPMENT STANDARDS**

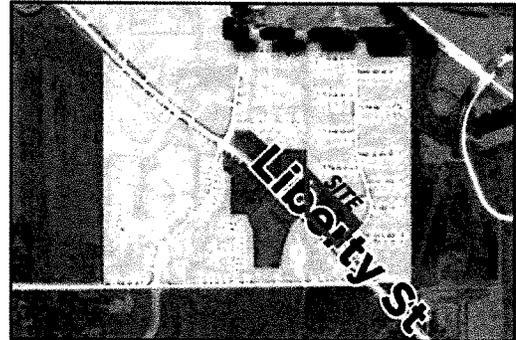
The chart below indicates development standards in the C-1 zoning district and the C-3 zoning district:

Standard	C-1	C-3
Min. Lot Size, Min. Lot Frontage, Max. Lot Depth, Min. Usable Open Space, Max. Lot Coverage, Max. Building Size, Max. Building Width, and Min. Front Yard	None	
Min. Lot Frontage	40 Feet	
Min. Rear Yard	<ul style="list-style-type: none"> <li>• 25 ft. for Principal Use or Structure</li> <li>• 25 ft. of Yard Must be Landscaped when Adjacent to a Residential District</li> <li>• 20 ft. for Accessory Use or Structure</li> </ul>	<ul style="list-style-type: none"> <li>• 30 ft. for Principal Use or Structure</li> <li>• 20 ft. for Accessory Use or Structure</li> </ul>
Min. Side Yard	<ul style="list-style-type: none"> <li>• None</li> <li>• 50 ft. for Principal Use or Structure if Adjacent to a Residential District</li> <li>• 25 ft. of Yard Must be Landscaped when Adjacent to a Residential District</li> <li>• 20 ft. for Accessory Use or Structure</li> </ul>	<ul style="list-style-type: none"> <li>• None</li> <li>• 75 ft. for Principal Uses when adjacent to a Residential District</li> <li>• When Adjacent to a Residential District, at least 25 ft. shall be Landscaped for Screening Purposes</li> <li>• 20 ft. for Accessory Use or Structure</li> </ul>
Maximum Height	<ul style="list-style-type: none"> <li>• 35 ft. for Principal Use or Structure</li> <li>• 15 ft. for Accessory Use or Structure</li> </ul>	<ul style="list-style-type: none"> <li>• 40 ft. for Principal Use or Structure</li> <li>• 20 ft. for Accessory Use or Structure</li> </ul>

### **COMPREHENSIVE PLAN**

The Comprehensive Plan Future Land Use Section designates the site and the commercial areas to the west as “Community Commercial”, as shown in the adjacent map in red.

The Community Commercial District is intended for small to medium-scale commercial uses that serve the local and regional community, as well as the option to provide multifamily residential.



### **ENGINEERING DEPARTMENT COMMENTS**

The City Engineer has indicated that:

- Due to the amount of impervious area that will be constructed with this project, it is likely that the storm water management analysis will require a storm water retention and treatment basin.
- When fully developed, access to the entire property should be limited to two curb cuts (driveways).

If the Zoning Map Amendment application is approved, these items will be addressed in detail during Site Plan and Engineering Plan reviews.

### **COMMUNITY DEVELOPMENT DEPARTMENT STAFF RECOMMENDATION**

Staff recommends approval of application P25-22 as the proposed C-3 zoning is compatible with adjacent zoning and land uses and is consistent with the Comprehensive Plan.

## Andrew Dutton

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**From:** Patrick Patton  
**Sent:** Wednesday, December 3, 2025 4:23 PM  
**To:** Andrew Dutton  
**Subject:** Engineering Comments P25-22 935 W. Liberty St  
**Attachments:** Engineering Checklist for Commercial Site Plan.pdf

Andrew-

See below for my comments:

1. Please refer to the attached engineering checklist for site plan approval.
2. Due to the amount of impervious area that will be constructed with this project, it is likely that the storm water management analysis will require a storm water retention and treatment basin.
3. When fully developed, access to the entire property should be limited to two curb cuts (driveways).

I anticipate we will submit more comments regarding this project as it moves through the Planning Commission review process. Thanks,

Patrick Patton, PE  
City Engineer  
City of Medina, Ohio

Phone: (330) 721-4721  
Email: [ppatton@medinaoh.org](mailto:ppatton@medinaoh.org)  
Website: [www.medinaoh.org](http://www.medinaoh.org)

Medina City Hall / 132 N. Elmwood Avenue / Medina, Ohio 44256



## Andrew Dutton

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**From:** Mark Crumley  
**Sent:** Wednesday, December 3, 2025 11:03 AM  
**To:** Andrew Dutton; Larry Walters; Patrick Patton; Fred Himmelreich  
**Cc:** Sarah Tome  
**Subject:** RE: Zoning Map Amendment & Site Plan Comment Request

Andrew,

After review of both items the Fire Department has no comments at this time.

Thanks

Mark Crumley, Asst. Chief  
Medina Fire Department  
300 W. Reagan Pkwy.  
Medina, Ohio 44256

Office: 330-723-5704



Kayleigh Keller  
Owner, Keller Market and Café  
320 South Court Street  
Medina, OH 44256  
330-635-1468  
kayleigh@tkellermeats.com

Nov 17, 2025

Medina City Planning Commission & City Council,  
c/o City of Medina Municipal Building  
132 North Elmwood Avenue  
Medina, OH 44256

Dear Members of the Planning Commission and City Council,

I am writing to formally request the rezoning of two of the three parcels comprising the approximately 6-acre site located at 935 West Liberty Street, Medina, Ohio, currently zoned C-1 (Neighborhood Commercial), to C-3 (General Commercial). This change will enable the relocation and expansion of my family-owned business, Keller Market and Café, to this long-vacant property—a former greenhouse operation that has sat overgrown and underutilized for years, creating an unsightly gateway into our historic city square.

As a fifth-generation Medina County farming family, we have deep roots in this community. Our century-old family farm in Medina County and our second-generation beef processing facility have supplied fresh, locally raised products to residents and visitors for decades. Keller Market and Café, now thriving in its current location, continues that tradition by offering farm-fresh goods, prepared foods, and a welcoming gathering space that celebrates Medina's agricultural heritage as well as providing a need to our community.

The subject property represents a rare opportunity to transform an eyesore into an economic engine. Relocating the Market and Café here would:

- **Restore vitality to a prominent entrance corridor** – The site's visibility at the edge of the public square makes it a natural focal point. A well-designed commercial campus featuring our café, retail market, outdoor seating, and seasonal farm-stand elements will replace weeds and decay with activity, landscaping, and architectural charm that complements Medina's character.
- **Generate new jobs and tax revenue** – The expanded operation will create an estimated 20-30 full- and part-time positions, ranging from farm-to-table cooks, cafe staff, event planning teams to retail staff. Increased commercial assessment on the improved parcels will add meaningful property-tax dollars to city coffers without straining

residential neighborhoods.

- **Support local agriculture and tourism** – By showcasing products from our own farm and dozens of neighboring producers, the relocated business will strengthen Medina's identity as an agritourism destination, drawing patrons from Greater Cleveland, Akron, and beyond.
- **Preserve the heritage** – My request will also give homage to the history of the land by building herb gardens, and using fruit trees to be along outdoor sitting areas. The current greenhouse space will be transformed into an event and venue space. The Market and cafe will pull elements of the glasshouse into it's architectural design to provide an aesthetically pleasing structure that both the neighbors and visitors will love.

The proposed C-3 zoning to the two parcels to the east, is the minimum necessary to accommodate the scale of operation required to make the project viable while adhering to all setback, parking, landscaping, and signage standards in the Medina Codified Ordinances. Preliminary concept plans—prepared in consultation with local architects — are available for your review and demonstrate a low-impact, pedestrian-friendly design that enhances rather than overwhelms the site.

Medina prides itself on balancing preservation with progress. Approving this rezoning will turn a liability into a landmark, honor a multi-generational local business, and signal to other entrepreneurs that our city welcomes thoughtful investment. I respectfully request the Commission to recommend, and Council to grant, the requested change.

I would be honored to present additional details, or a site walk through with any officials. Please contact me at 330-635-1468 to schedule a site visit.

Thank you for your stewardship of Medina's future. Together, we can make this gateway a source of pride for generations to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kayleigh Keller', with a long horizontal flourish extending to the right.

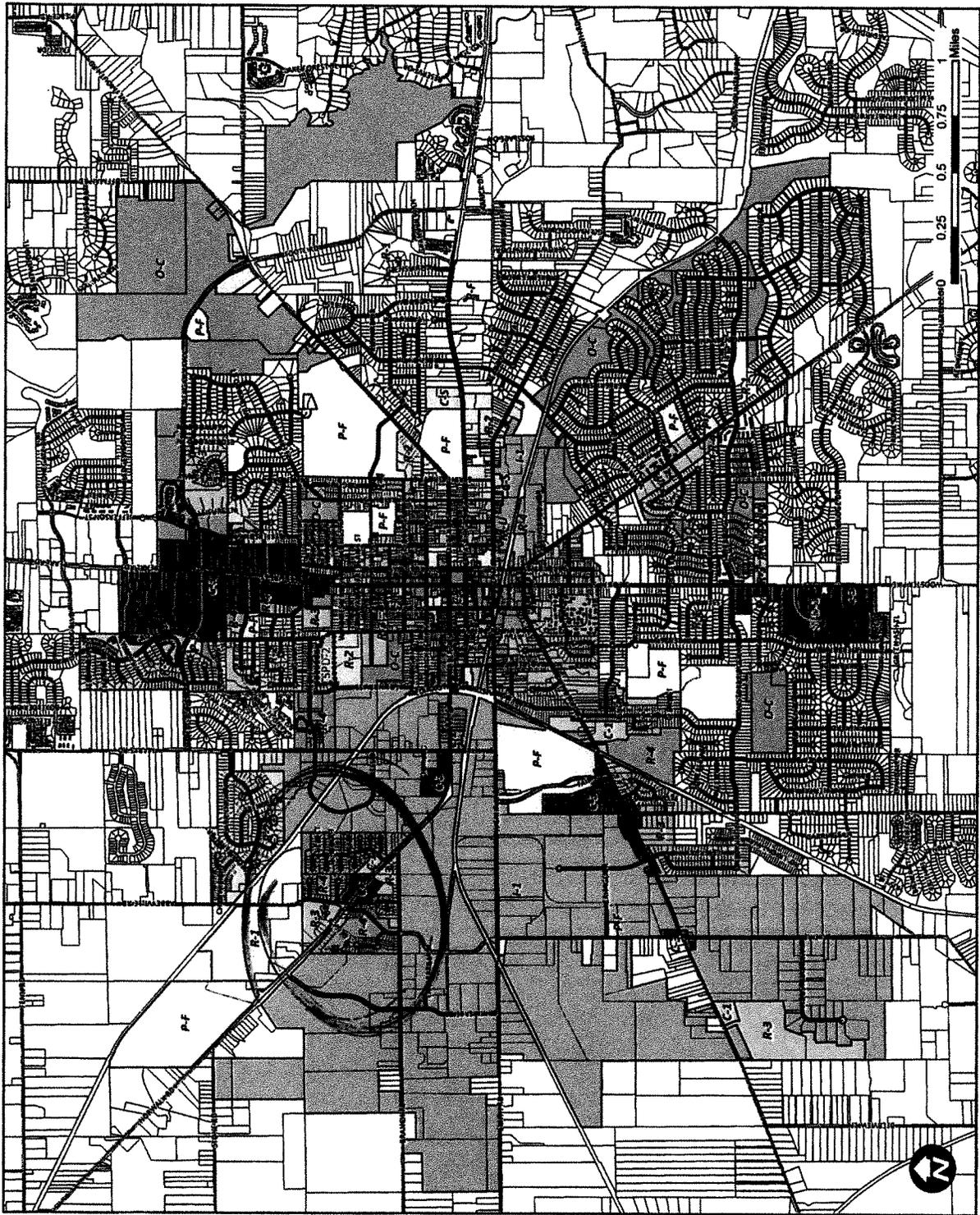
Kayleigh Keller  
Owner, Keller Market and Café  
Fifth-Generation Medina County Farmer

# City of Medina Official Zoning Map

Zoning District	
	O-C (Open Space Conservation)
	R-1 (Low Density Residential)
	R-2 (Medium Density Residential)
	R-3 (High Density Urban Residential)
	R-4 (Multi-Family Residential)
	M-U (Multi-Use)
	P-F (Public Facilities)
	C-S (Commercial Services)
	C-1 (Local Commercial)
	C-2 (Central Business)
	C-3 (General Commercial)
	I-1 (Industrial)
	Special Planning District



Effective: 3/29/23  
(Ordinance 18-23)



*Current Zoning*  
 Medina County Auditor GIS

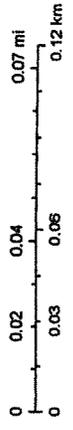


7/29/2024, 11:28:43 AM

- Water Lines
- Cross-Sections
- Base Flood Elevations
- Life Tide
- 1% AEP
- SFHA - Flood Hazard Boundary
- Flood Hazard Boundaries
- Over-Elevations

- Zone Type
- 1% Annual Chance Flood Hazard
- 500 Year Flood
- Special Flood Hazard
- App. Flood Hazard

Medina Parcels



1:2,012

0 0.02 0.04 0.06 0.07 mi  
 0 0.03 0.06 0.12 km

Source: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N  
 Robinson, NCEAS, NLS, OS, NINA, Geodailyreisen,  
 Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the  
 GIS User community, Esri Community Map Contributors,  
 © OpenStreetMap, Microdot, Esri, TomTom, Garmin,

Flood Hazard Zones

\* UP for Change request =  
 #2 + #3

999484

CREATING MEDINA CITY LOTS: 6876 AND 6877.

# PLAT OF SURVEY

Township \_\_\_\_\_ Tr. or Sec. \_\_\_\_\_  
 Twp. lot \_\_\_\_\_ Medina Lot 5031  
 City of Village \_\_\_\_\_ Subdivision Lot \_\_\_\_\_  
 County of Medina, State of Ohio  
 Prop. Owner WILLARD H & LOUISE BARCO  
 Date 12-30-94 Scale 1"=100'

By: *[Signature]*  
 Reg. Ohio Surveyor No. 5274

### LEGEND

- IRON PIN SET
- IRON PIN FD & USED

RECEIVED FOR TRANSFER THIS 21 DAY OF FEB. 1995

632652

CONNIE GIBSON  
 TAX MAP DRAFTSMAN

RECEIVED FOR TRANSFER THIS 21<sup>ST</sup> DAY OF FEB. 1995

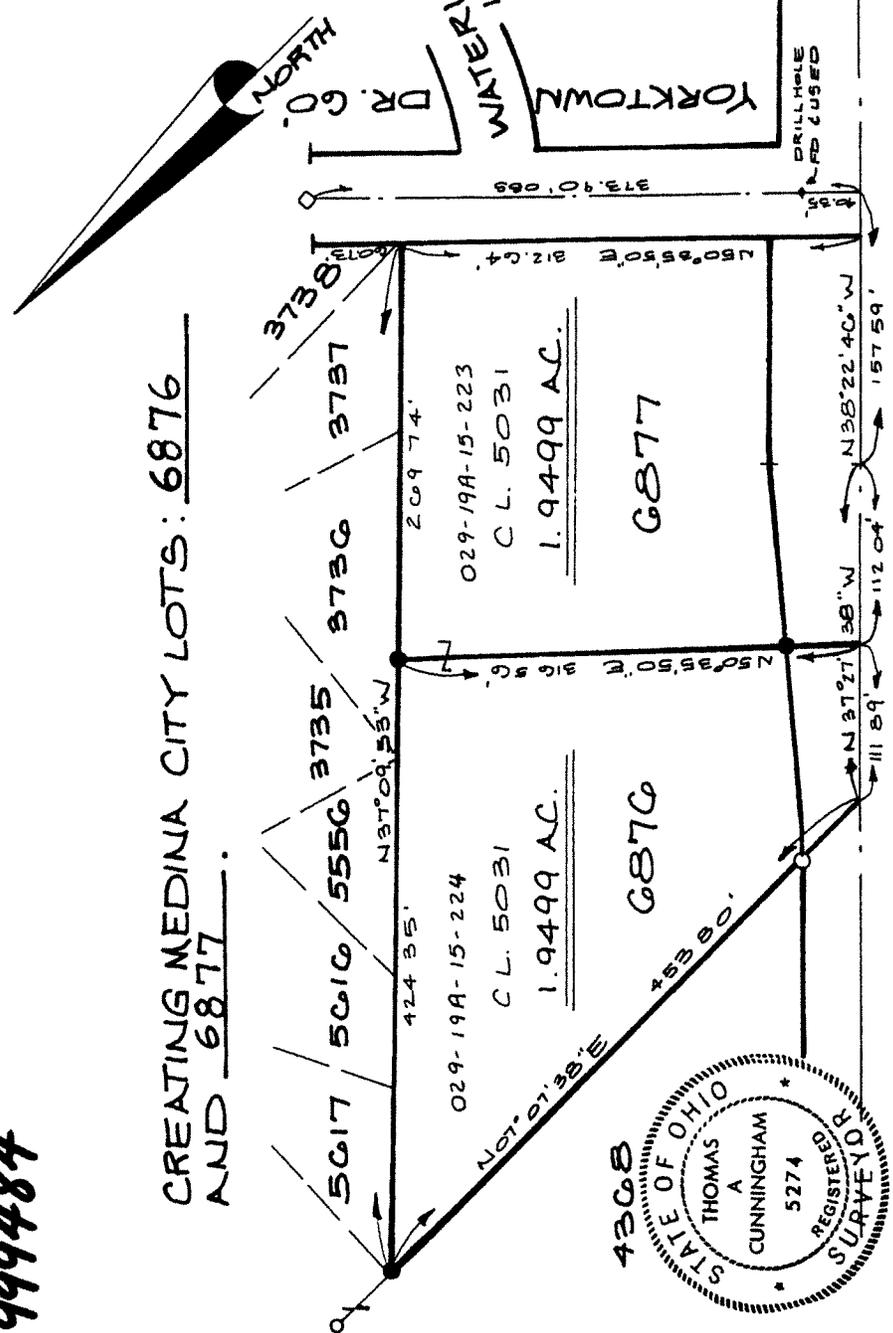
*Michael P. Knack AS*  
 MEDINA COUNTY AUDITOR

RECEIVED FOR RECORD THIS 21 DAY OF FEB. 1995

AT 3:05 PM RECORDED THIS 21 DAY OF FEB. 1995  
 IN VOLUME 26 PAGE 146 SIZE 14x17 1/2 FEE: 20.00

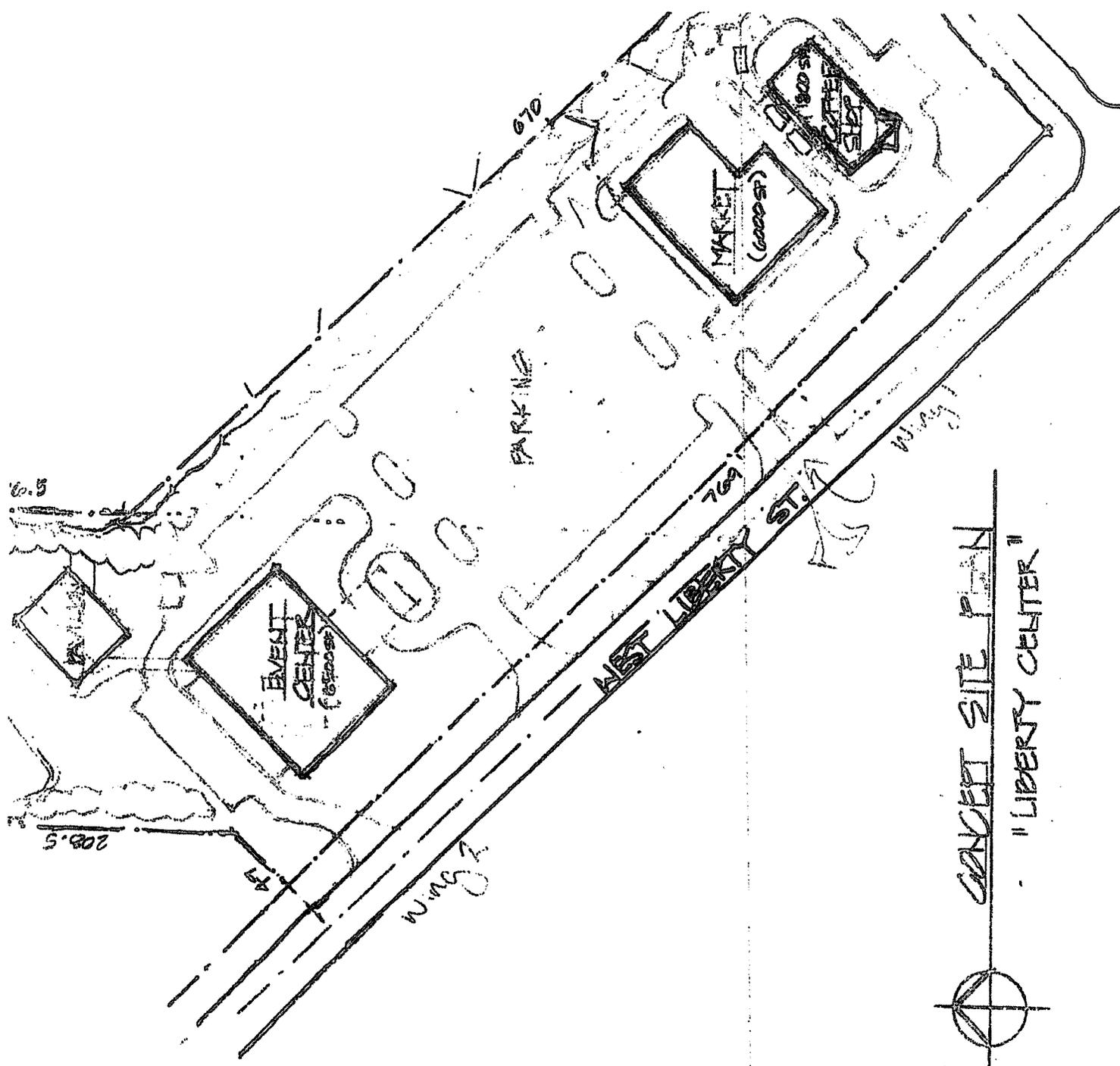
*[Signature]*  
 MEDINA COUNTY RECORDER

1-17-95

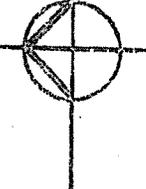


S.R. 18 S.R. 57 WEST LIBERTY ST. (R.O.W. VARIES) CUNNINGHAM & ASSOCIATES INC.  
 Civil Engineering and Surveying  
 203 West Liberty St., Medina Ohio  
 Telephone 725-5980

Project No. 40,973



- Semi-Attached
- See Utilities for term "Wing"


 CONCEPT SITE PLAN  
 "LIBERTY CENTER"

## Andrew Dutton

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**From:** Maggie Fosdick <leoandboomer@gmail.com>  
**Sent:** Wednesday, December 10, 2025 9:57 PM  
**To:** Andrew Dutton  
**Subject:** P25-22 Community Comments and Concerns for 12/11/2025 Initial Public Hearing

Hello Andrew,

I hope this message finds you well!

I and other members of the Yorktown and Abbeyville communities received a letter this week notifying us of the zoning amendment (P25-22) and proposed commercial business plans for the stretch of West Liberty immediately south of and adjoining our neighborhood homes.

We understand there is an initial public hearing scheduled for tomorrow (12/11/2025) and we thank you for your willingness to review the impacted residents' comments and concerns prior to this meeting so that you may be well informed of the communities thoughts.

My husband and I own a family home on Freedom Court, one of the residential streets that would be most severely impacted by this potential rezoning and commercial development. While myself and our immediate neighbors just received the physical letter informing us of this amendment and proposal this week, we've taken time out of our busy schedules to come together over the last few days and consolidate a list of our top serious and legitimate concerns with the zoning amendment and proposed commercial building plans.

### Community concerns:

While there is currently a proposed business plan in place, under C3 this land could also be repurposed for business that would be a detrimental impact to the immediate family neighborhoods such as, but not limited to:

- Bar/tavern
- Sexuality oriented business
- Club
- Crematorium/Funeral home
- Hotel or motel
- Retail business larger than 80,000 square feet
- Off street parking lot, garage, or deck
- Motor vehicle major repair and sales

Many members of our community fear that if the current business owners retract their plans, or move at a future date, this residential adjacent land could be utilized for businesses that are not suitable for our family neighborhoods under C3 zoning.

### Impact to Yorktown neighborhood:

The 12 residential streets and 128 family homes in the Yorktown neighborhood have only one exit/entrance on West Liberty and have no other outlet. This already becomes extremely congested during peak times and additional traffic from businesses would overwhelm the only entrance and exit. Any additional traffic would directly impede left/East turns onto West Liberty, which is our direct route to our historic town square. There are several children boarding and exiting their school buses throughout this neighborhood and the influx of traffic with minimal traffic lights and a high speed limit on West Liberty pose potential safety risks. This is a mostly quiet side of town where children play outside all year long.

The proposed project would build commercial structures, parking, dumpsters, etc... that butt directly up to Freedom Court, Marshall Court, Coventry Court, and will be adjacent to those on Waterloo Lane and Revere Circle. These are all streets with strictly residential family homes.

**Impact to Abbeyville neighborhood:**

This will also directly impact the Abbeyville neighborhood with 46 family homes, most notably the Dawn Court families. The parcel adjoining this neighborhood is unfortunately already zoned as C3, however the old growth forest and fields have provided much needed privacy to these families' homes for years. These families do have one additional outlet to the north, however, additional businesses and traffic would make it much more difficult than it already is to make a left/East turn on to West Liberty, also their direct line into our town square.

We believe the proposed C3 project is too large to put into these families' backyards. I've spoken to several neighbors (mostly elderly and young family homes) who are distraught over the potential re-zoning and commercial projects. Some homes are only about 100 feet back from the property lines, meaning these commercial businesses will literally be in their backyards if this passes. We also have concerns that the proposed C3 commercial businesses will require night time lighting that will negatively impact the quality of life for many of our neighborhood residents. While we do see that privacy fences and privacy landscaping are proposed as part of the current commercial building plans, parking lot lights, business signage/lighting, and possible spot lights will be extremely visible and impactful to the surrounding family homes. We also believe the typical commercial business noises will have a negative impact on our neighborhoods. The outdoor seating especially will be detrimental to our quiet and peaceful community. We have several young families and elderly folks in the neighborhoods who would be most impacted by the lights, traffic, and noises, especially if they continue into nighttime hours.

**Flooding and water management risks:**

Not only does this proposed zoning amendment and commercial project disrupt family homes, properties and privacy, but it also poses a serious risk of flooding and water management to the surrounding areas. The Engineering Department has already cited these concerns, noting:

"Due to the amount of impervious area that will be constructed with this project, it is likely that the storm water management analysis will require a storm water retention and treatment basin."

The land this proposes to build on is currently waterlogged and there's a fear from the surrounding homes that the water will not be managed appropriately, especially if the old growth wooded areas are cut down. A storm water retention and treatment basin will need to be added to the immediate neighborhoods, which is far from ideal for residential occupants.

Additionally, as someone who has lived in the Yorktown neighborhood for many years and is passionate about the well-being of our local wildlife, I believe this proposed rezoning and business plan would be detrimental to our local flora and fauna. Possums, raccoons, coyotes, and especially deer are being pushed further and further into heavy suburban areas because of commercial development like this. The old growth trees and beautiful fields provide a home to many local species of plants and animals. In the summer the fields are full of native wildflowers that attract beneficial local and migratory pollinators. Several neighbors enjoy watching nature flourish in our backyards and the current development project would pose irreversible impacts to our local wildlife.

**The community's ask:**

The members of the immediate community understand and are sympathetic to the fact that this land has gone undeveloped for an extraordinary amount of time. We are not proposing that this land remain undeveloped entirely, but that the city, land owners, local businesses, and family homes can all work together to find an amenable solution that will benefit us all.

For example, under C1 zoning (and prohibited under C3) we could implement an Urban Garden which would bring together the community and help mitigate the water retention issue of the undeveloped land, rather than add to the problem. We feel there are many other options under C1 that would be beneficial to all parties involved and we would love an opportunity to discuss these options further.

I thank you much for your attention to this important matter and look forward to discussing this further with our Community Planners!

Sincerely,  
Maggie Fosdick







# REQUEST FOR COUNCIL ACTION

No. RCA 26-026-1/26  
Committee: Finance/Council

FROM: Keith Dirham  
DATE: January 12, 2026  
SUBJECT: Authorization to authorize a Then and Now payment greater than or equal to \$3,000 in accordance with ORC 5705.41 (D) (1)

## SUMMARY AND BACKGROUND:

In accordance with ORC 5705.41 (D) (1), I respectfully request that Council pass a resolution authorizing payment to Ohio Edison for 2025 street light electric services. There are not enough funds available on the 2025 PO to pay the full invoice (see attached invoice).

This request for Council Action shall serve as the Finance Director's certification that there was at the time of the making of this contract and there is at the time of the execution of this certificate a sufficient sum appropriated for the purpose of such contract and in the treasury or in process of collection to the credit of the appropriate fund free from any previous encumbrances.

## ORC 5705.41 (D) (1):

Except as otherwise provided in division (D)(2) of this section and section 5705.44 of the Revised Code, make any contract or give any order involving the expenditure of money unless there is attached thereto a certificate of the fiscal officer of the subdivision that the amount required to meet the obligation or, in the case of a continuing contract to be performed in whole or in part in an ensuing fiscal year, the amount required to meet the obligation in the fiscal year in which the contract is made, has been lawfully appropriated for such purpose and is in the treasury or in process of collection to the credit of an appropriate fund free from any previous encumbrances. This certificate need be signed only by the subdivision's fiscal officer. Every such contract made without such a certificate shall be void, and no warrant shall be issued in payment of any amount due thereon. If no certificate is furnished as required, upon receipt by the taxing authority of the subdivision or taxing unit of a certificate of the fiscal officer stating that there was at the time of the making of such contract or order and at the time of the execution of such certificate a sufficient sum appropriated for the purpose of such contract and in the treasury or in process of collection to the credit of an appropriate fund free from any previous encumbrances, such taxing authority may authorize the drawing of a warrant in payment of amounts due upon such contract, but such resolution or ordinance shall be passed within thirty days after the taxing authority receives such certificate; provided that, if the amount involved is less than one hundred dollars in the case of counties or three thousand dollars in the case of all other subdivisions or taxing units, the fiscal officer may authorize it to be paid without such affirmation of the taxing authority of the subdivision or taxing unit, if such expenditure is otherwise valid.

**Estimated Cost: \$6,785.82**

## Suggested Funding:

- sufficient funds in Account No. 001-0140-52212
- transfer needed from Account No. \_\_\_\_\_ to Account No. \_\_\_\_\_
- NEW APPROPRIATION needed in Account No. \_\_\_\_\_

Emergency Clause Requested: Yes  
Reason:

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## COUNCIL USE ONLY:

Committee Action/Recommendation:  
Council Action Taken:

Ord./Res. Ord. 24-26  
Date: 1-26-26



25-100  
December 31, 2025

Master Account: 210 001 335 004

Master Invoice: 90019464738

Page 1 of 2  
C01

Bill for: CITY OF MEDINA

Master Bill Account

132 ELMWOOD ST

MEDINA OH 44256

71-0003, eBill

LN 13

Account Summary		Amount Due
Your previous bill was	15,899.85	
Total payments	-15,899.85	
Balance at billing on December 31, 2025	0.00	0.00
<b>Current Basic Charges</b>		
Ohio Edison - Consumption		15,621.72
Current Charges DYNEGY		426.12
<b>Total Due by Feb 04, 2026 - Please Pay This Amount</b>		<b>\$16,047.84</b>

To avoid a Late Payment Charge being added to your bill, please pay by the due date.

General Information				
	Bill Issued by:		Customer Service	1-800-633-4766
	Ohio Edison		24-Hour Emergency/Outage Reporting	1-888-544-4877
	341 White Pond Dr		Payment Options	1-800-686-3421
	Akron, OH 44320-1119		Online Registration Code: 809393	

25-100  
LN 13  
9262.02  
COMP

26-373  
LN 24  
\$ 6785.82

Return this part with a check or money order payable to Ohio Edison



341 White Pond Dr  
Akron, OH 44320-1119

Account Number: 210 001 335 004

CITY OF MEDINA  
132 ELMWOOD ST  
MEDINA OH 44256

Amount Paid	11047.84
Amount Due	\$16,047.84
Due By	Feb 04, 2026

OHIO EDISON  
PO BOX 371422  
PITTSBURGH PA 15250-7422



OHIO EDISON SUMMARY ACCOUNT DETAIL LIST - Master Account: 210 001 335 004									
Summary Account: 210 001 335 004				Current Month Bill Amount: \$ 16,047.84			Total Accounts: 17		
Customer Name: CITY OF MEDINA				Total Amount Due: \$ 16,047.84			Total Billed: 17		
Billing Date: December 31, 2025				Due Date: February 04, 2026			Total KWH: 108,191		
Bill Type Codes:		A=Actual	C=Customer	E=Estimate	N=No Bill				
Account Number	Service Address	Rate Category	Billing Period	Amount	Price to Compare	Billed KWH	Billed Load	Billed KVAR	Bill Type
110 165 461 879	STREET LIGHTS MEDINA OH 44258	OE-ESPCF	11/20/2025 12/19/2025	\$14,205.75		99,423	0.0	0.0	A
110 165 461 895	STREET LIGHTS MEDINA OH 44258	OE-STLF	11/20/2025 12/19/2025	\$186.22		2,061	0.0	0.0	A
110 165 461 945	425 S COURT ST MEDINA OH 44256	GEN-F737	11/07/2025 12/10/2025	\$6.12		83	5.0	0.0	A
		OE-GSD	11/07/2025 12/10/2025	\$81.34		83	5.0	0.0	A
110 165 462 059	306 S COURT ST MEDINA OH 44256	GEN-F737	11/11/2025 12/11/2025	\$2.14		29	5.0	0.0	A
		OE-GSD	11/11/2025 12/11/2025	\$80.78		29	5.0	0.0	A
110 165 463 881	337 S COURT ST MEDINA OH 44256	GEN-F737	11/07/2025 12/10/2025	\$3.46		47	5.0	0.0	A
		OE-GSD	11/07/2025 12/10/2025	\$80.97		47	5.0	0.0	A
110 165 483 915	BLK LT CITY 401 S BROADWAY MEDINA OH 44256	GEN-F737	11/11/2025 12/11/2025	\$5.23		71	5.0	0.0	A
		OE-GSD	11/11/2025 12/11/2025	\$81.21		71	5.0	0.0	A
110 165 483 964	BLK LT CITY 206 E SMITH MEDINA OH 44256	GEN-F737	11/14/2025 12/15/2025	\$2.21		30	5.0	0.0	A
		OE-GSD	11/14/2025 12/15/2025	\$80.81		30	5.0	0.0	A
110 165 483 980	801 N COURT ST LIGHT MEDINA OH 44256	OE-TRFF	11/01/2025 12/04/2025	\$59.66		488	0.9	0.0	A
110 165 484 012	901 N COURT ST NEW MEDINA OH 44256	GEN-F737	11/01/2025 12/04/2025	\$30.36		412	5.0	0.0	A
		OE-GSD	11/01/2025 12/04/2025	\$84.64		412	5.0	0.0	A
110 165 484 087	963 N COURT ST NEW MEDINA OH 44256	GEN-F737	11/01/2025 12/04/2025	\$32.28		438	5.0	0.0	A
		OE-GSD	11/01/2025 12/04/2025	\$84.89		438	5.0	0.0	A
110 165 484 103	973 N COURT ST MEDINA OH 44256	GEN-F737	11/01/2025 12/04/2025	\$36.33		493	5.0	0.0	A
		OE-GSD	11/01/2025 12/04/2025	\$85.42		493	5.0	0.0	A
110 165 484 152	1051 N COURT ST MEDINA OH 44256	GEN-F737	11/01/2025 12/04/2025	\$37.59		510	5.0	0.0	A
		OE-GSD	11/01/2025 12/04/2025	\$85.61		510	5.0	0.0	A
110 165 484 178	1195 N COURT ST MEDINA OH 44256	GEN-F737	11/01/2025 12/04/2025	\$37.07		503	5.0	0.0	A
		OE-GSD	11/01/2025 12/04/2025	\$85.52		503	5.0	0.0	A
110 165 484 228	1215 N COURT ST MEDINA OH 44256	OE-TRFF	11/01/2025 12/04/2025	\$53.63		437	0.8	0.0	A
110 165 484 335	4030 PEARL RD MEDINA OH 44256	GEN-F737	11/01/2025 12/04/2025	\$17.69		240	5.0	0.0	A
		OE-GSD	11/01/2025 12/04/2025	\$82.90		240	5.0	0.0	A
110 165 484 350	1078 N COURT RD MEDINA OH 44256	GEN-F737	11/22/2025 12/23/2025	\$211.81		2,874	5.8	0.0	E
		OE-GSD	11/22/2025 12/23/2025	\$121.36		2,874	5.8	0.0	E
110 165 484 384	BRIDGE LIGHTS 301 S ELMWOOD ST MEDINA OH 44256	GEN-F737	11/07/2025 12/10/2025	\$3.83		52	5.0	0.0	A
		OE-GSD	11/07/2025 12/10/2025	\$81.01		52	5.0	0.0	A

Account Number: 110 165 483 964 Service Address: BLK LT CITY 206 E SMITH MEDINA OH 44256					
Premise: 5001493712		Portion: C01	Service From: 11/14/2025	Service To: 12/15/2025	Billing Days: 32 Avg KWH/Day: 1
Rate: General Service Secondary			Measured Load: 0.1	KVAR: 0.0	
Meter Number	Previous MR	Current MR	Difference	Type of Reading	Multiplier
S327459185	1,740	1,770	30 KWH	Actual	1

Customer Number: 0806217256 5001493712 - General Service Secondary - OE-GSD					
Generation Related Component					2.21
Customer Charge					7.00
Distribution Related Component					38.13
Cost Recovery Charges					35.69
Consumer Rate Credit					-0.01
Present Electric:					83.02

Account Number: 110 165 483 980 Service Address: 801 N COURT ST LIGHT MEDINA OH 44256					
Premise: 5001482619		Portion: C01	Service From: 11/01/2025	Service To: 12/04/2025	Billing Days: 34 Avg KWH/Day: 14
Rate: Traffic Lighting			Measured Load: 0.9	KVAR: 0.0	
Meter Number	Previous MR	Current MR	Difference	Type of Reading	Multiplier
S323418814	31,172	31,660	488 KWH	Actual	1

Customer Number: 0806217256 5001482619 - Traffic Lighting - OE-TRFF					
Distribution Related Component					10.58
Cost Recovery Charges					8.48
Bypassable Generation and Transmission Related Component					40.75
Consumer Rate Credit					-0.15
Present Electric:					59.66

Account Number: 110 165 484 012 Service Address: 901 N COURT ST NEW MEDINA OH 44256					
Premise: 5001482615		Portion: C01	Service From: 11/01/2025	Service To: 12/04/2025	Billing Days: 34 Avg KWH/Day: 12
Rate: General Service Secondary			Measured Load: 0.8	KVAR: 0.0	
Meter Number	Previous MR	Current MR	Difference	Type of Reading	Multiplier
S323418811	29,707	30,119	412 KWH	Actual	1

Customer Number: 0806217256 5001482615 - General Service Secondary - OE-GSD					
Generation Related Component					30.36
Customer Charge					7.00
Distribution Related Component					40.90
Cost Recovery Charges					36.86
Consumer Rate Credit					-0.12
Present Electric:					115.00

Account Number: 110 165 484 087 Service Address: 963 N COURT ST NEW MEDINA OH 44256					
Premise: 5001482614		Portion: C01	Service From: 11/01/2025	Service To: 12/04/2025	Billing Days: 34 Avg KWH/Day: 13
Rate: General Service Secondary			Measured Load: 0.7	KVAR: 0.0	
Meter Number	Previous MR	Current MR	Difference	Type of Reading	Multiplier
S323878514	29,155	29,593	438 KWH	Actual	1

Customer Number: 0806217256 5001482614 - General Service Secondary - OE-GSD					
Generation Related Component					32.28
Customer Charge					7.00
Distribution Related Component					41.08
Cost Recovery Charges					36.94
Consumer Rate Credit					-0.13
Present Electric:					117.17

Account Number: 110 165 484 103 Service Address: 973 N COURT ST MEDINA OH 44256					
Premise: 5001435555		Portion: C01	Service From: 11/01/2025	Service To: 12/04/2025	Billing Days: 34 Avg KWH/Day: 15
Rate: General Service Secondary			Measured Load: 0.9	KVAR: 0.0	
Meter Number	Previous MR	Current MR	Difference	Type of Reading	Multiplier
S323418795	33,675	34,168	493 KWH	Actual	1

Customer Number: 0806217256 5001435555 - General Service Secondary - OE-GSD					
Generation Related Component					36.33
Customer Charge					7.00
Distribution Related Component					41.47
Cost Recovery Charges					37.10
Consumer Rate Credit					-0.15
Present Electric:					121.75

Account Number: 110 165 484 152 Service Address: 1051 N COURT ST MEDINA OH 44256					
Premise: 5001475403		Portion: C01	Service From: 11/01/2025	Service To: 12/04/2025	Billing Days: 34 Avg KWH/Day: 15
Rate: General Service Secondary			Measured Load: 1.0	KVAR: 0.0	
Meter Number	Previous MR	Current MR	Difference	Type of Reading	Multiplier
S318289643	35,410	35,920	510 KWH	Actual	1

Customer Number: 0806217256 5001475403 - General Service Secondary - OE-GSD					
Generation Related Component					37.59
Customer Charge					7.00
Distribution Related Component					41.61
Cost Recovery Charges					37.15
Consumer Rate Credit					-0.15
Present Electric:					123.20

Account Number: 110 165 484 178 Service Address: 1195 N COURT ST MEDINA OH 44256					
Premise: 5001475488		Portion: C01	Service From: 11/01/2025	Service To: 12/04/2025	Billing Days: 34 Avg KWH/Day: 15
Rate: General Service Secondary			Measured Load: 0.9	KVAR: 0.0	
Meter Number	Previous MR	Current MR	Difference	Type of Reading	Multiplier
S318289642	33,212	33,715	503 KWH	Actual	1

Customer Number: 0806217256 5001475488 - General Service Secondary - OE-GSD					
Generation Related Component					37.07
Customer Charge					7.00
Distribution Related Component					41.54
Cost Recovery Charges					37.13
Consumer Rate Credit					-0.15
Present Electric:					122.59

RCA 26-027-1/26

Finance Only

**City of Medina**  
**Board of Control/Finance Committee Approval**  
**Administrative Code: 141**

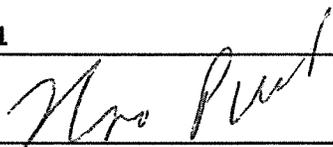
- Department Heads can authorize expenditures up to \$2,000.00 (requisition)
- Board of Control authorizes expenditures from \$2,000.01 to \$20,000.00 (BOC form).
- Finance Committee authorizes expenditures from \$20,000.01 to \$35,000.00 (BOC form).
- Council authorizes expenditures/bids over \$35,000.00 (RCA form). Board of Control awards all bids, unless otherwise specified in authorizing ordinance. (Ord. 77-23)

Date: 12/1/2026 Department: STREETS

Amount: \$30,000.00 B.O.C. Approval Date: \_\_\_\_\_  
(Finance Use Only)

Account Number: 102-0610-53313

Vendor: KOKOSING MATERIALS- K00211

Department Head/Authorized Signature: Nino Piccoli 

Item/Description:  
RB-OPERATING SUPPLIES- STREET REPAIR  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**FINANCE COMMITTEE APPROVAL: (expenditures from \$20,000.01 to \$35,000.00)**

Date Approved/Denied by Finance Committee: \_\_\_\_\_

\_\_\_\_\_  
Date to Finance: \_\_\_\_\_

Clerk of council

- Please have all BOC items for the agenda to the Mayor's Office before 5 p.m. on Friday before the scheduled BOC meeting.
- Please have all Finance Committee items for the agenda to the Clerk of Council's Office before 5 p.m. on Tuesday before the scheduled Finance Committee meeting.

Thank you.

**REQUEST FOR COUNCIL ACTION**

**From:** John Coyne, President of Council

**No.** RCA 26-028-1/26

**Date:** January 20, 2026

**Committee:** Finance Committee

**Subject:** Review Allocation of Income Tax – Amend Sec. 161.13

**Summary and background:**

Discuss possible amending of the allocation of income tax dollars.

The last ordinance passed (Ord. 211-24) and the current Section 161.13 allocation are attached for review.

**Estimated Cost:** \$0

**Suggested Funding:**

**Sufficient Funds in Account:**

**Transfer Needed From:**

**To:**

**New Appropriation Needed into Account:**

**Emergency Clause Requested:** Yes  No

**Reason:**

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**COUNCIL USE ONLY:**

**Committee Recommendation:**

**Ord./Res.:**

**Date:**

**ORDINANCE NO. 211-24**

**AN ORDINANCE AMENDING SECTIONS 161.13 (C) (5) AND 161.13 (C) (6) OF THE CODIFIED ORDINANCES OF THE CITY OF MEDINA, OHIO RELATIVE TO ALLOCATION OF INCOME TAX FUNDS.**

**WHEREAS:** That Section 161.13 of the codified ordinances of the City of Medina, Ohio presently reads as follows pertaining to Allocation of Funds:

**161.13 ALLOCATION OF FUNDS.**

The funds collected under the provisions of this chapter shall be distributed as follows **beginning January 1, 2024:**

**WHEREAS:** That Section 161.13 (C) (5) of the codified ordinances of the City of Medina, Ohio presently reads as follows:

- (5) Thirty-one and a half percent (31.5%) of the net available income tax receipts received annually shall be used to defray operating and capital expenses of the General Fund of the City.

**WHEREAS:** That Section 161.13 (C) (6) of the codified ordinances of the City of Medina, Ohio presently reads as follows:

- (6) Three and one-half percent (3.5%) of the net available income tax receipts received Annually shall be used to defray general purpose capital expenses.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF MEDINA, OHIO:**

**SEC. 1:** That Section 161.13 of the codified ordinances of the City of Medina, Ohio shall be amended to read as follows pertaining to Allocation of Funds:

**161.13 ALLOCATION OF FUNDS.**

The funds collected under the provisions of this chapter shall be distributed as follows beginning ~~January 1, 2024~~ **January 1, 2025:**

**SEC. 2:** That Section 161.13 (C) (5) of the codified ordinances of the City of Medina, Ohio shall be amended to read as follows:

- (5) ~~Thirty-one and a half percent (31.5%)~~ **Thirty percent (30%)** of the net available income tax receipts received annually shall be used to defray operating and capital expenses of the General Fund of the City.

**SEC. 3:** That Section 161.13 (C) (6) of the codified ordinances of the City of Medina, Ohio shall be amended to read as follows:

- (6) ~~Three and one-half percent (3.5%)~~ **Five percent (5%)** of the net available income tax receipts received annually shall be used to defray general purpose capital expenses.

**SEC. 4:** That it is found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with the law.

**SEC. 5:** That this Ordinance shall be in full force and effect at the earliest period allowed by law.

**PASSED:** November 25, 2024

**SIGNED:** James A. Shields  
**President of Council Pro-Tem**

**ATTEST:** Kathy Patton  
**Clerk of Council**

**APPROVED:** November 25, 2024

**SIGNED:** John M. Coyne, III  
**Acting Mayor**

Effective date: January 1, 2025

## 161.13 ALLOCATION OF FUNDS .

The funds collected under the provisions of this chapter shall be distributed as follows beginning January 1, 2025:

- (a) Such part thereof which is necessary to defray all costs of collecting the taxes and the cost of administering and enforcing the provisions thereof shall be paid into the General Fund.
- (b) Twenty percent (20%) of the balance shall be paid into the newly created Special Revenue Fund (2004) to be used for street, storm water, and utility construction, maintenance, repair and improvements.
- (c) After the costs of collecting the taxes and administering and enforcing the provisions thereof and the required street, storm water, and utility construction, maintenance, repair and improvements are provided for as set forth in subsections (a) and (b) above, the remaining funds shall be distributed as follows:
  - (1) Forty percent (40%) of the net available income tax receipts received annually shall be used to defray operating and capital expenses of the Police Department of the City.
  - (2) Seven percent (7%) of the net available income tax receipts received annually shall be used to defray operating and annual capital expenses of the Fire Department of the City.
  - (3) One and one-half percent (1-1/2%) of the net available income tax receipts received annually shall be set aside in a growth fund to be used to defray major capital expenses of the Fire Department of the City.
  - (4) Nine and one-half percent (9.5%) of the net available income tax receipts received annually shall be used to defray operating expenses for the Parks and Recreation Department of the City.  
(Ord. 181-23. Passed 11-13-23.)
  - (5) Thirty percent (30%) of the net available income tax receipts received annually shall be used to defray operating and capital expenses of the General Fund of the City.
  - (6) Five percent (5%) of the net available income tax receipts received annually shall be used to defray general purpose capital expenses.  
(Ord. 211-24. Passed 11-25-24.)
  - (7) Two and three-quarter percent (2.75%) of the net available income tax receipts received annually shall be used to defray Electronic Technology capital replacement expenses.
  - (8) Two and one quarter percent (2.25%) of the net available income tax receipts received annually shall be used to defray operating and annual capital expenses of the Recreation Center of the City.
  - (9) One half percent (0.5%) of the net available income tax receipts received annually shall be used to defray operating and capital expenses of the Street M&R Fund of the City.
  - (10) One and one-half percent (1.5%) of the net available income tax receipts received annually shall be used to defray unanticipated capital expenses.
- (d) Exception for Receipts from the Medina-Montville Joint Economic Development District.
  - (1) After the costs of collecting the taxes and administering and enforcing the provisions thereof and the required street, storm water, and utility construction, maintenance, repair and improvements are provided for as set forth in subsections (a) and (b) above, the remaining funds shall be distributed as follows:
    - A. Seventy-five percent (75%) of the net available income tax receipts received annually shall be used to defray Economic Development expenses.
    - B. Twenty-five percent (25%) of the net available income tax receipts received annually shall be distributed in accordance with the distribution laid out in subsection (c) above.  
(Ord. 181-23. Passed 11-13-23.)

**REQUEST FOR COUNCIL ACTION**

No. RCA 26-029-1/26  
Committee: Finance

**FROM:** Keith H. Dirham  
**DATE:** January 20, 2026  
**SUBJECT:** Amend Codified Ordinance 133.01

**SUMMARY AND BACKGROUND:**

Respectfully request Council to amend Section 133.01 of the Codified Ordinances of the City of Medina relative to association memberships to include the Medina SHRM under the Director of Finance and/or designee, the City and the Civil Service Commission Secretary.

**Estimated Cost:**

**Suggested Funding:**

- sufficient funds in Account No.
- transfer needed from Account No. \_\_\_\_\_ to Account No.
- NEW APPROPRIATION needed in Account No.

**Emergency Clause Requested:** No

**Reason:**

**COUNCIL USE ONLY:**

**Committee Action/Recommendation:**

**Council Action Taken:**

**Ord./Res.**  
**Date:**

**REQUEST FOR COUNCIL ACTION**

No. 26-030-1/26

FROM: Mayor Jim Shields *JAS*

Committee: Finance

DATE: January 20, 2026

SUBJECT: Collective Bargaining Agreement between the City of Medina and the International Brotherhood of Teamsters, Local 436

**SUMMARY AND BACKGROUND:**

Respectfully request Council's authorization for Mayor to execute the collective bargaining agreement between the City of Medina and the International Brotherhood of Teamsters, Local 436 for the period of January 1, 2026 through December 31, 2028. See attached

Estimated Cost:

Suggested Funding:

- Sufficient funds in Account No.
- Transfer needed from Account No. \_\_\_\_\_ to Account No. \_\_\_\_\_

NEW APPROPRIATION needed in Account No. \_\_\_\_\_

Emergency Clause Requested: No

Reason:

**COUNCIL USE ONLY:**

Committee Action/Recommendation:

Council Action Taken:

Ord./Res.

Date:

**NEGOTIATIONS BETWEEN**  
**AND**  
**INTERNATIONAL BROTHERHOOD OF TEAMSTERS LOCAL #436**  
**DECEMBER 22, 2025**

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**Wages – Article 36**

**Wage Increases**

Effective 1/1/2026            2.0%

Effective 1/1/2027            0.0%

Effective 1/1/2028            0.0%

**Pension Pick-Up**

Effective 1/1/2026, start Pension Pick-Up program            2.0%

Effective 1/1/2027, increase by 4.0% to 6.0%.

Effective 1/1/2028, increase by 4.0% to 10%.

In the event that any federal or state law or regulation is enacted that reduces or prohibits the employer from paying all or any portion of the pension “pick-up” contributions first implemented in the 2026-2028 agreement, the employer shall provide a percentage wage increase equivalent to the pension “pick-up” reduced or eliminated due to such law or regulation. This provision shall remain in effect for the life of the 2026-2028 agreement only.

In the first year of this contract, there shall be a wage increase of 4.0% paid to employees on the first pay period paid after January 1, 2026, until the implementation of the pension “pick-up” program. After the program is established, wages will be reduced by 2.0% with 2.0% contributions paid by the city toward the pension “pick-up” plan.

**Building Maintenance/Repair position**

Currently a listed at 32 Classification will be moved to a 34 paygrade C.

**Parks Department Laborer position**

Two (2) Part-Time positions will be eliminated and create one (1) Full time laborer position (2026)

### **Vehicle Maintenance**

#### **Emergency Vehicle (EV) Certification Pay**

Employees who attend and obtain certifications paid for by the city will be paid the following premiums.

One (1) EV Certification achieved 3.0% increase.

Two (2) - Three (3) EV Certifications achieved 5.0% increase.

Four (4) or more EV Certifications achieved 7.0% increase.

### **Transfers And Assignments Article 14**

#### **Section 2**

Shift Premium for hours assigned and performed in a higher classification increase from 7.0% to 10%.

### **Hours Of Work and Overtime- Article 16**

**Section 8.**- Eliminate the language reference of on stand-by status/ restriction of leaving their homes.

#### **Sick Leave Article 20**

An employee who does not use sick time within a six (6) month period shall be permitted to convert one (1) day for either compensatory time or receive payment for the defined six (6) month period. Six (6) month periods shall be defined as January 1 through June 30 and July 1 through December 31. Days shall not be banked within the periods defined.

Increase the hours of sick time buy out from 400 to 450 maximum hours at time of retirement.

### **Group Hospitalization – Article 26**

Update language to reflect current premium contributions of 15 % (wellness) and 20% (non-wellness).

Update dates of current language addressing premium-contribution inflator of 1% for 2028 if City's costs increase by 1% or more.

**Vacations Article 24**

**Section 1. D**

**Sect. 2 Change the amount of vacation time earned and awarded from seven (7) seven -hour days to ten (10) seven-hour days for Part Time Employees.**

**Subcontracting and Seasonal Employees- Article 30**

Section 2

- a. Change the language to allow the City to increase the number of seasonal employees for the Parks Department from twenty (20) seasonal employees to twenty-five (25) seasonal employees.
- b. Change the date range from May 1 – September 30 to April 1 -November 30, change the working days from 153 calendar days to 243 calendar days, and increase the hours works from a maximum of 910 to 1,300.

**Employee Uniforms Article 33**

The City agrees to allow employees to utilize the enhanced pants option with the current uniform vendor currently under contract. The City will revisit the uniform options when the current contract expires in 2027.

Increase the Boot Allowance to \$300.00 annually for the duration of this contract.

**CDL Licenses- Article 34**

Section 1.

Change the language from one (1) year to two (2) years for the purpose of reimbursement referencing an employee who leaves the City after securing a CDL paid for by the City.

**6.0 Duration Article – 37**

Three-Year Agreement

.....  
The city agrees to initiate a Roth option program for interested employees in the first quarter of 2026. (Finance Dept.)

**REQUEST FOR COUNCIL ACTION**

No. RCA 26-031-1/26  
Finance

**FROM:** Nino Piccoli Service Director  
**DATE:** January 9, 2026  
**SUBJECT:** Expenditure Approval

**SUMMARY AND BACKGROUND:**

Respectfully requesting Council's authorization for the purchase of supplies from Goodyear Tire and Rubber Company. New and Commercial Recap truck tires are available to the City at or below State Bid pricing. Goodyear has provided excellent products and service to the City of Medina for numerous years.

**Suggested Funding: \$65,000.00**

- Sufficient funds in Account No. 514-0543-53321
- Transfer needed from Account No. \_\_\_\_\_ to Account No. \_\_\_\_\_
- NEW APPROPRIATION needed in Account No. \_\_\_\_\_

**Emergency Clause Requested: NO**  
**Reason:**

**COUNCIL USE ONLY:**

**Committee Action/Recommendation:**

**Council Action Taken:**

**Ord./Res.**  
**Date:**

**REQUEST FOR COUNCIL ACTION**

No. RCA 26-032 1/26

**FROM:** Nino Piccoli Service Director  
**DATE:** January 20, 2026  
**SUBJECT:** Job Description Changes

**SUMMARY AND BACKGROUND:**

Respectfully requesting Council's to adopt changes to the job descriptions of Backflow Coordinator and Operations Technician in the Water department. The changes were presented and approved by the Civil Service Commission on January 7, 2026.

**Suggested Funding:**

- Sufficient funds in Account No.
- Transfer needed from Account No. to Account No.
- **NEW APPROPRIATION** needed in Account No.

**Emergency Clause Requested:** No  
**Reason:**

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**COUNCIL USE ONLY:**

**Committee Action/Recommendation:**

**Council Action Taken:**

**Ord./Res.**  
**Date:**

**THE CITY OF MEDINA  
JOB DESCRIPTION**

**TITLE:** Backflow Coordinator

**REPORTS TO:** Water Superintendent or Operations Foreman

**DEPARTMENT/DIVISION:** Water

**CIVIL SERVICES STATUS:** Classified

**JOB STATUS:** Full-time

**EXEMPT STATUS:** Non-exempt

**CLASSIFICATION FEATURES:** The individual in this classification is responsible for a wide variety of duties within the Water Department, including administering the backflow prevention procedures mandated by the Environmental Protection Agency, monitoring the Department systems and assisting the Operations Foreman. Work is performed under the general direction of the Water Superintendent.

**ESSENTIAL JOB FUNCTIONS:**

Administers the City's cross connection program.

Interprets and enforces City ordinances and regulations and statutes governed by the Environmental Protection Agency pertaining to backflow prevention devices.

Completes facility inspections.

Maintains comprehensive records of installations, permits and tests.

Collects water samples as required by EPA standards

Collects bacterial samples from line breaks, new line installation, and weekly samples

Generates letters of notification.

~~Administers the City's fire hydrant flushing program.~~

Monitors functions necessary to operate City's water system, including computer, pump stations and water tank levels.

Adjusts water quality parameters as necessary when in charge of water system.

Maintains regular and consistent attendance.

Assists Water Superintendent in preparing and submitting required Environmental Protection Agency reports.

Able to perform the physical demands including but not limited to having the strength and agility sufficient to walk for long periods of time as well as the ability to climb and descend stairs and climb into and operate motor vehicles. Able to stand, bend, stoop, crawl, squat, lift, kneel and reach occasionally throughout the day.

Assists the Operations Foreman by performing field work as needed.

**EDUCATION, TRAINING AND EXPERIENCE:**

Considerable experience working within a municipal water distribution and operation facility.

High school diploma or GED, preferably with coursework in chemistry or any equivalent combination of experience and training that provides the required knowledge, skills and abilities.

**Certifications:**

Certification for completion of backflow training.

**License:**

Valid driver's license issued by the State of Ohio and must remain insurable under the City of Medina's vehicle insurance plan.

Public Water System Operator Class H 1 or Water Distribution Class H 1 as issued by the State of Ohio.

**QUALIFICATIONS:**

**Knowledge of:**

- Municipal water delivery systems; and
- Processes involved in the purification of water, including knowledge of chemistry.

**Skilled in:**

- Maintaining accurate records and reports; and
- Interpreting reports and data.

**Ability to:**

- Communicate effectively in writing or orally with co-workers, supervisors and the general public in person or over a telephone or radio;
- Monitor Department's computerized systems; and
- Understand and follow oral and written instructions.

**ENVIRONMENTAL ELEMENTS:**

The employee in this classification may spend the majority of the work day in an administrative office atmosphere, with a percentage of time spent in the field performing facility inspections and monitoring the water system. While performing field work, the employee may be required to be outside in all types of weather conditions and during various periods of the day or night.

**WORKING CONDITIONS:**

This position requires that the employee be available for on-call operation of the City's water system and may be required to work outside normal business hours including weekends, evenings and holidays.

**EQUIPMENT USED:** Non CDL truck or van

**ADDITIONAL REQUIREMENTS:** The above information on this description has been designed to indicate the general nature and level of work performed by employees within this classification. It is not designed to contain or be interpreted as a comprehensive inventory of all duties, responsibilities and qualifications required of employees assigned to this job. Employee understands that conditions may require the City to modify this Job Description and that the City reserves the right to exercise its discretion to make such changes.

**EMPLOYEE ACKNOWLEDGMENT:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**THE CITY OF MEDINA  
JOB DESCRIPTION**

**TITLE:** Operations Technician  
**REPORTS TO:** Water Operations Foreman  
**DEPARTMENT/DIVISION:** Water  
**CIVIL SERVICES STATUS:** Classified  
**JOB STATUS:** Full-time  
**EXEMPT STATUS:** Non-exempt

**CLASSIFICATION FEATURES:** The individual in this classification is responsible for monitoring all aspects in the operation of the City's water system and operating Department equipment. The Operations Technician also performs building and grounds maintenance and assists Department personnel as required. The Operations Technician reports directly to the Water Operations Foreman.

**ESSENTIAL JOB FUNCTIONS:**

Monitors department functions necessary to operate the water system, including computer, pump stations, water tanks and other equipment used by the Department.

Monitors and adjusts water quality control parameters when in charge of water system.

Collects water samples as required by the Environmental Protection Agency's standards.

Collects bacterial samples from line breaks and new lines.

Maintains regular and consistent attendance.

Performs building and grounds maintenance, including snow removal, mowing, painting and other duties to further the Department.

Assists as necessary in emergency repair of water lines.

Maintains motors, pumps, telemetric equipment and other equipment as required.

Assists in valve-exercising/flushing program.

Staffs Department facilities to operate system on scheduled weekends and holidays.

Able to perform physical demands including but not limited to having the strength and ability to climb into or onto equipment and trucks and maneuver over rugged terrain. Ability to lift up to 75 pounds. Able to stand or walk most of a scheduled shift with bending, stooping, squatting, climbing of scaffolding and ladders, twisting, reaching and working on irregular surfaces or at heights above ground or depths below ground.

Assists Backflow Coordinator as required.

**EDUCATION, TRAINING AND EXPERIENCE:**

High school diploma or GED with any equivalent combination of experience and training that provides the required knowledge, skills and abilities.

Some experience in mechanical equipment operation.

Prefer experience in water sampling.

**Certifications:**

Backflow certificate preferred at time of appointment or need to obtain within one year of appointment.

**License:**

Valid driver's license issued by the State of Ohio and must remain insurable under the City of Medina's vehicle insurance plan.

~~Water System Operator Class I license or Water Distribution Class I~~ Water Distribution Class II license as issued by the State of Ohio, or obtain license within ~~one~~ two yearyears of appointment to Operations Technician

Valid Class B or Higher CDL at time of appointment, or obtain license within one year of appointment

**QUALIFICATIONS:****Knowledge of:**

- Mechanical equipment operations;
- Electrical equipment;
- ~~Chemistry;~~
- ~~Water purification processes, including chemical testing; and~~
- Computerized water system equipment.

**Ability to:**

- Communicate effectively in writing or orally with co-workers, supervisors and the general public in person or over a telephone or radio;
- Read simple meters and charts accurately;
- Maintain a simple record of daily operations;
- Operate equipment and machinery by both night and day; and
- Understand and follow oral and written instructions.

**ENVIRONMENTAL ELEMENTS:**

This position includes occupational exposure to noise, pulmonary irritants, toxic materials and extreme weather conditions.

**WORKING CONDITIONS:**

This position requires that the employee be available for on-call operation of the City's water system, and also may require work on scheduled holidays, nights and weekends.

**EQUIPMENT USED:**——Non-CDL truck, lawn care equipment, chain saw

**ADDITIONAL REQUIREMENTS:** The above information on this description has been designed to indicate the general nature and level of work performed by employees within this classification. It is not designed to contain or be interpreted as a comprehensive inventory of all duties, responsibilities and qualifications required of employees assigned to this job. Employee understands that conditions may require the City to modify this Job Description and that the City reserves the right to exercise its discretion to make such changes.

**EMPLOYEE ACKNOWLEDGMENT:** \_\_\_\_\_

**DATE:** \_\_\_\_\_