Finance Committee
Monday, January 12, 2026
6:00 p.m. Medina City Hall – Council Rotunda

In attendance: John Coyne – Chairman, D. Simpson, C. Simmons, R. Haire, E. Isabella, and N. DiSalvo.

Also present: Mayor Shields, Keith Dirham, Greg Huber, Patrick Patton, Nino Piccoli, Kathy Patton, Chief Walters, Chief Kinney, Jansen Wehrley, Andrew Dutton, Cindy Lastuka, Kimberly Marshall, Bruce Gold, Sarah Crawford, Don Williams and Kayleigh Keller.

1. Assignment of Requests for Council Action

2. 26-001-1/12 – GAAP Conversion Contract w/ Rea & Associates for 2025-2027
Ms. Haire moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

3. 26-002-1/12 – Purchase Agreement – Sale of 5.4235 Acres to 303 Pop Culture, LLC
Mr. Huber stated this is a proposed purchase agreement and the language has been changed with language from the attorney representing Sweets & Geeks. This will have to be passed with the Law Director's approval as there is an issue with respect to a storm sewer line that needs an easement. There is a timeline with this agreement and so we are going to try and get the easement language drafted and over to their attorney.
John Coyne stated he thinks since we have never given property from a city to a private person, he feels we should bid this out. John realizes this would change the whole program. We have an appraisal at $355,000 and can set the minimal bid at $355,000 and bid it out.

Mr. Huber stated they don't want to give an egress in this agreement with respect to Champion Creek, although informally he believes they would let the City do that. If Council wants to bid this, they can.

Council has concerns about them not wanting to grant access to Champion Creek. John Coyne stated we can put that as part of the bid package to reserve a storm sewer easement or sanitary sewer easement and we can reserve a right to access Champion Creek to clean it out.

John asked Council their thoughts, and the consensus was to bid it out.
Ms. Haire moved to approve, seconded by Mr. Simpson. Motion failed 0-6.

4. 26-003-1/12 – Expenditure – Best Equipment Co. – Street Dept.
Nino Piccoli stated this vendor is one we use for large truck repair and for parts that are difficult to get and expensive. Ms. Haire moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

5. 26-004-1/12 – Expenditure – Signal Service Co. – Street Dept.
Nino stated this vendor we use for maintenance of our traffic signal system, specifically for emergency repairs and these folks are experts. Ms. Haire moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

6. 26-005-1/12 – Expenditure – Lake County Sewer Co. – Street Dept.
Nino stated this is a yearly request as they do our grouting for our storm sewer system.

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

7. <u>26-006-1/12 – West Liberty Street Zoning Map Amendment</u>
Mr. Dutton stated that this is regarding two properties encompassing 3.9 acres to change the zoning from C-1 local commercial to C-3 general commercial. They have been provided with a concept plan submitted by the applicant showing development of the site for a market and a drive through coffee shop and if the request is approved it will go back to the planning commission for review and is just a concept and a rezoning upon more rigorous review.
John Coyne stated he remembers when a Family Dollar wanted to go in there and it was a big issue because nobody wanted the Family Dollar there. That was when it was a C-1 and now we are going to a C-3 and the concern is we had a greenhouse there in C-3 and now it's vacant. So, if we rezone this we can't go back, and if they don't put something there all these other businesses can go in. Chet Simmons stated that Kayleigh and a lot of residents from the Yorktown community came to hear the plans discussed and feels she appeased their fears. Her purpose for rezoning is to grow her own vegetables there and be able to sell them at a roadside market and a C-3 is needed to sell those goods.

Mr. Coyne asked if there was a way to change the zoning code or do a conditional zoning certificate or permit to allow it to happen in C-1, which she wants to have happen or do we have to do a whole rezoning of the parcel to have this happen?
Andrew stated that one way or another, that would be affecting more than just one site, this parcel has been zoned C-1 for as long as he could look back and undeveloped too. It's a hinderance that the limitations of the uses have apparently not allowed this property to develop.
Mr. Simpson would like to see if there is some way we can extend the overlay, make it so we have some say.
Kimberly clarified that this is an expansion project, and we have always found ways to try to make the project work and she understands that John has some concerns and they are valid concerns, but there should be a way to solve it so that the concerns are addressed and the project can move forward. Kimberly reminded all that the CIC is supporting this project through an Ohio EPA Brownfield Targeted Assessment Grant which we applied for. Nobody has been interested in this site in the 15 years she has been with the city.
Mr. Coyne would like to take two weeks to see if they can come up with a solution that is going to work to allow the Keller's to accomplish their goals but also protect the future of what they envision.
*On Hold – Public Hearing in one month (Feb. 23rd)

8. <u>26-007-1/12 – Grant Application & Approval 2024 Patrick Leahy Bulletproof Vest Prog.</u>
Chief Kinney stated this is the first half of their annual grant application for bulletproof vests for the officers. Ms. Haire moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

9. <u>26-008-1/12 – Grant Application, 2025 Bureau of Justice Assistance – Ballistic Vests</u>
Chief stated this is the second half and is just from a different grantee. Ms. Haire moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

10. <u>26-009-1/12 – Budget Amendments</u>

#2026-001 – Misc.
Keith stated there is a bunch of stuff here, mostly pass through. Ms. Haire moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

11. 26-010-1/12 – Fund Transfer – MCRC Capital Contribution
Keith stated this is per the agreement that we have with the school for the operations of the rec center. When we established it, it was $100,000.00 a year and we started increasing it a few years ago. Ms. Haire moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

12. 26-011-1/12 – Fund Transfer – Railroad Fund
Keith stated we do this every year. Our agreement with the rail customers is that we make a contribution that is the same as the one they make, and they also pay a per car fee. Ms. Haire moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

13. 26-012-1/12 – Then & Now – Flock Safety – Police Dept.
This item was removed from the agena.

14. 26-013-1/12 – Purchase 2026 Ford F-250 – Cemetery
Jansen stated this request is to purchase a 2026 Ford F-250 4-wheel drive pickup truck for the cemetery equipped with a snowplow. This will be replacing a 2011 F-250. Ms. Haire moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

15. 26-014-1/12 – Amend Code 133.01 – Association Memberships – CUE-COG
Nino stated they have been a member of the CUE also known as Community University Education Purchasing Program for a while and recently notified that they have changed their name to CUE-COG Council of Governments and require the city to adopt a resolution with new name. Ms. Haire moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

16. 26-015-1/12 – Medina Municipal Courthouse Change Order #01
Patrick Patton stated that this is our first change order, listed in the request are the different items and they total a little over $280,000.00. We are doing this project as a construction manager at risk. The change orders have been reviewed by our architect and approved. Ms. Haire moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

17. 26-016-1/12 – Fair Market Value Estimates – S. Huntington Bridge
Patrick stated they need 9 total easements to do this project; you approved the estimates for 8 of them and this is the ninth and final one needed to move forward. Ms. Haire moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

18. 26-017-1/12 – Railroad Crossing Agreement & Letter Agreement – Prospect St. Bridge
Patrick stated they completed the plans and are about ready to move into the bidding process for Prospect St. Bridge. This bridge is immediately adjacent to the railroad property crossing so we need to get these two agreements in place. The cost is $450.00 but the railroad requires this.
Mr. Huber stated he didn't see this agreement before it was put into the packet and that indemnity clause must come out of this agreement. Ms. Haire moved to approve subject to the Law Director's approval, seconded by Mr. Simpson. Motion passed 7-0.

19. 26-018-1/12 – Accept Donation & Purchase Agreement – 338 Foundry St.
Jansen explained that last year they purchased 334 Foundry St. and tore down the house and reclaimed the area. They were approached by the adjacent property owner. It is vacant land the house has already been torn down at 338 Foundry St. An appraisal was done at $65,000 and we were able to come up with half the purchase price through donations - $12,000 from Murray and

Sue Van Epp and submitted a grant application to the Lincoln Foundation who donated $20,500. Jansen stated they would like to purchase this property and expand Ray Mellert Park. These two parcels right next to each other will do that and allow us to potentially put in a sidewalk that connects to the walking path that is already there. Ms. Haire moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

20. <u>26-019-1/12 – Petitions to Join JEDD</u>
Ms. Marshall stated that this request is to modify the City of Medina, Montville Township, Joint Economic Development District contract by adding territory into the district and there are four parcels that would be north of Cobblestone Drive that have requested to join the JEDD, two of them are owned by Lakefront Ohio LLC and the other two are owned by Cobblestone Crossing LLC. The JEDD board met and approved the four parcels. There is a public hearing scheduled for tonight at 7:30pm at the council meeting. They are looking at bringing in a VA Clinic on one of the parcels and another parcel will have a skilled nursing facility. The emergency is requested as the developer would like to break ground on this project as soon as this spring. Ms. Haire moved to approve with the emergency clause, seconded by Mr. Simpson. Motion passed 7-0.

21. <u>26-020-1/12 – Electric Aggregation Pricing</u>
Nino stated the current agreement we are in for electric aggregation is expiring on May 1st, 2026. We have some quotes and are at 7.37 currently but new prices are coming in at 9.4 and we are hopeful they will stay low in that area. Asking for council to approve a cap of no higher than 9.7 kilowatts and that is the recommendation of our broker as he is well versed in this. Term recommendation is 24 months. Ms. Haire moved to approve with the cap of 9.7 cents, seconded by Mr. Simpson. Motion passed 7-0.

22. <u>Executive Session: (contract negotiations)</u>
It was moved by Ms. Haire and seconded by Mr. Simpson to enter Executive Session at 7:05 p.m. for contract negotiations to include the Service Director, Law Director and Parks & Recreation Director. The roll was called and the motion passed with the yea votes of DiSalvo, Isabella, Coyne, Simpson, Haire and Simmons.

Executive Session adjourned at 7:30 p.m. and Finance Committee reconvened. There being no further business, the Finance Committee adjourned at 7:32 p.m.

John Coyne III, Chairman