

5:00 p.m. – City Council Tour of the Medina Municipal Court Renovation Project.

Finance Committee

Monday, May 27, 2025

6:00 p.m. Medina City Hall – Council Rotunda

In attendance: John Coyne – Chairman, J. Shields, P. Rose, C. Simmons, D. Simpson, N. DiSalvo, and R. Haire.

Also present: Mayor Hanwell, Greg Huber, Keith Dirham, Patrick Patton, Kathy Patton, Dan Gladish, Kimberly Marshall, Andrew Dutton, Chief Kinney, Jarrod Fry, Sarah Crawford, Brian Ferron, Chuck Reimer and Rick Kirby.

1. Assignment of Requests for Council Action

2. 25-069-3/24 – Interurban Building Relocation – Donation Agreement / Bill of Sale

Mr. Coyne stated they discussed this and were waiting for a bill of sale, and approval from the Historic Preservation Board. Mr. Huber stated this Donation Agreement and Bill of Sale and will transfer the interurban bldg. to the Historical Society. Greg sent this to Brian Feron and his understanding is that it reads alright from his point of view and so if council authorized the mayor to sign this, then we can move forward. Mr. Simmons stated he is glad to see it come home, it's story will be well told there. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

3. 25-113-5/27 – Bond Anticipation Notes Ordinances

Mr. Dirham stated the reason they are doing the bond anticipation notes even though we don't need the money, we have the money, but we are only allowed to borrow money for acquisition of a capital asset. If we don't borrow this money now while we are spending it on acquiring this asset, we can't come back in 6 months later and say ok now we want to borrow it, it will be too late. Just preserving the ability to borrow it in the future if we want to. We will pay the interest and then do a transfer from general fund back to the funds that are paying the interest. Two different notes one is for \$5,000,000.00 and the other is for \$3,000,000.00 and issue date is June 1st. and we will roll them once a year. In section 2 of each of these ordinances it states the interest will be paid semi-annually and he would like to make it annually. Mr. Shields moved to approve with the amendment, seconded by Mr. Simpson. Motion passed 7-0.

4. 25-114-5/27 – Purge Damaged Equipment from Service Dept. Flood

Mayor explained this is to purge this list of computers that were damaged. We were reimbursed by the insurance company for them. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

5. 25-115-5/27 – Application & Acceptance of MCDAC Grant – Police Dept.

Chief Kinney stated this is their annual grant application for the Medina County Drug Advisory Committee Funds, this is what supports our (3) school resource officers. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

6. 25-116-5/27 – Expenditure Purchase New Duty Handguns – Police Dept.

Chief Kinney stated these would be an upgrade to purchase 46 new FN 509 MRDLE 9 mm Pistols with red dot optics and duty holsters for our officers. The current 40 caliber side arms

have been in use for over 7 years reaching the end of their reliable service life. These new 9 mm will give our officers better accuracy, more capacity and overall lower expenses. The new red dot optics improve target acquisition especially in tough conditions. Asking permission to trade in old pistols as well as forfeited firearms that were in property to reduce the total cost. Funding is already reserved and will be taken out of carryforward. Cost not to exceed \$35,000.00 and this upgrade will keep us up to date and insures our officer's safety. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

7. 25-117-5/27 – Zoning Map Amendment – East Washington St.

Andrew explained this is for the north side of E. Washington St. between Woodland Drive and Glenshire Ln. Requesting to rezone 5 properties encompassing 5.9 acres from R-1 to R-4. If this rezoning is approved, the project would need to go back to the planning commission for site plan review. Andrew stated when reviewing the zoning map amendment, the city's Comprehensive Plan which was adopted in 2022 should be considered as it shows the site as suburban residential and this is the plans lowest density residential land use which is "Characterized by clustering of single-family homes with moderate quantities of conservation/open space areas." The Assistant Fire Chief and City Engineer sighted concerns.

The Planning Commission reviewed the zoning map amendment and recommended approval by a 3-2 vote. The staff report to the Planning Commission the staff does not recommend approval of the proposed zoning as it is not compatible with the area density, zoning and land uses and does not comply with the Comprehensive Plan and, in addition, it raises concerns from City engineer and City fire department. Public Hearing will be scheduled in the future.

Mr. Huber stated he has been contacted by people who live around there who think this is way too much going into their backyards in that area and he went over there and looked at it and he also feels it is too much to put into that little area.

Mr. Rose is on the Planning Commission and was one of the yes votes as he said he wanted to bring it to Finance so the whole council could look at it as he was looking for more opinions and thoughts on it but after further review he will probably vote "no" on this.

Mr. Simpson understands the concerns from the Fire and Engineering Departments. Maybe scaling it down a little bit and addressing the concerns and he could support it as Medina City needs housing.

Ms. Haire stated she is not in support of this for the very reasons of concerns we just heard. The congestion on SR18 is incredible at times.

Mr. Simmons stated he attended the Planning and Zoning meeting just to get up to speed and he heard the reason why there were going to be so many units in there was just economy of scale, they needed to have more units in order to make the project profitable, but he feels given the size of the parcel that just isn't going to work and he can not support it.

Ms. DiSalvo stated we need housing but this won't meet that need. She is taking into consideration the concerns of the Fire and Engineering Departments and will defer to the experts.

Mr. Shields stated he lives near a very similar development in Ward 4 called Pinewood where

there is 64 units with only one entrance/exit and they have a terrible time pulling out onto SR 3 and he just sees this as a repeat of this.

Mr. Huber stated they have to schedule the Public Hearing and then vote from there in order to turn down what Planning Commission did it has to be a super majority vote.

Dennie asked the construction representative if the entrance/exit would line up with the traffic light at Medina Hospital and would the owners be willing to scale back and accommodate the concerns with the Fire dept and emergency vehicles?

Matt Schmahl of Gables Management Group stated they presented a preliminary plan, basically what their engineers did was put on as much as would fit according to their design. That was not their intention and regret showing that 60 unit. Their intention is to be more around that 45 range and also intend to connect as much as possible to the existing entrance knowing that there might be an additional light put in there contingent on a traffic study. They realize less units and smaller road will help. Matt explained that if they are trying to force something that the city doesn't want then there is no need for them to spend the additional money to come up with all the concept plans and traffic studies if ultimately, they are going to get denied. They are working on many revisions. As far as the emergency vehicle turn around, they are looking at putting in a regular cul-de-sac.

Andrew Dutton reminded the Finance Committee they are not approving a specific plan, or a specific access point we are just approving the zoning.

Mr. Coyne asked if we do a motion now we still go to the public hearing no matter what right? Greg stated that is what they should do.

Finance will bring this for a vote following the public hearing.

8. 25-118-5/27 – Increase Exp. Valley Technical Services – Law Dept.

Mr. Huber stated they are prosecuting a vehicular manslaughter case and Valley Technical Services is doing the reconstruction, they already prepared a report, we'll use those experts in the trial and case. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

9. 25-119-5/27 – Amend Ord. 76-25 – Henderson Products – Street Dept.

Patrick Patton spoke for Nino stating they purchased a dump body for a new truck for the Street Dept. but the \$1,500.00 for freight charges was not included and this is to cover that charge. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

10. 25-120-5/27 – Increase P.O. #2025-1003 – Wintrow Construction – Engineering

Mr. Patton stated they have had a rash of rail line breaks over the past several months. In addition to that, we had a surprise visit from the PUCO and they required us to do some maintenance at a couple different locations and that cost us around \$18,000 and we need to increase this P.O. to cover it all. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

11. 25-121-5/27 – Grant Application – Ohio Rail Development Comm. – Engineering

Patrick stated the stretch of rail line between State Rd. and Progress needs to be replaced. It is over 90 years old and is brittle and too light to carry traffic. They have a program we were

encouraged to apply for. The grant would be \$416,000.00 of a \$520,000.00 asking to apply and accept if we are awarded. If granted, Patrick isn't sure the Rail Fund can provide the matching funds, we may have to look at transferring or loaning the rail fund some monies for a period of time until it can be paid back. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

12. 25-122-5/27 – Expenditure - Locker Room Renovation – Medina City Schools

Jansen stated they were trying to identify another renovation project and try to accomplish during shutdown in August. Locker rooms and lockers are original and the tile is needing replaced. Worked with school district and got three proposals on tile replacement as well as partition replacements. This project may take about 4 weeks and we would like to redirect our patrons use the school physical education locker rooms for the pool when the school is on summer break. Rec Center Advisory Committee and the school's facility committee have been made aware of the project. The Board of Education recently approved the vendor for the tile repair. They will be using carryforward funds for this project. Mr. Shields will abstain from voting. Mr. Simpson moved to approve, seconded by Mr. Rose. Motion passed 6-1. Jim Shields abstained.

13. 25-123-5/27 – Donate Items to Medina County District Library

Mayor Hanwell stated on behalf of Barbara Dzur we were given this orrery and a telescope and the Medina District library would like to have them to use for their STEM programs. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion passed 7-0.

14. 25-125-5/27 – Easements for Medina Street Bridge

Mr. Patton stated in order to complete the replacement of the Medina Street Bridge we need to get (3) easements. The emergency is needed to move forward with the project as soon as possible. Mr. Shields moved to approve with the emergency clause, seconded by Mr. Simpson. Motion passed 7-0.

15. Executive Session: (imminent litigation/land acquisition)

It was moved by Mr. Shields and seconded by Mr. Simpson to enter into Executive Session at 6:39 p.m. for two purposes, to consider the purchase of property for public purposes or the sale of property at competitive bidding because premature disclosure would give an unfair competitive or bargaining advantage to a person who's personal, private interest is adverse to the general public interest and for Conferences with the City's Law Director concerning disputes involving the City which are the subject of pending or imminent court action, this is to include the Mayor, Law Director and City Engineer. The roll was called and motion passed by the yea votes of N. DiSalvo, P. Rose, J. Shields, J. Coyne, D. Simpson, R. Haire and C. Simmons.

The Executive Session adjourned at 7:04 p.m.

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

John Coyne III, Chairman