

MEDINA CITY COUNCIL

Wednesday, April 24, 2019 – Special Council Meeting

Opening:

Medina City Council met in special open session on Wednesday, April 24, 2019. The meeting was called to order at 5:00 p.m. by President of Council John Coyne.

Roll Call:

The roll was called with the following members of Council present: J. Coyne, E. Heffinger, B. Lamb, P. Rose, J. Shields, D. Simpson and B. Starcher.

Also present were members of the Administration: Barbara Dzur, Judge Werner, Jonathan Mendel, Greg Huber, Mayor Hanwell, Dan Gladish, Nino Piccoli, John Lengacher, Patrick Patton, Kimberly Marshall.

Introduction and Consideration of Ordinances and Resolutions:

Ord. 73-19

An Ordinance authorizing the Mayor to solicit Design-Build Proposals for a Parking Facility adjacent to Medina City Hall. Mr. Shields moved to approve Ord. 73-19, seconded by Mr. Simpson. Mr. Coyne stated that the discussions they've had, we rejected all of the previous bids of the parking facility from the three invited companies to submit proposals for the design-build for the parking deck. We now have to go out and re-bid them. This evening we need to talk about is how and if and what do we want to use for the parameters of the new bid specifications. First we have to determine the orientation of the deck, do we want north-south, east-west or leave it wide open. Mr. Lamb feels we should open it up to all property (either orientation), specify number of parking spaces (minimum of 200), and state that we would like brick to compliment aesthetically, and an option to have surface spaces outside of City Hall. The rest of Council generally agreed with these guidelines. Much discussion continued on design. Kimberly Marshall gave an update on the TIF Analysis updates - she updated the tax rates and the timing of the cash flow is based on the development time table. With the east-west configuration parking deck that gave us that additional future space is about a 68% larger development site. By removing the three townhomes as part of the original site that had a market value of \$450,000 which equated to \$185,000 in TIF revenue over the 30 year period (with the new tax rates). So if the townhome project goes away, we would be losing \$185,000 in TIF revenue over 30 years. However, by increasing the North Liberty site project by the 68%, we gain approximately \$587,540 in TIF revenue, so that is a net gain. The feasibility study looked at the potential upside to shifting the plan from removing the townhome project on N. Elmwood and having a larger development site on Liberty. We have to keep in mind that we really don't know what could develop at that site. The benefit to the larger site allows the developer for more flexibility in what they could propose to do with the site. Mr. Coyne went over what the consensus of council was and what the requirements for scoring will be. Mr. Patton pointed out that if you want more brick you have to understand what the budget is. Mr. Huber stated that he and Atty. Beck discussed this and recommend that Council re-bid this, set your footprint and ask for bids that are both north-south and east-west. Put in the Bid Spec that you want 200 spaces and you emphasize the aesthetic of additional brick. The idea is be clear on what you want so everyone is shooting at something specific. Council agreed they don't want to hold the property for the municipal court if needed. It was decided that for the next bid review that 2 members of council and 5 others would make up the scoring committee. Mr. Shields moved that the emergency clause be added to Ordinance/Resolution No. 73-19, seconded by Mr. Simpson. The roll was called on adding the emergency clause and was approved by the yea votes of E. Heffinger, B. Lamb, P. Rose, J. Shields,

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D. Simpson, B. Starcher and J. Coyne. The roll was called and Ordinance/Resolution No. 73-19 passed, subject to the Law Director's final approval by the yea votes of B. Lamb, P. Rose, J. Shields, D. Simpson, B. Starcher, J. Coyne and E. Heffinger.

Executive Session: (land acquisition)

Mr. Shields moved to enter into executive session at 5:57 p.m. 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, to include the Mayor, Law Director. The roll was called and motion was approved by the yea votes of J. Coyne, E. Heffinger, B. Lamb, P. Rose, J. Shields, D. Simpson and B. Starcher.

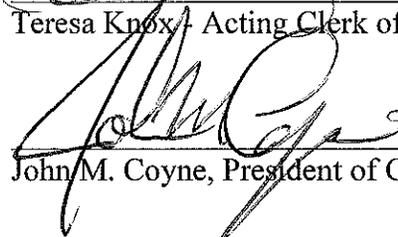
Council exited executive session at 6:05 p.m.

Adjournment:

The Special Council meeting reconvened at 6:05, and there being no further business, adjourned at 6:05 p.m.



Teresa Knox, Acting Clerk of Council



John M. Coyne, President of Council