

Finance Committee
Monday, October 28th, 2019
5:30 p.m., Multi-Purpose Room

In attendance: John Coyne-Chairman, Jim Shields (5:31pm), Paul Rose, Bill Lamb, Dennie Simpson, Bob Starcher, and Eric Heffinger.

Also present: Mayor Hanwell, Greg Huber, Keith Dirham, Patrick Patton, Nino Piccoli, Jonathan Mendel, Jansen Wehrley, Mike Wright, Chief Kinney, Kimberly Marshall, Kathy Patton, Dan Gladish, Suzanne & John Sharpe, Laura Toth, Pinewood Residents, Pat Walker, Bob Finnan, Skip Sipos, Allison Wood (Cleveland.com).

1. Assignment of Requests for Council Action

2. 19-188-10/28 – Rollover of Outstanding Advances & Advance Request

Mr. Dirham stated there are a number of advances they are rolling over, some date back a number of years and they are paying those off over time, advances are loans from one fund to another fund. Keith stated by bringing this back once a year we are reaffirming your intent to repay. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion Passes 7-0.

3. 19-189-10/28 – Budget Amendments

#2019-045 – Adjustments to clear negatives

Keith reported some of these are advances but most are just clearing negatives where we have to make appropriations to clear up what we've done. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion Passes 7-0.

#2019-047 – 2020 Intensive Supervision Probation Grant

Mr. Dirham stated this is the grant they get every year in the court. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion Passes 7-0.

4. 19-190-10/28 – Expenditure Over \$15,000 – Health & Fitness Equipment Center

Mr. Wright stated these are budget equipment purchases, replacements for existing equipment they have and will donate old ones to either City Hall or the Schools before they would place them in the auction. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion Passes 7-0.

5. 19-191-10/28 – Amend Contract Deadline – 347 N. Huntington St.

Mayor Hanwell stated originally they had in the purchase agreement that required the home to be moved by November 1st 2019. There were some deadlines and some setbacks with both utility companies, as well as the moving company. It's on the right track to be moved over to the new lot on Friendship Street and he respectfully asks council to consider moving the deadline to November 30th, 2019. Mr. Coyne mentioned by the look of the paperwork they should start on November 11th 2019. Suzanne Sharpe stated the physical move will take place November 13th, weather permitting. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion Passes 7-0.

6. 19-192-10/28 – Amend Res. 17-19 – Reagan Pkwy. Multipurpose Trail Grant

Mr. Wehrley stated the deadline for the extension was this past February. Since then the grants have not been awarded yet, but he was contacted by the representative from Ohio Dept. of Natural Resources who is overseeing and looking into awarding the grants. They informed him that there is no funding available for the Recreational Trails Program, however, the same application is also able to be used to apply for the Clean Ohio Trails Fund and they were asked at the last minute to modify our application after they reviewed the project and reviewed the site, and they believe it is eligible for funding and still in consideration. He resubmitted the application as they are giving us the opportunity to apply for the Clean Ohio Trails Grant funding beyond the deadline. Jansen asked we amend the previously approved resolution to include the language applying for the Recreational Trails Program or the Clean Ohio Trails Fund so that he can get that legislation down to ODNR as soon as possible. Emergency is requested due to the urgency to get it to Columbus. Jansen is requesting this go straight to the council floor so they don't miss out on the funding. Mr. Shields moved to amend the grant application with the emergency clause, seconded by Mr. Simpson. Motion passes 7-0.

7. 19-193-10/28 – Approve Declaration of Mutual Easement – Northrop Trail

Mr. Wehrley stated Ord. 94-19 was previously approved which was to enter into the declaration of mutual easements with city schools for the trail. Since that was passed, the exhibit was changed. The schools reviewed it and wanted to change the use of school property during school hours and being able to restrict the use of the parking lot and the trail accordingly. Mr. Coyne stated the change was made because they didn't really want people having the opportunity to cut through the property during school hours. Mr. Shields is abstaining due to his employment with the city schools. Mr. Simpson moved to approve, seconded by Mr. Rose. Motion Passes 6-1 abst/JS.

8. 19-194-10/28 – Amend Code 133.01 – Associated Memberships – Police

Chief Kinney requested permission to allow the police chaplain to become a member of the International Alliance of Chaplain Core. It is an organization that trains police chaplains. Chief Kinney is also asking that the Reverend become a vendor so he can be reimbursed for membership fee. Shields moved to approve, seconded by Mr. Simpson. Motion Passes 7-0.

9. 19-195-10/28 – Amend Ord. 135-19 CHIP Rehab 33 Circle Dr.

Mr. Mendel stated there was a change order that came through and they are requesting the P.O. be changed to \$45,000. Emergency clause is requested for payment. Shields moved to approve, seconded by Mr. Simpson. Motion Passes 7-0.

10. 19-196-10/28 – Agreement – Ohio Historic Preservation Office re: HUD Funds

Mr. Mendel stated this exempts certain environmental reviews for HUD funded projects so that they don't have to be reviewed by Ohio Historic Preservation Office, and this would be good for the next cycle starting in 2020. Shields moved to approve, seconded by Mr. Simpson. Motion Passes 7-0.

11. 19-197-10/28 – Land Acquisition & Demolition – 364 Foundry St.

Mayor Hanwell stated there is a house at 364 Foundry St. that had been used for years as a church and the owner and his wife of that house also own a house on Bronson St. and due to their age and deteriorating health they are unable to continue to maintain both the church property and their personal residence. Mayor Hanwell offered to demolish the house to have the

land for an expansion of Mellert Park. This is adjacent to the other lot that the city was able to acquire for lack of taxes being paid. They have offered to sell the land to the city for \$11,000.00.

The Mayor stated he was unsure of any closing costs, and asked to approve not to exceed \$11,500 for that. They received two quotes on the actual demo of the house. Medina Excavating was the lower bid at \$9,500. The funding for this request is from Ward One Open Space fund to approve an amount not to exceed \$21,000 for the purchase and demolition of the house. Dan Gladish did go through the house and stated it was in disrepair. Shields moved to approve the purchase of the house and the demolition costs, seconded by Mr. Simpson. Motion Passes 7-0.

12. 19-198-10/28 – Expenditure – Office for Older Adults, 2020 Contribution

Mayor Hanwell stated they've done this the last two years making this our third year and the money is generally used for meals for seniors within the City of Medina. Laura Toth is the Director of the Office of Older Adults and she has been the number of meals provided to Medina City Residents. Mayor Hanwell respectfully asks for the continued support. Laura thanked City Council for approving this over the last two years. Mr. Simpson thanked Laura for doing what she does since there is such a need. Mr. Rose asked Laura in regard to the levy that is coming up and how will they participate in it, and how will it affect their program if at all. Laura stated Issue 11 is a Human Services levy, they have partnered with the ADAMH Board and Job and Family Services and Children Services division. They have a one mill levy on the ballot next week and that will add to the funding that they will get if passed. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion Passes 7-0.

13. 19-199-10/28 – Request to Rezone 1088 S. Court St. R-3 to C-1

Mr. Mendel stated this went through the Planning Commission on October 10th, 2019 and did not recommend the requested rezoning. Failed 1 to 4 vote. Since rezoning does require public hearing in front of City Council there is a set public hearing for December 9th, 2019. Mr. Rose stated the residents brought forth some compelling information and statistics based on traffic studies made as back as far as 2010. Also with some of the comments that were heard from the applicants wire with regard to maybe really it isn't just the Key Bank kiosk, because the kiosk is going to take approximately 1/3 of the property but then the whole property would be rezoned which gives them enough room to do other things to it and the Planning Commission is concerned. The Planning Commission was willing to approve the C-3 but that was before they knew that the entire property would be C-3 and before more information came out. Mr. Heffinger clarified that when it comes to council to vote for it to become C-1, 6 out of 7 council votes would have to approve to overturn it. Mr. Shields stated they do have the residents present again tonight. Mr. Coyne asked Mr. Huber if he spoke to the developer regarding the C-1 as opposed to a C-S. Mr. Huber stated he spoke with their lawyer and they were unable to figure out why the Planning Commission did what they did and after council votes, whether they'll proceed to ask the Common Pleas Court to look at it or not but they may.

*Set Public Hearing on December 9th, 2019

14. 19-200-10/28 – Amend Ord. 95-18 re: Champion Creek Multipurpose Path Project

Mr. Patton stated this is the project for the Multipurpose Path and the Streetlight Streetscape on South Broadway and South Court Street. They did go over the final estimate by about \$3,500. This is a grant project so 80% of that cost is paid for by the grant, leaving the city with \$715 of additional cost and will be coming out of the Street Capital and Water Capital Improvement funds. Mr. Shields moved to approve, seconded by Mr. Simpson. Motion Passes 7-0.

15. 19-201-10/28 – County Court Discussion

Mayor Hanwell wanted to have this discussion collectively because the idea came up as of late through the County Commissioner office of the potential to move the county court operations off sight. The city agreed to build the parking deck for \$3.8 million dollars and the commissioners agreed to keep the operations on the square. Mr. Coyne stated the parking deck was \$4.6 million but the city agreed to pay \$3.8 of it provided they stay.

Mayor Hanwell stated if they move off the square under the agreement that we have with them, they would potentially owe the city \$3.8 million dollars. From their prospective, if you look at the cost to relocate the courts verses just build staying where it's at and move in to it, is what they are evaluating. Mayor Hanwell stated he has met individually with two of the three commissioners and shared with them his concern and a number of other concerns because the square vibrancy is critically important on having those operations up there. It is not simply the employees of the courts, but the law offices that are where they are around the square and adjacent to the square, because of the courts location as well as the families that come there, the jurors that come there, the people that are testifying and a whole gamut of folks. We have such a good rescue here in the city that Heritage Ohio uses it as an example across the state of Mainstreet, and the Chamber and the city and the county all working together through the vibrancy of the downtown, and it would only take one decision such as this to move the courts off the square, to disrupt that whole recipe that we've worked so hard and committed ourselves to keeping the square as vibrant as we can. The state thought enough of it that they gave us \$1million dollars in a capital grant to build a second parking deck to support the activities and the vibrancy of the downtown. Mayor Hanwell said he wanted to put this out there for discussion and respectfully ask for the councils backing. He stated he is also meeting with Bill Hutson with both Main Street and the Chamber of Commerce to ask for their backing as well to impress upon the Board of County Commissioners the importance of keeping the courts and court operations downtown.

Mr. Simpson stated along the lines of what the Mayor is stating, he does remember back when the first parking deck was being considered and the courts at that time were again talking about moving off the square. There was a study done and he doesn't remember the numbers exactly, but it depended on the day that there was anywhere from about a hundred people that came in and out of the courts every day and that was 15 years or so ago. Dennie feels it is important to keep that footprint on the square and will support that.

Mr. Coyne spoke of the importance of the traffic that is generated by having the county courts located on the square, and what a void that would be to try and fill if they left.

Mr. Coyne spoke of the parking deck typically not being to full capacity during the week but when there is an event in the square you can't find a spot and there are 360 parking spots in there.

Mayor Hanwell stated that Commissioner Hutson will tell you, because he is does quite a bit with real estate, that if you fix up an old building, at the end of the day you still have an old building that is going to have maintenance issues and problems.

The Mayor said he would like public input on this, they want options for the new look and to have a public meeting giving them the opportunity to question and comment and offer suggestions and help us work through this.

Mr. Coyne stated the concern is they are looking at in their decision right now the cost to relocate and locate back to the county property and adding on the cost of renovation rather than cost of

building new and they are going to put all that together and make a determination if it costs too much we will just leave and then they have the buildings on the square they would have to maintain with no plans to put anybody in there. A vacant building on the square will effect everything, especially the restaurants.

Mr. Rose stated he would suggest that the residents that are concerned about fitting the décor of the current square should see Tiffin, Ohio. They went through this about 10 years ago. Paul stated to allow the court house to leave the square would kill us.

Mr. Coyne stated there is so much confusion out there with thinking the city is wanting to tear down the old courthouse. Mr. Coyne has spoken to so many different people trying to explain that that is not what the city is trying to do.

Mr. Lamb stated this is primarily a county project, with or without us it is the county. The county's operations in the Historic District is of absolute importance to the continuing economy of the square. What is inaccurate is that you can't retrofit an old building. Saying it will always be an old building, well look around the square, all those buildings have been retrofitted. The issue is there has to be some kind of a working arrangement of trust with the county who is the driver of this and some level of involvement of the city that can participate with the county so that we can come to a good end. There needs to be a way to work out so the county gets what they want and the city gets what they want. Bill stated you do not imitate old buildings. You can build things that fit that aren't imitational historic.

Mr. Coyne feels that everyone on council wants to keep it that way and asked if that is the look of the square as it exists currently and council agreed.

Mayor Hanwell stated one of their sub-committees that were developed then was of all the needs of the county and there are a lot of them with all of the facilities that they own including Transit and the jail and the juvenile detention center, and all the things here on the square that the court houses were the most critical and needed the first attention and so when they set up this sub-committee the Mayor asked to include Council President Coyne to have a council representative there as well, and these are some of the things that they've been sorting through. From day one the city's recommendations have been to keep it and renovate it and if it is not architecturally or fiscally possible to keep the façade as it is, and if that is not architecturally or fiscally responsible, then to create a new front that looks substantially similar. It was only their recommendation that if we could come up with another alternative would you all at least be willing to look at it and the mayor said in addition to these other things but not instead of.

Mayor Hanwell stated he made it very clear to them, because we don't have it sorted out amongst ourselves yet until we can have some more discussions with the judge, but he told them with or without the city, the need is to keep the courts on the square.

Mr. Starcher stated obviously everyone wants the courts to stay on the square and that is imperative. Some of the things he is seeing and hearing it feels like we're drawing a line in the sand to the county saying we are keeping this courthouse or the deal is done and we don't want that to happen. Bob stated he doesn't want the county to get that message that there are only two options, keep the 1969 courthouse or we are done.

Mr. Heffinger stated that the commissioner that is wanting to take the courthouse off the square

one of the things she is saying is that we can put a hotel in there instead and Eric thinks people aren't thinking about the long term effects because if there is an economic down turn and people stop showing up to our Main Street Medina events, that hotel will close. Whereas, if there is an economic downturn and we have the courthouse, people may stop coming to events but those businesses can stay open because they still have the public coming in due to the courthouse.

Mayor Hanwell talked about the Farmer's Exchange originally was going to have a hotel in the upper two floors, but the banks would not finance that because of the infrequency of hotel guests, verses leases for a year or multiply years. He said he feels we would lose, if the courthouse leaves, they will take prime industrial land that would get a tax benefit being paid to both the county and the city and create a non-tax property tax structure out there.

Mr. Coyne stated to the Mayor that what he is hearing from council is that it is the goal of the city to keep the court downtown, and we are willing to talk and willing to make decisions that will benefit without jeopardizing the look of the square for anything.

Mr. Lamb stated the county has to going forward, understand that they have to work with us to get this done, they can't at some point threaten to leave if they disagree. Mayor Hanwell stated as soon as Judge Werner gets back in town they will have that discussion with him.

16. Executive Session: (imminent litigation)

It was moved by Mr. Shields and seconded by Mr. Simpson to enter into Executive Session at 7:09 p.m. for conferences with the City's Law Director concerning disputes involving the City which are the subject of pending or imminent court action. The roll was called and passed by the yea votes of B. Starcher, J. Coyne, E. Heffinger, B. Lamb, P. Rose, J. Shields and D. Simpson.

Executive Session adjourned at 7:09 p.m. and the Finance Committee meeting reconvened.

Mayor Hanwell spoke to Council regarding the Porter's shop. He stated there are 5 locations being vetted and that he can't control the rent.

Mayor Hanwell discussed "Welcome to Historic Medina" signs and concerns by Main Street Medina and the Chamber

There being no further business before the Finance Committee, the meeting adjourned at 7:20 p.m.

John M. Coyne, Chairman