

THE FINANCE Committee held a meeting on Monday, November 25th, 2024 beginning at 7:09 P.M.

Committee Members Present:

CD: Chair Callahan, Mitchell, Schneider, Oswald, Lipian,
Finance: Chair Tollett, Davis, Schneider, Cerra, Siwierka
Utilities: Chair Mitchell, Davis, Oswald, Armstrong, Stewart
Absent: None

Administration and Department Heads Present: Mayor Brubaker, Law Dir Deery, Safety Service Dir Pyanowski, Finance Dir Pileski, Asst Finance Dir Farrell, Engineer Schneider, Building Official Farkas, CD Dir Scott, CD Manager Almobayyed, Water Team Leader Jacob

1. The matter of approval of the November 12th, 2024 Finance Meeting Minutes as circulated.

Motion made by Mrs. Siwierka, second by Mr. Cerra to approve said minutes.

MOTION CARRIES

2. The matter of securing, boarding-up and/or demolition charges to be certified to the Lorain County Auditors Office.

Referred By: Building Official Farkas

Law Dir Deery said there are several board-ups to be considered this evening.

The first is the former TGI Friday's Restaurant, which is the last steps of a tax foreclosure. The other two are residential and are also board-ups.

Mr. Schneider said the Friday's Restaurant address is 2040 Midway Blvd.

Motion made by Mr. Cerra and second by Mr. Schneider authorizing a resolution for 'said' charges to be certified as liens to the Lorain County Auditor's Office.

MOTION CARRIES COMMITTEE REPORT WRITTEN

3. The matter of finding City property no longer suitable for public use and to be taken out of service and sold or auctioned on govdeals.

Referred By: Safety Service Dir Pyanowski

Dir Pyanowski said this is a number of vehicles at the CMG that have outlived their useful life. They are asking for the authority to put on govdeals and recover from them, what we can.

Motion made by Mr. Schneider and second by Mrs. Davis authorizing the 'said' property to be declared unfit and to sell on govdeals.com.

MOTION CARRIES COMMITTEE REPORT WRITTEN

4. The matter of entering into a contract for grant writing for the year 2025 with McCaulley & Company.

Referred By: Mayor Brubaker

Mayor Brubaker said this is to get this settled by March. In working with the Law Dir and Finance Office, the idea of having contracts approved and appropriated as we enter the year so we can get the PO in for the rest of the year so we know what we have to work with. The contract is under review with the Law Dir. This contract is the same as 2024 and no increase, it's \$10,000 per month. We have recuperated the \$120,000 that we've spent in 2024 and in the previous years. They work as grant writers and as lobbyists at the State and they've gotten us many meetings with Congressman Latta who has gotten us two large earmarks and they are working on earmarks for 2025 which are infrastructure related.

Motion made by Mr. Cerra second by Mrs. Davis to authorize an ordinance to authorize the Mayor to enter into 'said' agreement.

MOTION CARRIES COMMITTEE REPORT WRITTEN

5. The matter of amending the Water Supply Agreement with Lorain County Rural Water Authority for the sale of water in the Chestnut Commons area.

Referred By: Water Team Leader Jacob

Team Leader Jacob said this is an updated agreement, the current expires at the end of this year. This has been on-going for many years.

Mrs. Siwierka asked what are the proposed rates and tap fees? We have the current, are we just extending the current with the same rates?

Team Leader Jacob said these are our rates and as our rates go up, we increase their rates. We charge Lorain County Rural Water's rates and we recoup our actual cost of the water, the difference goes quarterly back to Lorain County Rural Water, because it's their water district.

Law Dir Deery said the copy of the previous ordinance which is attached to the referral is a similar agreement, but not the amendment that is coming before you this evening. The current tap fees and the current deferred rates will be in the new ordinance which will be attached to the extension of the agreement.

Motion made by Mr. Cerra second by Mr. Schneider to authorize an ordinance to authorize the Mayor to enter into 'said' agreement, emergency clause requested.

MOTION CARRIES COMMITTEE REPORT WRITTEN

6. The matter of the purchase of chemicals for the Water Pumping Plant and the Waste Water Pollution Control Plant for calendar years 2025 & 2026.

This matter was passed by Utilities Committee on 11/20/2024

Referred By: Water Team Leader Jacob

Team Leader Jacob said this is a yearly request to bid out for chemicals for the Water Pumping Plant and the Waste Water Plant. It will go out for bid at the end of January and will be awarded in March.

Motion made by MrS. Siwierka and second by Mr. Schneider to authorize an ordinance to authorize the Mayor to advertise for bids and enter into a contract for the purchase of chemicals for the Water Pumping Plant. (Emergency clause)

MOTION CARRIES COMMITTEE REPORT WRITTEN

Mrs. Siwierka asked what happens if we don't have to use fluoride?

Mr. Jacob said if the rule passes in Washington and if Ohio adopts it, then we won't buy it anymore. Ohio would have to adopt the Federal Regulation.

Motion made by Mrs. Siwierka and second by Mr. Schneider to authorize an ordinance to authorize the Mayor to advertise for bids and enter into a contract for the purchase of chemicals for the Waste Water Plant. (Emergency clause)

MOTION CARRIES COMMITTEE REPORT WRITTEN

7. The matter of amending the Professional Service Agreement with Black & Veatch for Water Treatment Plant improvements and upgrades.

Referred By: Engineer Schneider

Engineer Schneider said earlier this year, council approved to go into an agreement with Black & Veatch for Water Treatment Plant Improvement Upgrades. The original contract was a review of the operation to see the deviancies so they could come up with a list of items to be completed as well as some minor designs that have already been done. This is the next phase to this for additional improvements needed. The design for the head house and stone work, things of that nature and vfd's and pumps, intake improvements and things of that nature. They will put together the plans to improve the intakes as far as installing the potassium PR magonate line and airlines. We need to rescore and put in the new lines because it's a chemical that is needed to help prevent zebra muscles from sticking to the interior of the pipe. They will also assist with some of the sludge draw and how to better optimize what we're doing. This would be an amendment to the original contract, in the amount of \$179,703.00.

Dir Pileski said there is money in the water fund for this.

Motion made by Mr. Cerra and second by Mr. Schneider to authorize an ordinance to amend the 'said' agreement. (Emergency Clause)

MOTION CARRIES COMMITTEE REPORT WRITTEN

8. The matter of entering into an agreement with ODOT for an Urban Paving project of State Route 301 [Abbe Rd & Rt 57].

This matter was passed by Utilities Committee on 11/20/2024

Referred By: Engineer Schneider

Engineer Schneider said ODOT has funding for Urban Paving, which is a maintenance program for asphalt pavement that they contribute for with the cities these routes run through. They pay for an inch and a half of the surface of asphalt at an 80/20 split, with the City paying 20 percent. Anything above the pavement markings, the City would have to pay the difference of. They don't pay for curbing, ramps, partial and full depth repairs. This Urban Paving program is something ODOT does across the entire State. It will be RT 57 from Chestnut Ridge to Cleveland St., RT 301 from RT 57 to Sheffield. This won't go to construction until 2026. The City's portion is projected to be \$1,219,536. This portion will be paid utilizing State Infrastructure Bank Loan Program and / or Muni Motor Vehicle Fund. There are a number of other projects that are coming down the line to use the Muni Motor Vehicle Tax Fund.

Engineer Schneider also clarified that the 1.2 million also includes a certain amount of full depth and ODOT looking at curb ramps ahead of time. The City already discussed that we want long-term pavement markings, not the cheap pavement markings, we don't want to be painting every year, so, those are included in the 1.2 million.

Mrs. Siwierka asked if the Abbe Road part of the project, near the Northwood School can be done after school lets out for the summer, otherwise it will interrupt the school traffic. Also, along that route is Fire Station #4 and LCCC. She thinks we need to coordinate this things since Abbe Road is a major artery within the City.

Engineer Schneider said they will have discussions with the contractor. This project will be to only remove an inch and a half and it's not that evasive. It will be quick. But, he will note Mrs. Siwierka's suggestions.

Chair Tollett read the Committee Report.

Motion made by Mr. Schneider, second by Mr. Cerra to authorize the Mayor to enter into for the 'said' agreement with ODOT.

MOTION CARRIES COMMITTEE REPORT WRITTEN

9. The matter of entering into an agreement with ODOT for sidewalks and bike paths in the area of Burns Road and Abbe Road, N.

This matter was passed by Utilities on 11/20/2024.

Referred By: Engineer Schneider

Engineer Schneider said this is a new program called the Pedestrian and Bicycle Special Solicitation Program which is to help improve pedestrian & bike travel. This is a 100 percent grant for a city our size.

We can apply for and get 100 percent paid and it would pay for design and construction and management. This grant became available after the tragic accident on Burns Road. We may qualify because of a number of things; the park, the college, the accident. They will cut the project in three tiers; Burns Rd being tier one. Issue with Burns is there is a culvert there at the bottom of the hill. There could be potential right-a-way requirements for that. That would be the top priority and the next would be at Abbe Rd, west side from Burns Rd to Antioch where some areas do have sidewalks and they will fill in the gaps where there are no sidewalks. The third tier would be from Burns Rd south to Briar Lake on the west side. There is no disadvantage for the City other than we have to maintain it. There is not a cap and we're looking to try to go for about one million dollars total. This grant application will be accepted every quarter. They are hoping to get their application in before January 1st.

Engineer Schneider said there is a crosswalk at Naples and the culvert would be expensive, they may have one bridge or a culvert extension to get across at that area. They will also install RFBs at Hillcrest.

Mayor Brubaker thanked Engineer Schneider and his team. He went to him after the accident on Burns Road and asked for a quote of eventually what it would cost to add sidewalks and ironically 3 days later he gets a call from McCaulley who sends a grant opportunity and Engineer Schneider had received it as well. Considering what had happened there and looking northbound and southbound and Finwood Park and no sidewalk, this was an opportunity for sidewalks in this area and for the grant opportunity. He feels good about this grant and what it will bring to the area not only in regards to Abbe Road and to Burns Road and considering that we have a park there. The three criteria for this grant are a park, a school and a pedestrian death, which, unfortunately we have all three.

Mr. Oswald asked if we will pay for the engineering and design cost up-front and then get reimbursed?

Engineer Schneider said those costs will be covered in the grant. ODOT would pay directly to the contractor, no monies are paid from the City.

Mr. Schneider thanked Engineer and Mayor Brubaker for taking the initiative on this.

Engineer Schneider said they will look at the ditches in the area. Some areas will be impacted where we put a sidewalk in. The grant doesn't cover any type of asphalt, pavement or storm drainage. We won't know what is all involved until they do a full survey. The culvert will be a big issue and they may break up the applications so they can get started sooner.

Motion made by Mr. Schneider, second by Mr. Cerra to authorize the Mayor to enter into for the 'said' project with ODOT.

MOTION CARRIES COMMITTEE REPORT WRITTEN

10. The matter of a Direct Financing issue for payment to ABC Development.

Referred By: Finance Director Pileski

Dir Pileski said ABC Development is the company that put in Sheetz and Aldi along with the road off Chestnut Ridge. In the Development Agreement, it calls for the City to reimburse ABC Development up to one million dollars for the construction of the road and upon acceptance of that road. The Engineer's office has accepted the road and the cost of the road. They want their money now. He is proposing that in this evening's appropriation changes, he has one million dollars to be appropriated in misc General Government Capital Outlay in General Fund, we pay the one million dollars that we owe them. Then we do a bond issue for a max amount of one million dollars and the bond proceeds will repay the General Fund so that it will remain whole and the payments in lieu of taxes, because this is a TIP project. The pilots will be used by the City to repay the one million bond issue over 10 years.

Mrs. Siwierka asked if this has been accepted as a City street?

Law Dir Deery said the road was dedicated at the June 2024 Council Meeting.

Dir Pileski said he will pay ABC before the end of the year with Gen Fund monies, the Bond issue will close early in January 2025. The General Fund will be out of one million for a couple of weeks or a month and we repay the Gen Fund and the Bond payments will start next year. And there are no more obligations for that project once we pay that one million.

Dir Deery asked if Dir Pileski needs separate legislation for this matter.

Dir Pileski said there will be an ordinance authorizing the issuance of the bonds, which has already been prepared by Squire Patton. And there will also be an amendment to the appropriations that will be part of the appropriation changes.

Motion made by Mrs. Siwierka and second by Mr. Cerra to authorize an ordinance for the issuance and sale of bonds, not to exceed one million dollars for purpose of paying costs of public access road at SE corner of Rt 57 & Chestnut Ridge.

MOTION CARRIES COMMITTEE REPORT WRITTEN

11. The matter of Creating a new Capital Project Fund for the new Central Maintenance Complex.

Referred By: Finance Director Pileski

Dir Pileski said in late December, they will be closing on the note sale for the construction of the new CMG Complex. He will need a new fund to account for the receipt of the note proceeds and the subsequent expenditure of those note proceeds on the construction. He needs authorization to create a capital project fund titled The Public Works Complex Construction Fund.

Motion made by Mr. Schneider second by Mr. Cerra to authorize an ordinance to create the 'said' Public Works Complex Construction Fund.

MOTION CARRIES COMMITTEE REPORT WRITTEN

12. The matter of Amendments to the 2024 Permanent Appropriations.

Referred By: Finance Directors Pileski and Farrell *[Standing Referral]*

Dir Pileski said the first change is what he just spoke on, which is adding one million dollars to the General Fund, Misc General Government Department, Capital Outlay Account for payment to ABC Development and it will be reimbursed upon receipt of the bond proceeds.

In the ARPA they will move monies around so they can get the final expenditures in place. In Negative Economic Impact, Home Beautification Program Dept, moving \$2,243 from Benefits and Pension to salary & Wages and that will clean that up. In revenue replacement, Muni Court Department, moving \$11,682 from Salary & Wages and \$318 from Benefits & Pension which totals \$12,000 and moving that into Operating & Maintenance and they will spend that on new flooring at Muni Court in one of the areas. Revenue Replacement Fire Dept., moving \$63,699 from Benefits & Pension to Salary & Wages and that will clean that account up. In the Revenue Replacement, Parks & Rec Dept., moving \$1,577 from Salary & Wages to Benefits & Pension and that will clean that up.

Motion made by Mrs. Siwierka and second by Mr. Schneider to authorize the approval of the 'said' amendments to the 2024 permanent appropriations as per discussed.

MOTION CARRIES COMMITTEE REPORT WRITTEN

Chair Tollett asked for a motion to adjourn Finance Committee.

Motion made by Mrs. Davis and second by Mr. Siwierka to adjourn this evening's Finance Committee Meeting at 8:50 P.M.

MOTION CARRIES

Respectfully Submitted by,
Colleen Rosado, Secretary/Administrative Assistant