

THE CITY OF STREETSBORO, OHIO
FINANCE COMMITTEE MINUTES

Monday, November 28, 2022

This Finance Committee Meeting was called to order on Monday, November 28, 2022 at 7:00 p.m. by Justin Ring, Chairman. Mrs. Field said the communities' thoughts and prayers were with the family and friends of James Woods after the recent tragedy [see attached]. She gave an invocation and Mayor Broska led the Pledge of Allegiance. Then the meeting was recessed to go into tonight's Council Meeting for Mayoral appointments.

MOTION: TO RECESS THE FINANCE COMMITTEE MEETING.

Moved by Mr. Michniak, seconded by Mrs. Field. Upon voice vote, **motion carried and the meeting recessed at 7:02 p.m.**

Prior to reconvening the Finance Committee Meeting, Mrs. Field welcomed the high school students in the audience, explained this evening's proceedings, and invited them to come to the lectern if they had any questions tonight.

MOTION: TO RECONVENE THE FINANCE COMMITTEE MEETING.

Moved by Mr. Hannan, seconded by Mr. Michniak. Upon voice vote, **motion carried and the meeting reconvened at 7:17 p.m.**

PRESENT: Justin Ring, Anthony Lombardo, Jon Hannan, Jennifer Wagner, Steve Michniak, Julie Field

ABSENT: Mike Lampa

ALSO PRESENT: Glenn Broska, Mayor
Frank Beni, Law Director
Patricia Wain, Police Chief
Robert Reinholz, Fire Chief
Matt Miller, Finance Director
Bill Miller, Service Director
Justin Czekaj, Municipal Engineer
John Cieszkowski, Planning Director
Patrick O'Malia, Economic Development Director
Greg Mytinger, Parks and Recreation Director
Shawna Lockhart-Reese, HR Manager
Caroline Kremer, Clerk of Council

MOTION: TO EXCUSE MR. LAMPA.

Moved by Mr. Michniak, seconded by Mrs. Field. Upon voice vote, **motion carried.**

Disposition of Minutes

MOTION: TO ACCEPT THE REGULAR FINANCE COMMITTEE MEETING MINUTES OF SEPTEMBER 26, 2022 AND THE SPECIAL FINANCE COMMITTEE MEETING MINUTES OF NOVEMBER 14, 2022 AS WRITTEN.

Moved by Mr. Michniak, seconded by Mrs. Field. Upon voice vote, **motion carried.**

Monthly Financial Report

Matt Miller said the October financial reports had been distributed. The budget was under on expenses and over on revenues, which was good. In November there were some large bond payments, so that would put the budget right on target. The revenues were about 95% collected for the General Fund at the end of October and would be about 100% at the end of November because the City had already received an advance from RITA. The most recent budget adjustment had been updated in the financial reports. The Finance Department was getting ready for year end and keeping an eye on each expense line to maintain the budget.

Old Business

Discuss Modifying CRA Abatement Terms

Mr. O'Malia had provided some information in today's meeting packets [see attached]. The State was allowing the City to resubmit the same CRA Housing Study that was done last year, which was a huge savings on time and money. Since the City was making a change to remove the new residential construction, he suggested a couple other changes. One change would encapsulate about 98% of the B-Business District; right now the CRA district ended at the turnpike parcels and reopened on SR 14 by Market Square. He thought it would be good to have this additional tool. He also recommended removing the language that would allow for a tax break for the creation of garage or similar feature.

Mr. Ring said he questioned the B-District benefit and if it would then run into the same trouble the City was worried about so were removing the new residential. Mr. O'Malia said no, not at the present time. He explained that when the City set the residential abatement, it was by right, so if anyone applied, they would automatically get the abatement whatever it was set at (100% for 15 years) with no negotiations, but if a business approached the City and wanted to explore a tax abatement opportunity, he could bring it to Council who could reject it; it was all negotiation, it was not a "by right" as it was for residential.

Mr. O'Malia said legislation had not been drafted yet because he wanted to discuss this with Council to see if they wanted these other changes included.

Mr. O'Malia clarified that the City could not offer other tax abatements for retail or commercial businesses without using the CRA. The Tax Increment Financing (TIF) was the only other tool available to assist meaningfully in the construction, redevelopment or otherwise of commercial or retail businesses. The abatements granted previously (Buckeye Quality Meats or Popeyes) were

allowed because those businesses were in the previously existing CRA district. This would just extend the CRA district down SR 14. Mrs. Field thought the proposal looked great. Mr. O'Malia would present legislation for consideration at a future meeting.

T-7326 Adopt 2023 Non-Bargaining Pay Ordinance

Mrs. Lockhart-Reese provided the proposed 2023 non-bargaining pay ordinance. The only changes had already been reviewed in previous Executive Sessions and were included here.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mrs. Field, seconded by Mr. Hannan. Upon voice vote, **motion carried.**

T-7337 Approve 2023 Annual Appropriations/Budget

Matt Miller said the 2023 annual budget was updated to include things that had been discussed at the last Council meeting. Mr. Ring clarified that the five year wish list that had been provided in the 2023 budget proposal booklet were included for the 2023 year. There were two items that were not built in to the 2023 budget because they were the ones that had carryover.

Mr. Ring said he had reviewed about 2/3 of the budget so far and it looked good and all made sense to him with the notations from Matt Miller and all the directors. He wanted a little more time to go through the rest of the proposal so he suggested it go through three readings before being adopted as emergency legislation.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING FOR FIRST READING.

Moved by Mrs. Field, seconded by Mr. Hannan. Upon voice vote, **motion carried.**

New Business

T-7328 Authorize Market Analysis Proposal

Mr. Cieszkowski said this was a proposal from Urban Decision Group to undertake both residential and commercial market analysis as outlined in the cover letter. There would be several benefits associated with this undertaking. He thought this was the next logical step in implementing the Core Concept Plan and would dovetail nicely into the Comprehensive Plan Update that was required by Charter to be done next year. The proposal had been reviewed by Mr. Cieszkowski, Mr. O'Malia and Jimmy Hoppel. Mr. Stein of the Urban Decision Group was in attendance to answer any questions. The City had never done a retail or residential market analysis in the past.

Mr. Michniak asked about the deliverables listed in the proposal. He said the last bullet point on the page was to "Determine the feasibility and reasonableness of retaining the existing 1.5/2 acre minimum lot size in the R-R (Rural Residential) zoning district. Why? Because the Planning Department wishes to determine whether market forces and/or sound planning principles support a smaller minimum lot area to attract development, while also preserving a rural character and esthetic in certain portions of the City." He wondered where that came out of. Mr. Cieszkowski said that came directly out of the request for proposals. The City was very specific on what was

to be accomplished/what the City wanted to get out of these analyses, and that was one of them. He said it was his understanding that at some point the minimum lot size in the R-R District was increased and he wanted to know how that increase that was on the books today fell in line with current market trends. The current market trends would help the City analyze and determine if any changes might be necessary with regard to housing.

Mr. Michniak had a concern with this because developers would put 10 houses on one acre and call it a market trend, if the City would allow it. He felt this seemed to be a leading bullet point in that the 1.5/2 acre R-R minimum lot size was something that was a negative, but he didn't see it that way. He didn't know if the City wanted to add 20,000 more residents by taking the R-R districts and putting in big developments with 6 houses per acre. He was concerned that the bullet point seemed to be leading, and kind of indicating that was what the City wanted and then the researchers would get the facts to get to that conclusion. He just wondered who put this in the proposal as if it was what the City wanted; to get rid of R-R and put more houses in. Mr. Michniak didn't think the City wanted a lot of big developments with tiny houses on them. And he sure didn't want to pay \$60,000 for a report that would include a bullet point for developers to argue why the City's R-R zoning was unconstitutional. He didn't think there was a problem with the R-R district right now and he didn't think the City needed to be marketing farmland for big housing developments. That would put great strain on the schools, the Police Department, the Fire Department, and the infrastructure. Mr. Michniak was looking for more industrial type development. He did not want this bullet point to be an item the developers would be handed to come sue the City and to say "even the City's own study says 5 houses per acre was good." Mr. Ring said it also went against the City's Master Plan which the citizens had contributed to developing. Mr. Michniak did not want to put taxpayer dollars toward a study that would undercut the City with a report that said the reasonability and reasonableness of an R-R district was old fashioned and "market trends" were putting many houses per acre. He said other communities were doing that, and putting in nice developments, but he didn't think it was right for Streetsboro. He felt the City was in a good financial place and had a good balance between housing and industrial because the R-R district had not been abused and misused yet, and he didn't want a study that was looking towards that.

Mayor Broska said the administration was not looking to get rid of the R-R district. But Mr. Michniak said it seemed like someone did in this proposal; that's why he was asking about it. Mayor Broska said that was not the intention at all. The intention was to reduce the R-R district that currently had minimum size of 2-2.5 acre lots down to a minimum size of 1.5 acre lots to make it more conducive for larger homes/estate homes. He thought you could put up a very nice home on 1.5 acres. He thought 2-2.5 acres was very large and maybe reducing it down to 1.5 acres, it would still maintain the rural atmosphere. He added that it was certainly never the intention of the administration to start having bigger housing developments in the R-R Rural-Residential District; it was just to reduce the very large minimum size to make it more conducive for those people that would want to put up an estate size home on 1.5 acres. The Mayor agreed there was not a lot of farmland left.

Mr. Michniak was just a little worried about the wording of that bullet point. Mr. Ring agreed with Mr. Michniak because there could be repercussions on that item; even if that was not the

intent, sometimes the outcomes were not as intended. Mr. Ring was concerned it could give a developer an opportunity to file a lawsuit, and he didn't even want to have that possibility. Mr. Michniak didn't want to hire someone to produce a report that could arm developers with deposition questions for the City staff and elected officers that could hurt the City at trial. He thought a study that said tiny lots and tiny homes were the trend, then developers would work toward doing that because more homes was more money in their pockets. Mr. Ring didn't want more small houses; he thought the City had a good balance now.

Mr. Cieszkowski understood why Mr. Michniak interpreted the bullet point in the way he did, but emphasized that he was not advocating to turn the R-R district on its head. But Mr. Ring thought that could happen the way the bullet point was worded. Mr. Michniak said those who would do the study would think the City wanted to hear the benefits of smaller lots based on the way that bullet point was drafted. He had wanted to know who told them that's what the City wanted to hear. He suggested that if the administration wanted to get to 1.5 acres instead of the current 2-2.5 acres, they should put it on the ballot and let the voters vote on it. Don't waste time or money with a study regarding that point; just send it to the voters. Mr. Michniak was not opposed to the study, he agreed it was needed, but was just concerned about that one bullet point. He asked the administration to keep an eye on that point.

Mr. Michniak said R-R was a big part of the City and that was a lot of space, and if the City was going to change that designation to something smaller, he was concerned. Having gone through years of David Gross and the rest of the developers who had come to the City and sued the City, he had been through the process and knew what the developers looked at and what they went after when they wanted to claim the City was not being fair to them as a land owner saying they couldn't make any money off their land and wanted smaller lots so they could put up more houses and make more money because that was the market trend. Mr. Michniak said as a City, the administration and elected officials needed to be careful about how much housing was added because the schools were already packed, so the City should be careful before using a bullet point like that that said a smaller R-R zone was the way to go.

Mr. Cieszkowski said Mr. Michniak's comments were duly noted and would be discussed with the consultant. Mr. Ring suggested striking that bullet point before approving the contract. Mr. Michniak said it seemed the Mayor had an idea regarding 1.5 acre size lots that was worthy of discussion and he didn't want to take that away, but Mr. Ring suggested taking the bullet point out of the study and they could still have all the discussions they wanted. He understood that someone could prove any point they wanted to prove with statistics and facts and this bullet point seemed to be asking the study to find the market data that would prove smaller lots were viable in this area, but Mr. Ring was uncomfortable with that because the City's Master Plan did not want smaller lots in the R-R District, the Master Plan wanted to keep the City's outer edges rural and the voters had voted on that. If the voters wanted to change the size of the lots, put the issue on the ballot and let the voters determine if that's what they wanted for R-R. Mr. Ring didn't want to give any ammunition to anyone to come in and have any ability to sue the City based on a study that was done. Mr. Ring said he would not vote for this unless that bullet point was removed.

Mr. O'Malia introduced Mr. Rick Stein of Urban Decision Group, who would do the study that

was currently being discussed. Mr. Stein confirmed the bullet point in the proposal was in response to language that was in the RFP. Mr. Michniak just wanted to keep an eye on it; he didn't necessarily think the things that were in the bullet points would have to be done, but he took great pause in paying for a study that would give ammunition to a housing developer to use our own study against us to cram more houses into the R-R district. Mr. Michniak understood the Mayor's thoughts to go to 1.5 acres, but if a study were to say something less than 1.5 acres was ok based on what other larger Ohio cities were doing, that was not what Streetsboro was look for. He was concerned if it would go to smaller lots, then in 20+ years most of the farms would be big, crowded housing developments and that would not be healthy for Streetsboro. He thought the balance now of houses and businesses was fine and changing the R-R district could be an issue. He just wanted to keep an eye on it because what came out of the study ought not to hurt the City but to help us and guide us. Mr. Stein responded, "as a planner, I agree."

Kaley Lilly, 1004 South Sagamore Drive, a high school student in the audience, asked what R-R district was. Mr. Ring explained that it was the Rural-Residential Zoning District. Mr. Michniak added that each zoning district had certain size limits on how many residential units could be put on the property. There were different zoning districts within the City and the R-R district was the biggest lot size with the least number of houses allowed on the property. There were other districts within the City that had a lot of apartments and townhomes crammed together and they were zoned that way. The current rules in the City said if the administration wanted to change anything regarding the way the density was allowed, it would ultimately have to go to the voters in a ballot issue for their approval to change the zoning. Mr. Michniak was concerned that R-R made up a big part of the areas of the City that weren't very crowded and he didn't want to have the schools or other City services overburdened. And the way he had read that one bullet point seemed to indicate the City wanted to do away with the current R-R district and go to smaller lots. Mr. Michniak understood the Mayor's thoughts to maybe go to minimum size lots of 1.5 acres, but didn't want it to go lower.

Paul Yupa, 8749 Seasons Road, explained that there were currently two different lot sized allowed in the R-R District. On an existing street it was minimum lot size of 2.5 acres without sanitary sewer and 2 acres with sanitary sewer; on a new street it was minimum lot size of 1.5 acres with sanitary sewer available and 2 acres where sanitary sewer was not available. Mr. Ring noted the developer already could get 1.5 acre minimum lot size if they build a new development with a new road and built sanitary sewer. Mr. Yupa said, now the current facts were clear and maybe that study was or wasn't needed.

Mr. Hannan added that the Master Plan said in the Land Use section that public input indicated new growth in larger lot residential was preferred by over 61%. As a member of the previous Master Plan Review Commission Mr. Hannan noted that it was important to the public to keep the rural characteristic of that zone and have larger lots, so he agreed with Mr. Ring and Mr. Michniak on that bullet point. He knew that multiple developers had tried to squeeze in extra lots, so giving them an extra tool would make it harder for the City to prevent that. That bullet point was one small part of the whole study, so it was suggested to remove that bullet point from the study. Mr. Cieszkowski agreed it was a small part of the overall analysis; even if Council felt comfortable removing the bullet point, there was a lot of usefulness that would come out of this study; or the

bullet point could be altered to keep the first sentence and just remove the “Why” and the wording after that.

Mr. Ring didn't see a need for the analyst to look at that bullet point issue at all. The developers already had the option to get to 1.5 minimum acre lot size if a new street and sanitary sewer was built.

MOTION: TO REMOVE THAT BULLET POINT FROM THE CONTRACT AND THIS STUDY.

Moved by Mr. Ring, seconded by Mr. Michniak. Upon voice vote, **motion carried.**

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING AS AMENDED.

Moved by Mrs. Field, seconded by Mr. Hannan. Upon voice vote, **motion carried.**

T-7329 Accept Distribution of Local Government Funds

Matt Miller said the Local Government Formula was shared in Portage County amongst the different townships, villages and cities as well as the County. Each entity had to vote on this distribution. This was last done in 2018 for a 5-year proposal and it took much time and discussion, so the entities met starting in August this year for a 10-year proposal (2024-2033). All the municipalities were in almost unanimous consent that they didn't want to change the formula for the next ten years; it would just continue as is. Streetsboro's rate would continue to be 5.142%, which was about \$215,000 per year. There were a lot of factors, including population and negotiation, that went into determining the rate for each community. The City of Kent got 17%. The Mayor Broska noted that Kent and Portage County had veto power to anything that might have been proposed. Matt Miller added that by State rules the County was able to go up to 50%, but now they were around 40%.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mr. Hannan, seconded by Mrs. Field. Mr. Ring asked Matt Miller what factors went in to determining the formula. Matt Miller said it was a lot of discussion and negotiation to determine these rates that everyone agreed do, not a literal formula. Upon voice vote, **motion carried.**

T-7330 Create Intern Position for Finance Department

Matt Miller said the Department wanted to start an internship program at the City for Spring, Summer, and Fall semesters for a qualified collegiate candidate in the accounting field. This would provide the student three credit hours toward their degree. Matt Miller said he did back to back internships as a student years ago and saw the benefit to this. The City provided a lot of different services to the community, but had never pursued this avenue before. The universities make the intern positions very competitive. He thought bringing in an energetic student to City Hall for 20 hours/week for about 15 weeks would benefit the Finance Department. He had drafted a schedule of activities, themes and goals for the students to learn during the semester.

Mr. Ring loved the idea to be able to give a student the opportunity to learn from a department with many activities and lots of line items, but wondered if it would help the current Finance Department staff or would they spend a lot of their time teaching instead of working. Matt Miller answered that it would help the Department because the interns would not be doing difficult work, but helping with simple tasks to learn how the accounting cycle and an office environment works, which would give the staff more time to do more challenging tasks. Mrs. Field thought this was a great idea.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mrs. Field, seconded by Mr. Lombardo. Upon voice vote, **motion carried.**

T-7331 Authorize Contract with Portage County Public Defender Office

Mr. Beni said this was an annual contract with the Portage County Public Defender who would represent indigents who were charged under the City Code. The contract called for the Public Defender Office to be paid \$150 per charge. The Finance Department thought only \$300 had been spent in 2022. The price had not changed in the last several years.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mrs. Field, seconded by Mr. Hannan. Upon voice vote, **motion carried.**

T-7332 Purchase 2023 Ford Explorer for FD

Chief Reinholz said this was a request to purchase a 2023 Ford Explorer. The car dealers had cancelled the orders for the 2022 Ford Explorers. A car dealer out of Toledo, Statewide Ford, said they would have a 2023 vehicle available at state bid price. There was an increase in cost for this newer model. The money was available in the 402- account. He asked for approval to purchase the 2023 Ford Explorer not to exceed \$52,600.

Council wondered what would happen if the vehicle orders were cancelled. Chief Reinholz didn't expect it to be cancelled; the dealer said it would be delivered by the end of the year or February 2023 at the latest. Mr. Hannan suggested, if the 2023 Ford Explorer got cancelled, to get a Chevy Tahoe, like the Police Department, since they were available on the lot in Aurora instead of having to wait a whole year.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mrs. Field, seconded by Mr. Hannan. Upon voice vote, **motion carried.**

Discuss Use of ARPA Funds

Mr. Czekaj said the City received the ARPA funds and the intent was to use the funds to construct water lines. There were multiple waterline projects that had already been designed and were ready when funding became available. Going into 2023 the City had a large docket of construction projects (Community Center, City Center, and road paving) and it would be a stretch for the

Engineering Department to handle all of it. There had been a plan to do half of the Arrowhead Trails watermain in 2023, but the planning had shifted to put that project into 2024 to free up the Engineering Department and save some money by not contracting out the construction administration and inspections. About 10% of the construction costs of every construction project was for construction administration and construction inspection, so the administration would like to use the ARPA money for water meter replacements instead of waterlines.

The Water Department had replaced one water meter on a commercial use and found that the actual billing was three times more with the new, more accurate water meters than it was with the old water meters. So it seemed the City was not making the money it should with the old water meters. The administration suggested using the ARPA monies to replacing the commercial use water meters, and then do the residential water meters. As more funding became available the City could do the other watermain projects that had been scheduled.

Mr. Ring commented that the ARPA money was one of the big factors in deciding to approve \$8 million of waterline projects. He was very hesitant to change the plan after everything had already been discussed at length and been approved. He wanted to keep the ARPA money earmarked as planned. He asked if there was any money elsewhere for water meters. Mr. Czekaj said money had been spent to design the watermain projects, but many of the watermains were not in dire need of repair. The City was doing the ones that were needed, like the Frost Road watermain in 2022. Arrowhead Trails watermain, planned for 2023, was about \$1.5 million, so \$150,000 of that was just for inspection and construction administration that the City would have to pay out to an outside agency if it would proceed in 2023. Whereas, if the City waited a year to do the project, it would save the \$150,000 by managing the project in-house. Mr. Ring commented that he would rather get the waterlines updated for some of our citizens than do things like a City Center project. He felt the City Center project was a “want” and people’s waterlines were a “need” and the people would get more out of new waterlines to improve their quality of life than roads to a City Center. Mr. Ring agreed the water meters needed updated if the City was losing out on money that was actually due to the City, so the City needed to find money for that project. He said just using the ARPA money for the water meters because the Engineering Department was too busy and the City would have to pay someone else to do waterlines that the City promised to the residents when those projects were created a few years ago did not sit well with Mr. Ring. Mr. Czekaj noted that some of the waterlines were new and some were replacements, but even those were not in the dire need of repair that he experienced in his previous employment and they could wait. Mr. Ring said the waterline projects had been discussed at length and it was decided the ARPA funds were completely necessary for the City to get these projects done in a timely manner, and if they were used for something else, he feared the City would “keep kicking the can down the road” when the City had already promised the residents it would not do that.

Mr. Hannan wondered when the decision regarding the ARPA funds needed to be decided. Mr. Czekaj said it was on tonight’s agenda for budgeting purposes. Bill Miller said if the City was not going to use the ARPA fund for new water meters, then the budget would need to be changed to accommodate the water meter change out of about \$1.5 million. He added that AECOM was working right now to get the bid packages ready so, as soon as the budget was approved, he could get started. Mr. Hannan agreed with Mr. Ring to not kick the can down the road, but he did

recommend sending an email to Mr. Lampa, who was not here tonight, because Mr. Lampa was very interested in the waterline projects and he was the Ward representative for the Arrowhead Trails area and Mr. Hannan wanted to hear Mr. Lampa's comments. Mr. Hannan hoped to be able to find the money to do both projects.

Matt Miller said the reason the administration brought this discussion to Council tonight was to discuss the options. He noted that most communities got ARPA money and now were fighting to get contractors (which were a limited number) because every community was trying to do projects and use that money. When Matt Miller heard the City might not be able to do any waterlines in 2023 he knew the City had until the end of 2024 to use the ARPA funds. Then he thought the City could buy a revenue producing asset (water meters) to help build the funds in the 501- Water Operating Fund faster that could then be transferred to the 503- Water Reserve Fund to do waterlines. He thought the more accurate water meter reads would increase the revenues in the Water Fund. The ARPA funds could be used for water meters, it would go toward the clean water act; and the City could end up doing more waterlines in the future if the water meters were done now.

Mr. Hannan noted that if the waterlines were pushed off, there was a chance the material costs would increase, and supply chain delays may continue too. Mr. Ring wanted to know if the City could do the water meter replacements without the ARPA funds. Matt Miller said it could be done, but it would use up a lot of the 503- account, but Mr. Ring said with the new meters making revenue it would replenish the fund. Mr. Ring summarized that it was not that the City didn't have the money, it was that with the current construction schedule Mr. Czekaj didn't have the time to inspect the projects and the City would have to hire an outside agency which would cost the City more money. Mr. Czekaj suggested using the ARPA fund now and then have the Capital funds to do the other projects. Mr. Ring suggested doing the waterlines now, and do the water meters now, and recoup the money for the meters as soon as they start going in and then everything is covered.

Mr. Czekaj said Matt Miller had raised a good point because the construction market for waterlines right now was not good, the prices had increased and there were not any pipe layers. He thought it should get better in 2024. He added that there was a constructability aspect to consider too. The City was only going to do half of Arrowhead Trails in 2023, but doing it all in one year was more beneficial, so the City should wait one construction season to see how things were and then have an economies-of-scale project to save even more money by doing the whole job at once.

Mr. Lombardo wondered if there would be any issues for the residents if the waterline replacement project was not done in 2023. The residents had been having issues for years and he didn't want something drastic to happen when the project was not done as initially planned. Mr. Miller said there had not been any issues in that neighborhood lately but he could not predict anything, and only half was going to be done in 2023 and the other half was already waiting until 2024. The neighborhood currently had cast iron pipes and Mr. Ring wanted to get rid of those as soon as possible.

Mrs. Field said she didn't have a problem with what the department heads were recommending, it made sense when they explained it and she supported the suggestion. Ms. Wagner agreed. She

said sometimes the plans had to adjust for many reasons and this new plan seemed to be saving money for the City and still using the ARPA money that was available.

There was no Council action requested. Matt Miller said the administration just wanted to bring this to Council's attention. He said the water meters were not currently in the 2023 budget, but Mr. Ring said there was \$1.5 million in the 503- account in the 2023 budget. Matt Miller realized there was a City-wide meter project out of the 503- account in the 2023 budget, which was partly why that could be switched to the ARPA fund and then the City would not have to pay the Feds back if the City used up the money in time. The money was in the budget, but it could be changed if Council wanted to do that; that's why this discussion was brought to Council. The 503- fund could stay kind of "dormant" for 2023 and build it up for waterlines in the future.

Mr. Hannan asked, if it was better to do a whole project at once, why was the initial plan to do half of the project in 2023 and the other half in 2024. Mr. Czekaj said there were a lot of reasons. He had looked at the waterline break history and the whole scope of the waterline replacements that were needed, and the initial plan was to do \$9 million of construction in one year and take out a loan for that, but that didn't really make sense. So the administration worked together and planned collectively how to move the projects forward, and luckily there were a lot of projects already designed so now he planned them out over the years. It ultimately comes down to money and the ARPA funds were a main factor and it was about managing projects through the Engineering Department. He supported waiting one year to save \$150,000 which was significant money.

Mr. Lombardo said his decision would be based on how critical Mr. Czekaj, the professional, felt the waterlines were. Could they wait until 2024? Mr. Czekaj said he didn't have any hesitation to wait; the break history was less than he saw in his previous employment. He had used the water line study and its priority list of waterline projects as part of his decision making tree. The Frost Road waterline project that was a priority was done in 2022. Mr. Hannan agreed to go with what the administration was recommending, but he still wanted Mr. Lampa to be contacted to get his input for his Ward. Mr. Czekaj said he had reached out to Mr. Lampa and he was aware of the situation. The Committee Chairman ended the discussion and moved on with the agenda.

T-7333 Authorize Payment to Ronyak Paving for 2020

Mr. Czekaj said the paving for 2020 was on Ravenna Road. Ronyak subsequently went on to Ferguson Road and Kennedy Road to do some repairs since those roads were nearby. Mr. Czekaj wasn't sure how that work got lost in the billing, but Ronyak had done the work because, at the time, the City knew there was almost \$100,000 leftover in that paving program. They did the extra work outside of what the ordinance had called for, so this was to pay them for the work the City had asked them to do as part of that paving program.

The Finance Department had wanted to take this through Council because they were not comfortable using the original Purchase Order to pay for this work.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mrs. Field, seconded by Mr. Lombardo. Upon voice vote, **motion carried.**

T-7334 Authorize Contract to Repair and Replace Guardrails

Bill Miller said there were a couple guardrails hit by accident. He had been working with the insurance companies to get them to pay for it instead of the City but each insurance company was different and it was a big hassle to handle it that way. He was requesting to pay for the work from a City line item and then get reimbursed from the insurance companies. He was certain to get the insurance money for the Diagonal Road guardrail, but he was still working on the Hale Drive incident. The Hale Drive guardrail estimate was split in two because the accident repair to be covered by insurance was one half and the other half of the guardrail was too low, so it would need to be replaced at the City's cost while the other work was being done.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mrs. Field, seconded by Mr. Lombardo. Upon voice vote, **motion carried.**

T-7335 Purchase New Duty Weapons for PD

Chief Wain said this was to replace the current firearms with new similar equipment that was compatible with a "red dot site;" a laser based optic on top of the gun instead of the current steel or iron optic to drastically improve an officer's accuracy. There was also a safety advantage because the shooter did not have to close one eye (and lose that peripheral vision) as they did to use the iron site.

The current firearms would be traded in, and would get a good price because they were in such good shape. The cost to equip the entire department and have a couple spare firearms, after trade in of the current equipment, would be \$8,8077. Also by contract, the Department had to purchase holsters, so that was included in the stated purchase price.

She said this would be a two year project with money in the 2023 budget to get the optics and attached flashlights. It was planned for next year because of supply chain issues and because it would give the officers time to train on the "red dot site" before they actually got them.

This purchase was not budgeted for 2022 but because these came in at such a good price, there was money available, after a budget adjustment that was included in tonight's agenda item.

There was some discussion on the laser site options. Red dot was preferred over green dot for better visibility during the day. Chief Wain didn't want to pass up this purchase opportunity because she wanted to give the officers any safety advantage she could. Mr. Ring recommended the officers practice on holstering the new equipment because it was different than the current equipment. These firearms would have flashlights attached to them also.

Mr. Michniak, a competitive shooter, also supported this purchase and mentioned different reflex site vendors; he recommended the more expensive sites because they were better quality and lasted longer. He also suggested the Department make sure the site and flashlight fit the holsters because sometimes certain vendors' equipment did not fit the combo quite right. Mrs. Field and Mr. Lombardo agreed with Mr. Michniak that the officers should get the best quality option.

Atwell's Police and Fire Equipment would buy the trade in guns and then offer the current officers the option to purchase their weapons back at a great price.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mrs. Field, seconded by Mr. Lombardo. Upon voice vote, **motion carried.**

T-7336 Purchase Chevy Tahoes as Police Vehicles

Chief Wain said across the country it had been extremely difficult to get cruisers. About three weeks ago the Mayor learned that Ganley Chevrolet had Tahoe vehicles on the lot, and this was the only place that had police cars on the lot in a long long time. The Police Department had not initially looked at Tahoes because they were about \$9,000 more per car. They test drove one and calculated that they could get these that were available and still maintain the \$240,000 budget for this year and next year's vehicles by doing three of the Tahoes and keeping the truck that was scheduled to come next year. She was disappointed because the Department would prefer the Dodge Durango vehicle, but she couldn't take the chance that the Dodges would also get cancelled and they wouldn't get any cars when these Tahoes were available now.

The Tahoes were a little over \$900 more than the Durangos, but were available now. The only significant price cost was the light bar. The light bars on the existing Fords could be transferred to the Durangos, but they did not fit on the Tahoes, so new light bars needed to be purchased. The old light bars would be kept in case the Department was able to purchase 2025 Durangos the next year and the light bars fit.

Mr. Ring was concerned the Tahoes were a lot larger and maybe not as fast as the Fords or Dodge Durangos. Chief Wain said there was a difference in the turn radius but the Tahoes were fast. The back up camera had a wide view and the blind spots were not significant. The Tahoes were large on the inside which was preferred by some of the taller officers. Mr. Ring supported the purchase because the Department needed vehicles.

Mr. Hannan asked how long it might take to get the vehicles since they were on the Ganley lot. Chief Wain said she could get the vehicles as soon as the legislation was adopted and the Purchase Orders approved, but it may take time (2-3 months) to upfit the vehicles by Hall Public Safety and put the vehicles into service. One of the existing Ford Explorers would become the K-9 car and the other two would go into the fleet.

MOTION: TO MOVE THIS TO TONIGHT'S REGULAR COUNCIL MEETING.

Moved by Mrs. Field, seconded by Mr. Lombardo. Upon voice vote, **motion carried.**

T-7325 Amend 2022 Annual Appropriations [#16]

Matt Miller said he needed to add some money to the 211- CHIP Program Fund because the City was doing a joint project with NDS that handled the CDBG program for the City that had not been done before. Money was also moved into paving to cover the 2020 paving program mentioned in

an earlier agenda item tonight. There was also money adjusted for the ROWDA loan because the payments start on January 3, 2023 and the 2023 accounts would not be ready that quick, so he put the \$79,000 payment into the 2022 budget to open a PO and make the first payment before the end of the year, and then at the end of the 5 year loan, it would just be a ½ year payment. This would avoid any possible late payment fees. Most of the other adjustments were just transfers between account lines for \$0 net effect to the budget.

MOTION: TO MOVE THIS TO TONIGHT’S REGULAR COUNCIL MEETING.

Moved by Mrs. Field, seconded by Mr. Lombardo. Upon voice vote, **motion carried.**

Citizens’ Comments

None.

Announcements

A Regular Council Meeting will immediately follow this meeting.

There being no further business to come before this Finance Committee, and upon motion by Mrs. Field, seconded by Mr. Lombardo, this meeting adjourned at 8:49 p.m.

ATTEST:

Caroline L. Kremer, Clerk of Council

Justin Ring, Chairman