

THE FINANCE Committee held a meeting on Monday, March 13th, 2023 beginning at 6:50 P.M.

FINANCE MEMBERS PRESENT: Committee Chair Stewart, Tollett, Cerra, Davis and Schneider

CD MEMBERS PRESENT: Committee Chair Callahan, Mitchell, Oswald, Schneider Absent: Lipian (*Chair Callahan said he was contacted by Mr. Lipian that he would not be able to attend this evening's meeting due to his Military Reserve commitments*).

OTHER COUNCIL MEMBERS PRESENT: Corbin and Simmons

OTHERS PRESENT: Asst. Law Director Breunig, Safety Service Dir Lundy, Asst. Dir Williams, Finance Dirs. Pileski and Farrell, Engineer McKillips, Building Official Farkas, Fire Chief Pronesti, Police Chief Pelko, HR Dir Yousefi, Public Works Sup. Conner

1. Approval of the Finance Meeting Minutes ~ February 27th, 2023.

Motion made by Mr. Cerra and seconded by Mr. Schneider to approve the 'said' meeting minutes.

2. The matter of Inactive/Delinquent EPU Accounts to be certified to The Lorain County Auditor's Office. (*Standing Referral*)

Referred By: Public Works Supervisor Conner

Public works Supervisor Conner said a list has been provided and was approved by the resolution board on March 3rd, 2023.

Chair Stewart asked about 1604 Middle Ave, 901 Cleveland St and High Point in the Park which is \$43,304.

Sup Conner explained the process. High Point gets one water bill for all of the units, the entire complex. The water charge is probably part of the tenant's monthly rent. They cannot be shut off since technically those tenants are paying. It's the owner's responsibility to make the payments. She has spoken to the manager at High Point and she has also mailed certified letters to both of owners of record. They have not gotten response. The bill right now is at \$71,000 and they're not getting any response. She doesn't know what the situation is. The Bendix bills are from September and October that haven't been paid. Certified letters have been sent and the dept hasn't received any response.

Dir Deery said it is policy with the City when you're dealing with a multi-unit complex to not shut off service since you're dealing with tenants and a landlord situation. There is no way to shut off individual units so in this situation they lien the property so you're not punishing tenants for the fault of the landlord. This has escalated where they will have to do some sort of intervention on this matter.

Mr. Stewart recommends moving forward with the Law Dir's office to get a path moving forward for some resolution for this.

Mr. Cerra moved and Mr. Schneider seconded to recommend a resolution authorizing the 'said' delinquent utility accounts to be certified.

MOTION MADE

COMMITTEE REPORT WRITTEN

3. The matter of advertising for bids and to award a contract for the purchase of cameras & equipment from the Violent Crime Grant and to be compatible with current camera system. Referred By: Police Chief Pelko

Chief Pelko said they applied for and were awarded this grant. Money has been appropriated and they would like to expand on the current camera system that is being deployed by Communications and it's his understanding that it has to go out for bid since it's over \$50,000. The logical part of him says that there is already a system in place that is currently being built out and he thinks it doesn't make sense to have other cameras systems and other camera operations integrated into the current system that they are using. Ideally if they could expand on the current system, would be the best option. He would recommend to put in the bidding packet that they would have to be compatible with what we already have.

Chair Stewart agrees with Chief that they would have to be all the same system.

Law Dir Deery asked if any if the system is on a State Purchasing List and is there only one vendor that has these?

Chief Pelko said no, this is not on State Purchasing and there is not more than one vendor who supplies these.

Dir Deery said it should be stated in the bid that the bidder would have to be compatible with what we already have.

Mr. Cerra moved and Mrs. Davis seconded to recommend an ordinance authorizing the Mayor to advertise for bids and enter into a contract for the 'said' equipment for the Police Dept.

MOTION MADE

COMMITTEE REPORT WRITTEN

4. The matter of the property demolition of 144 Irondale St.

Referred By: Building Official Farkas

Official Farkas said there was a fire on January 8th and after the fire in the garage was put out there was 60% damage to the structure and it was determined it to be unsafe. The owner and the next of kin are both deceased. After 5 days they had to have the structure torn down in an emergency situation at a cost of \$2,500. The EPD was called to the property about a month later and found it unsecured, it had been broken into and vandalized and re-secured. That bill is a part of this lien at a total amount of \$3,015.08.

Mr. Cerra moved and Mrs. Davis seconded to recommend a resolution authorizing the 'said' lien to be certified to the Lorain County Auditor's Office.

MOTION MADE

COMMITTEE REPORT WRITTEN

5. The matter of appropriating funds to create an Elyria Housing and Employer Labor Placement Program.

Referred By: Ward 1 Council Member Lipian

Chair Stewart said this matter will be placed into 'Pending Items'.

6. The matter of using one million dollars of ARPA Funds for Residential Street Paving.

Referred By: Ward 7 Council Member Cerra

Mr. Cerra said he thought this would be a good time to discuss this matter. There is going to be some streets that need to be resurfaced, especially in his ward. This is a way that we can give back to the residents using the funding that we got from the government.

Chair Stewart agrees with Mr. Cerra as to put the money where the residents see the impact. Would a potential amount of a total of 3 million dollars for streets be viable this year?

Engineer McKillips said they have 1.9 to 2 million dollars of Issue 6 funds. The list of streets with estimated amounts totals 4.35 million. Additional funds would add to the existing projects. So, we would bid out an asphalt contract, concrete repair contract and maybe a third contract with another resurfacing process and piloting a new program. Bottom line is yes, we can spend that additional million dollars. We have plenty of streets on the current list that can be added to this year's projects.

Mr. Tollett said if we can't get all the work of the streets done in this calendar year or if we would appropriate these million dollars this year, potentially half of it will get done this year and the other half could get pushed to next year. With so many streets torn up we want to make sure they will get corrected and we want to make sure we don't over promise and under deliver.

Mrs. Mitchell said she has always asked for more money for streets and she thanked Mr. Cerra for making that referral. Two million dollars sounds like a lot of money, but, it's not. Out of that two million, each ward gets around \$280,000. If we can do more residential streets, that's what should be done. The Utilities Committee will be presented with a demonstration of a new method of paving streets which could help stretch dollars.

Mr. Cerra doesn't want to dismiss anything about Issue 6. Up to now from 2016 and counting this year, there has been about 12 million dollars spent in resurfacing streets

Fin Dir Pileski said if the committee choses to do this, it would have to come under the category of Revenue Replacement. According to ARPA rules, he has to calculate lost revenue for 2020, 2021 and 2022. To make it clear this will fall under revenue replacement. This one million will come off of what's available for revenue replacement moving forward. The committee can move forward with it, but it may be part of a larger discussion of what we're doing with the remaining ARPA funds and how much will be under revenue replacement.

Mr. Cerra moved and Mr. Schneider seconded to recommend an ordinance authorizing the Mayor to appropriate one million dollars of ARPA funds for additional residential street resurfacing.

MOTION MADE

COMMITTEE REPORT WRITTEN

7. The matter of the 2023 Permanent Appropriations. [Standing Referral]

Referred By: Finance Directors Pileski and Farrell

Chair Stewart said the budget process is in full swing; meeting with department heads and the work and effort that's been put in place. We will revisit those conversations. Finance Dir Pileski and Farrell will go through what's in front of us this evening.

Dir Pileski said the only two changes from the discussion from two weeks ago, is that they added \$400,000 to ARPA for the purchase of radios for the Fire Dept. And we had to tweak the ARPA Grant that we're receiving from the State for the Police Dept to match what the two-year grant will be.

Chair Stewart said it appears now that there is \$7,414,124 to be appropriated in the ARPA Fund. And then using another million dollars (which was just discussed) so that brings it down to \$6,414,000. There will be other conversations about other uses for the ARPA Funds that should be considered.

Fin Dir Pileski said the current budget that is before everyone that's been discussed includes each item of the ARPA Fund and he offered to go over that list.

1. Public Health/Community Violence Program	\$114,844
2. Negative Economic Dev Improvement Qualified Census	\$0
3. Negative Economic Impact Home Beautification	\$250,000
4. Negative Economic Impact Essential Svcs	\$231,141
5. Negative Economic Impact Small Business	\$0
6. Revenue Replacement Muni Court	\$229,611
7. Revenue Replacement Fire (wages/benefits & radios)	\$1,900,000
8. Revenue Replacement Sanitation	\$0
9. Revenue Replacement Police (wages/benefits)	\$1,500,000
10. Revenue Replacement Parks	\$250,000
11. Revenue Replacement Streets	\$243,452
12. Revenue Replacement Misc.	\$200,000
13. Negative Economic Impact Essential Svcs – Capital (<i>neighborhood Alliance – Kitchen</i>)	\$150,000
14. ARPA money we rec'd from the State, we're sub-recipient of the States ARPA money – State of Ohio EPD Dept	\$1,382,756

This is what is currently in the budget for the ARPA Funds.

Chair Stewart asked Fin Dir Pileski to go over the 2016 ½% income tax, he thought there is 1 million still left to be allocated.

Fin Dir Pileski said there is still \$1,117,000 unappropriated in that fund, (Issue 6).

1. Police (for 10 recent hires, operating and cars)	\$1,707,706
2. Parks (Capital Outlay for projects)	\$2,706,232
3. Economic Dev Dept	\$1,515,397
4. Street Repair Dept	\$2,319,525
5. Basic City Svcs	\$1,606,711
6. Capital Needs	\$2,545,342

Mr. Tollett gave a presentation of things the committee may want to consider.

Mr. Tollett said the budget is a tough decision each year. For the 1st time in our City's history, we have ARPA Funds. We've never had this. It's a general thinking on how to spend it. A million dollars added into the street fund makes all the difference in the world and those streets will last for many years to come. Other things that last for years are loans. They last for a long time. When this started a couple of years ago he reached out to several department heads and asked what is a need for their departments. One thing that came up was from the Sanitation Dept., for long lasting investment, we need 3 new trucks. The cost is \$1,218,000. He would ask for \$1,500,000. What he is proposing, is not in this budget, but it is to be referred to the next Finance Committee Meeting so the budget can be approved, close out March and that the bonuses for the EPD can be paid right away.

We're looking at \$1,500,000 for the 3 Sanitation Trucks. Here's where finance vs cash comes in on a new fire apparatus with a ladder, if we write a check it would be \$1,765,000. If we finance it, price goes up, we would pay, at 4% in bond issuance, and a total of \$2,245,820. As a savings just on the fire truck would be half a million dollars. If we do the same on the Sanitation Trucks, that we need, we can save another \$500,000. The last item is \$1 million dollars, additional to be divided between police and fire, \$500,000 each for staffing and or potential emergency equipment needs that will add to the 1.5 of each dept that has already been rec'd. The expense total on that is 4.31 million. Between Issue 6 and ARPA, that leaves 3.4 million in additional dollars for council and administration to discuss what we're going to do with. Perhaps, it could be a down payment on a CMG Garage... it gives us time to discuss it. All the things that we need can happen. These additional items; Fire Truck, Sanitation Trucks and \$500,000 for Police and \$500,000 for Fire will go on the next Finance Meeting as a referral to go into the budget for the April 4th Council Meeting.

Chair Stewart said these are needs that the Department Heads have expressed their needs for these things to provide services to the residents of the City.

Safety Dir Lundy said the needs never go away and too often government doesn't get credited to trying to stretch the dollar. By stretching the dollars, they try to maximize the lifespan of whatever equipment they can, but eventually it hits a point where you have to replace that equipment. He thanked Council for their support and for wanting to move forward with the new fire truck and other important investments.

Mr. Tollett said, just so everyone understands, the fire truck is not in the budget, only the radios were added to the budget, the ARPA Funds. The funds for the fire truck will go to the next Finance Committee Meeting on March 27th.

Dir Williams said he would encourage committee members to consider other ideas about expenditures and to bring that forward. Also, there's been discussions to support seniors in their water and sewer bills and that's a discussion that will continue. It will be some kind of relief fund using ARPA dollars.

Mrs. Davis had a meeting with the Mayor regarding that relief fund for seniors and they need to come up with a plan of how they will reach out to the residents and how they will qualify to receive it.

Dir Deery said that any details on this proposed program for seniors will need to be ran past Dir Pileski and the Law Office.

Chair Stewart asked Dir Pileski if we have a consultant who is advising the City on this proposed project?

Dir Pileski said he has not been part of those discussions. We have reached out to the office of Budget Management regarding the Ukrainian program, but that was last year. He asked Chair Stewart if the 1 million that was discussed earlier for additional street resurfacing to be added to the budget?

Mr. Tollett said they have to vote on it as a committee first.

Chair Stewart said yes, that 1 million dollars will be appropriated into the budget.

Dir Pileski said there are a lot of sewer projects currently going on and those funds are coming from loan proceeds from the DEFA Program and The Ohio Water Development Authority. Construction that is going on is all sewer work and has been appropriated in the sewer fund and they are EPA mandates.

Mr. Cerra moved and Mr. Schneider seconded to recommend an ordinance authorizing the 2023 Permanent Appropriations.

MOTION MADE

COMMITTEE REPORT WRITTEN

Mr. Cerra moved seconded by Mr. Schneider to adjourn this evening's Finance Meeting. The meeting adjourned at 7:50 P.M.

MOTION CARRIED

Respectfully Submitted by,

Colleen Rosado, Secretary/Administrative Assistant

1. Approval of the Joint Committee Meeting Minutes ~ January 9th, 2022

Motion made by Mrs. Mitchell and seconded by Mr. Schneider to approve the 'said' meeting minutes.

2. The matter of a Development Agreement with ABC Development for Infrastructure Improvements within the City.

Referred By: Assistant Safety Service Dir Calvert

Dir Calvert said they have an agreement drafted in support of the development of Eaton Point which is south of Chestnut at the corner and adjacent to where the Panera and Mattress Firm are located. There will be a Sheetz Gas Station and an Aldi Grocery Store. The Aldi store will be almost 21,000 square feet with an estimated construction cost of 3 & 1/2 million dollars and an estimated value of 4 & 1/2 million dollars and it will create 11 full-time and 9 part-time jobs with an annual payroll of \$600,000. Sheetz gas station will be a little over 6,000 square feet with construction costs of 4 & 1/2 million dollars and an estimated value of 6 million dollars. It will have 18 full-time and 18 part-time jobs with an annual payroll of approximately \$700,020.

They are requesting the Development Agreement which will allow the City to enter into a TIF agreement which will help support the development of infrastructure for that project. It will be the extension of the road where that will provide access to Sheetz and Aldi's. The developer is here to explain their plans.

Greg Slyman, managing partner of ABC Development, 3955 Center Road, Brunswick, Ohio and Bob Achary of ABC Development.

Mr. Slyman said they have been working on this property on the corner of Rt 57 and Chestnut Ridge Road for a number of years. The diagram of the proposed project was brought up on the monitor so the committee members could see it and it was also on the large screen so the audience could see it. They are working with the City to look at the Joint Development Agreement for the road construction and the costs of the infrastructure. They would put in a cul-de-sac to help with traffic. They are working with the neighbors to create a public road of which that TIF would offset about 40 per cent of the cost and the other 55 to 60 percent will be paid for by ABC Development for access for those two users.

The drawing on the screen is showing lot 1 approximately 3.1 acres is where the Sheetz would be. And south of that is where the Aldi will be and that is also 3.1 acres. These will be accessed through the new road, Eaton Point Drive which is about 1.8 acres and that's the initial phase 1 of this project. They've gone through the lot splits, rezoning, design review and now they're ready to move forward. The next image on the screen showed the entire Phase 1 which will be opening up that entire south eastern corridor. The roadway will stop just south of the Aldi's store. We currently have 36 acres under contract. They have been in discussions with the Jacob's Group who own the property south of that. They also have interest from a couple larger retailers that they're working on.

Chair Stewart asked when the traffic study was done?

Mr. Slyman said that there was one done in 2016 with Mannequin Smith. And they have done their own traffic study with TSC in 2020 and they worked with the City

on that one which encompassed the overall development. They understand the traffic concerns. Once this process gets into the next phasing there will be access onto RT 57. That is south of where the current Marshall property is, the storage units. As they move the development toward the east there will be a connector to Cletus Road and that's right along Rt. 10. There will be multiple access ways into the development, which will be about 117 acres when it's fully built out. This is the overall vision for the property and again, this is the initial phase.

Chair Stewart asked how the phasing and the traffic will impact the area mentioned. There have been many issues at these intersections. He asked if the process has been started for the entryway on Rt 57. Would that be a right turn only as it's heading north into this phase?

Mr. Slyman said they have approval from ODOT for right in – right out. As the development continues to the east that will eventually be a full access intersection. They've been working with the City on this traffic study for a few years. They understand what the concerns are. Once they get the access onto Rt 57, they believe some of those issues will be addressed.

Law Dir Deery said there is an image of a traffic light there where the connector road would meet Rt 57 so that's the ideal situation, is that correct? Has ODOT approved an actual intersection with a traffic light at this time?

Mr. Slyman said yes, that is correct. ODOT has not approved that intersection yet, just the break access.

Chair Stewart asked when they anticipate this? Is it dependent upon this phasing here?

Mr. Achary said, yes. Phase one is strictly the first two buildings, Sheetz and Aldi's. The next phase would continue south which would include the access item onto Rt 57 which would probably be a right in and right out. They would have to go back to ODOT to revisit full access.

Mrs. Mitchell said they have already addressed her concerns and they've already gone to ODOT and they have approval for right in and right out. She stated that the traffic over there is horrendous as it is and we keep piling more things into the area. We have so many other areas, like the West side, that have ample space and she would like that to be considered. Her main concern is the traffic.

Mr. Achary said he agrees with that. But as far as the retailers, they want the gravity of all the other retailers together. The success of the Walmart is creating this success of the area.

They have worked very close with the City Engineers with the traffic issues. They do have approval from the Engineering Dept. to build the road. It really will open up a larger development. There are retailers that are interested in Elyria. They're looking for the right places to be. The gravity has moved away from the mall. They still want to be able to sell to the residents. These retailers are interested in this area because of the traffic and the ease of getting in the area. He said he has driven all around Elyria including the west side with multiple retailers and talked about other opportunities in Elyria and if you look in the development agreement, he's still working hard to try to bring additional retailers to other areas of Elyria. The Sheetz and Aldi are focusing on this intersection because of the traffic and they would not consider any other areas at this point. As we make headway in the city, it will attract more.

Mrs. Mitchell said that the Aldi's on the south side will be closed after this one is built. That will create a food desert for those residents on that side of town and the Mayor has been very vocal about that. Aldi is under lease at the south side location for another 5 years. He doesn't know what their plan is.

Mr. Oswald said he sees the street going back from the Sheetz and to the Aldi's and then it turns into a cul-de-sac on the first rendering. Will that cul-de-sac go away and will the street continue onto the second phase?

Mr. Slyman said yes.

Mr. Oswald asked where are the storm water, sanitary, gas etc coming from? The other side of Chestnut?

Mr. Achary said there is an existing sanitary line that is on Chestnut Ridge and they have approval from the City to tie into. That will support Aldi and Sheetz. They've been talking with the City about the trunk line on the other side of Rt 57 and eventually bringing that over which would need to be brought over to serve the rest of that area, to the larger development.

Mr. Lipian echoes the concerns of councilperson Mitchell. When we look at the economic concentrations in the City transitioning from downtown to Midway Mall to Chestnut Commons, they've swept up businesses with them to catch others and have noted that traffic. He thinks it would be good for the committee to get ahead of the problem of the possible food desert and be proactive and engage in relationships with the owners of the Aldi Building in the 5th Ward and not to wait for it to close if that's going to happen. And to regularly engage with food service businesses that could set up in the 5th Ward and get ahead of that problem. It's proactivity versus reactivity. Thinking of the Friendly's Building in Ward One. He has calls placed to the owner of that building trying to find someone who would be interested in it. We have to consider the wards that might be impacted by the shifting of economic activity.

Mr. Schneider asked if the Sheetz would be a right in and right out?

Mr. Achary said that will be full access. They will align that with the bank parcel across the street at the City's request.

Mr. Lipian asked this question to Mr. Corbin asking if there are talks of a restaurant at the corner of East Broad and Chestnut at the land that is currently for sale?

Mr. Corbin said that he heard from a source that was a possibility. That was about 6 months ago. He had phone calls from residents saying for the City to not repair Chestnut Ridge so they could keep the traffic at a minimum.

Mrs. Davis said there was a traffic study in 2016 and another one in 2023 and then they did their own and is there anyway we could have another one?

Dir Calvert deferred to Engineering for the traffic study question.

Engineer McKillips said the last traffic study that was done by the developer was by an Engineering Firm called TMS and they do traffic studies. She would state that it was an actual traffic study and it was done in 2019. Is it necessary to update it at this point? It would've been close to today's activity.

Mrs. Davis said that a car wash and other activities have been added since 2019.

Mr. Tollett said in 2019 the Reaser Parkway wasn't there. It's a relief outlet for that area so it would seem what we lost with the car wash we more than gained with the connector road.

Engineer McKillips said that connector roadway was completed at the end of 2020. So, it wasn't considered with that most recent traffic study.

Mrs. Mitchell asked why we aren't using that land along Reaser Parkway. The thought of a right out onto Rt 57 with no stop light is very scary. People fly down Rt 57. She is not against development in the City, she loves to see the City moving forward. When she said the west side, she was not referring to the mall area. She was referring to the West Ridge and Murray Ridge area. There's all kind of land available. Let's promote it, it's available.

Mr. Schneider said since this master site plan has been revealed this evening, that we should consider another traffic study because we know what the future holds for this area.

Mr. Oswald said we could do study after study after study and we could still forecast wrong. So, if we plan on a lot of growth with good businesses. Maybe the Jacob's Group could figure out to possibly get an actual intersection to come out onto Rt 57. He wants development to continue.

Mr. Lipian agrees with Councilman Oswald; his inclination is to move forward with a cautionary tale that we need to begin planning and consider the ways this is going to impact us moving forward. He thinks if the traffic study didn't include the Reaser connector road that means the outlook of the traffic forecast would likely be better than the report states because we have that additional street and that does provide relief. If traffic starts flowing down the Reaser Point Crossing because of the Aldi and Sheetz, it's possible that will attract businesses to set up shop on Reaser Point Crossing which would be good for the area.

Chair Stewart asked if any issues or concerns were found with the TMS study?

Mr. Achary said it was obviously the volume. The study focused on solutions which were the right-in and right-out on Rt 57 for Phase 2. Then the Cletus Road connector was not in the original study. There is not question when Phase 2 proceeds they will have to revisit the traffic study which would include the Reaser Point Crossing, the car wash and any other development that happens between now and then.

Mr. Cerra said in all fairness, anyone who's gone to Avon Commons, that traffic is horrific too, but people keep going there and the buildings keep being built. What kind of time line are we looking for Phase 1 and then Phase 2?

Mr. Slyman said the Phase 1 construction is planning to start in the beginning of March for the road.

The Phase 2 will take some time, it will be a minimum of 36 months up to 60 months. There are some infrastructure issues related specifically to the sewer. There will need to be significant investment to create that we'll have to create some very strong demand to put the money into that. This is a prime economic driver for the City of Elyria. They have been involved with this since 2016 and that's when it was Eaton Township. They worked with the former Mayor to bring that into the City Of Elyria because they knew that getting it into Elyria it would help to develop it the proper way. They would like to continue to annex additional properties into Elyria if that's what the City would be interested in.

Mr. Oswald asked what area are in Eaton Township?

Mr. Slyman said the 36 acres of property that was annexed for their development and the other properties are extensions. As they continue to add parcels and they

have an agreement, in theory and they have a great relationship with The Jacob Group, they're ready to go. There are some additional parcels that are end parcels of the property near Rt 10. The hope would be to be able to continue to build off of what they've already annexed.

Mr. Tollett said he's a huge Sheetz fan and they're on the cutting edge for electric charging stations, which Elyria lacks. It's the future.

Mayor said this has been a great discussion. Some of the committee's concerns have been shared with the developers. He wants everyone to recognize that this is considered to be a safe first step for this development. It's getting some momentum and demonstrating the City's interest and the developer's investment and willingness to help us develop this space.

He said the City has multiple food deserts which need to be addressed. Part of the agreement will have the goodwill effort to assist us with those food desert efforts. Three will be an announcement coming soon and a partnership to help address that.

There is an education of how these retailers choose their locations, it's unique. It's a data driven process. Maybe we can get creative in ways to see where we want to see development.

Chair Stewart said this is a prime piece of property and this development will happen eventually. He said in Avon, they have multiple lanes and it's still congested. Ours will be one straight lane on Chestnut Ridge and one left turn on Chestnut going into the complex. It's not multiple lanes heading in two directions. There was a study done in 2016 about widening the road and putting in a roundabout and considering those Michigan lefts and there were concerns about that. He thinks this is a great opportunity, but he has concerns about the traffic in the short term in regards to this.

Mayor Whitfield shares his concerns about the big macro vision in terms if we would try to do this without the right-in and out or full intersection, it would be chaotic. That's why they thought it would be strategic to just start with these two projects that wouldn't overwhelm the system and at the same time they've put in a Capital request to get an earmark to build the sewer infrastructure so that the it can grow more.

Chair Callahan said these have been healthy discussions and all members had excellent questions and concerns. Most important is that the developers are listening to the City and hear our concerns and working with us.

Chair Callahan asked for a motion:

COMMUNITY DEVELOPMENT:

Motion was made by Mr. Oswald and second by Mr. Lipian to authorize an ordinance authorizing the Mayor to enter into the 'said' agreement.

MOTION CARRIED COMMITTEE REPORT WRITTEN

FINANCE:

Motion was made by Mr. Cerra and second by Mr. Schneider to authorize an ordinance authorizing the Mayor to enter into the 'said' agreement.

MOTION CARRIED COMMITTEE REPORT WRITTEN

1 - NAY (Stewart)

COMMUNITY DEVELOPMENT:

Mr. Schneider moved and Mr. Oswald seconded to recommend an ordinance authorizing the Mayor to enter into the 'said' lease agreement.

MOTION MADE COMMITTEE REPORT WRITTEN

FINANCE:

Mr. Schneider moved and Mrs. Davis seconded to recommend an ordinance authorizing the Mayor to enter into the 'said' lease agreement.

MOTION MADE COMMITTEE REPORT WRITTEN

Mr. Lipian moved to adjourn the Community Development portion of this evening's meetings and that motion was seconded by Mrs. Mitchell.

The meeting adjourned at 6:50 P.M.

MOTION CARRIED

The evening's meetings continued with The Finance Committee.

Respectfully Submitted by,
Colleen Rosado, Secretary/Administrative Assistant
/CMR