

**Commissioners' Journal**  
**February 3, 2011**

*The Geauga County Board of Commissioners met in session on February 3, 2011 at 10:00 a.m. in the Commissioners' Chambers located at 470 Center Street in Chardon, Ohio.*

*It is declared and determined that all formal actions of the Board of County Commissioners concerning and relating to the adoption of all resolutions that were adopted in this meeting, and that all deliberations of the Board of County Commissioners that resulted in such formal action were open to the public and were in compliance with all legal requirements, including section 121.22 of the Ohio Revised Code.*

*The President of the Board, Tracy A. Jemison opened the meeting at 10:00 a.m. by leading the Board and audience in reciting the Pledge of Allegiance.*

**APPROVE MINUTES**

*Motion: by Commissioner Samide, seconded by Commissioner Young to approve and execute the minutes for the meeting of February 1, 2011.*

<i>Roll Call Vote:</i>	<i>Commissioner Samide</i>	<i>Aye</i>
	<i>Commissioner Young</i>	<i>Aye</i>
	<i>Commissioner Jemison</i>	<i>Aye</i>

**BOARD OF DEVELOPMENTAL DISABILITIES – ADDENDUM TO AGREEMENT – PROFESSIONAL SERVICE INDUSTRIES, INCORPORATED**

*Director Don Rice stated this was for the contract with Professional Consulting Services, they are the testing group that comes in and tests the concrete to make sure it is the right strength, they test the metal work to make sure it's welded properly. They do all the basic testing of the construction. The Original contract was to be for \$20,000.00 and assumed that they would have been done by the end of last year. If the project would have been done on time, the \$20,000.00 would have been sufficient, but because this is extended and they've had to be in over a longer period of time and spent more hours this addendum is necessary. Commissioner Jemison stated that they would not be doing anymore testing, they are just on site longer waiting. The question was asked, Is this something that they have to be on site all the time or can the crew working say ok we've finished with this, come and test it. Mr. Rice explained that they do drop back at a certain point, but they have to be there if they are bringing in concrete trucks, if they are mixing mortar, bringing new material on site, while they were putting the roof on they had to be on site to check the weld joints as they were working on them because they disappear as they are being constructed, and they need to be checked as they were progressing. Mr. Jemison stated that in the contract there are some penalties for delays by the contractor that can be recovered so we are not paying an additional \$19,901.30. Mr. Rice responded that we will pay for it, but get reimbursed as part of the penalties phase of the contract. Commissioner Samide exclaimed, it doubled, that is an awful lot of money, I could see maybe an additional \$5,000.00 but it doubled. You are basically paying the guys' salary. Mr. Rice stated that this was one of several that are coming back with additional funding increases. County Administrator David Lair stated that this project was supposed to have been completed by Thanksgiving. Mr. Jemison asked when Mr. Rice felt the project would be completed. Mr. Rice stated the they were finally working on the final projects and are hoping to be wrapped up by the end of February. Mr. Rice commented that they too were shocked at the amount that came to them and it was explained to them the amount of hours that were necessary to be on site. From the original estimate they felt they would need to be on site, the total essentially doubled. Mr. Rice explained that they originally started work in April doing ground testing on the compaction of the soil from the footers on up making sure the rebar was installed properly per specifications. They made sure the concrete in the footers, and in the blocks tested out, and after seven days the concrete is tested to see how much pressure it's able to withstand before it cracks. This test is repeated again at twenty-eight days to ensure the concrete cracks properly and holds to the standards. Once the welding of the roof and structural steel supports were started they tested all the welds. Mr. Rice stated that the contractor just finished laying block and concrete work around Christmas and New Years. Currently they are finishing installation on things that PSI does not have to be present for, so they are not on site as much, but were there right up until New Years. Mr. Jemison commented that knowing we would be getting reimbursed makes it all a little more palatable. Ms. Samide noted that it was a shame that today you have to watch every step and every material, to make sure it's done right. Mr. Rice commented that there were a few times during construction that they pointed out things that were not done to specifications or to standards, and the contractor and subcontractor had to go back and correct or make modifications. If they had not been there, they may have gotten missed.*

**Commissioners' Journal**  
**February 3, 2011**

*Mr. Lair asked that if you figure at close to \$40,000.00, could PSI have saved you this much money in the long term by making sure that it was built correctly and thereby avoid paying for repairs down the line. Mr. Rice stated that he was neither an architect nor an engineer and would not say for sure. He relied on the expertise of the architect to follow the engineer to make sure that everything was handled properly. Certainly there times that something might have happened, that things were put in that needed to be changed or were modified to avoid problems down the line. Commissioner Young asked if the parking lot had been paved or if still needed to be completed. Mr. Rice stated that they were able to get all the paving completed before the asphalt plant closed last fall, that the fencing was up for the bus parking area, the gates still need to have the operators hooked up to the system, but inside they have the lifts installed for the buses, they were finishing the wash bays and testing of that equipment is slated for the week of February 16<sup>th</sup>. In the office are they are putting in flooring, and dropping the ceilings. They were working on getting all the final electrical and plumbing inspections completed for occupancy by the 28<sup>th</sup>. Mr. Young stated that they could hardly wait to go and see it when it is all done. Mr. Rice stated that they would be holding an Open House and they would certainly be thrilled when this project is completed.*

*Motion: by Commissioner Samide, seconded by Commissioner Young to approve and execute the First Addendum to Agreement to Provide Professional Consulting Services between the Geauga County Board of Commissioners and Professional Service Industries, Incorporated for the Transportation Facility at Metzenbaum Center for the purpose of additional inspections increasing the contract amount \$19,901.30 from the original contract amount that was not to exceed \$20,000.00 for a total amount not to exceed \$39,901.30 and further requesting the Board initial the General Conditions changes as part of the original contract that was executed April 27, 2010.*

<i>Roll Call Vote:</i>	<i>Commissioner Samide</i>	<i>Aye</i>
	<i>Commissioner Young</i>	<i>Aye</i>
	<i>Commissioner Jemison</i>	<i>Aye</i>

*SHERIFF'S OFFICE – EQUITABLE SHARING AGREEMENT CERTIFICATION AFFIDAVIT – JOINT INTERDICTION TASK FORCE – CLEVELAND HOPKINS INTERNATIONAL AIRPORT*  
*Sheriff Dan McClelland stated that the department participates in a drug task force that works with Cleveland Hopkins Airport and bus stations to intercept the delivery of narcotics into northeast Ohio and specifically into Geauga County. As a participant, we are able to share in the seizures, or confiscated proceeds of those drug transactions. This agreement gives permission for Cuyahoga County to receive their appropriate share. This money is used for training, grant matches, or equipment. This money goes into the Federal Law Enforcement Trust Fund. Mr. Young inquired about training taking place for this. Sheriff McClelland explained that that money going into the Law Enforcement Trust can be used to pay for training, equipment for employees, that it's not typically used for salaries, although if overtime is targeted on a specific investigation, it could be used. Most often it's used for grant matches, and equipment matches; money was used from this fund for our radio matches.*

*Motion: by Commissioner Samide, seconded by Commissioner Young to approve and authorize the President of the Board to execute the Equitable Sharing Agreement and Certification Affidavit for Existing Participation allowing continued participation in the Joint Interdiction Task Force based at Cleveland Hopkins International Airport.*

<i>Roll Call Vote:</i>	<i>Commissioner Samide</i>	<i>Aye</i>
	<i>Commissioner Young</i>	<i>Aye</i>
	<i>Commissioner Jemison</i>	<i>Aye</i>

*JOB AND FAMILY SERVICES – NEW HIRE APPOINTMENT – THOMAS MCGUINNESS*  
*Human Resources Officer Anita Rohl explained that she was aware that Mr. Taylor had previously spoken to the Board regarding the rehire of Tom McGuinness. Mr. McGuinness retired in July from the position of One Stop Administrator. In June their IM Administrator had also retired. Ms. Rohl understands that they would be leaving the IM Administrator position vacant. Mr. McGuinness was brought back for two days a week and helps cover some of those*

**Commissioners' Journal**  
**February 3, 2011**

*responsibilities along with helping with One Stop. Mr. Jemison stated that Mr. McGuinness was a great employee when he was here the first time and they were pleased to have him back.*

*Motion: by Commissioner Samide, seconded by Commissioner Young to approve the following new hire appointment of the Director of Job and Family Services, as Job and Family Services has complied with the Board of Commissioners hiring process:*

*Thomas McGuinness, Eligibility/Referral Supervisor I, January 4, 2011  
(new, part time)*

<i>Roll Call Vote:</i>	<i>Commissioner Samide</i>	<i>Aye</i>
	<i>Commissioner Young</i>	<i>Aye</i>
	<i>Commissioner Jemison</i>	<i>Aye</i>

**DEPARTMENT OF WATER RESOURCES –SERVICE CONTRACT – B.P. BUILDERS, INCORPORATED**

*Director Doug Bowen explained that in case the department was unable to handle any structural concrete work that came up, that they have this \$5,000.00 set aside with B.P. Builders.*

*Motion: by Commissioner Samide, seconded by Commissioner Young to approve and execute the service Contract Agreement with B.P. Builders, Incorporated to perform masonry and concrete repairs as needed at various locations within Geauga County for the Year 2011 in an amount not to exceed \$5,000.00.*

<i>Roll Call Vote:</i>	<i>Commissioner Samide</i>	<i>Aye</i>
	<i>Commissioner Young</i>	<i>Aye</i>
	<i>Commissioner Jemison</i>	<i>Aye</i>

**OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT – GEAUGA COUNTY RESIDENTIAL DEMOLITION POLICY**

*Director Anita Stocker explained that they were aware of the concerns the Commissioners had with the handling of different residents and owners, and have tried to address those concerns and suggestions. What it comes down to is that certain areas of the County have high density, lower income housing and lower income residents. Often these properties are close to their neighbors and become an increased safety risk for the fire departments, but often more of a youth invasion issue in the vacant properties. The Community Assessment Strategy (CAS) is primarily determined by the census. Some areas in the CAS can be mixed or washed out by the census and in those areas we do an income survey, by going door to door and asking the income and the number of people living in the residence. This had to be done in Aquilla, Restful Lake and Kiwanis because these areas are so little. Areas of Newbury and Chardon “wash” these out due to nice incomes in the general area. Instead of the demolitions being free to everybody, for those in the CAS areas who give permission, we will take down the property as a loan/grant which means that we will place a mortgage on the property and secure it for five years and if a sale happens within those five years, we recoup a percentage of the money. For the areas that are not in the CAS, or low income areas, but with those who still may have money issues we will do a loan that is one hundred percent (100%) paid back. They must pay it all back. We will look at their finances and find a payment they can afford monthly at zero interest for up to ten years. The maximum time is ten years, but they will not all be placed in that loan time, as we want a good rate of recouping this money. It will be based upon the resources available to the person.*

**Geauga County Residential Demolition Policy**

**1. PURPOSE**

- a. ***To preserve safe neighborhoods and mitigate hazardous conditions by establishing a policy for the ongoing use of CDBG Grant funds for private residential demolition/clearance activities.***

**2. SCOPE**

- a. *This policy applies to all residential demolitions undertaken by the Department of Community and Economic Development.*

**Commissioners' Journal**  
**February 3, 2011**

- b. This policy describes the rationale regarding the determination of eligible and ineligible demolitions.*
- c. This policy describes the funding mechanism and funds available for eligible demolitions.*

**3. DEFINITIONS**

- a. CDBG: Community Development Block Grant*
- b. CAS: Community Assessment Strategy*
- c. RFP: Request for Proposal*
- d. LMI: Low to Moderate Income Household*
- e. BOCC: Board of County Commissioners*
- f. CED: Community & Economic Development*
- g. Loan/Grant:*

*The Owner will not be required to provide funds toward the demolition; however a five (5) year mortgage will be placed on the property. Should the property be sold within the five (5) years a pro-rated amount (20% per year) will be due back to BOCC/CED. The pro-rated amount at the end of the fifth year will be zero.*

*h. 10 Year Loan*

*The Owner will be required to repay the entire amount of the demolition contract with monthly principal payments for a period defined by the BOCC and not to exceed ten (10) years. Upon verification that payment has been made in full by CED, the mortgage will be declared satisfied by the BOCC.*

**4. RESPONSIBILITIES**

- a. Geauga County Board of Commissioners*
  - (1) Establish residential demolition objectives and thresholds*
  - (2) Approve residential demolition policy*
  - (3) Execute contracts for residential demolition*
  - (4) Approve payment to demolition contractor*
- b. Community and Economic Development Department*
  - (1) Develops policies and procedures*
  - (2) Receives and processes applications for demolition*
  - (3) Determines eligibility of each proposed demolition*
  - (4) Declines or approves applicants*
  - (5) Prepares RFP or Bids*
  - (6) Ensures that CDBG regulations are met*
  - (7) Prepares contract, encumbers and vouchers funds.*
  - (8) Inspects and approves project completion*
  - (9) Bills, collects and posts loan payments as required*

**5. POLICY**

- a. CED will use the following guidelines to determine residential demolition eligibility for the **Loan/Grant** (see **Section 3-g Definitions**).*
  - (1) Proposed residential demolition is located in a CAS designated area (map attached).*
  - (2) Taxes are fully paid or a payment plan approved by the Treasurer is in place.*
  - (3) At least two (2) recommendations from County Offices (Sheriff, Building and Health Departments) and at least one (1) recommendation from local authorities (Trustees, Zoning, Police, Fire) with an expressed desire to remove the structure.*
- b. CED will use the following guidelines to determine residential demolition eligibility for a **10 year loan** (see **Section 3-h Definitions**).*

**Commissioners' Journal**  
**February 3, 2011**

- (1) Proposed demolition is not located in a CAS area.
- (2) Taxes are fully paid or a payment plan approved by the Treasurer is in place
- (3) One or all of the local authorities (Trustees, Zoning, Police, Sheriff, Building, Fire and Health Departments) have expressed a desire to remove the structure.
- (4) Applicant must demonstrate ability to repay the loan.

**THE BOCC RESERVES THE RIGHT TO MAKE ANY CHANGES OR AMENDMENTS TO THIS POLICY. CDBG REGULATIONS WILL BE ADOPTED AS NECESSARY TO UPDATE THIS POLICY.**

*Motion:* by Commissioner Samide, seconded by Commissioner Young to approve the Geauga County Residential Demolition Policy, establishing set guidelines for grants and / or loans to qualified property owners through the ongoing use of CDBG Grant funds for private residential demolition / clearance.

<i>Roll Call Vote:</i>	<i>Commissioner Samide</i>	<i>Aye</i>
	<i>Commissioner Young</i>	<i>Aye</i>
	<i>Commissioner Jemison</i>	<i>Aye</i>

**COMMISSIONERS' OFFICE –RESOLUTION HONORING ST. MARY'S CHURCH AS SPONSOR OF BOY SCOUT TROOP 190 FOR THEIR 50<sup>TH</sup> ANNIVERSARY**

*Motion:* by Commissioner Samide, seconded by Commissioner Young to approve and execute Resolution #11-014 honoring St. Mary's Church on their 50<sup>th</sup> Anniversary as the sponsor of Boy Scout Troop 190.

*Board of County Commissioners, Geauga County, Ohio*

*Resolution: 11-014*  
*Date: February 3, 2011*

**A RESOLUTION HONORING ST. MARY'S CHURCH ON THEIR 50<sup>TH</sup> ANNIVERSARY OF SPONSORSHIP TO BOY SCOUT TROOP 190 AND ALL OF THE ADULT VOLUNTEERS AND YOUTH WHO HAVE PARTICIPATED OVER THOSE YEARS**

*WHEREAS, the Boy Scouts of America's goal as a nationally acclaimed organization is to train young men to build character, citizenship, and leadership; and*

*WHEREAS, St. Mary's Church has taken the responsibility and been the charter organization for Boy Scout Troop 190 for the last fifty (50) years; and*

*WHEREAS, St. Mary's Church has been providing them with a place to meet, youth members through the school and members at large, and opportunities for service projects for those achieving the rank of Eagle Scout; and*

*WHEREAS, the St. Mary's Church community has had hundreds of adult volunteers and youth participate in the activities of Troop 190 bringing them insight and providing leadership; and*

*NOW, THEREFORE BE IT RESOLVED, that the Geauga County Board of Commissioners salutes St. Mary's Church on their 50<sup>th</sup> Anniversary of sponsorship to Boy Scout Troop 190 and all the adult volunteers and youth who have participated;*

*BE IT FURTHER RESOLVED, that this Resolution become part of the permanent record of the Board of Commissioners of Geauga County, Ohio.*

<i>Roll Call Vote:</i>	<i>Commissioner Samide</i>	<i>Aye</i>
	<i>Commissioner Young</i>	<i>Aye</i>
	<i>Commissioner Jemison</i>	<i>Aye</i>

**ACKNOWLEDGEMENTS**

- a) A weekly report filed by the County Dog Warden of all dogs seized, impounded, redeemed or destroyed for the week ending January 26, 2011 as required by O.R.C. 955.12.

**Commissioners' Journal**  
**February 3, 2011**

MEETINGS

- Fri., 2/4     *Work Session at the Department on Aging Multi-purpose Senior Center at 10:00 a.m.*
- Tues., 2/8     *The Commissioners will hold regular session.*
- Tues., 2/8     *The Commissioners will hold a public hearing at 10:30 a.m. for the Community Development 2011 CDBG Grant programs.*
- Tues., 2/8     *Geauga Tourism will give a presentation and update.*
- Tues., 2/8     *The Planning Commission meeting at 7:00 p.m. in the Planning Commission meeting room, Bldg. #1C, 470 Center Street*
- Wed., 2/9     *CDBG Formula Project and Application Workshop 4 – 6:00 p.m. in the Commissioners meeting room, Bldg. #8, 470 Center Street*
- Thu., 2/10     *The Commissioners will hold regular session.*
- Fri., 2/11     *Community Improvement Corporation (CIC) 2001 Economic Update Breakfast, 7:30 a.m.*
- Fri., 2/11     *NOACA meeting at 10:00 a.m.*
- Tues., 2/15     *The Commissioners will hold regular session.*
- Wed., 2/16     *CDBG Formula Project and Application Workshop 3 – 5:00 p.m. in the Commissioners meeting room, Bldg. #8, 470 Center Street*
- Thu., 2/17     *The Commissioners will hold regular session.*
- Thu., 2/17     *Chagrin River Watershed Partners Board of Trustees Meeting, 4:00 p.m.*
- Fri., 2/18     *Leadership Geauga Government Day*
- Mon., 2/21     **County offices will be closed for general business due to the President's Day holiday. Twenty-four hour operations will continue to operate as usual.**
- Tues., 2/22     **The Regularly scheduled Commissioners' meeting is cancelled.**
- Thu., 2/24     *The Commissioners will hold regular session.*
- Mon., 2/28     *Family First Council meeting at 2:00 p.m.*

**BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, COMMISSIONER SAMIDE ADJOURNED THE MEETING AT 10:35 A.M.**

*Geauga County Board of Commissioners*

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*Tracy A. Jemison*

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*William S. Young*

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*Mary E. Samide*

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*Christine Blair, Commissioners' Clerk*