

Commissioners' Journal
July 26, 2011

The Geauga County Board of Commissioners met in session on July 26, 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 10:02 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 July 21, 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>

APPROVE FINANCIALS

Budget Administrator Heidi Delaney explained the financials as an appropriation transfer from Contingency to return appropriations to the Sheriff's Office for pay-ins made into the General Fund; cash transfers into the General Fund for the Job and Family Services building lease payment and for third quarter cost allocations for the Transit and Community Development departments; cash transfers out of the General Fund for a portion of 2011 funding for Court Technology and Community Development; a contract for CB Steven Enterprises for a revolving loan commitment of \$146,700.00; travel requests for the Engineer's Office, Job and Family Services and Water Resources departments; a payment to Golling's Arena Chrysler for a 2011 Dodge Caravan purchased by the Department of Job and Family Services in the amount of \$20,826.00; and a payment to Middletown Ford, Incorporated for a 2011 Ford Pickup purchased by the Engineer's Office in the amount of \$36,839.16.

Motion: by Commissioner Samide, seconded by Commissioner Young to approve and execute Resolution #11-112 itemizing the financials for the meeting of July 26, 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>

COMMISSIONERS' OFFICE – ACCOUNTING FORMS AUTHORIZATION FORMS – Q13 ACCOUNT

Ms. Delaney stated that this gives them permission to sign on the accounts. These are the department's construction funds and previously the Commissioners' Office had the only permission.

Motion: by Commissioner Samide, seconded by Commissioner Young to approve and authorize the President of the Board to execute the updated Accounting Forms Authorization Forms authorizing Sally Bell, Kathy Petrella, David Lair, and Glen Vernick to sign their name and or the Elected Official's name or Department Head's name on the Department Head line on all accounting forms for the Q13 account.

<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 ON AGING – ACCOUNT FORMS AUTHORIZATION FORMS – T88 ACCOUNT

Motion: by Commissioner Samide, seconded by Commissioner Young to approve and authorize the President of the Board to execute the updated Accounting Forms Authorization Forms authorizing Sally Bell, Kathy Petrella, and David Lair to

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sign their name and or the Elected Official's name or Department Head's name on the Department Head line on all accounting forms for the T88 account.

Roll Call Vote:	Commissioner Samide	Aye
	Commissioner Young	Aye
	Commissioner Jemison	Aye

OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT – SATISFACTION OF MORTGAGE – DEMING IV, LLC / BLACK LAB CORPORATION / YELLOW LAB, LLC

Program Administrator Joni Stusek stated that they used this to purchase their building and now have paid off that mortgage. Director Anita Stocker stated that they had been purchased by Fairmount Minerals. Commissioner Jemison inquired on what they do. Ms. Stocker stated that they develop products using silica and that most recently they have developed a type of grout that is super heat resistant and could be used by Nuclear Power Plants. Ms. Stocker stated that they do a lot of research and development of products that are custom, noting that they have been working with a company out a Texas that uses concrete.

Motion: by Commissioner Samide, seconded by Commissioner Young to approve and execute the Satisfaction of Mortgage for Deming IV, LLC / Black Lab Corporation / Yellow Lab, LLC in the amount of \$250,000.00 for property located at 11766 Ravenna Road, Chardon as the conditions of the mortgage have been satisfied.

Roll Call Vote:	Commissioner Samide	Aye
	Commissioner Young	Aye
	Commissioner Jemison	Aye

OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT – LEGAL BINDING DOCUMENTS – LAUDATO AND COMPANY, INCORPORATED

Ms. Stocker stated that Laudato would be moving into the former Tim's House located at the corner of Washington and Court Streets. Ms. Stocker stated that Mr. Laudato is a CPA and would be bringing two employees with him and would be hiring another at a later time. Ms. Stocker explained that they hoped to close on August 2nd.

Motion: by Commissioner Samide, seconded by Commissioner Young to approve and execute the following legal binding documents between the Geauga County Board of Commissioners and Laudato and Company, Incorporated / 150 Court Street, LLC for the Revolving Loan Fund loan to purchase land and building, in the amount of \$65,600.00 for fifteen years (180 months) at three percent (4%) interest: Loan Servicing Agreement, Mortgage, Participation Agreement, Promissory Note, Corporate Guaranty of Laudato and Company, Incorporated, and Personal Guaranty of Jim Laudato.

Roll Call Vote:	Commissioner Samide	Aye
	Commissioner Young	Aye
	Commissioner Jemison	Aye

COMMISSIONERS' OFFICE – RECOMMENDATION ON FUNDING OF THE FOLLOWING GRANT APPLICATIONS FOR THE CDBG FORMULA GRANT

Ms. Stocker stated that the Board had made their decision and have prepared the grant application based upon those results. Ms. Stocker noted that calls had been made to the award applicants and they are in agreement on the amounts. Mr. Jemison stated that they were all good and that they had hoped to make this decision on July 7th. There were so many good projects out there so the Board wanted to make the best decision we could so the Commissioners' Clerk Christine Blair will now announce the winners.

Motion: by Commissioner Jemison, seconded by Commissioner Samide to accept Geauga County Board of Commissioners recommendation on funding of the following grant applications for the CDBG Formula Grant:

Newbury Township – install sidewalk from Newbury School to State Route 87 - \$38,000.00

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Geauga Habitat for Humanity – Building of single family, three bedroom homes for LMI households - \$16,100.00

Auburn Township – ADA Improvements to the Fire Department Bathrooms for Emergency Shelter Needs – \$40,000.00

Pleasant Hill County Home – Replace existing malfunctioning stove / oven and replace existing malfunctioning 80 KW Generator - \$29,000.00

City of Chardon – Development of a Community Center requires demolition of the Log Cabin on Chardon Square - \$14,300.00

Chagrin Falls Park – Parking area improvements including expansion of parking area and resurfacing of existing parking area - \$65,000.00

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

OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT – RESOLUTION AUTHORIZING THE PRESIDENT OF THE BOARD TO MAKE APPLICATION – OHIO DEPARTMENT OF DEVELOPMENT, OFFICE OF HOUSING AND COMMUNITY PARTNERSHIPS – FINANCIAL ASSISTANCE FY2011 FORMULA GRANT PROGRAM

Ms. Stocker explained that this is the paperwork including the resolution to submit the application to the state.

Motion: by Commissioner Samide, seconded by Commissioner Young to approve and execute Resolution #11-113 authorizing the President of the Board to make application to the Ohio Department of Development, Office of Housing and Community Partnerships, Ohio Department of Development for Financial Assistance under the State of Ohio's Community Development Block Grant Program for the FY2011 Formula Grant Program.

Board of County Commissioners, Geauga County, Ohio

Resolution: 11-113

Date: July 26, 2011

A RESOLUTION AUTHORIZING THE PRESIDENT OF THE BOARD OF GEAUGA COUNTY COMMISSIONERS TO MAKE APPLICATION TO THE OHIO DEPARTMENT OF DEVELOPMENT, OFFICE OF HOUSING AND COMMUNITY PARTNERSHIPS, OHIO DEPARTMENT OF DEVELOPMENT FOR FINANCIAL ASSISTANCE UNDER THE STATE OF OHIO'S COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR THE FY2011 FORMULA GRANT PROGRAM.

WHEREAS, The State of Ohio, Department of Development, provides financial assistance to local governments for the purpose of addressing local needs; and

WHEREAS, The County of Geauga, Ohio desires to participate in the Program to receive financial assistance under the Small Cities Community Development Block Grant 2011 Formula Program; and

WHEREAS, The County of Geauga, Ohio has the authority to apply for financial assistance and to administer the amounts received from the state of Ohio, Department of Development, through its Small Cities Community Development Block Grant Formula Program.

WHEREAS, The Board of Commissioners of Geauga County must direct and authorize the Department of Community & Economic Development, Director, Anita Stocker to act in connection with the application and to provide such additional information as may be required.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF GEAUGA COUNTY, OHIO:

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SECTION I. That the Geauga County Board of Commissioners authorizes Anita Stocker as the official representative of the Geauga County Board of Commissioners application to participate in the State of Ohio Department of Development Small Cities Community Development Block Grant Formula Program.

SECTION II. That the Geauga County Board of Commissioners hereby approves filing an application for financial assistance under the State of Ohio Department of Development Small Cities Community Development Block Grant Formula.

SECTION III. That the Geauga County Board of Commissioners hereby understands and agrees that participation in the Program will require compliance with program guidelines.

SECTION IV. That the Geauga County Board of Commissioners hereby commits itself to provide the local share funding as described in the application.

Roll Call Vote:	Commissioner Samide	Aye
	Commissioner Young	Aye
	Commissioner Jemison	Aye

OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT – CDBG FY2011 FORMULA GRANT DOCUMENTS

Motion: by Commissioner Samide, seconded by Commissioner Young to approve and authorize the President of the Board to execute the following documents for the CDBG FY 2011 Formula Grant; U.S. Department of Housing and Urban Development Applicant / Recipient Disclosure Update Report, Environmental Review Documentation and Certification Form, and the General Information Table.

Roll Call Vote:	Commissioner Young	Aye
	Commissioner Jemison	Aye
	Commissioner Samide	Aye

OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT – LETTER TO OHIO DEPARTMENT OF DEVELOPMENT REQUESTING AMENDMENT TO CDBG FY2010 FORMULA GRANT

Ms. Stocker explained that the Chagrin Falls Park project which had been awarded last year came in way over when it went to bid, so we have to do something, either scrap the project and / or substitute out the project, or send the money back. Ms. Stocker stated that you are really limited when you try to substitute mid year with anything that requires biddable specifications, it would not be possible so it has to be something that could be a clean substitution and the numbers do not have to be exact. Ms. Stocker explained that since the Office of Community Development is currently doing credit counseling and has a demand in the office, the easiest substitution would be to put in the foreclosure credit counseling program to help pick up that slack and substitute that with the Chagrin Falls Park amount of \$37,400.00 and continue the counseling.

Motion: by Commissioner Samide, seconded by Commissioner Young to approve and authorize the President of the Board to execute the letter to the Ohio Department of Development requesting an amendment to the CDBG FY2010 Formula Grant (#B-F-10-1AZ-1) proposing to eliminate activity 05 Parks and Rec. Facilities and in place add activity 07 Housing Dev/Info/Counseling in the amount of \$37,400.00.

Roll Call Vote:	Commissioner Young	Aye
	Commissioner Jemison	Aye
	Commissioner Samide	Aye

OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT – ADVERTISE PUBLIC HEARING – AMENDMENT TO CDBG FY2010 FORMULA GRANT (#B-F-10-1AZ-1)

Motion: by Commissioner Samide, seconded by Commissioner Young to grant permission to advertise and hold a Public Hearing for the amendment to the CDBG FY2010 Formula Grant (#B-F-10-1AZ-1) to be held on August 9, 2011 at 10:15 a.m. Notice of this Public Hearing will be advertised on July 28, 2011.

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Roll Call Vote: Commissioner Young Aye
 Commissioner Jemison Aye
 Commissioner Samide Aye

MAINTENANCE DEPARTMENT – ACCEPT PERFORMANCE BOND – RELEASE BID BOND – SCIOTO SERVICES, LLC – CUSTODIAL SERVICES AT COURTHOUSE ANNEX

Director Glen Vernick stated that Scioto Services have already started cleaning at the Annex Building and this allows us to switch out the performance bond for the bid bond. Mr. Vernick stated that they are contracted to do the whole building and not just individual floors.

Motion: by Commissioner Samide, seconded by Commissioner Young to accept, approve and authorize the President of the Board to execute the Performance Bond for Scioto Services, LLC for Custodial Services at the Geauga County Courthouse Annex Building, and further release the bid bond.

Roll Call Vote: Commissioner Young Aye
 Commissioner Jemison Aye
 Commissioner Samide Aye

MAINTENANCE DEPARTMENT – CONTRACT AGREEMENT – VALLO TREE SERVICE

Mr. Vernick explained that there are several trees located at the senior center that are dead along the parking lot that they would like to have removed, there is a tree down at the County Home, a tree at the old the Safety Center and several trees at the Patterson Center that also need to be taken down. Mr. Vernick explained that this would include grinding the stumps and allows us to use them for other removals as needed. Commissioner Young inquired on whether the trees would be being replaced. Mr. Vernick explained that they were not planning on it as the trees at the senior center are in the area that they are looking to put in a walking path.

Motion: by Commissioner Samide, seconded by Commissioner Young to approve and execute a service Contract Agreement with Vallo Tree Service to perform Tree Services on Geauga County Grounds for the Year 2011 in an amount not to exceed 8,000.00.

Roll Call Vote: Commissioner Young Aye
 Commissioner Jemison Aye
 Commissioner Samide Aye

MAINTENANCE DEPARTMENT – CONTRACT AGREEMENT – PETERSEN CONSTRUCTION AND CONTRACTING – RENOVATION EXISTING WOMEN'S AND MEN'S RESTROOMS

Mr. Vernick explained that this was to renovate the bathrooms at the senior center and bring them up to ADA compliance. Mr. Vernick stated that the Department on Aging is funding the project out of their budget.

Motion: by Commissioner Samide, seconded by Commissioner Young to approve and execute a Contract Agreement with Petersen Construction and Contracting for the Renovation Existing Women's and Men's Restrooms in the amount of \$19,558.30.

Roll Call Vote: Commissioner Samide Aye
 Commissioner Young Aye
 Commissioner Jemison Aye

DEPARTMENT OF WATER RESOURCES – SERVICE TRAINING AGREEMENT – OPERATOR TRAINING COMMITTEE OF OHIO (OTCO)

Director Doug Bowen explained that OTCO is the Operator Training out of Columbus and that they would like to use our facility at the Merritt garage for training. Mr. Bowen stated that five employees need to participate in the training in preparation to become certified in waste treatment operation. Mr. Bowen explained that this agreement is for liability in the case that someone else wants to come here or from another county that wants to take the class. Mr. Bowen stated that this benefits us by having it here, as for five people it would cost about \$3,200.00 and by doing it here it will cost us \$720.00 to cover the cost of three (3) sets of books, as two (2) sets are included. Mr. Jemison stated that it was a good thing all the way around.

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Mr. Bowen stated that the class would be once a week for fourteen (14) weeks after work from 3:30 p.m. until 7:00 p.m. Mr. Jemison inquired on where they would normally attend.

Mr. Bowen stated that it would either be Mansfield or Warren and wouldn't start until 7:00 p.m. and run until 11:00 p.m. so this is a good thing.

Motion: by Commissioner Samide, seconded by Commissioner Young to approve and execute a Service Training Agreement between the Geauga County Board of Commissioners and Operator Training Committee of Ohio (OTCO) for Operator I training classes to be held at the Merritt Road Garage in an amount not to exceed \$900.00.

<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>

DEPARTMENT OF WATER RESOURCES – ADVERTISE PUBLIC HEARING – PROPOSED REHIRING OF TIMOTHY WENZEL – RETIRANT AND EMPLOYMENT TO THE POSITION OF TEMPORARY INTERMITTENT LABORATORY TECHNICIAN #2307

Mr. Bowen explained that Mr. Wenzel would be coming back as a temporary intermittent during the next year to cover vacations or when help is needed at the facility. Mr. Jemison stated that this would be on a as needed basis for one year. Mr. Bowen stated that it could be as little as eight (8) hours a month.

Motion: by Commissioner Samide, seconded by Commissioner Young to grant permission to advertise giving public notice and to hold a public hearing for the proposed rehiring of Timothy Wenzel as a retirant and employment to the position of Temporary Intermittent Laboratory Technician (#2307), to be effective October 1, 2011. This public hearing will be held on September 8, 2011 at 10:20 a.m. The public notice for this issue and notice of this hearing will be published on July 28, 2011 and on the county website.

<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 – ADVERTISE INTENT TO REQUEST SEALED PROPOSALS FOR INSTALLATION OF SOLAR POWER ENERGY CONSERVATION MEASURES FOR THE DEPARTMENT OF EMERGENCY SERVICES (DES) BUILDING

County Administrator David Lair explained that the County is interested in trying to get alternate energy to save the county money. Mr. Lair stated that the fact is we spend a lot of money on electric utilities and has been talking with our legal counsel and researching and understanding the law to figure out a way that the county can enter into an agreement to get a company to provide a solar array at no cost to the county. Mr. Lair stated that there are tax credits in place for private industry individuals to get alternate energy but by being government there are no tax credits eligible for government entities. Mr. Lair explained that there are organizations that have found a way for it to be financially viable for them to construct an alternate energy facility on government property, operate it and basically sell the government entity electricity at a discounted rate. The county would be saving money and the company would take advantage of the tax credits and at some point having been given the tax credits and made enough profit selling the energy at a discounted rate would recover their investment and turn the facility over to the county, and then going forward the county would be receiving free energy on what that facility would generate. Mr. Lair stated that in order to determine the level of interest of a provider that would step up and work with the county we have identified an initial project of putting in a ground mounted solar array next to Department of Emergency Services (DES) where there is an open area located between that building and the new safety center. This area would be relatively simple to install the power generated by the solar array into the meter at DES and generate electricity. Mr. Lair stated that they have worked with legal counsel to comply with the O.R.C. 307.041 to advertise for the intent to request sealed proposals to see if there is interest there and if someone is willing to step forward and give us the chance to work with them to build a solar array to generate power at a discounted rate for the county and at some point have them turn the facility over to the county. There are two things we will be looking at: what kind of a discount off the electricity we would be receiving and how soon the equipment would be turned over to the county so the county would start to receive the energy for

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free. This will be part of the evaluation process, based on the response we receive. Mr. Lair stated we may not receive any, but we won't know what is available unless we try. Mr. Jemison stated that the life expectancy of the equipment is thirty plus years. Hopefully the turn around where it becomes property of the county is eight to ten years, maybe sooner. Mr. Jemison stated that he felt that these are things that are going to help sustain us on our budget seven, eight, ten years away when we start doing these things. Mr. Jemison felt it was a good plan. Mr. Lair stated that it was a start, and if we are successful in getting someone to do this and it is a successful project, then we will replicate it as much as possible. Mr. Lair commented that some of the unknowns of this project are on the legislation that allows for the credits being up in the air and not knowing how long those credits will be around. Obviously if the credits go away, this is not something that will be financially viable for people to offer or work with us on. Mr. Jemison stated that without the credits the return on investment just isn't there, but with the credits you can get up to 2/3 of a discount. Local resident Mr. Leagan inquired on the return of investment not being there upfront. Mr. Jemison stated that it wouldn't be there if you went out and pay for it without the tax credits, but with the credits you can turn a twelve to fifteen year return on investment into three or four. Mr. Leagan expressed concern that if the tax credits are questionable is this something to really consider. Mr. Jemison noted that the tax credits are in place and will be through the year 2012, they are a tax credit and an energy credit. Glen Miller from the Maple Leaf inquired on why they chose to do a solar array. Mr. Lair stated that in consulting with people that do this kind of work, that is what appears to be the most viable path to go as opposed to a wind turbine. Mr. Lair stated that we would be open to other alternatives to look at if that is what came in as a proposal. Mr. Jemison stated that in taking a look at the wind studies that have been done in this area, the wind is up along the lake and a small area in the southern part of the county, but not here. Mr. Jemison also stated that with the solar technology that is out today even on a cloudy day you would still be able to get energy from it.

Motion: by Commissioner Samide, seconded by Commissioner Young to approve and grant permission to advertise for the intent to Request Sealed Proposals, pursuant to O.R.C. 307.041, for the Installation of Solar Power Energy Conservation Measures for the Geauga County Department of Emergency Services (DES) Building, to be held on September 14, 2011 at 2:00 p.m. Notice of this intent to request sealed proposals will be advertised on July 28, 2011, August 4, 2011 and on the county website.

<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>

OTHER –

County Recorder Sharon Gingerich thanked the Board for attending an oil and gas meeting that was recently held in Orwell. Ms. Gingerich also invited the Board to stop in and celebrate their 216th Anniversary on Monday, August 1, 2011 from 10:00 a.m. until 2:00 p.m. by having a piece of cake.

ACKNOWLEDGEMENTS

- a) A weekly report filed by the County Dog Warden of all dogs seized, impounded, redeemed or destroyed for the week ending July 13, 2011 as required by O.R.C. 955.12.*
- b) The Geauga County Court of Common Pleas, Probate and Juvenile Division 2010 Annual Report.*

OTHER

The Board reviewed upcoming events.

MEETINGS

Wed., 7/27 Board of Revision

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Thu., 7/28 The Commissioners will hold regular session.

Thu., 7/28 Geauga Trumbull Solid Waste Management District, Board of Directors meeting, 1:30 p.m., District Office, Warren, Ohio

Mon., 8/1 Board of Revision

Tues., 8/2 The Commissioners will hold regular session.

Thu., 8/4 The Commissioners will hold regular session

BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, COMMISSIONER SAMIDE ADJOURNED THE MEETING AT 10:38 A.M.

Gauga County Board of Commissioners

Tracy A. Jemison

William S. Young

Mary E. Samide

Christine Blair, Commissioners' Clerk