

Commissioners' Journal
January 30, 2014

The Geauga County Board of Commissioners met in session on January 30, 2014 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, Ralph Spidalieri opened the meeting at 10:03 a.m. by leading the Board and audience in reciting the Pledge of Allegiance.

APPROVE FINANCIALS

Budget and Finance Administrator Heidi Delaney explained the financials for today as including Supplemental appropriation and appropriation transfers for the December OPERS payment and a revenue certification for the County Engineer's Road Maintenance Fund.

Motion: by Commissioner Samide, seconded by Commissioner Rear to approve and execute Resolution #14-016 itemizing the financials for the meeting of January 30, 2014.

<i>Roll Call Vote:</i>	<i>Commissioner Samide</i>	<i>Aye</i>
	<i>Commissioner Rear</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>

DEPARTMENT ON AGING – SUB-LEASE AGREEMENT – ORCHARD HILLS CENTER, LLC – WEST GEAUGA SENIOR CENTER PROGRAM SPACE

Department on Aging Director Jessica Boalt said that upon review of the increase in the new contract with Orchard Hills Center it was determined that the rent at this location was going up \$115 per month, which is a five percent increase, not ten percent as previously stated. Ms. Boalt also clarified how the electricity is billed and paid for at this location; the Department on Aging pays the entire electric bill for the clubhouse building, as they have sole use of that facility. The department also pays the HVAC meter costs on the party center building, whereas the landlord pays the costs for the separate meter on the party center building that covers all other electric use there, including lights, baseboard plugs, and the electric ovens used to heat the seniors' meals. Ms. Boalt continued by saying that the landlord estimated that their use of the facility amounted to 60 events and an estimated 460 hours.

County Administrator David Lair explained that in reviewing last year's use of the party center, it looked like the landlord was using the facility about 17% of the total hours it was occupied last year, but in covering the costs of the non-HVAC meter, they were paying about 37% of the total electric bill for that building. Commissioner Samide asked about the relative utility costs at the main senior center compared to the Orchard Hills facility; Ms. Boalt responded that total utilities there, including electric, gas, water and sewer were somewhat over \$39,600, compared to around \$15,400 paid for electric as the only utility for which there was a charge at Orchard Hills. Mr. Lair added that to be fair, that facility is much larger and also houses the entire Department on Aging administrative staff.

Ms. Boalt stated that rental costs for the Orchard Hills facility worked out to \$4.83 per square foot, with a total cost of \$7.397 per square foot including utilities; Mr. Lair said a comparable space would be the 6,500 square feet being leased by the Geauga County Educational Service Center at 470 Center Street, where they are paying the county \$10.36 per square foot for space that is not identical to the Orchard Hills facility, but of a comparable quality overall.

Commissioner Spidalieri stated that he had received a number of calls about this issue, regarding the geographic location of Orchard Hills as a facility established with a goal of serving the western end of Geauga County being closer to Kirtland than it is to Russell, and although the rental rate appears reasonable, he asked why there is all of a sudden a ten percent increase in the cost of the square footage. Ms. Boalt responded that while she had stated at the previous meeting that this was a ten percent increase, she was in error and it was actually a five percent increase. In response to a question from Ms. Samide, Ms. Boalt confirmed that they have over 700 seniors served per year at Orchard Hills, versus over 800 seniors served at the main senior center. Mr. Spidalieri questioned how many people were served on an average day,

Commissioners' Journal
January 30, 2014

as he had heard from a volunteer that on many days, not too many people were present, three or four people, and if you have one big event when hundreds come, that can factor into the yearly total, similar to a membership facility where there are a lot of members but many days attendance is very low, and if you have weeks when only thirty or so people come in, this is a huge price to pay. He said he had heard from the Sheriff and others that the clients coming to the Orchard Hills facility used to meet at an area church, and he questioned whether or not there might now be a church in the area that could again be used, more centrally located and less of a drive for more seniors to reach.

Mr. Spidalieri stated his reluctance to commit to a year on a new lease, if there was a possibility of finding an alternate location more accessible to seniors at the western edge of the county, and questioned if there was a way to commit to a shorter term. He stated that he had spoken to a representative from ReMax, who recalled that former Director Sally Bell had looked into the possibility of purchasing the church in Chesterland where the senior center had formerly been located, but there had been issues with that building which ended any possibility of a purchase at that time, although it was his understanding that they ultimately sold that building for around \$200,000. Mr. Spidalieri continued by saying he understands the growing need, and would strongly support looking at a plan to purchase a site rather than continuing to pay a large amount of rent each year. He acknowledged from his experience in retail that the current rental rate per square foot is a great price, but questioned for the long term what we might be able to do paying just a little bit more to have a good facility to serve the residents of our county.

Ms. Samide agreed that we should look into it, stating that there had been problems with the former location that prevented its being purchased, but it would be good to look into what might be possible in the way of purchase of a facility more centrally located. Mr. Spidalieri asked Ms. Boalt whether it would be possible to negotiate a shorter term lease, and Ms. Boalt responded that as the new Director, she would really appreciate approval of a year lease, to give her time to visit each remote site and determine whether that location best served the seniors in that area. She added in response to Mr. Spidalieri's comments as to low daily attendance at Orchard Hills that she would estimate based on what she has seen up to now that attendance there probably averages twenty or more seniors per day, because they do congregate meals as well as home delivered meals out of that location.

A general discussion ensued regarding the benefit to the county of having the flexibility in the lease which would allow for early termination should an alternative and more centrally-located facility be identified during this year. Upon review of the lease by the Clerk during this discussion period, it was noted that the lease does in fact contain a 30 day cancellation provision for both lessor and lessee.

Commissioner Rear stated his agreement that we need to put it on the fast track to find another site, but if we are looking at another building, it may not currently be set up as we will need it, so there may be changes in fixtures and furniture to meet our needs. Given that we're already into February, it may take up to a year to find and equip an alternative site. Mr. Rear continued by saying that his only issue is that with these buildings being fully electric, he would like to ensure they have programmable thermostats to make sure we're not paying to heat a building when we aren't using it, and he stated agreement that we need to look for a more centrally-located location than the current site located at the extreme northwestern end of the county. Ms. Samide stated that at the time the former facility in Chester came up for possible purchase, the county was just beginning to pay off the jail, and there were issues with that property that would required substantial cost to address, but there had been a desire even at that time to consider purchase of property rather than continuing to rent.

In response to a question from Commissioner Spidalieri about the ownership of the Chagrin Falls Park site, Ms. Boalt confirmed that other than the main Senior Center site (in Claridon), all senior sites were rented, with Chagrin Falls Park and Middlefield Village sites being community centers, and the Thompson site being located in a church in that community. In response to a follow-up question from Mr. Spidalieri, Ms. Boalt said she didn't have the exact monthly rental amount for the Chagrin Falls Park site, but said it was at least \$2,000 per month. Mr. Spidalieri then asked about the possibility of considering a single site in the western part of the county between these locations to replace both Chagrin Falls Park and Orchard Hills, given the total amount of rent we were currently spending for both facilities, adding that we could consider a convenient facility that we could own to serve the masses.

Commissioners' Journal
January 30, 2014

Commissioner Spidalieri said it was uncomfortable to come into a situation like this where there didn't appear to be a bid process in place, to which Commissioner Samide responded that there had been a bid process for the West Geauga Center, but Orchard Hills was the only response received. She added that before the center had been in the church off Mayfield Road, it had previously been at West Geauga High School, but that facility was too small.

Commissioner Rear asked about transportation issues, and what the impact would be if the county was to centralize the facility serving residents in the west end of the county. He added that there are a lot of retail sites currently empty and we might be able to get a good deal right now, and added that he couldn't say for sure that any suitable sites were actually available, but in the meantime, in fairness to Ms. Boalt, the board shouldn't burden her to come up with something else in the next month or two, as other sites have to be reviewed as well. Ms. Boalt responded that the goal is to understand the clients' needs and assess each location for suitability. Mr. Rear stated that when a potential site is reviewed for adequate size, the estimation must be based upon maximum potential use, just as a school must size a bus route for maximum potential utilization, even though on any given day that bus may see little use, you cannot downsize based on low attendance on any given day. Mr. Spidalieri reiterated that the termination clause in the lease gives us flexibility to change locations if we find a better location within six months.

Local resident Mr. Jones spoke in favor of consolidating sites and combining services, with Commissioner Spidalieri agreeing that consolidation could allow a combined site to offer more programs. Mr. Lair stated that the remote site program has evolved over a number of years based on client and citizen input, but needs do change over time, so considering alternatives is something we need to look at. Ms. Boalt stated that she was hoping the board would allow her a year to see each site and evaluate client needs with her own eyes by visiting each site, in some cases just popping in unexpectedly. In response to a question from Mr. Spidalieri regarding food preparation, Ms. Boalt stated that employees re-heat prepared food. Commissioner Spidalieri remarked that we are duplicating, triplicating services with the current number of locations, so savings could be substantial to consider alternatives, but it has to make sense, adding that this discussion has opened up his eyes.

Commissioner Rear asked for clarification of the meal preparation process, to which Ms. Boalt responded that Valley Foods brings food to the central site (in Claridon), and the food workers from Middlefield and West Geauga pick up meals and take them back to their sites for warming. In response to a question from Mr. Rear regarding meals at the Chagrin Falls Park Senior Center, Ms. Boalt responded that there is a home delivered meals service based out of a church in Chagrin Falls to serve that area. She also reiterated that the food service workers employed by her department are essentially cooks, and she is not sure if there would be an overall savings in that area with any changes in the number of centers, as the overall number of meals to be served would remain about the same.

Local resident Skip Claypool stated that based on his own observations, average attendance at the West Geauga center is relatively low, with a few people playing cards, with some of the people there telling him that if the center wasn't there, they would probably meet at McDonald's. Mr. Claypool advocated for the idea of centralizing facilities for economies of scale, and suggested creating relationships with some churches such as Mayfield Methodist who have huge investments in kitchens that frequently sit idle. Ms. Boalt responded that her goal in the next few months is to get out into the communities to get a better idea herself of the needs out there, those present agreeing that a "customer survey" would be helpful. Mr. Rear stated that the bottom line is we have in Ms. Boalt a new set of eyes for her to review and consider all alternatives, and that he would be willing to vote on moving forward on the issue with the understanding that Ms. Boalt will be doing this review and updating the board with information from time to time.

Local resident Ms. Diane Jones asked for clarification that the board intended to move forward to vote on this action, with a response from Mr. Rear that the current lease was expiring tomorrow. Ms. Jones then asked for a response from Board members as to whether there might be any potential conflicts of interest existing with individual board members that might affect their vote in this matter, asking Commissioner Rear specifically to comment, due to his own upbringing in the neighborhood of where Orchard Hills is located. Mr. Rear responded that he had no business or monetary interest with Orchard Hills or the Patterson family which owns Orchard Hills. Local resident Mr. Jeff Kline asked Commissioner Rear additional questions regarding his relationship with the Patterson family, and also alleged that Mr. Patterson had

Commissioners' Journal
January 30, 2014

used his position on the Park Board and taxpayers' money to promote business with the Patterson Fruit Farm. Mr. Rear clarified his association with the Patterson family as that of knowing their family his entire life, but characterized any notion that his relationship with the Patterson family beyond the fact that he had known them his entire life could influence his decision in this matter as "preposterous".

Commissioner Spidalieri stated that the public has now had an opportunity to speak and voice their concerns, and he appreciates the need for the public to hold the board accountable, but in this case we do have a thirty day clause to end this lease, adding that what makes it difficult in this county when you are dealing with private individuals that everybody knows everybody and this puts people in a bind sometimes. He has no relationship with the Pattersons, so it makes it easy for him to vote on this issue, and he would like to move forward as this operation does affect so many seniors, and the goal is to find out what is best for the seniors. Mr. Rear stated that this is not the ideal location, but we will look for what is best. Ms. Boalt stated that she would be looking at all the locations going forward to make sure all the "Is" are dotted and "Ts" are crossed.

Motion: by Commissioner Samide, seconded by Commissioner Rear to approve and execute the Sub-Lease Agreement between the Geauga County Board of Commissioners and Orchard Hills Center, LLC for the West Geauga Senior Center for use of the Clubhouse and the Main Room and Caterer's Kitchen of the Event Center during the Permitted Hours for the period February 1, 2014 through January 31, 2015, in the amount of \$2,415.00 per month, plus utilities.

<i>Roll Call Vote:</i>	<i>Commissioner Samide</i>	<i>Aye</i>
	<i>Commissioner Rear</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>

COUNTY ENGINEER'S OFFICE – FINAL PLAT – STONERIDGE PHASE 9 – BAINBRIDGE TOWNSHIP

Mr. Pete Seliskar from the County Engineer's office provided the history of this subdivision, which was originally set up as privately-owned condominiums. Planning Director David Dietrich explained this development was a little different as usually the whole subdivision is handled, but because they have switched to sublots, the Planning Commission agreed with the developer to come in with revisions as more lots are developed. It was acknowledged that the roads are in and the area is sewered by Water Resources, while each house is served with an individual well. Each owner acknowledged upon purchase that they are acquiring a lot on a private road that will be maintained by the homeowners association.

Motion: by Commissioner Samide, seconded by Commissioner Rear to approve and execute the Final Plat for Stoneridge of Geauga Subdivision, Phase 9 in Bainbridge Township.

<i>Roll Call Vote:</i>	<i>Commissioner Samide</i>	<i>Aye</i>
	<i>Commissioner Rear</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>

DEPARTMENT OF WATER RESOURCES – RE-ADVERTISE FOR FULL TIME DESIGN ENGINEER (#2305) – GRADE WR8 STEP 3

Department of Water Resources Director Doug Bowen stated the first action was to re-post, as they had advertised in the newspaper and posted at area universities and only received two applications, one without an engineering degree, and one that did, but that one was not confident they could get P.E. certification within the required timeframe. It was noted that this upgrade in starting rate represented a \$1.50 per hour increase.

Motion: by Commissioner Samide, seconded by Commissioner Rear to grant permission to re-advertise for the position of Full-time Design Engineer (#2305) at Grade WR8 Step 3 for the Department of Water Resources. This position will remain posted until filled.

<i>Roll Call Vote:</i>	<i>Commissioner Samide</i>	<i>Aye</i>
	<i>Commissioner Rear</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>

Commissioners' Journal
January 30, 2014

DEPARTMENT OF WATER RESOURCES – EXECUTE LETTER OF REQUEST TO USE THE RURAL DEVELOPMENT LOAN MULTIPLE ADVANCE METHOD – THOMPSON SEWER PROJECT

Director Bowen explained that the next two actions both pertain to the Thompson sewer treatment plant; the first action is a letter stating that we will not be asking for interim financing; the key plus on that is that they are going to allow us to apply excess grant and loan funding available to enable refinancing of the Parkman sewer system construction loan from four or five years ago. There is a total funding amount available of \$4.7 million and the Thompson project is estimated to only need \$3.6 million, so we can use the excess funding available in order to refinance the Parkman project debt at a lower interest rate. Because of the funding that has been made available, together, Parkman and Thompson will enjoy a common and lower interest rate which will lower the costs of the projects that must be passed on to residents served by these systems, with an estimated \$430,000 savings in interest over the life of the loan.

Motion: by Commissioner Samide, seconded by Commissioner Rear to authorize the President of the Board to execute the Letter of Request to Use the Rural Development Loan Multiple Advance Method for the Thompson Sewer Project in Thompson Township.

Roll Call Vote:	Commissioner Samide	Aye
	Commissioner Rear	Aye
	Commissioner Spidalieri	Aye

DEPARTMENT OF WATER RESOURCES – GRANT PERMISSION TO ADVERTISE FOR BIDS – THOMPSON SEWER PROJECT

Director Bowen noted that the bid documents will specify both the original plant location and the proposed new location on the eastern side of the same parcel of land, so that pricing will be known for either alternative. Assistant Sanitary Engineer Gerry Morgan explained that the installation of the Thompson sewer system will be broken into two separate projects; one will be for the treatment plant and pump station, and the other is for the sewer line. They learned several years ago on the Parkman project that different contractors specialize in different areas, and separating the work in this manner allows for an opportunity to get a better overall cost on the overall project. He added that the engineering estimate for plant and pump station is \$1.9 million, and the cost for the sewer line a little less than \$1 million. The base bid is for the original site; the alternate for the second site allows for movement on the project without delay if the second site is approved, Mr. Morgan adding that the discharge site will be the same with either plant location. In response to a question from Commissioner Samide, it was confirmed that the adjacent property owner who had raised concerns regarding the original site location will be allowed to tap into the system in the future if they so desired.

Motion: by Commissioner Samide, seconded by Commissioner Rear to grant permission to advertise for bids for the Thompson Sewer Project in Thompson Township to be held Wednesday, March 5, 2014 at 2:00 p.m. Notice of this bid opening will be advertised on February 7, 2014, February 14, 2014 and February 21, 2014 and on the county website.

Roll Call Vote:	Commissioner Samide	Aye
	Commissioner Rear	Aye
	Commissioner Spidalieri	Aye

ACKNOWLEDGEMENTS

- a) A weekly report filed by the County Dog Warden of all dogs seized, impounded, redeemed or destroyed for the week ending January 22, 2014 as required by O.R.C. 955.12.
- b) A letter received from the City of Chardon dated January 27, 2014 requesting granting of an easement through two parcels of county-owned property on Center Street.

OTHER

The Board reviewed upcoming events.

Commissioners' Journal
January 30, 2014

MEETINGS

9 Tue., 2/4 The Commissioners will hold regular session.

*Thu., 2/6 **There will be no session as a result of the new meeting schedule.***

Tue., 2/11 The Commissioners will hold regular session.

Thu., 2/13 The Commissioners will hold regular session.

BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, COMMISSIONER REAR ADJOURNED THE MEETING AT 11:06 A.M.

Geauga County Board of Commissioners

Ralph Spidalieri

Blake A. Rear

Mary E. Samide

Deborah Ashburn, Temporary Acting Commissioners' Clerk

Commissioners' Journal
January 30, 2014

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