

**Commissioners' Journal**  
**October 23, 2018**

*The Geauga County Board of Commissioners met in session on October 23, 2018 at 9:00 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 9:06 a.m. by leading the Board and audience in reciting the Pledge of Allegiance.*

*\*Commissioner Lennon was absent from today's meeting.*

**MEETING MINUTES**

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and execute the minutes for the meeting of October 11, 2018.*

<i>Roll Call Vote:</i>	<i>Commissioner Claypool</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Absent*</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and execute the minutes for the meeting of October 16, 2018.*

<i>Roll Call Vote:</i>	<i>Commissioner Claypool</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Absent</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>

**FINANCIALS**

*County Administrator David Lair reported on financials from October 17, 2018, Resolution #18-138, that included a Travel request for the Common Pleas Court – Court Technology; as approved by the County Administrator pursuant to Resolution #18-077 approved June 5, 2018 to authorize the County Administrator to execute, in the case of a lack of quorum of Commissioners and / or if session is cancelled on a regular financial day or on a day when financials need to be approved, the required approvals for county financials on behalf of the Board during the Year 2018, as authorized by O.R.C. 305.30.*

**COMMISSIONERS OFFICE- COUNTY ADMINISTRATOR'S REPORT**

*Mr. Lair reported on the items approved October 18, 2018 that included for the Department of Water Resources the approval of hiring William Whitehouse to the position of Wastewater Plant Operator I (#2326) to be effective November 5, 2018 at the rate of \$20.94 per hour with a one year probationary period. This offer of employment is contingent upon the successful completion of the required pre-employment conditions and October 22, 2018 that included for the Airport Authority to acknowledge and approve Reimbursement Request #1 for FAA Grant project #3-39-0054-020-2018 to install runway 11/29 lighting, taxiway connector lighting, install runway 11/29 end identifier lights, install precision approach path indicator and install beacon and lighted wind cone in the amount of \$25,576.10 (\$23,016.00 FAA portion and \$2,558.10 local county match) by the County Administrator, as authorized by Resolution #18-077 under the direction and supervision of the County Commissioners that was approved June 5, 2018 pursuant to O.R.C. 305.30.*

**APPROVE FINANCIALS**

*Budget and Finance Manager Adrian Gorton explained the financials for today as including a Cash transfer out of the General Fund to the Department of Development (Community & Economic) for the fourth quarter 2018 funding request; a Cash transfer to the Court Technology Fund for a portion of their 2018 funding; a Contract increase for the Commissioners' Office to NOACA to cover the remaining balance due for 2018; Travel requests for the Auditor's Office, Commissioners' Office, Common Pleas Court and Job and Family Services; a payment to Junction Buick for the Department on Aging for a new 2018 GMC Terrain for out of County medical transports in the amount of \$28,475.50; a payment to Ohio State University for the 4<sup>th</sup> Quarter 2018 commitment for the OSU Extension in the amount of \$65,673.33; a payment to Karvo Paving Company for the County Engineer's Office for pay request #2 on the asphalt resurfacing of Claridon Troy Road, Sections A-C in the amount of \$25,048.41; a payment to the*

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*Portage Geauga Juvenile Detention Center for the Juvenile Court for the fourth quarter commitment in the amount of \$143,937.25; and a Revenue Certification for Transit to recognize additional revenue received from LakeTran.*

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and execute Resolution #18-139 itemizing the financials for the meeting of October 23, 2018.*

<i>Roll Call Vote:</i>	<i>Commissioner Claypool</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Absent</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>

*SHERIFF'S OFFICE – EXECUTE THE VICTIM OF CRIME ACT (VOCA) AND STATE VICTIM ADVOCACY ACT (SVAA) GRANT AWARD AND ACCEPTANCE FORMS*

*Sheriff Scott Hildenbrand explained that their Victim Advocates are available twenty-four hours and respond directly to the scene and assist the victims.*

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and authorize the President of the Board to execute the Victim of Crime Act (VOCA) and State Victim Advocacy Act (SVAA) Grant Award and Acceptance Forms in the amount of \$96,202.54 from Grant #2019-VOCA-132133583 (76,96381 Federal VOCA Funds, \$15,941.70 Local match from County General Fund, and \$3,297.03 In-kind match), and \$3,265.02 from Grant #2019-SVAA-132133588 with no local match, for the period October 1, 2018 through September 30, 2019.*

<i>Roll Call Vote:</i>	<i>Commissioner Claypool</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Absent</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>

*DEPARTMENT OF DEVELOPMENT (COMMUNITY & ECONOMIC) – AWARD THE BID – EXECUTE THREE PARTY CONTRACT – NOTICE TO PROCEED AND NOTICE OF COMMENCEMENT – MARKS BUILDING COMPANY – AIRPORT TOILET ROOMS RENOVATION PROJECT*

*Assistant Director Kelly Conrad asked the Board to award the bid to Marks Building Company for the Airport Toilet Rooms Renovation project, execute the contract and the Notice to Proceed and Notice of Commencement. The bid was in the amount of \$46,614.00, and the project is to upgrade the existing bathroom in the lobby and hangar to create a women and a men's bathroom.*

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to award the Bid to Marks Building Company for the Geauga County Airport Toilet Rooms Renovation Project under Grant #B-F-17-1AZ-1 in the amount of \$46,614.00 as they represented the lowest and best bid, and further authorize the President of the Board to execute the Notice of Award.*

<i>Roll Call Vote:</i>	<i>Commissioner Claypool</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Absent</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and execute the Three-Party Contract between the Board of Commissioners, Geauga County Airport and Marks Building Company for the Geauga County Airport Toilet Rooms Renovation Project under Grant #B-F-17-1AZ-1 in the amount of \$46,614.00. The Bid Bond submitted shall be held to serve as the Performance Bond for this project.*

<i>Roll Call Vote:</i>	<i>Commissioner Claypool</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Absent</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and authorize the President of the Board to execute the Notice to Proceed and the*

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*Notice of Commencement for Marks Building Company for the Geauga County Airport Toilet Rooms Renovation project, under Grant #B-F-17-1AZ-1.*

Roll Call Vote:	Commissioner Claypool	Aye
	Commissioner Lennon	Absent
	Commissioner Spidalieri	Aye

DEPARTMENT OF DEVELOPMENT (COMMUNITY & ECONOMIC) – SATISFACTION OF MORTGAGES (3) - HEIDI LOVE

*Ms. Conrad explained that Ms. Love was a client for down payment assistance and rehabilitation and is refinancing and the mortgages will be paid in full.*

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and execute the Satisfaction of Mortgages, three (3) for Heidi M. Love for property located at 11334 Wilson Mills Road, Chardon as the Mortgages filed under the Revolving Loan Infrastructure Program under Grant #B-C-05-026-2 in the amount of \$10,000.00, \$12,972.00 and \$3,075.00 have been satisfied.*

Roll Call Vote:	Commissioner Claypool	Aye
	Commissioner Lennon	Absent
	Commissioner Spidalieri	Aye

DEPARTMENT OF EMERGENCY SERVICES – AUTHORIZE DIRECTOR TO EXECUTE OHIO EMERGENCY MANAGEMENT AGENCY GRANT AGREEMENT (EMPG)

*Director Roger Peterson asked the Board to approve the EMPG grant, noting that the \$79,500.00 covers about half of their payroll and benefits that require a fifty percent match.*

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to authorize the Director, Roger Peterson to execute the Ohio Emergency Management Agency Grant Agreement (EMPG) for FY2018 in the amount of \$79,500.00 with a fifty percent (50%) match of funds for a total of \$159,000.00.*

Roll Call Vote:	Commissioner Claypool	Aye
	Commissioner Lennon	Absent
	Commissioner Spidalieri	Aye

DEPARTMENT OF WATER RESOURCES – CONTRACT MAINTENANCE FORM #1 – INCREASE – THE BERGREN ASSOCIATES, INCORPORATED – COUNTRY LANE BOOSTER STATION

*Interim Director Gerard Morgan asked the Board to approve a contract increase for Bergren Associates to install a VFD, Variable Frequency Drive that allows them to adjust the pumps and control the pressure in the system from the Booster station. Mr. Morgan briefly mentioned an issue that happened a few years ago involving a fire hydrant that shut the system down because they couldn't adjust the pressure.*

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and execute Contract Maintenance Form #1, increasing the Contract with The Bergren Associates, Incorporated for additional maintenance and the installation, program and startup of VFD at the Country Lane Booster Station SCADA system in the amount of \$20,000.00.*

Roll Call Vote:	Commissioner Claypool	Aye
	Commissioner Lennon	Absent
	Commissioner Spidalieri	Aye

DEPARTMENT OF WATER RESOURCES – OHIO PUBLIC WORKS COMMISSION, APPENDIX E – DISBURSEMENT REQUEST #2 – BAINBRIDGE TRUNK MAIN RELOCATION PROJECT

*Mr. Morgan asked the Board to execute the Ohio Public Works Commission Disbursement request for the Bainbridge Trunk Main. Mr. Morgan noted that they pay the contractor and asked for reimbursement.*

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*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and authorize the President of the Board to execute the Ohio Public Works Commission, Appendix E – Disbursement Request Form and Certification #2 for the Bainbridge Trunk Main Relocation Project, in the amount of \$101,431.82.*

<i>Roll Call Vote:</i>	<i>Commissioner Claypool</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Absent</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>

**COMMISSIONERS' OFFICE – RE-APPOINT AARON HEAVNER TO THE NEOCAP FACILITY GOVERNING BOARD**

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and execute Resolution #18-140 Re-Appointing Aaron J. Heavner to the Northeast Ohio Community Alternative Program (NEOCAP) Facility Governing Board.*

*Board of County Commissioners, Geauga County, Ohio*

*Resolution: 18-140*  
*Date: October 23, 2018*

**RESOLUTION APPOINTING AARON J. HEAVNER TO THE NORTHEAST OHIO COMMUNITY ALTERNATIVE PROGRAM (NEOCAP) FACILITY GOVERNING BOARD**

*WHEREAS, the Northeast Ohio Community Alternative Program (NEOCAP) was established by the Common Pleas Judges of Portage, Geauga, Lake, Ashtabula and Trumbull counties in 1997 and serves as the Community Based Corrections Facility (CBCF); and*

*WHEREAS, Ohio Revised Code Section 2301.51(E) provides that the CBCF be governed by a Facility Governing Board to which the judicial advisory board of the CBCF shall appoint two-thirds of the members and the boards of county commissioners of the member counties of the CBCF shall appoint the remaining one-third of the members; and*

*WHEREAS, it is within the discretion of and has been mutually determined by the CBCF's member counties that the Facility Governing Board should be comprised of nine members which requires that boards of county commissions of the member counties of the CBCF shall appoint three of the members; and*

*WHEREAS, Aaron J. Heavner, Attorney and Counselor at Law of Lentz, Noble and Heavner, L.L.C. has expressed an interest in continuing to serve and be re-appointed to the board; and*

*NOW, THEREFORE BE IT RESOLVED, that the Geauga County Board of Commissioners, in agreement with members of the CBCF, re-appoint Aaron J. Heavner to serve on the Facility Governing Board for a three year term, ending November 9, 2021; and*

*BE IT FURTHER RESOLVED, that the Commissioners' Clerk forwards a copy of this resolution to the County Commissioners and Common Pleas Court Judges of Ashtabula, Lake, Portage and Trumbull counties and that this Resolution becomes part of the permanent record of the Board of Commissioners of Geauga County, Ohio.*

<i>Roll Call Vote:</i>	<i>Commissioner Claypool</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Absent</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>

**COMMISSIONERS' OFFICE – PETITION FOR ANNEXATION – FIRST UNITED METHODIST CHURCH**

*Clerk Christine Blair briefly explained that a petition was filed for an Expedited Type 1 Annexation, and the petition was not valid for that type. The Prosecutor's Office contacted the Attorney for the Petitioner who submitted a letter requesting to seek leave to amend as a Regular Annexation. That amended Petition was filed that included a corrected heading, a map and minutes from the Church designation Mr. Hunter as the Official Representative and Agent. Ms. Blair noted that she had submitted the petition to the County Engineer's Office the day it was filed regarding the accuracy of the map and legal description. It was noted that a report would*

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*be submitted and if something needs to be corrected it could be amended. Ms. Blair stated that under a Regular Annexation it is a longer process, noting that the Public Hearing cannot be held for sixty days and a final decision within ninety days, which will be in January 2019. Commissioner Claypool inquired if this needs to be run through the Planning Commission and if the Petitioner had been spoken with. Ms. Blair explained that the Planning Commission is not involved and that she had spoken with the agent, Mr. Hunter prior to this being submitted. Mr. Claypool expressed that he felt this could be handled by an agreement with the Village, and stated that he felt it didn't need to be annexed. Ms. Blair noted that a resolution from Middlefield Township that they were in agreement of the annexation and the Village of Middlefield included a memo that stated they were open to conversation.*

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to acknowledge that the Petitioner initially filed a petition for Annexation as an Expedited Type 1 on September 19, 2018 and the Board received a letter on September 24, 2018, notifying the Board of the Petitioner's intention to seek leave to amend the Petition's title and proceed as a Regular Annexation under O. R.C. 709.02, to provide supplemental documentation relating to the Petitioner's Authority from the church, and to submit a new map or plat.*

<i>Roll Call Vote:</i>	<i>Commissioner Claypool</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Absent</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to grant or deny a request for leave to amend the Petition for Annexation with a corrected heading, map and additional church meeting minutes filed on October 16, 2018 by Petitioner, United Methodist Church of Middlefield.*

<i>Roll Call Vote:</i>	<i>Commissioner Claypool</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Absent</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to formally acknowledge receipt of the amended Petition for Annexation – Regular Annexation filed by Petitioner on October 16, 2018 and enter the Petition upon the Journal of the Board, as required by O.R.C. 709.03, and further acknowledge that on October 16, 2018 the legal description of the perimeter and the map or plat was referred to the County Engineer's Office for a report on accuracy.*

<i>Roll Call Vote:</i>	<i>Commissioner Claypool</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Absent</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to set Tuesday, December 18, 2018 at 9:30 a.m. to hold a Public Hearing regarding the Petition filed by the United Methodist Church of Middlefield for Annexation of fifteen acres in Middlefield Township to the Village of Middlefield, and shall also notify the agent for the Petitioner of same. This Public Hearing will be held in Commissioners Chambers at 470 Center Street, Building #4, Chardon.*

<i>Roll Call Vote:</i>	<i>Commissioner Claypool</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Absent</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>

**COMMISSIONERS' OFFICE – CANCEL SESSION – SCHEDULE REGULAR SESSION**

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to cancel session on Tuesday, December 11, 2018 due to the CCAO Winter Conference and schedule a regular session on Thursday, December 13, 2018 at 9:30 a.m.*

<i>Roll Call Vote:</i>	<i>Commissioner Claypool</i>	<i>Aye</i>
	<i>Commissioner Lennon</i>	<i>Absent</i>
	<i>Commissioner Spidalieri</i>	<i>Aye</i>

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*Commissioner Spidalieri moved to recess at 9:39 a.m. until all the Airport Authority Board members arrived. The Board reconvened at 9:52 a.m. and moved into the Work Session:*

COMMISSIONERS' OFFICE – WORK SESSION – GEAUGA COUNTY AIRPORT AUTHORITY

*Airport Manager Patty Fulop introduced the Board Members in attendance today that included Cornelius Halsmer, David Hostetler, William Myers, Greg Gyllstrom and Chip Hess.*

*Mr. Gyllstrom presented the following power point:*



## Geauga County Airport Proposal

10/23/18

### GEAUGA COUNTY AIRPORT VISION:

- “The County Airport that means Business”
- Our Vision is to retain the unique culture and character of the airport while enhancing the airport capabilities to support the Geauga County business infrastructure.

### STRATEGY:

- The Airport Authority in cooperation with the Geauga Board of Commissioners has the plan, the capability and the need to incrementally improve the airport to further enhance the business-friendly infrastructure of the County.
- The FAA has previously approved the Airport Layout Plan (ALP) and Master Plan to lengthen the runway to 4400’.

### STRATEGY

- Mid-Term Strategy: New developments are now creating the urgency to execute and fund the initial steps to expansion to 4400’.
- Long-Term Strategy: Expand to a 5000’ runway that would enable the location of Part 135 operations at the airport. Meanwhile, the 4400’ runway would allow businesses to further utilize the airport while building the FAA justification for funding support for 5000’.

### STRATEGY

- The airport must remain self-sustaining . Currently income from fuel sales and hangar rental meet the day to day operations. Capital projects need funding assistance.
- The following path forward takes incremental steps to move the Geauga Business Community forward while mitigating the financial risks to the County.

### CRITICAL PATH: VENALECK PROPERTY

- As historical friends of the airport, the Venaleck family is offering 21 acres of contiguous property to the Airport for \$135,000. The property is being offered for \$6500/acre vs. a market value of \$10,000. The Venaleck family is asking the Airport to take action as they now have competing offers

### CRITICAL PATH: VENALECK PROPERTY continued

- Benefits of the property acquisition:
  - Enables AWOS capability for local safety and business use thus allowing more Part 135 operations.
  - Provides necessary property to allow the expansion to 4400’ runway plus an East entrance.
  - Supports new Medivac hangar
  - Provides land for future T-hangar and corporate hangar expansion
- CRITICAL PATH ACTION: Buy the Venaleck property now or lose expansion property to competing offer. Note: The total \$148,500 can be repaid by the FAA once the RPZ safety issues are resolved.

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*Commissioner Spidalieri inquired if they could go back to get funding. Ms. Fulop stated that the purchase of property is a reimbursable item because it is already confirmed that it is a needed, critical property to expand to the 4400’.*

**CRITICAL PATH: RUNWAY PROTECTION  
ZONE (RPZ) SAFETY**

- The FAA is requiring the completion of the RPZ projects in order to unlock future FAA funding for airport runway expansion to 4400’.
- Benefits of completing the RPZ:
  - Enhance the safety of the airport and village
  - Enable future project funding by the FAA
  - Enable night approaches for business use

**Critical Path Actions: RPZ**

- Complete minor shared funding strategy for Woodcraft silo removal.
- Bury CEI electric lines. Note: Funding strategy to utilize Omnibus Bill program
- Modify gas station awning and antenna in cooperation with the owner.

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*Mr. Gyllstrom talked about the woodcraft silo removal that would be a 4 way share, the Airport, the Commissioners, Middlefield and the business owner, adding that it is minimal and we need to get it done. Mr. Spidalieri added that they were looking into the issue further regarding using public funds for private business assistance. Mr. Gyllstrom talked about the omnibus bill program that if the project is selected would cover the entire cost of the removal. The application is due on the 31<sup>st</sup> and there is no match for the grant. Ms. Fulop answered a question from Mr. Claypool about a final decision, to which she expects sometime in spring. The funding is for 2019-2020. Mr. Lair inquired about shifting the runway that would fall within the RPZ that would be outside the tower and line issues. Mr. Gyllstrom added that they would need to have a discussion about the gas station antenna and the awning being in the RPZ a few feet.*

**Other Strategies Considered: Move  
airport to new location**

- Don Yager, 7G8 Airport Consultant, has considerable experience in this area. He reports that with planning, approval, funding and construction timelines, it would take 16 years and \$18,000,000 of funding. The FAA would also have to be repaid \$4,000,000 for the prior improvements while stopping all further 7G8 improvements during this period.
- The likelihood of success for this strategy is highly unlikely and thus not recommended.

**BENEFITS OF 7G8 TO GEAUGA COUNTY**

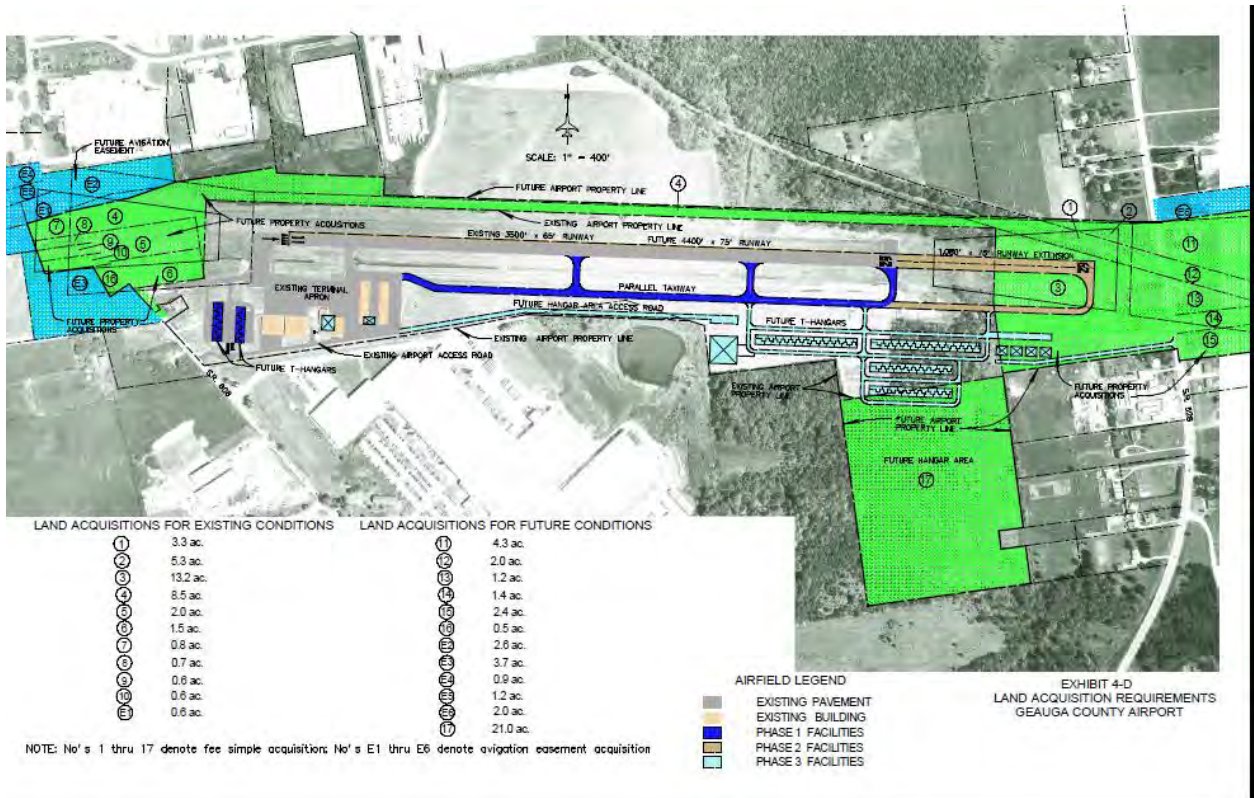
- Key infrastructure for County businesses.
- Host to Medivac helicopter operations, Cleveland Soaring Society and EAA Chapter 5.
- ODOT Office of Aviation Study measures the value of Total Economic Impact of 72 Jobs, \$2.9 mil Payroll and \$10.8 mil of Output.
- Community Outreach includes numerous public guided tours, field trips for school groups, career days, annual Airport Day for the community and support for Destination Geauga..
- Venue for other prestigious organizations for the county such as Rotary, Dolphins and Geauga Growth Partnership.

*Mr. Claypool added that he had spoken with someone at ODOT and would be setting up an appointment to speak with a consultant in Michigan, and that the option of creating a new airport is doable, and the payback is not necessary. That would be a new scenario on its own merit and develop a case. We need to make a decision on good information. There was a brief discussion about information being different from the FAA and ODOT and what the needs and requirements are to do the expansion and on a new airport. Mr. Gyllstrom added that the Venalack property is critical right now and feel that once it is gone, we may not be able to get it back. Mr. Gyllstrom explained that Mr. Hess was going to talk about the formal plan.*

*Chip Hess presented a packet of information on the Airport Plan that included some of the following pages.*



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*Mr. Hess stated that these were prepared starting in 2006 for the ALP, dated 2009 and approved in 2013. It shows the existing 3500' and the future 4400' with the property that would need to be purchased to accomplish that, it includes future hangars and an easement out to State Route 528. Mr. Hess stated that the FAA would require us to purchase in the future for space. Mr. Claypool asked what it would take to get us to 5,000', which the area is there but for the RPZ you need additional space. Mr. Spidalieri inquired about going towards 608 instead of just 528, adding that this is the private business side instead of government, using Blazin' Bills as an example, if we look at things long term, is owning the gas station an option, if we move it somewhere else, is the additional property enough to get us to 5,000'. Ms. Fulop stated that the price of the gas station was the deterrent in the past. Mr. Hess added that the analysis has never been done to see if you could actually fit a 5,000' between 608 and 528. Ms. Fulop noted that they are displaced 180', and if they wanted to go towards 608 that it would need to be moved. They talked about moving obstructions and they could do that, but the RPZ unlocks the funding and it expands as they move out. Mr. Spidalieri questioned if they owned all the way to the roads on each end – how they would then have issues with Middlefield Farm and Garden.*



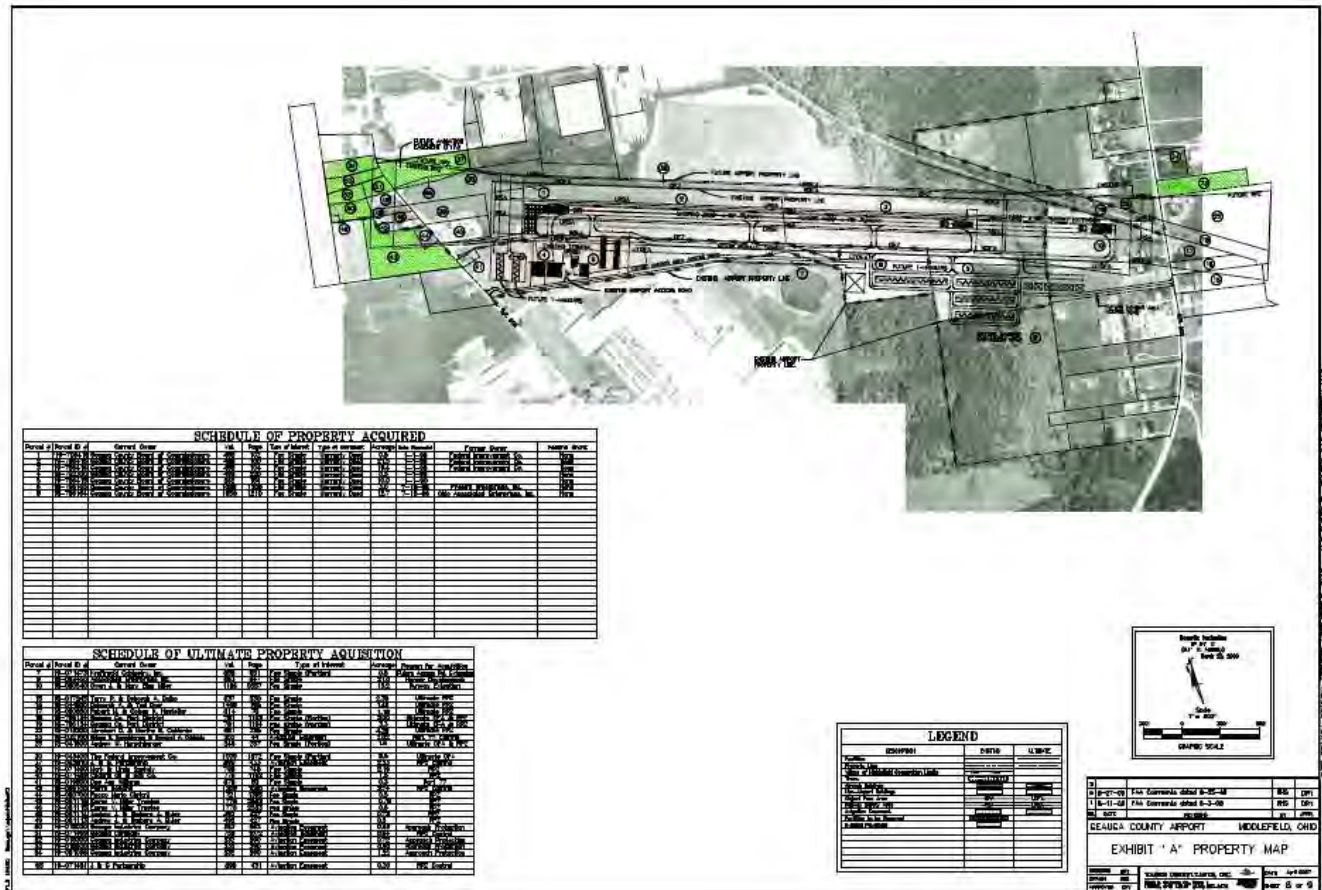
The map above showed a cross section of the obstructions, at the other end, if you move the end out 600' then you move out the RPZ that 600'. Mr. Hess stated that if you get through the obstructions then you can look at the rest. Pushing it out towards 528 is easier, but they would



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have to move the road, and that it would be an approximate cost of a million dollars a mile. Ms. Fulop started talking about the list of property (shown on the image below) that would be required to be purchased, to even get to the 4,400', noting that it includes a small triangle shape property owned by Kraftmaid, the Venalack property and the property owned by Mr. Ford along that railroad tracks, and the Miller property at the end by 528. Ms. Fulop briefly discussed the FAA designing a runway around the type of critical aircraft that would be coming in and that it has to be justified. We will have a difficult time justifying the 5,000' for the type of aircraft. FAA said get to 4,400' first. The triangle piece is something they want to have a conversation with Kraftmaid about, and hope that it might be something that would be a donated property instead of a purchase acquisition. Ms. Fulop noted that since the plan was completed there has been new changes by FAA regarding a master plan, and that they would now be required to offer alternatives to what they want to complete. Mr. Claypool asked what the most important priority to the growth of our airport, to which Mr. Myers stated that the Venalack property, because it is the foundation for so much of what they want to do, weather station, med-evac proposed hangar, the access, extension to the 4400'. The Venalack property is the starting point. Mr. Myers added that removing the obstructions is important because it's a safety issue. There was a brief discussion about the features of an airport as a corporate pilot.

Mr. Spidalieri expressed that getting to 4400' is a huge step and getting to 5,000' might be a battle for generations to come, but getting to the 4400' still means we need to acquire the Millers property, adding that if we can sandwich it between 528 and 608 without acquiring more property. Mr. Hess stated that if you look at the list of property needed to expand, the Gas station is on the list of property. There was a discussion about Metro Lifelight contacting the airport again about wanting to look at the airport for a location to house a helicopter in the area. Mr. Gyllstrom stated that they would be willing to promote themselves to the local businesses again to survey the interest or need. Mr. Spidalieri stated that he has been looking for hangar space for himself and that no airports in the area have any hangar space available. Mr. Spidalieri stated that if we can get past some of the obstructions out of the way, we could get hangar space available and bring in revenue. Mr. Spidalieri mentioned the Venalack property and the need for weather, but expressed concern about what was going to be needed to make a hangar a reality for med-evac, do we have an idea on the cost to do this.



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*Mr. Spidalieri stated that there is concern over some wet areas on the Venalack property and that the Board contacted Soil and Water to walk the property and see about a preliminary assessment of the area, is there wetland issues, and is the property usable. Mr. Hess added that he did believe that there is wetland on the property but the Venalack property would allow them to get the driveway on that end. Ms. Fulop added that the FAA would require an environmental review. Discussion took place about the T-Hangar pads and why they weren't built in the past, to which it was noted cost was a big issue. Mr. Lair brought up the question about the need to annex the property as they build and expand on the property. A preliminary study can be done, it would not be reimbursable, but an environmental review of the property would fall in the category for reimbursement and the property purchase would be reimbursable down the road. Mr. Spidalieri stated that there are benefits to expanding, you bring in more people, which brings in more use of services, purchase of fuel. There was discussion about the fuel, including the number of gallons per year, price per gallon and that if we are running lower we can attract stop overs for fuel. Ms. Fulop noted a number of fuel only customers from the surrounding area, adding that one challenge they do have is that they do not have an FBO. Mr. Spidalieri stated that the more hangar space we have would drive fuel sales up and the airport has potential for growth.*

*Mr. Gyllstrom stated that they hold school tours, host events at the hangar, girls scout troops, adding that they had done a career day the previous day. Ms. Fulop added that in the last month with their Anniversary they had close to 1800 people through the airport. Mr. Spidalieri stated that if you had the right restaurant at the airport, not only are you serving those stopping in at the airport, but the surrounding industry employees and residents would also be using it. Mr. Favorite added that there is a lot of potential for the property and the area. While Mr. Spidalieri stated that funding is always a challenge, but that the need is there to get aggressive to get more hangars, and figure out a way to get out there and sell what we have, and bring people in. Mr. Spidalieri added that in business you need to know when to move the money forward and when to hold it back. Mr. Myers stated that at some point the traffic will be enough to generate interest in an ANP, maybe a flight school, a restaurant, that the possibility for growth is there. Brand something to Geauga to attract people to come in just for this special thing.*

*Mr. Gyllstrom added that as a follow up they were going to get with Commissioner Lennon, get with Mr. Favorite to work on a brand on what they've got. Assistant County Administrator Gerard Morgan asked for the cost estimate of getting to 4400' of runway. Mr. Spidalieri expressed that they want to keep the line of communication open between the Boards in order to keep moving forward and get things going. There was a brief discussion on a preliminary review of the Venalack property that might include a quick review by Soil and Water Conservation District to look at the wetland area and then look at taking action to move forward that might include an agreement with the property owner to do a full scale environmental review. There is still value to the property. There was a discussion about a need for a reappraisal of the property depending on the review of the property.*

*Discussion took place about the properties listed that are on the list of "future obtain" properties and moving forward to have discussions with those property owners. There was talk about other airports in the state and the different amenities they offer. If the Venalack property is purchased the next step would be to work on the access on that end, and ideas were put forward on hangars, how things would be financed. Mr. Hess added that good communication is important, and right now there is open lines between the Boards and that they need to keep that.*

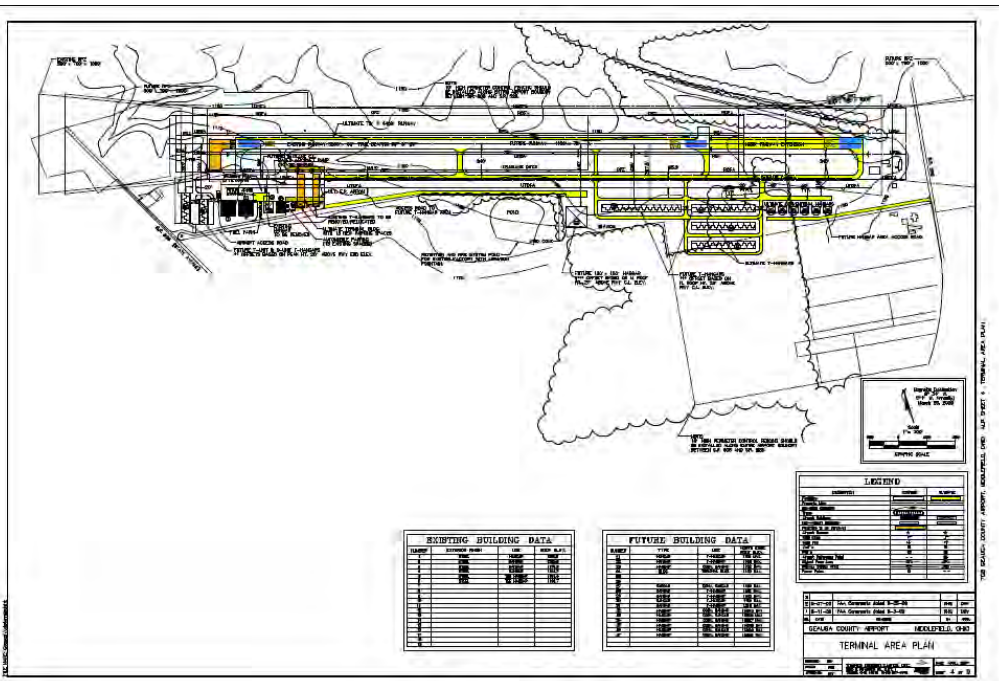
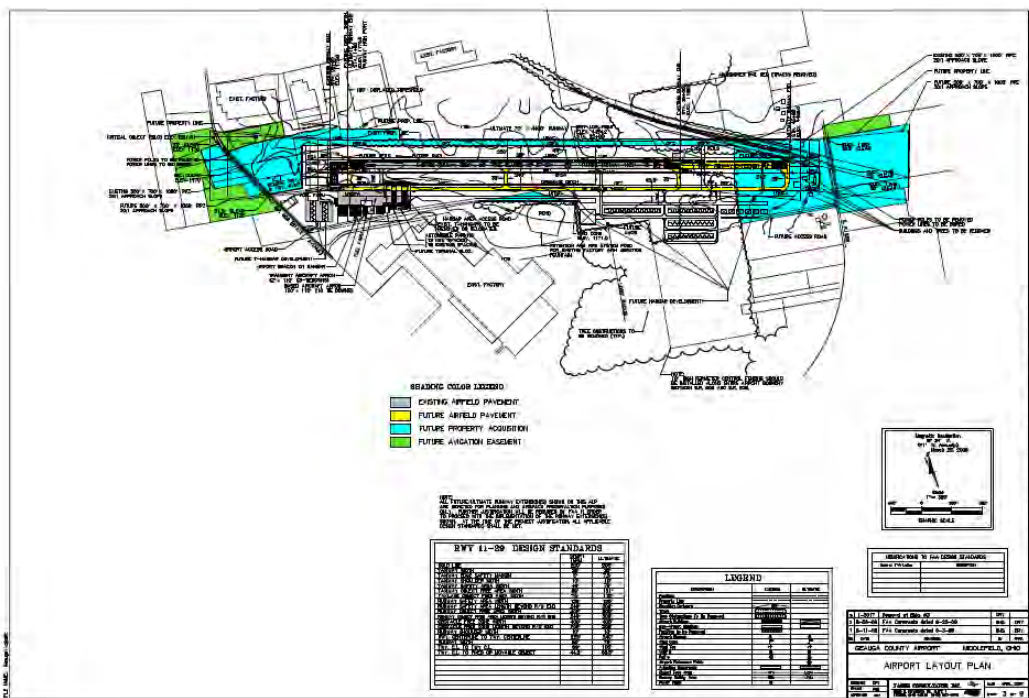
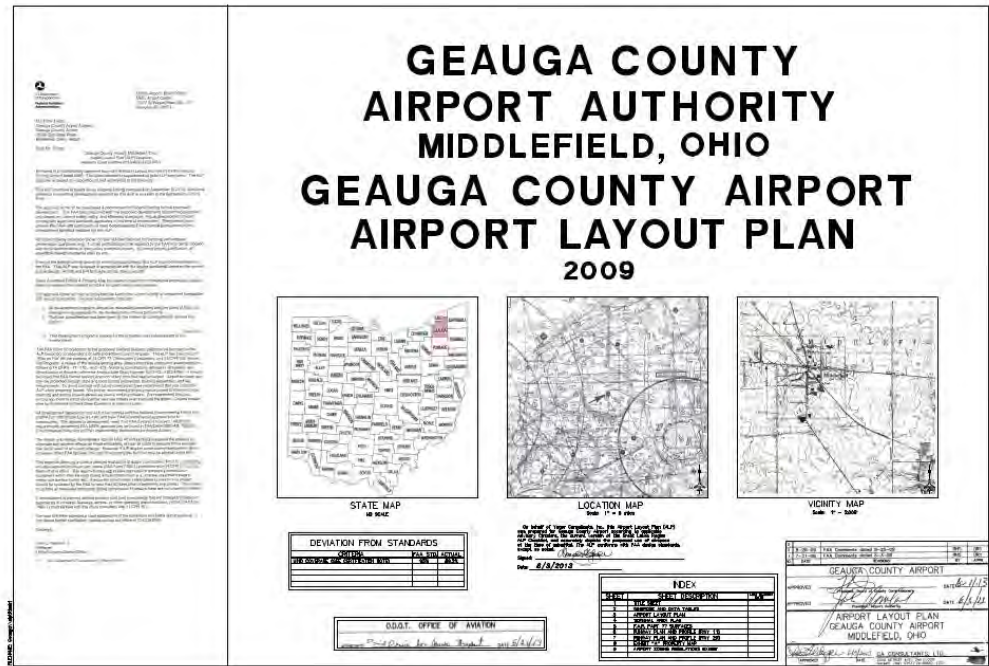
*Ms. Fulop added that the FAA wants to have a teleconference to talk about next steps in the next coming weeks and invited the Board to have someone sit in, or to ask questions.*

*Mr. Spidalieri asked a question about the fuel, about someone pre-buy or a rewards system for so many number of gallons. Ms. Fulop stated that tenants have a discount price, but the published price is less than other places. Ms. Fulop explained that the system is hand written and if you have an account you have a key, otherwise someone has to let you in to get fuel. They do not have 24 hour access or pay at the pump. They are billed. The system to go to credit cards is over \$20,000.00, to which Mr. Spidalieri stated that if that is the cost, and we are doing 18,000 gallons a year, if you have 24 hour access the fuel usage might double, and even if it takes two years to recover the costs. Mr. Hess added that the insurance coverage changed, and there may be additional requirements for fire safety. Ms. Fulop noted the major portion of the cost is the software that converts the gallons to cost. Ms. Fulop stated that they are up against funding, that if they have to pay full cost of the silo removal, then the funds won't be there to put*



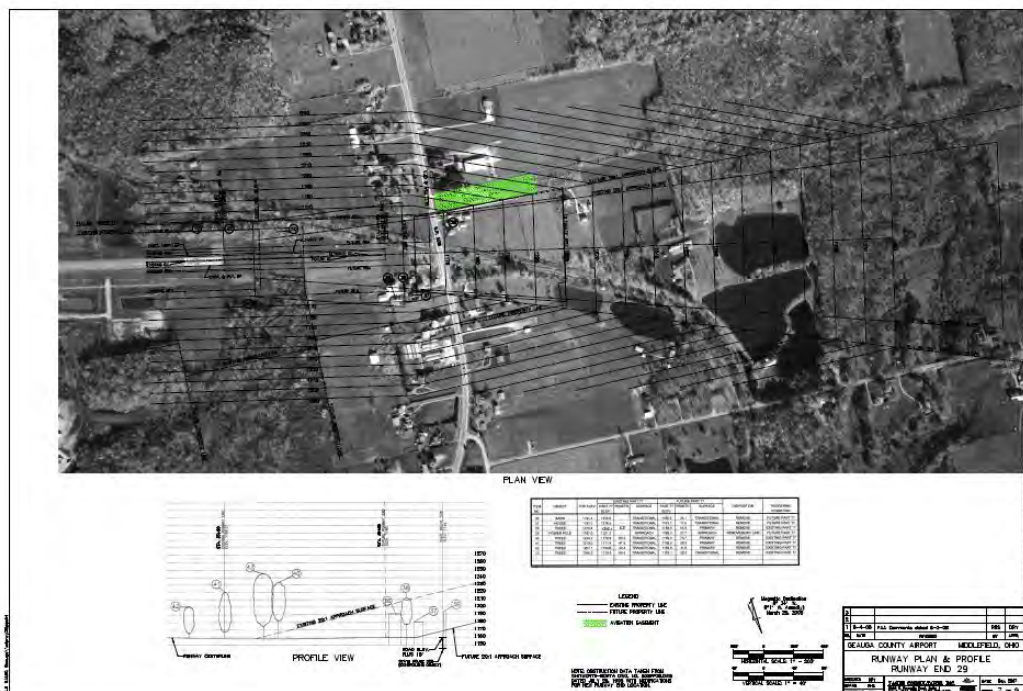
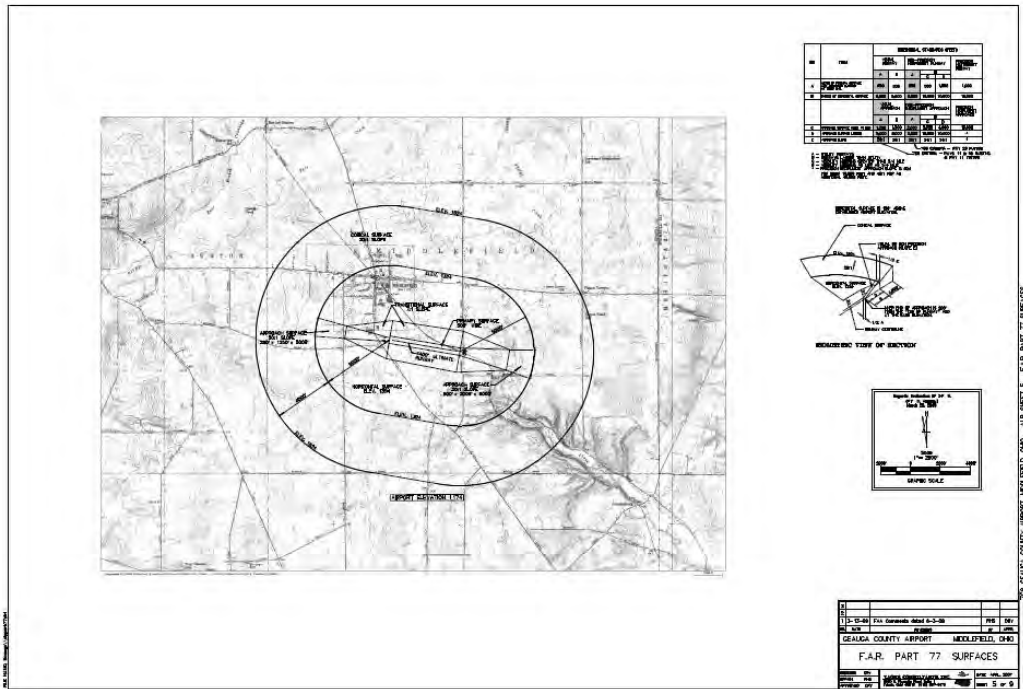
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in a credit card system. Mr. Myers added that safety is a priority, and currently this isn't a safety issue, to which Mr. Spidalieri added that it's also about funding, so this would bring in revenue. The age of the system they currently have is over twenty-years old and it may have to be replaced in order to do an upgrade.



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The Board moved out of the work session at 12:03 p.m.

### ACKNOWLEDGEMENTS

- A monthly report filed by the Geauga County Sheriff's Office of an account of expenses for the inmate meals for the month ending September 2018.
- A monthly report filed by the Geauga County Sheriff's Office of an account of expenses for the prisoner transport for the month ending September 2018 as required by O.R.C. 325.07.

### OTHER

The Board reviewed upcoming events.

### MEETINGS

Tue., 10/30 The Commissioners will hold regular session at 9:00 a.m.

Tue., 11/6 The Commissioners will hold regular session at 9:00 a.m.

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*Fri., 11/9 NOACA Finance & Audit 8:30 a.m., Governance 10:00 a.m., Executive 11:30 a.m., Cleveland*

*Mon., 11/12 **County offices will be closed for general business in observance of Veteran's Day. Twenty-four hour operations will continue to operate as usual.***

*Wed., 11/14 Geauga County Township Association Dinner Meeting, 6:30 p.m. at Mary Yoder's, Middlefield*

*Thu., 11/15 Planning Commission meeting at 7:30 a.m. in the Planning Commission meeting room, Bldg. #1C, 470 Center Street, Chardon*

*Thu., 11/15 The Commissioners will hold regular session at **9:30 a.m.***

*Mon., 11/19 Family First Council, 1:30 p.m. at Job and Family Services*

*Tue., 11/20 The Commissioners will hold regular session at 9:00 a.m.*

*Thu., 11/22 **County Offices will be closed for general business in observance of Thanksgiving Day. Twenty-four hour operations will continue to operate as normal.***

*Fri., 11/23 **County offices under the hiring authority of the Board of Commissioners will be closed for general business. Twenty-four hour operations will continue to operate as usual.***

*Tue., 11/27 The Commissioners will hold regular session at 9:00 a.m.*

**BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD**

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to adjourn the meeting at 12:03 p.m.*

*Geauga County Board of Commissioners*

\_\_\_\_\_  
*Ralph Spidalieri*

\_\_\_\_\_  
*Timothy C. Lennon*

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*Walter M. Claypool*

\_\_\_\_\_  
*Christine Blair, Commissioners' Clerk*



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