

Commissioners' Journal
October 17, 2017

The Geauga County Board of Commissioners met for a work session with Richard L. Bowen and Associates on October 17, 2017 at 10:30 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.

President Ralph Spidalieri opened the work session at 10:48 a.m. with the Pledge of Allegiance.

In attendance: Commissioner Spidalieri, Commissioner Claypool, Commissioner Lennon, County Administrator David Lair, and Clerk Christine Blair.

From Richard L. Bowen and Associates were Robyn Wolf, AIA, NCARB, and Kenneth Emling, AIA, NCARB.

The audience included residents Diane and Tom Jones, Tom Niewulis, Police Prosecutor, City of Chardon Jim Gillette, Director of Administrative Services Linda Burhenne, Kelly Wallenfelsz from the Prosecutor's Office, Director Glen Vernick, Nancy McArthur, Mayor, City of Chardon, Debbie Chuha, City of Chardon Council, Jeff Smock, Vice Mayor, City of Chardon, John Mallen, City of Chardon Council, Randy Sharpe, City of Chardon and Steven Yaney from the Development and Zoning for the City of Chardon.

Topics of Discussion for today's meeting included:

Update (work completed over past 2 weeks)
Questionnaire responses to date
Departmental Interviews – ongoing

Mr. Emling stated that they have continued to receive questionnaires back from the various departments as well as completed several of the departmental interviews. Mr. Emling noted that they have received 19 of the 24 back and will have met with 15 departments this afternoon that included the City of Chardon. Mr. Emling stated that the interviews have gone very well and everyone has been receptive, good feedback and that it all has been positive. The goal is to have everything wrapped up by the end of the week as best they can.

2 week look-ahead (anticipated activities)
Completion of Questionnaire evaluation
Completion of Departmental Interviews
Finalization of Phase 1B

Mr. Emling stated that they hope to have the evaluations and interviews completed as best they can by the end of the week so they can get the finalization complete and submitted for Phase 1B. Mr. Emling inquired about any comments on the Phase 1A report, adding that as they continue through the interview process they want to amend the original report based on new information, insight and things that they have seen since it was submitted.

A brief discussion took place regarding the ADA compliant sections of the buildings, and some of the current conditions of departmental areas.

Commissioner Claypool stated that he had sent an email in regards to the building assessment, evaluation and appraisal. Mr. Emling responded that CBRE is their partner in the process and that they would be in contact with them. Mr. Claypool wanted an upfront asset evaluation to help them in any decisions. County Administrator David Lair noted that the Board also requested financial options as part of this study. Mr. Emling stated that this is a process and we don't want to get 2 steps ahead. They want to finish this part of the process to get us to the next phase, and feel comfortable with where they are right now.

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Overall Project Schedule update

Mr. Emling provided an updated schedule timeline to the Board, noting they are a couple weeks behind the schedule of where they would like to be, but it was almost expected. He feels that this phase will be complete by November 17th instead of the 3rd.

There was a brief discussion on setting up future meetings, and at this time they would like to stay with every two weeks. There was discussion about December and Winter Conference. Commissioner Spidalieri made the suggestion of doing one work session in December and then come back after the first of the year.

Mr. Emling asked if they could engage CBRE, to which Mr. Lair replied that they needed to look at the encumbrance. There was discussion about the set fee that had been listed in the agreement and that CBRE would work up to that allowed fee.

Jim Gillette from the City of Chardon inquired about a study being done about ten years ago, to which the Board replied that there was and it had been completed by Cleveland State and had been provided to Bowen.

Mr. Spidalieri inquired about the meeting with the City of Chardon. Ms. McArthur stated that it was informal and that they had provided some information to Bowen, noting that they didn't fill out a questionnaire. Mr. Emling stated that a questionnaire wasn't required because they would not be reviewing any of the City's physical space. Mr. Emling stated that the purpose this morning was to explain what they were doing, and more or less to get Chardon's opinion, what they have heard, and that they are a stakeholder in this project.

Ms. McArthur stated that she just wanted to make sure the information they provided gets to the Board. Mr. Claypool stated that Chardon is an important part of this process, and that Chardon is always welcome to provide input and comment. Mr. Emling stated that they will put together some minutes from the meeting they had to review with the City and the Board. Mr. Emling added that this has been unique in that all the meetings have been public and he appreciates that the City has been present and involved.

BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD

Motion: by Commissioner Spidalieri to adjourn the meeting at 11:15 a.m.

Geauga County Board of Commissioners

Ralph Spidalieri

Walter M. Claypool

Timothy C. Lennon

Christine Blair, Commissioners' Clerk

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