

**Commissioners' Journal  
December 27, 2018**

*The Geauga County Board of Commissioners met in session on December 27, 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 9:03 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 December 13, 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 December 18, 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 December 20, 2018, Resolution #18-171, as including an Appropriation transfers from the Prosecutor's Office, Job and Family Services and County Engineer's Office into the OPERS accounts; Appropriation transfer from Operating into Capital; Appropriation transfer from Contingency to the Auditor's Elected Official Salary account and Cash transfer from the General Fund to DES for 2018 funding per Capital Requirement; 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 December 26, 2018 by the County Administrator, that included for the Airport Authority to acknowledge and approve Reimbursement Request #2 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 \$10,288.30 (\$9,259.00 FAA portion, \$1,029.30 ODOT with no local county match), 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 Transfers and Supplemental De-Appropriations from various departments to balance out their year-end revenues and appropriations; a Revenue Certification from Job and Family Services in the Workforce Investment Fund and a Revenue De-Certification in the Airport Construction Fund and Department of Development (Community & Economic) in the Block Grant Fund for revenues not received in 2018.*

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and execute Resolution #18-172 itemizing the financials for the meeting of December 27, 2018.*

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

COUNTY ENGINEER'S OFFICE – CHANGE ORDER #1 FINAL, INCREASE THE CONTRACT – OGLESBY CONSTRUCTION, INCORPORATED – APPLICATION OF POLYESTER PAVEMENT MARKINGS TO VARIOUS COUNTY ROADS, YEAR 2018

Deputy Engineer Nick Gorris asked the Board to approve the final Change Order for the annual pavement markings, that includes an increase for additional striping. Commissioner Spidalieri asked what the total cost to do striping for the county is, to which Mr. Gorris stated that a third of the roads are done a year for about \$175,000.00. Mr. Spidalieri inquired about checks and balances on the striping, while understanding the length, but how the thickness of the line is what we are paying for, to which Mr. Gorris stated that the county retraces and their log report is sent daily including calibration and the amount of beads used. Mr. Gorris stated that we go over the calculations and re-measure and if they miss something they go back and correct it. Mr. Gorris talked about the roads in Middlefield that are done annually from the buggies driving on them and in areas that use cinder they have to do repairs.

Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and execute Change Order #1 Final, increasing the Contract with Oglesby Construction, Incorporated for the Application of Polyester Pavement Markings to Various County Roads, Year 2018 in the amount of \$6,337.43.

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

SHERIFF'S OFFICE – RESOLUTION DECLARING COUNTY PROPERTY AS SURPLUS AND DIRECT SALE TO MORGAN COUNTY – 2011 CHEVY IMPALA

Chief Deputy Thomas Rowan explained that Morgan County had called and asked if there were any other cars available, that they had totaled one of the previous cars that had been sold to them.

Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and execute Resolution #18-173 Declaring County Property as Surplus and Directing its Sale to Morgan County, Ohio as authorized by O.R.C. 307.12.

Board of County Commissioners, Geauga County, Ohio

Date: December 27, 2018  
Resolution: #18-173

RESOLUTION DECLARING COUNTY PROPERTY AS SURPLUS  
AND DIRECTING ITS SALE TO MORGAN COUNTY, OHIO,  
AS AUTHORIZED BY O.R.C. 307.12

WHEREAS, The County of Geauga has equipment that has served the intended use for the County and is hereby declared "not needed" by the County; and

WHEREAS, The County of Morgan, Ohio has a current need for police vehicles to conduct township police operations and equipment that has been declared by Geauga County as "not needed" can be put to productive use by Morgan county; and

WHEREAS, The Office of the Board of Geauga County Commissioners has identified a specific vehicles suitable for sale to Morgan County, Ohio, namely a 2011 Chevrolet Impala that includes the light bar, siren, siren controller and front / rear partition divider with rear seat, VIN# 2G1WD5EM2B1268426 with 103,600 miles with the sale price being \$2,500.00; and

NOW, THEREFORE, BE IT RESOLVED, that the Geauga County Board of Commissioners, hereby sell the above-specified equipment to the County of Morgan, Ohio for use in the handling of county business; and

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

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

DEPARTMENT ON AGING – LEGAL SERVICES AGREEMENT – PATRICIA J. SCHRAFF, ESQ. OF SCHRAFF AND THOMAS LLC – LEGAL SERVICES TO GEAUGA COUNTY RESIDENTS AGE 60 AND OVER

*Director Jessica Boalt explained that Western Reserve Area Agency on Aging handles the Request for Proposal. Schraff Thomas lowers their fees for the elder services and Western Reserve provides a small stipend in return.*

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and execute the Legal Services Agreement between the Geauga County Board of Commissioners, Geauga County Department on Aging and Patricia J. Schraff, Esq. of Schraff Thomas LLC for legal services that include counsel, advise and representation of clients that are Geauga County Residents age 60 and over for the period January 1, 2019 through December 31, 2019 in the amount of \$100.42 per hour for up to six hundred fifty-five (655) hours and up to an additional one hundred twenty (120) hours in the amount of \$125.00 per hour, for a maximum of seven hundred seventy-five (775) total hours.*

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

DEPARTMENT OF JOB AND FAMILY SERVICES – APPROVE AMENDED CLASSIFICATION SCHEDULE TO UPDATE CLASSIFICATIONS AND JOB TITLES

*Assistant County Administrator Gerard Morgan explained that he had pulled this from last week to ask a few questions and after speaking with Mr. Swenson this request is to remove positions that are not utilized, add a second Human Resources position and include the new positions needed for the new Child Advocacy Center.*

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve the amended Classification Schedule of the Job and Family Services Personnel Policy, at the recommendation of the Executive Director, which updates classifications and job titles to be effective December 16, 2018.*

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

DEPARTMENT OF WATER RESOURCES – APPROVE INCREASE TO ILLEGAL STORM WATER CONNECTION FEE – EFFECTIVE WITH APRIL/MAY 2019 STATEMENT

*Director Steven Oluic asked the Board to approve an increase in their illegal storm water connection fee from \$40.00 to \$200.00 a unit per bill. Mr. Oluic noted that the connections are illegal and customers are not making the repairs and feel that the increase to the fee may compel them to get them handled. Mr. Oluic noted that an example of this is downspouts into sewage lines or breaks in the lines, which causes increases to storm water runoff, adding that the Chagrin Village Sewage plant is seeing an increase. Mr. Oluic stated that they have 6 residents that have been paying the fee for the last 4 years, adding that they will be contacted and notified of the increase. There was a brief discussion about how the fees are handled if the repairs are not made or if the fees aren't paid. Mr. Oluic stated that the County pays for the amount of flow going into the Chagrin plant.*

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve an increase to the "illegal storm water connection (ISWC)" fee from \$40.00 a unit per bill to \$200.00 a unit per bill, to be effective with the April / May 2019 statement.*

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

DEPARTMENT OF WATER RESOURCES – AUTHORIZE PRESIDENT OF BOARD TO EXECUTE OHIO WATER DEVELOPMENT AUTHORITY FUND PAYMENT REQUEST #3 – BAINBRIDGE TRUNK MAIN RELOCATION

Mr. Oluic asked the Board to approve the President to execute the 3<sup>rd</sup> disbursement for the OWDA payment request for the Bainbridge Trunk Main project.

Motion:            by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and authorize the President of the Board to execute the Ohio Water Development Authority Fund Payment Request #3 for the Bainbridge Trunk Main Relocation in the amount of \$160,810.00.

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

DEPARTMENT OF WATER RESOURCES – AUTHORIZE PRESIDENT OF BOARD TO EXECUTE OHIO PUBLIC WORKS COMMISSION, APPENDIX E DISBURSEMENT REQUEST FORM AND CERTIFICATION #3 – BAINBRIDGE TRUNK MAIN RELOCATION

Mr. Oluic asked the Board to approve the President to execute the 3<sup>rd</sup> disbursement request for the Ohio Public Works Commission for the Bainbridge Trunk Main project.

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 #3 for the Bainbridge Trunk Main Relocation Project, in the amount of \$160,810.00.

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

COMMISSIONERS' OFFICE – AGREEMENT TO PROVIDE PROFESSIONAL CONSULTING SERVICES – MAXIMUS CONSULTING SERVICES, INCORPORATED

Mr. Lair explained that annually costs are analyzed so that we can recover from Non General Fund accounts the costs that it takes for General Fund departments like the Auditor's Office, ADP, Prosecutor's Office, Commissioners' Office to do work on behalf of Non General Fund Entities. Maximus has been doing this for \$11,000.00 and the cost of the service has not changed. This allows us to recover about half million dollars of Non General Funds to offset those costs.

Motion:            by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and authorize the President of the Board to execute the Agreement to Provide Professional Consulting Services with MAXIMUS Consulting Services, Incorporated for services rendered in the development of the County's Central Services Cost Allocation Plan for the period January 1, 2019 through March 31, 2020 in the amount of \$11,000.00.

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

COMMISSIONERS' OFFICE – RESOLUTION TO GRANT PETITION FOR REGULAR ANNEXATION OF 15 ACRES OF LAND – VILLAGE OF MIDDLEFIELD

Mr. Spidalieri asked the Agent, Jon Hunter for the Church to come forward. Mr. Spidalieri inquired if there had been any comments, questions, or developments since the Public Hearing was held, to which Mr. Hunter agreed that they had not heard of any. It was noted that according the O.R.C. there is a thirty day waiting period before it moves on to the Municipality for the next steps in the process.

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*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and execute Resolution #18-174 to Grant the Petition for the Regular Annexation of 15 acres of land (PP# 18-023320) to the Village of Middlefield, Geauga County, Ohio.*

*Board of County Commissioners, Geauga County, Ohio*

*Date: December 27, 2018*

*Resolution: 18-174*

**RESOLUTION TO GRANT THE PETITION FOR THE REGULAR ANNEXATION OF 15  
ACRES OF LAND (PP# 18-023320) TO THE VILLAGE OF MIDDLEFIELD,  
GEAUGA COUNTY, OHIO**

*WHEREAS, the First United Methodist Church ("Petitioner"), in accordance with Ohio Revised Code Section 709.02, et seq., petitioned the Geauga County Board of Commissioners to grant the annexation of 15 acres of property (PP # 18-023320) ("Property") located in Middlefield Township, Geauga County, Ohio.*

*WHEREAS, a Petition for Annexation-Expedited Annexation under R.C. 709.021 was filed with the Clerk of the Board of County Commissioners on September 19, 2018; and*

*WHEREAS, shortly after the filing Petitioner notified the Board that the Petition was erroneously labled as an Expedited Type 1 Petition and that the filing was intended to be a Regular Annexation Petition pursuant to R.C. 709.02. Petitioner also stated that it did not wish the Board to take action to proceed with an expedited annexation and that Petitioner would be amending the petition to proceed as a regular annexation; and*

*WHEREAS, Petitioner filed a formal request with the Board of Commissioners on October 16, 2018, to amend its petition and proceed as a Petition for Annexation-Regular Annexation; and*

*WHEREAS, Petitioner's request for leave was granted by the Board of Commissioners on October 23, 2018 and Petitioner filed its amended Petition for Annexation-Regular Annexation; and*

*WHEREAS, Petitioner also filed a request for leave to amend the legal description of the perimeter and map or plat on December 3, 2018, which amendment would not add to the territory embraced in the original petition. Leave was granted by the Board of Commissioners on December 4, 2018; and*

*WHEREAS, the Property is contiguous to the Village of Middlefield, the municipality to which annexation is proposed, and is not located in more than one county; and*

*WHEREAS, the Annexation Petition meets all of the requirements set forth in Ohio Revised Code Section 709.02:*

- The Property to be annexed is owned solely by Petitioner and the Petition is signed by Petitioner and the date September 18, 2018 appears next to Petitioner's name as the date the Petition was signed;*
- The signature on the Petition was not obtained more than 180 days before the Petition was filed;*
- An accurate legal description of the perimeter and an accurate map or plat of the Property proposed for annexation was provided by Petitioner and subsequently verified by the County Engineer;*
- The name and address of Jon A. Hunter, the person authorized to act as agent for the Petitioner, is included in the Petition.*

*WHEREAS, a list of all parcels in the Property to be annexed and all parcels located adjacent to that Property or directly across the road from it, including the name and mailing*

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address of the owner of each parcel and the permanent parcel number for each parcel/tract was provided by Petitioner; and

WHEREAS, the Village of Middlefield adopted Resolution #18-37 indicating the services to be provided to the Property and that the services will be provided upon the annexation of the Property; and

WHEREAS, Middlefield Township, by Resolution # 2017-13 dated June 12, 2017, approved the request from Petitioner for permission to annex the Property; and

WHEREAS, the Property proposed to be annexed consists of 15 acres and is not unreasonably large; and

WHEREAS, on balance, the general good of the territory proposed to be annexed will be served and the benefits to the Property and the surrounding area will outweigh the detriments to the Property proposed to be annexed and the surrounding area. By annexing to the Village of Middlefield, the Property will receive sewer and other services from the Village which will enable Petitioner to build a church and expand church usage and further help the community by offering food assistance, implementing recreation projects, and providing many other services. Petitioner also removed an old house and outbuildings and over 1,000 tires from the site in an effort to prepare for construction of the facility; and

WHEREAS, no street or highway will be divided or segmented by the boundary line between the Township and the Village as to create a road maintenance problem.

NOW, THEREFORE, BE IT RESOLVED by the Geauga County Board of Commissioners that the Petition for Annexation be granted in accordance with the provisions of Ohio Revised Code Section 709.02.

BE IT FURTHER RESOLVED that the Board of Commissioners finds that each of the conditions listed in Ohio Revised Code Section 709.033(A)(1)-(6) have been met, and other conditions required by Ohio law, based on a preponderance of the substantial, reliable and probative evidence on the whole record.

BE IT FURTHER RESOLVED that the Clerk of the Geauga County Board of Commissioners is hereby instructed to transmit a certified copy of this Resolution to the Clerk of Middlefield Village, the Fiscal Officer of Middlefield Township Board of Trustees, and the agent for the Petitioner.

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

**COMMISSIONERS' OFFICE – AUTHORIZE COUNTY ADMINISTRATOR / ASSISTANT COUNTY ADMINISTRATOR AUTHORITY TO EXECUTE FINANCIALS ON BEHALF OF BOARD DURING YEAR 2019**

Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to authorize the County Administrator / Assistant County Administrator the authority 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 2019, as authorized by O.R.C. 305.30, and which duties shall be performed under the direction and supervision of the commissioners.

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

**COMMISSIONERS' OFFICE – APPROVE YEAR 2019 REGULAR MEETING SCHEDULE**

Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve the Year 2019 Regular Meeting Schedule that has been adjusted to accommodate meetings around holidays and of the Planning Commission.

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

**COMMISSIONERS' OFFICE – EXECUTIVE SESSION**

*Motion:*            *by Commissioner Claypool, seconded by Commissioner Spidalieri to move into Executive Session for the purpose of discussing possible discipline of a public employee.*

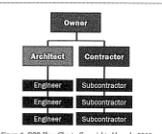
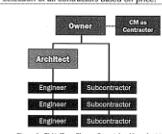
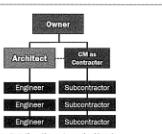
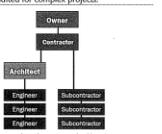
*Roll Call Vote:*            *Commissioner Claypool*    *Aye*  
                                      *Commissioner Lennon*    *Absent*  
                                      *Commissioner Spidalieri*   *Aye*

*The Board moved into Executive Session at 9:24 a.m. with Mr. Lair, Mr. Morgan and Assistant County Prosecutor Laura LaChapelle. The Board returned at 10:22 a.m. with action to follow.*

**WORK SESSION – R.L. BOWEN AND ASSOCIATES – REGARDING PROFESSIONAL DESIGN SERVICES RELATED TO CURRENT AND FUTURE USES OF EXISTING GEAGA COUNTY ASSETS AND POTENTIAL CONSTRUCTION OF NEW OFFICE FACILITIES**

*Opened the work session with Bowen and Associates at 10:22 a.m.*

*Allan Renzi, Ken Emling and Robyn Wolf were present from Bowen and Associates. Mr. Emling stated they wanted to update the Board following the last meeting that they presented site layouts, options on new construction versus renovation and estimated costs. The Board authorized them to move into the next phase which is construction delivery methods. Mr. Emling reviewed the following document:*

DESIGN-BID-BUILD (DBB)		CONSTRUCTION MANAGER AS AGENT (CMA)		CONSTRUCTION MANAGER AT RISK (CMR)		DESIGN-BUILD (DB)	
<b>Process</b>	1. Owner selects A/E to fully document the project design. 2. Project is advertised for bid as a single-prime contract. 3. Contract is awarded to the lowest, most responsive GC. 4. GC completes construction.	1. Owner selects A/E to fully document the project design. 2. Owner selects CMA during design phase to provide preconstruction services. 3. Project is advertised for bid as multiple prime contracts (general trades, mechanical, electrical, etc.). 4. Contracts are awarded to the lowest and most responsive MP. 5. MP's complete construction under supervision of CMA.	1. Owner selects A/E to fully document the project design. 2. Owner selects CMR concurrent with A/E to perform preconstruction services. 3. CMR provides cost estimates during design and a GMP prior to bidding. 4. CMR bids to prequalified subcontractors and holds all subcontracts for construction. 5. CMR's subcontractors complete construction.	1. Owner hires A/E to define criteria and design intent (prior to hiring DB). 2. Owner hires DB to complete design and construct the complete project. 3. DB completes design and provides GMP. 4. DB bids to prequalified subcontractors and holds all subcontracts for construction. 5. DB completes construction.			
<b>Number of Contracts</b>	Two (2) Owner & Architect (Design) Contracts: Owner & Contractor (Construction)	Five (5) Contracts: Owner & Architect Minimum: Owner & Construction Manager Owner & General Trades Contractor Owner & Mechanical Trade Contractor Owner & Electrical Trade Contractor	Two (2) Contracts: Owner & Architect (Design) Owner & Contractor (Construction)	One (1) Contract: Owner & Contractor (Design & Construction)			
<b>Speed</b>	Slow	Moderate	Fast	Very Fast			
<b>Project Cost</b>	\$\$\$\$\$	\$\$\$	\$	\$			
<b>Complexity</b>	Simple to moderately complex projects	Simple to moderately complex projects	Moderately to very complex projects	Simple projects			
<b>Advantages</b>	<ul style="list-style-type: none"> <li>Familiar (traditional) procurement method.</li> <li>Project design and scope is completely defined prior to bidding.</li> </ul>	<ul style="list-style-type: none"> <li>CMA supplements familiar procurement method.</li> <li>Project design and scope is completely defined prior to bidding by subcontractors.</li> </ul>	<ul style="list-style-type: none"> <li>Final construction costs (GMP) are known earlier in the process.</li> <li>Early collaboration between A/E and CM decreases changes in construction.</li> <li>Selection of CM based on qualifications &amp; price.</li> <li>Well suited for large, complex projects.</li> <li>Design can evolve slightly during construction.</li> <li>CMR may increase contingency due to risk.</li> </ul>	<ul style="list-style-type: none"> <li>Overlapping design and construction processes increases speed.</li> <li>Intensive collaboration between GC and A/E decreases changes.</li> <li>Selection of DB based on qualifications &amp; price.</li> <li>Main design decision-maker is contractor.</li> <li>Design can evolve significantly through construction (less control for owner).</li> <li>Not suited for complex projects.</li> </ul>			
<b>Disadvantages</b>	<ul style="list-style-type: none"> <li>Linear, sequential process.</li> <li>High potential for changes during construction.</li> <li>Selection of contractor based on price.</li> </ul>	<ul style="list-style-type: none"> <li>Linear, sequential process.</li> <li>Exposure to Owner if CMA fails to manage the project.</li> <li>Owner holds all construction contracts.</li> <li>Selection of all contractors based on price.</li> </ul>	<ul style="list-style-type: none"> <li>Design can evolve slightly during construction.</li> <li>CMR may increase contingency due to risk.</li> </ul>	<ul style="list-style-type: none"> <li>Main design decision-maker is contractor.</li> <li>Design can evolve significantly through construction (less control for owner).</li> <li>Not suited for complex projects.</li> </ul>			
							

**Abbreviations:**  
 AE = Architect and Engineering team    CMA = Construction Manager as Agent    CMR = Construction Manager at Risk    GC = General Contractor    GMP = Guaranteed Maximum Price    MP = Multiple Prime Contractor    DB = Design-Build Firm

*Mr. Emling started with Design-Bid-Build, then Construction Manager as Agent, talked about Construction Manager at Risk, noting that like the CMA, the CMR is also under contract but will be the contractor and build the project, working with prime contractors and will be at risk to deliver (gmp) guaranteed maximum price. They manage the project but getting it built at the price guaranteed for. Mr. Emling stated that Design Build has no contract with the contractor, the architect does. A criteria architect reviews the designs and is involved in the project through the build. There are pros and cons to each of these delivery methods.*

*Commissioner Claypool wanted to add another column, a Lease option, that someone else builds it and we lease it from them for a fifty year term and then it becomes ours. Mr. Renzi stated that this option is known as a P3, adding that there will still be some sort of a delivery method. Mr. Emling stated that you still have to have a design period, something you will build from. Mr.*

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*Claypool noted that sometimes a P3 can accelerate a build. Mr. Renzi added that a CMR also have the ability to speed the process along.*

*Dave Ford from CBRE introduced Tracy Nichols who people may know, as she was the Development Director for the City of Cleveland and now works for Thompson Hein managing construction projects and is grateful for her help with today's meeting. Ms. Nichols stated that her team works with municipalities across the country, doing stadium projects, convention center hotels, including Cuyahoga Counties headquarters which is the P3 model. Ms. Nichols stated that they do the finance model and evaluate the methods and what it's going to cost you. They can serve as owner's representative. Ms. Nichols briefly explained the finance part of a P3, noting that there is a requirement of doing an RFP because they are a county, but help you to choose the developer you want to work with. She noted that another way to save money is by having the owner manage the facility. Ms. Nichols stated that you are paying a rent and that is negotiated and at the end the building is yours for \$1.00. Mr. Claypool inquired if we could utilize our CIC as our agent in this process. Ms. Nichols stated that Geauga County has great credit and it would be the guaranteed lease from the County that should allow anyone to get the revenue bond. There was a brief discussion about the Solid Waste Management District not having to go through the same bidding process. Depending on the contractor / developer chosen and weather will depend on how fast you can get things done. A P3 is slightly more expensive but expedites the process and expressed that the handout done is the best one she has seen done. Ms. Nichols stated that they would have to run numbers, to estimate the cost, but the county has a good bond rating, the developer will have a different bond rating. Ms. Nichols stated that there are two things to remember, one that interest rates are always a factor and construction costs are volatile. Mr. Ford stated that the developer in a P3 is going to look at credit, area and their return on investment. Ms. Nichols stated that with the credit that Geauga County has the more developers will be interested in a project like this. You should analyze all the options and the costs associated with them. Mr. Renzi stated that he would like to run a cost estimate on the scenarios for comparison, but there is enough information to run models. Mr. Ford added that interior, what the building is going to look like and do you have the capacity to supervise the project yourself.*

*There was a brief discussion on the assets the county has and if that is option for trade with the developer. Mr. Emling stated that the estimates they did are conception on square footage, so there is a little padding there but as time goes on, it may go away. The next step is to run the two models and that should give the Board everything they need to make a decision to move forward. The two options would be for the County to maintain and own, standard project and the second is to do a P3 on a standard new standalone facility. Ms. Nichols stated that all the numbers would need to be re-run once they get farther along in the process.*

*There was a brief discussion on identifying someone that specializes in historical buildings to look at what options might be for the use of the Courthouse. Ms. Nichols added that the County could go out with an RFP on the building and not award to see what people would do with a building like that.*

*Mr. Lair brought up the 4<sup>th</sup> option at the City of Chardon's request. Mr. Emling stated that they submitted a proposal last week, noting that they understand the basic constrains of what the City is looking for, adding that they would need to know the specific pieces of land to layout structures on. They would do the same as previous, showing a general site layout, where they exist, parking and a cost estimate. This would be an apples to apples compared the first three options. Mr. Lair noted that the cost of the original option was just under \$24,000.00; this 4<sup>th</sup> option is about \$8,400.00 and the City offered to cover the cost of half, and asked the Board how they wanted to handle the cost of the 4<sup>th</sup> option. Mr. Spidalieri noted that in fairness to Mr. Lennon he should be included, adding that Bowen knew what the three options were to calculate a cost, and at the time a 4<sup>th</sup> option would have made a difference. Mr. Spidalieri wants to have a little more time to look at the pricing. Mr. Lair expressed unsurely if this is a viable option to spend money on. Mayor Jeff Smock stated that they don't want to kick this 4<sup>th</sup> option down the road and be told it's too late. We don't want it to hold up the project but it's an option the City of Chardon wants fully looked at. Mr. Claypool noted that \$8,400.00 isn't a lot for Chardon to bear, but doesn't want the project delayed and if there is another option that is practical, not seeing how buying property and doing demo is practical but wants to stay open minded. Mr. Claypool stated that we need to keep the ball rolling and move forward. Mr. Smock inquired about how long it would take to complete option 4, to which Mr. Emling noted that it would be about 3 to 4 weeks tops. Mr. Lair asked Mr. Smock if council would cover the full \$8,400.00,*

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based on what the County has invested so far. Ms. Nichols stated that this is something everyone should give some consideration to because it could strengthen the community, noting the warehouse district, and reminded them of what it looked like before RTA moved into the area. Mr. Claypool noted that the 35 acres is in Chardon, but are community is Geauga County, not the City of Chardon and we are not leaving.

Mr. Lair added that this is something the study would tell us. Mr. Claypool thanked Bowen for all the work they have done and that they have done well. Mr. Emling stated that they would get back to the County after the New Year. Mr. Spidalieri inquired about an agreement with the City of Chardon on the 4<sup>th</sup> option. There was a brief discussion about how an agreement could be handled, whether directly with Bowen or an amendment to the County agreement or an agreement between the City and the County.

The work session was closed at 11:23 a.m.

COMMISSIONERS' OFFICE – RESULT OF EXECUTIVE SESSION

*Motion:* by Commissioner Claypool, seconded by Commissioner Spidalieri to reject the recommendation of the Hearing Officer and the decision of the Board is to not issue any discipline to the employee.

<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 remove Christine Bacon from Paid Administrative Leave and return to work effective December 28, 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>

COMMISSIONERS' OFFICE – RESOLUTION FINDING THAT CERTAIN PARCELS OF REAL PROPERTY ARE NOT NEEDED FOR PUBLIC USE AND SHALL BE CONVEYED TO THE UNIVERSITY HOSPITALS GEAUGA MEDICAL CENTER BY THE COMMUNITY IMPROVEMENT CORPORATION TO PROMOTE THE WELFARE OF THE CITIZENS OF GEAUGA COUNTY TO PROVIDE FOR ADDITIONAL EMPLOYMENT OPPORTUNITIES

Mr. Lair noted that this starts the process to convey the property to the CIC for economic development purposes. Assistant Prosecutor Laura LaChapelle stated that CIC is the agent for the County, so it's not conveyed they are acting on behalf of the County. Ms. LaChapelle noted that she was waiting to hear back from the CIC Attorney, and that everything has been reviewed it's just that there could be a possible amendment.

*Motion:* by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and execute Resolution #18-175 Finding that Certain Parcels of Real Property are Not Needed for Public Use and Shall be Conveyed to the University Hospitals Geauga Medical Center by the Geauga County Community Improvement Corporation to Promote the Welfare of the Citizens of Geauga County and Provide for Additional Employment Opportunities.

Board of County Commissioners, Geauga County, Ohio

*Date:* December 27, 2018  
*Resolution:* 18-175

*RESOLUTION FINDING THAT CERTAIN PARCELS OF REAL PROPERTY ARE NOT NEEDED FOR PUBLIC USE AND SHALL BE CONVEYED TO THE UNIVERSITY HOSPITALS GEAUGA MEDICAL CENTER BY THE GEAUGA COUNTY COMMUNITY IMPROVEMENT CORPORATION TO PROMOTE THE WELFARE OF THE CITIZENS OF GEAUGA COUNTY AND PROVIDE FOR ADDITIONAL EMPLOYMENT OPPORTUNITIES*

*WHEREAS, Ohio Revised Code Section 1724.10 permits a Board of County Commissioners to transfer real property in fee simple belonging to a county and not needed for public use via a*

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*community improvement corporation for purposes of promoting the welfare of the people of the political subdivision, stabilizing the economy, providing employment, assisting in the development of industrial, commercial, distribution and research activities to the benefit of the people of the county, and providing additional opportunities for their gainful employment.*

*WHEREAS, The Geauga County Board of Commissioners currently owns certain parcels of real property with a building containing approximately 30,000 square feet and other improvements thereon, consisting of 4.0 acres of land commonly known as the Geauga Job and Family Services Building with a street address of 12480 Ravenwood Drive, Chardon, Ohio 44024, and also known as being all of Auditor's Permanent Parcel No. 13-705002 in Claridon Township and Permanent Parcel No. 21-703235 in Munson Township ("Property"); and*

*WHEREAS, The Geauga County Board of Commissioners also owns other real property in and along Ravenwood Drive; and*

*WHEREAS, University Hospitals Geauga Medical Center ("Gauga Medical Center"), a non-profit corporation, has expressed an interest in acquiring the Property for purposes of expanding clinical services to the community; and*

*WHEREAS, The expansion project is also expected to include the provision renovating and upgrading the building's interior, minor upgrades to the landscaping and new signage that will assist in the operation and continued development of the Geauga Medical Center; and*

*WHEREAS, The initial phase of the Geauga Medical Center expansion project is expected to result in the creation of 20 full- time 5 part-time positions at the Medical Center. An additional 40 construction jobs are expected to be supported due to the expansion; and*

**Comment [LL1]:** Any other jobs?

*WHEREAS, The Board of County Commissioners supports the sale and the re-development of the Property for the purposes set forth herein as such a project will promote the welfare of the people of Geauga County, assist in the stabilization of the economy, provide employment and provide additional opportunities for gainful employment*

*WHEREAS, The Board of County Commissioners determines the Property is not needed for public use; and*

*WHEREAS, The total agreed upon fair market value of the Property is Two Million Five Hundred Thousand Dollars (\$2,500,000.00).*

*NOW, THEREFORE BE IT RESOLVED, by the Geauga County Board of Commissioners that the Property shall be transferred to the Geauga Medical Center by the Geauga County Community Improvement Corporation ("CIC") via quit-claim deed for the sum of \$2,500,000.00 for purposes of expanding clinical services to the community.*

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

**COMMISSIONERS' OFFICE – RESOLUTION HONORING COMMISSIONER WALTER M. (SKIP) CLAYPOOL FOR HIS DEDICATION AND COMMITMENT TO THE RESIDENTS OF GEAUGA COUNTY**

*Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and authorize the County Administrator to execute Resolution #18-176 Honoring Commissioner Walter M. (Skip) Claypool for his dedication and commitment to the residents of Geauga County.*

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

*Mr. Lair read the following resolution:*

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*Board of County Commissioners, Geauga County, Ohio*

*Resolution: 18-176*

*Date: December 27, 2018*

*RESOLUTION HONORING COMMISSIONER, WALTER M. (SKIP) CLAYPOOL FOR HIS  
DEDICATION AND COMMITMENT TO THE RESIDENTS OF GEAUGA COUNTY*

*WHEREAS, Walter M. (Skip) Claypool was born in May 1951 and grew up in Geneva before serving in the United States Air Force from April 1971 to April 1980, attended the University of Wisconsin earning a Bachelor's degree in Math, Computer Science and Regional Analysis and Marketing; and*

*WHEREAS, Walter M. (Skip) Claypool has lived for the last nine years in Chesterland with his lovely wife Pam; and*

*WHEREAS, Walter M. (Skip) Claypool was appointed as Commissioner and served five months in 2012 and was elected to serve as Commissioner from January 1, 2015 through December 31, 2018; and*

*WHEREAS, Walter M. (Skip) Claypool was a strong fiscal conservative who throughout his tenure put in many hours constantly looking for ways to do more with less, worked hard on securing funding from NOACA for Geauga County roads, bridges and safe travels for the Amish community, was the key official ensuring that state dollars earmarked for helping Geauga families continued to be locally managed through the Geauga Community Action, Incorporated, was involved in updating the plan for the Geauga Trumbull Solid Waste Management District and was instrumental in getting a recycling facility here in Geauga County; and*

*WHEREAS, Walter M. (Skip) Claypool has worked hard with his fellow Commissioners on building new safer County Office Facilities and looks forward to seeing them be completed in the future; and*

*WHEREAS, Walter M. (Skip) Claypool likes to spend time with his children and grandchildren, enjoys hunting, making bread and decorating cakes; and*

*NOW THEREFORE, BE IT RESOLVED, that the Geauga County Board of Commissioners wishes to honor and thank Walter M. (Skip) Claypool for his dedication and commitment to the residents of Geauga County.*

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

*Mr. Spidalieri and on behalf of Mr. Lennon presented to Mr. Claypool the following items:  
A screwdriver – he could really take something good and screw it up, or take something that was screwed up and fix it.*

*A level – because no matter the situation, you always kept a level head.*

*A hammer – a new trend, two reasons, two sides, the prying side, you could always pry into something, you found a way to get a grip into something and pry it apart, second, to put the nail in the wall and pin it down.*

*Mr. Spidalieri added that he learned a lot, and that he was going to be missed.*

*A tackle box – because he expects him to come fishing at his house.*

*Mr. Claypool stated that it was an honor to serve this County, that he put in a lot of time and gave everything his all. He added that he didn't do it for the paycheck, he did it to make a difference, and he will still be involved and be around. Mr. Claypool thanked his friends for coming today, and that he has enjoyed working with Mr. Spidalieri and Mr. Lennon. Mr. Claypool wished Mr. Dvorak good luck and that he will do well with the other two Commissioners.*

*Mr. Claypool noted that after all these years; he finally made an impression that they are all wearing bowties. (The staff of the Commissioner's office wore bow ties in his honor).*

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COMMISSIONERS' OFFICE – RESOLUTION TO REQUEST NOACA AMEND THE CODE OF REGULATIONS TO REFLECT COMPOSITION OF GEAUGA COUNTY TO REPRESENT TWO COMMISSIONERS AND THE COUNTY ENGINEER

Motion: by Commissioner Claypool, seconded by Commissioner Spidalieri to approve and execute Resolution #18-177 to Request NOACA amend the Code of Regulations to reflect composition of Geauga County to represent two Commissioners and the County Engineer.

Board of County Commissioners, Geauga County, Ohio

Date: December 27, 2018

Resolution: 18-177

RESOLUTION

WHEREAS, the Geauga County Board of Commissioners understands the importance of federal aid transportation funding to help fund the Highway and Transit departments for the County; and

WHEREAS, the Northeast Ohio Areawide Coordinating Agency (NOACA) is the controlling Metropolitan Planning Organization (MPO) for federal aid funding available to Geauga County; and

WHEREAS, Geauga County is a member of NOACA and has representatives to help make regional transportation funding decisions within the framework of NOACA; and

WHEREAS, it is noted that other counties in the NOACA MPO are represented on the NOACA Governing Board by County Commissioners and the elected County Engineer; and

NOW THEREFORE, BE IT RESOLVED that the Geauga County Board of Commissioners respectfully requests that NOACA amend its Code of Regulations 4.2 to reflect composition of the Geauga County representation to two county commissioners and the county engineer.

BE IT FURTHER RESOLVED that the Clerk of Geauga County Board of Commissioners shall hereafter transmit a certified copy of this resolution to NOACA.

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

ACKNOWLEDGEMENTS

- a) A weekly report filed by the County Dog Warden of all dogs seized, impounded, redeemed or destroyed for the weeks ending December 5, 2018 and December 12, 2018 as required by O.R.C. 955.12.
- b) Geauga Soil and Water Conservation District 2018 Annual Monitoring Reports for the O'Reilly Farm and Binnig Farm
- c) The Monthly Inventory Report, Consolidated Investment Portfolio and Obligations and Securities monthly reports filed by the Treasurer's Office for Geauga County for the Months of August, September, October and November, 2018, pursuant to ORC 135.35(L).

OTHER

The Board reviewed upcoming events.

MEETINGS

Mon., 12/31 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., 1/1 The County Offices will be closed for general business due to the New Year's Day Holiday. Twenty-four hour operations will continue to operate as normal.

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- Thu., 1/3 The Commissioners will hold regular session at 9:00 a.m.*
- Mon., 1/7 Board of Revision, 9:00 a.m. Auditor's Office*
- Tue., 1/8 Planning Commission meeting at 7:30 a.m. in the Planning Commission meeting room, Bldg. #1C, 470 Center Street, Chardon*
- Tue., 1/8 The Commissioners will hold regular session at 9:30 a.m., this will include their Annual Organization meeting.*
- Wed., 1/9 Geauga County Township Association Dinner 6:30 p.m. at the Parkman Community House*

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

*Motion: by Commissioner Claypool, seconded by Commissioner Lennon to adjourn the meeting at 11:36 a.m.*

*Geauga County Board of Commissioners*

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

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

\_\_\_\_\_  
~~*Walter M. Claypool*~~  
*James W. Dvorak*

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

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