

Commissioners' Journal
January 31, 2023

The Geauga County Board of Commissioners met in session on January 31, 2023 at 9:30 a.m. in the Commissioners' Offices located at 12611 Ravenwood Drive, Room B303 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 9:34 a.m. by leading the Board and audience in reciting the Pledge of Allegiance.

**Commissioner Lennon was absent for a portion of today's meeting.*

Commissioner Dvorak read the following prayer:

Today's prayer is for our First Responders

Joshua Aaron Fanti passed away, he was a Veteran and First Responder for Thompson and Montville Fire Departments

I was taught to respect the flag, so, for those who disrespect our Flag have never been handed a folded one.

Dear Heavenly Father,

You know each of us by name and have caused us to walk with you.

We say that we are dependent on you and our trust is in you completely.

As we surrender ourselves in adoration, we ask that you would come, by your Holy Spirit and inspire our hearts today

Come fill our lives with your teachings, fill our conversations with your grace and truth, fill this meeting with your presence, we ask this, for your Glory and Praise.

Amen

COMMISSIONERS OFFICE - COUNTY ADMINISTRATOR'S REPORT

County Administrator Gerard Morgan reported on the items approved by the County Administrator on January 25, 2023 for Maintenance approved hiring Paul Ovark to the position of Maintenance Worker (#1904) to be effective February 6, 2023 at the rate of \$16.71 per hour (Grade 6, Step 3) with a one-year probationary period. This offer of employment is contingent upon the successful completion of the required pre-employment conditions; Approved the promotion of Connor Loza to the position of Senior Trades Mechanic (#1905) to be effective February 6, 2023 at the rate of \$17.51 per hour (Grade 7, Step 2) with a 180 day probationary period and on January 27, 2023 for the Department on Aging approved hiring Maryann Cassidy to the position of Part-time Recreation and Education Assistant (#1005-1) to be effective February 6, 2023 at the rate of \$15.57 per hour with a one-year probationary period. This offer employment is contingent upon the successful completion of the required pre-employment condition; approved hiring Deborah Briggs to the position of Part-time Recreation and Education Assistant (#1005-1) to be effective February 6, 2023 at the rate of \$15.57 per hour with a one-year probationary period. This offer of employment is contingent upon the successful completion of the required pre-employment conditions; for Maintenance approved the promotion of John Ludlow to the position of Custodian Supervisor (#1922) to be effective February 6, 2023 at the rate of \$22.21 per hour (Grade 11, Step 1) with a 180-day probationary period; for Water Resources accepted the resignation of Joseph Birli, Network Technician (#2341) to be effective February 3, 2023, accepted the resignation of Michael Kubrin, Engineering Technician (#2304) to be effective February 8, 2023, and Granted permission to advertise for the position of Engineering Technician (#2304) internally for a period of five days with applications accepted January 30, 2023 through 4:30 p.m. on Friday, February 3, 2023. If there is no qualified candidate, then advertised externally until the position is filled; as authorized by Resolution #23-003 under the direction and supervision of the County Commissioners that was approved January 5, 2023 pursuant to O.R.C. 305.30.

MEETING MINUTES

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute the minutes for the meeting of December 13, 2022.

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

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute the minutes for the meeting of December 20, 2022.

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

APPROVE FINANCIALS

Budget and Finance Manager Adrian Gorton explained the financials for today as including Supplemental Appropriations for the Auditor's Office in the American Rescue Plan Fund to fully appropriate the remaining unappropriated balance of the fund; Travel request for the Common Pleas Court, the County Engineer's Office and Transit, a payment for the Commissioners' Office to Trumbull County for our share of the 2022 Court of Appeals expenses in the amount of \$44,721.00 (\$59,628.34 in 2021) and a payment for the County Engineer's Office to Deere and Company for a John Deere 5100 M Utility Tractor in the amount of \$58,281.30.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute Resolution #23-012 itemizing the financials for the meeting of January 31, 2023.

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

COUNTY ENGINEER'S OFFICE – HIGHWAY EASEMENTS – IMPROVEMENTS TO WASHINGTON STREET

Clerk Christine Blair explained that these were Highway Easements in connection with roadway improvements to Washington Street.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to accept and execute the Highway Easement between the Geauga County Commissioners and Michael A. and Joyce Ann Cathan (Parcel #01-117217) for roadway improvements to Washington Street (CH 0606) in Auburn Township in the amount of \$972.00.

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

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to accept and execute the Highway Easement between the Geauga County Commissioners and Carapace Management Limited (Parcel #01-118042) for roadway improvements to Washington Street (CH 0606) in Auburn Township in the amount of \$325.00.

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

SHERIFF'S OFFICE – OFFICE OF CRIMINAL JUSTICE SERVICES (OCJS) IN CAR CAMERA REPLACEMENT GRANT PRE-AWARD CONDITIONS AND STANDARD ASSURANCES – GRANT #2022-JG-A03-6468E

Sheriff Scott Hildenbrand explained that this is the standard assurances for the grant from OCJS for in car camera replacements and will allow all the cameras to be switched over.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and authorize the President of the Board to execute the Office of Criminal Justice Services (OCJS) In Car Camera Replacement Grant Pre-award Conditions and Standard Assurances forms for Grant #2022-JG-A03-6468E in the amount of

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\$47,066.88 (\$35,300.16 from OCJS and \$11,766.72 local County match). This grant is for the period January 1, 2023 through December 31, 2023.

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

SHERIFF'S OFFICE – OFFICE OF CRIMINAL JUSTICE SERVICES (OCJS) VAWA GRANT PRE-AWARD CONDITIONS AND STANDARD ASSURANCES – GRANT #2022-WF-VA2-8214
Sheriff Hildenbrand stated that this was the pre-award conditions and standard assurances for the VAWA grant which covers the salary of the deputy who handles the program.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and authorize the President of the Board to execute the Office of Criminal Justice Services (OCJS) VAWA Grant (STOP Violence Against Women Act) Pre-award Conditions and Standard Assurances forms for Grant #2022-WF-VA2-8214 in the amount of \$59,162.58 (\$44,372.62 from OCJS and \$14,789.96 local County match). This grant is for the period January 1, 2023 through December 31, 2023.

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

GEAUGA SOIL AND WATER CONSERVATION DISTRICT – 2023 LOCAL AGRICULTURAL EASEMENT PURCHASE PROGRAM (LAEPP) COOPERATIVE AGREEMENT

Director Carmella Shale asked the Board to execute the Cooperative Agreement for the 2023 Local Agricultural Easement Purchase Program that awarded Geauga County just over \$125,000.00. This goes for farmland easements if the Board has anyone interested, adding that they were setting up a table at the Farm Bureau event in February.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and authorize the President of the Board to execute the 2023 Local Agricultural Easement Purchase Program (LAEPP) Cooperative Agreement between the Ohio Department of Agriculture and the Geauga Board of County Commissioners (Local Sponsor) regarding funding to be allocated for the protection of Ohio farm lands against conversion to non-agricultural use in the amount of \$125,004.00 for the acquisition of Agricultural Easements approved by the Ohio Department of Agriculture.

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

DEPARTMENT OF DEVELOPMENT (COMMUNITY & ECONOMIC) – SUBRECIPIENT AGREEMENT – ICP GEAUGA LAKE, LLC – OHIO DEPARTMENT OF DEVELOPMENT, BUILDING DEMOLITION AND SITE REVITALIZATION PROGRAM GRANT

Director Gina Hofstetter asked the Board to execute the Subrecipient Agreement with ICP Geauga Lake, LLC for the Building Demolition and Site Revitalization program grant for nine parcels known as the former Geauga Lake Amusement Park.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and authorize the President of the Board to execute the Subrecipient Agreement between the Geauga County Commissioners and ICP Geauga Lake, LLC under the Ohio Department of Development, Building Demolition and Site Revitalization Program Grant for properties located on the North and East Sides of Geauga Lake within Bainbridge Township (Parcels #02-126000, #02-126600, #02-125900, #125600, #02-126200, #02-324000, #02-324100, #02-324300, #02-323800 a.k.a. the former Geauga Lake Amusement Park) during the period January 1, 2023 through May 1, 2023 in the amount of \$4,120,941.00.

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

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Ms. Hofstetter expressed that last Friday the State announced the full award for Geauga County in the amount of \$4,140,641.00 which does include a small award for Chester Township. Mr. Morgan complimented Ms. Hofstetter and her staff for keeping the grant process moving.

MAINTENANCE - AUTHORIZE TAMMY KUHN USE OF COMMISSIONERS' CREDIT CARD FOR A TRAINING TRAVEL THROUGH MARCH 16, 2023

Ms. Blair asked the Board to approve the Commissioners Credit Card for Ms. Kuhn to use to attend a training with Brightly, formerly Facility Dude in March. Ms. Blair noted that they don't have their own credit card.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and authorize Tammy Kuhn, Maintenance Administrative Coordinator, to use the Commissioners' Office credit card, a Geauga Credit Union Visa for all expenses related to the training at the Brightly Conference during the period January 31, 2023 through March 16, 2023, and further approve and authorize the President of the Board to execute the Application for Authorization to Permit the use of Credit Cards form, per O.R.C. 301.27.

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

COMMISSIONERS' OFFICE – LETTER OF LEGAL REPRESENTATION: OUTSIDE COUNSEL WITH MEYERS, ROMAN, FRIEDBERG AND LEWIS – YEAR 2023

Mr. Morgan asked the Board to approve the Letter of Legal Representation for Outside Counsel with Meyers, Roman, Friedberg and Lewis for the Year 2023 on an as needed basis.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and authorize the President of the Board to execute the Letter of Legal Representation: Outside Counsel with Meyers, Roman, Friedberg and Lewis for the Year 2023 in an amount not to exceed \$50,000.00.

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

COMMISSIONERS' OFFICE – REQUEST FOR PARTIAL PAYMENT #26 – DONLEY'S INDEPENDENCE, LLC – OFFICE BUILDING GMP PHASE #1 AND #2

Mr. Morgan asked the Board to approve the request for partial payment #26 for Donley's on the new office building.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and authorize the President of the Board to execute the Request for Partial Payment #26 for Donley's Independence, LLC for the Geauga County Office Building for GMP Phase #1 and Phase #2 in the amount of \$421,963.04.

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

COMMISSIONERS' OFFICE – RESOLUTION TO DESIGNATE OFFICIAL REPRESENTATIVE AND ALTERNATE FOR VOTING AT MEETING OF CCAO FOR 2023

Mr. Morgan asked the Board to designate the voting member and alternate for voting this year with CCAO. Mr. Dvorak stated that he would stay as voting member and designate Mr. Lennon as alternate.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute Resolution #23-013 to Designate the Official Representative and Alternate for the Purpose of Voting at meetings of the County Commissioners Association of Ohio in 2023.

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Board of County Commissioners, Geauga County, Ohio

Date: January 31, 2023
Resolution: #23-013

**RESOLUTION TO DESIGNATE THE OFFICIAL REPRESENTATIVE AND
ALTERNATE FOR THE PURPOSE OF VOTING AT MEETINGS OF THE
COUNTY COMMISSIONERS' ASSOCIATION OF OHIO IN 2023**

WHEREAS, Article IV, Section 6, of the Code of Regulations of the County Commissioners' Association of Ohio requires each member county to, for the purpose of voting at any annual or special meeting of the Association, designate an Official Representative and Alternate; and

WHEREAS, the designation of the Official Representative and Alternate for a county organized under the statutory form of county government shall be by resolution of the board of county commissioners; and

WHEREAS, in designating the Official Representative and Alternate only a member of the board of county commissioners is eligible to be designated as the Official Representative and Alternate;

NOW THEREFORE BE IT RESOLVED that James W. Dvorak is designated as the Official Voting Representative of Geauga County.

BE IT FURTHER RESOLVED that Timothy C. Lennon is designated as the Alternate Voting Representative of Geauga County.

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

**COMMISSIONERS' OFFICE – RESOLUTION AMENDING RESOLUTION #21-128 TO
FURTHER SPECIFY THE AMOUNT OF MONEY TO BE ACCUMULATED IN PHASE TWO
CAPITAL PROJECTS FUND**

Mr. Morgan asked the Board to approve a new resolution that amends the previous resolution to increase the allowable amount in the Phase II Capital Projects fund.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute Resolution #23-014 Amending Resolution #21-128 to Further Specify the Amount of Money to be Accumulated in the Phase Two Capital Projects Fund, pursuant to and as allowed by Section 5705.13 (C) of the Ohio Revised Code.

Board of County Commissioners, Geauga County, Ohio

Date: January 31, 2023
Resolution: #23-014

**A RESOLUTION AMENDING RESOLUTION No. 21-128 TO FURTHER SPECIFY THE
AMOUNT OF MONEY TO BE ACCUMULATED IN THE PHASE TWO CAPITAL PROJECTS
FUND, PURSUANT TO AND AS ALLOWED BY SECTION 5705.13(C) OF THE
OHIO REVISED CODE**

WHEREAS, on or about October 19, 2021, the Geauga County Board of Commissioners ("County Commissioners") passed Resolution No. 21-128 requesting the establishment of a Phase Two Capital Projects Fund pursuant to R.C. 5705.13(C) and further requesting the County Auditor to seek approval of the fund from the Auditor of the State of Ohio; and

WHEREAS, the Phase Two Capital Projects Fund was established in accordance with R.C. 5705.13(C) and received the required approvals; and

WHEREAS, the County Commissioners wish to amend the Resolution to further specify the amount of money to be accumulated in the Phase Two Capital Project Fund for the purposes set forth in Resolution No. 21-128;

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WHEREAS, the County Commissioners desire to designate the sum of Twenty-Five Million Dollars (\$25,000,000.00) as the amount of money to be accumulated for those purposes, in accordance with R.C. 5705.13(C).

NOW THEREFORE BE IT RESOLVED, that the Board of County Commissioners hereby amend Resolution No. 21-128 to designate the sum of Twenty-Five Million Dollars (\$25,000,000.00) as the amount of money to be accumulated in the Phase Two Capital Projects Fund for the purposes set forth in the Resolution.

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

COMMISSIONERS' OFFICE – RESOLUTION APPROVING TRANSFER OF STANDARD ALLOWANCE FUNDS FROM AMERICAN RESCUE PLAN ACT FUND ACCOUNT TO GENERAL FUND ARPA LOST REVENUE REIMBURSEMENT ACCOUNT – THEN TO CAPITAL RESERVE PHASE II FUND

Mr. Morgan asked the Board to approve the transfer of standard allowance funds from the American Rescue Plan Act Fund.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve and execute Resolution #23-015 Approving Transfer of Standard Allowance Funds from the American Rescue Plan Act Fund Account to the General Fund ARPA Lost Revenue Reimbursement Account and Then to the County Capital Reserve Phase II Fund.

Board of County Commissioners, Geauga County, Ohio

Date: January 31, 2023

Resolution: #23-015

RESOLUTION APPROVING TRANSFER OF STANDARD ALLOWANCE FUNDS FROM THE AMERICAN RESCUE PLAN ACT FUND ACCOUNT TO THE GENERAL FUND ARPA LOST REVENUE REIMBURSEMENT ACCOUNT AND THEN TO THE COUNTY CAPITAL RESERVE PHASE II FUND

WHEREAS, The President of the United States signed into law the American Rescue Plan Act of 2021 (ARPA) on March 11, 2021; and

WHEREAS, ARPA provides money to States, Counties and Municipalities to address the continuing impact of COVID-19 on the economy, public health, state and local governments, individuals and businesses; and

WHEREAS, Section 603 created the Coronavirus Local Fiscal Recovery Fund which, among other things, appropriated money to cities, nonentitlement units of local government, and counties to mitigate the fiscal effects stemming from the public health emergency with respect to the Coronavirus Disease (Covid-19); and

WHEREAS, Section 603(c)(1)(c) generally provides for the provision of government services to the extent of the reduction in revenue of such metropolitan city, nonentitlement unit of local government, or county due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year of the metropolitan city, nonentitlement unit of local government, or county prior to the emergency; and

WHEREAS, the County has received a distribution of monies from the ARPA; and

WHEREAS, the U.S. Treasury has adopted various rules attached to the use of these funds having issued a Final rule on January 6, 2022. The Department of Treasury Final Rule, published by the Federal Register on January 27, 2022, at Vol. 87, No. 18, 4438 – 4454, and effective April 1, 2022 (the “Final Rule”), provides in part that:

Treasury is including an option for recipients to use a standard allowance for revenue loss. Specifically, in the final rule, recipients will be permitted to elect a fixed amount of loss that can then be used to fund government services. This fixed amount, referred to as the “standard allowance,” is set at up to \$10 million total for the entire period of performance not to exceed the recipient’s SLFRF award

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amount.

WHEREAS, on April 26, 2022 through resolution 22-053 the Board of Commissioners opted to elect the "standard allowance" of \$10 million.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners approves the transfer of \$10 million (standard allowance) from the ARPA fund account (2098 – American Rescue Plan Fund) to the General Fund "ARPA Lost Revenue Reimbursement" Account (1001-General Fund); and

BE IT FURTHER RESOLVED, the money then to be transferred to the Commissioners Capital Reserve Phase II Fund; and

BE IT FURTHER RESOLVED, the Board of County Commissioners instructs the County Auditor to make this transfer of funds immediately.

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

COMMISSIONERS' OFFICE – EXECUTIVE SESSION

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to move into Executive Session for the purpose of discussing the employment and compensation of a public employee.

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

The Board moved into Executive Session at 9:49 a.m. with Mr. Morgan and Human Resources Administrator Kathy Hostutler. The Board returned at 9:59 a.m. and as a result took the following action:

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve the creation, title and job description for the position of Temporary Director, Archives and Records (#2612-1) Part-time, to be effective January 31, 2023.

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

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to approve the revised Organizational Chart to include the position of Temporary Director, Archives and Records (#2612-1) Part-time, to be effective January 31, 2023.

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

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to appoint Linda Burhenne to the position of Temporary Director, Archives and Records (#2612-1) Part-time to be effective February 6, 2023 at the rate of \$35.00 per hour and not to exceed twenty-five (25) hours per week. This offer of employment is contingent upon the successful completion of the required pre-employment conditions.

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

COMMISSIONERS' OFFICE – GEAUGA TRUMBULL SOLID WASTE MANAGEMENT DISTRICT POLICY COMMITTEE - ALTERNATES

Ms. Blair explained that she had sent an email to the Board regarding appointing alternates for the Policy Committee. Ms. Blair noted that the Primary is President, Mr. Dvorak is the alternate and last year appointed Mr. Burnette as his alternate. Mr. Spidalieri inquired about who might be a good person to appoint as his alternate. Mr. Spidalieri asked about Mr. Burnett's

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background, to which Mr. Dvorak explained he was a Township Trustee and works in finance. Mr. Spidalieri inquired about Dr. Oluic and or if Mr. Litke could attend those meetings to which Mr. Litke responded that he was able.

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to appoint Adam Litke as Alternate for Ralph Spidalieri to the Geauga Trumbull Solid Waste Management District Policy Committee for the Year 2023.

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

Motion: by Commissioner Dvorak, seconded by Commissioner Spidalieri to appoint Ken Burnett as Alternate for James W. Dvorak to the Geauga Trumbull Solid Waste Management District Policy Committee for the Year 2023.

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

CONTRACTOR PROPOSALS – PHASE TWO COURTHOUSE PROJECT
PANZICA CONSTRUCTION - 10:15 A.M.

Mark Panzica, President and Geauga County resident started off their presentation talking about the company, noting that it was started in 1956 by his grandfather, 3rd generation family member carrying on the torch.

In their presentation it stated:

For sixty-five years Panzica Construction has been transforming the ideas and visions of our clients into buildings that serve our community. We build with the intention of exceeding our clients' expectations for safety, quality, functionality, and aesthetics.

- Founded in 1956*
- \$300M Bonding Capacity*
- \$150M Work Annually*
- CM-At-Risk, Design-Build, Owner's Rep*
- Licensed in Ohio, Florida, Pennsylvania, Indiana, Tennessee and South Carolina*

Mr. Panzica stated that you picked the top three firms to build a building, however, it comes down to who you are most comfortable with walking arm and arm with for the next two years.

Team Introduction

Mark Panzica, Project Executive
Kevin Sonnhalter, Project Manager
Ken Flesse, Chief Estimator
Erik Graff, Project Superintendent
Mike Picciano, General Superintendent
Pat Conochan, Special Projects Manager
Ron Payto, AIA, Director of Quality
Joy Pirnat, Project Engineer
Annette Kalinowski, Project Accountant
Dave Valentine, Director of Safety

Members of the team not here today included Mr. Payto, Ms. Pirnat, Ms. Kalinowski and Mr. Valentine.

**Commissioner Lennon arrived at the meeting.*

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Team Experience

Mr. Panzica talked about the team's experience and went over previous projects that they completed, including:

*Tri-C Advanced Training Technology Center Addition
Lakewood Public Library Historic Renovation & Addition
City of Broadview Heights Recreation Center Addition
City of Brecksville Police Station*

What are your Goals & Concerns?

Mr. Dvorak answered with scheduling, site control and staging areas, trades, noting that he is a retired brick layer.

Mr. Spidalieri expressed his concern on how everyday work will mend together with construction taking place at the same time. Mr. Spidalieri stated that he doesn't fully support aspects of the project, including cost, that there are a lot of hurdles that we will have to overcome, that it adds challenges and costs from not starting on something new. While the ship has sailed from starting fresh, he has concerns with the square, noting the volume of traffic, location, parking has always been a challenge, and this will add to those for additional challenges. Expressing there is more emotion and not sense in this project – being honest about the project. Mr. Spidalieri stated that there is only so much space to work with and feel that other properties as options would have been more sense to look at, that in 100 years he wants people to say that they made a good decision, but will go along with it, as that is what is happening.

Mr. Panzica stated that they are tasked with giving the Board the information to be as transparent as possible to make the best decision.

Key Focus Areas

*Preconstruction & Procurement
Communication & Partnership
Schedule, Logistics & Safety*

Project Manager, Kevin Sonnhalter expressed that he has been with Panzica for just over six years now and several of the projects that they completed had operations continue while work was being completed, noting a police station and hospital with security being a factor. Mr. Sonnhalter continued to discuss their project approach.

Project Approach:

*Multiple points of egress from building
Relocating existing chiller and generator
Maintaining ADA entrance
Noise control
Public & Employee Safety comes first
Proactive, Site-Specific Safety Plan Including:
 *Site Access /Deliveries
 Signage/Wayfinding
 Site Specific PPE
 Contractor Parking**

Project Superintendent Erik Graff added to what Mr. Sonnhalter was explaining by discussing the phases of the project, with safety being the priority.

*Phase 1 – March – June 2024
Phase 2 – June 2024 – October 2025
Phase 3 – June – July 2025
Project Communication*

Schedule

Baseline Schedule

*Updated Weekly with Input from PM and Superintendent
4-week Look-Ahead Schedules*

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Detailed Activities Tied to Master Schedule
Weekly Updates (at minimum)
Detailed Reviews with Your Team
Subcontractor Coordination

Superintendent, Erik Graff and Mr. Sonnhalter discussed how they keep communication open during the project.

Project Administration

Procore

Web-Based Project Management Software w/ All Team Access

Change Management

Weekly Review of Contingencies & Allowances

Reporting

Monthly Summary Reports

Project Estimator Ken Flesse talked about collaboration on the project with the TDA and NV5 teams, continuing to review the many aspects of the project.

Pre-Construction & Estimating

Key Issues

SD & DD Estimates

Budget Management / Value Engineering

Supply Chain Management

GMP Process

Estimating Strategies

Collaboration

Design Phase Through GMP

Utilize Current Market and Labor Force Pricing

Align Scope & Budget w Architect

Constructability Review

Estimating & Market Pricing

Monthly PreCon Market Updates

Internal Cost Database

Local Subcontractors – Testing / Bidding the Market

Open Vendor Specifications

Subcontracting & Procurement Plan

Subcontracting

Outreach Event with Geauga

County & Regional Subcontractors

Rigorous Prequalification Process

Coordination of Bid Scope

Minimize / Eliminate Scope Gap

Multiple Bid Packages

Self-Performed Work

Procurement

Review Manufacturing Production Schedules for impacts

Explore Bid Alternates

Mr. Sonnhalter talked about lead times:

Long Lead Times

Collaboration with Architect for Early Bid Package Release

MEP Equipment

HVAC units

Electrical Switch Gear

Electrical Panels

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Roofing Components / Insulation
Light Fixtures
Detention Equipment

Special Project Manager Pat Conochan explained that he grew up in Chardon and is a Geauga County resident, second generation carpenter and works with this team every day and a big benefit of this group and explained how they handle these on projects.

Special Projects Group
Panzica Special Projects Division
Selective Demolition
Rough & Finish Carpentry
Doors/Frames and Hardware
Millwork/Cabinets/Casework
Metal Stud Framing
Drywall Installation & Finishing
Acoustic Ceilings

Project Executive Mark Panzica talked about the importance of quality control and how they handle it.

Quality Control
Quality Control Measures
Aesthetics & Performance
Structural Systems
Building Envelope
Finishes
Mock-ups
Benchmarking

Why Panzica?
Our People
Experienced CMR Team
Previous Success as a Cohesive Team

Our Process
Partnership & Collaboration from Day 1 – Closeout
Achieving Objectives with Budget and Schedule Compliance

Our Promise
To Exceed Your Expectations for Safety, Quality, Sustainability, Functionality, and Aesthetics
Warranty Commitment

Commissioner Lennon expressed that this is a unique situation with traffic but asked about concerns about changing traffic for deliveries. Mr. Panzica stated that they would have to coordinate the delivery of materials, and with the size of the site they will manage the materials and coordination with the city and what days and times work best for certain things.

There was a discussion on supply chain supply and demand and the communication on the project and site plans. Mr. Lennon inquired about hurdles with the project and how they will handle the challenges, and inquired about estimates for the project, noting that they have a finite amount that they are only going to spend on the project.

INFINITY CONSTRUCTION - 11:00 A.M.

Charles Izzo, President and Chief Executive Officer explained that he was co-founder of the company twenty-five year ago, twenty-six now, but has forty-four years of construction experience in Northeast Ohio.

Mr. Izzo provided information on their firm and what they offer.

Firm Introduction
\$1.2B WIP, \$111M in 2022 –
Depth of experience all project types

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*84% of project volume as CM =
Proven collaborators
6 full-time estimators =
GMPS within your budget
3 years, 246,000 hours worked with zero accidents =
Proven safe
Infinity owners participation =
Flexible and quick decisions*

Mr. Izzo briefly talked about several of his staff and what they would handle on the project.

2.1 Personnel and Staffing

*2.65 FTE during construction =
Site control*

All Staff contractually guaranteed for Jan- 24 start

All have multiple safety projects = best practice knowledge

153-years industry experience = knowledge to avoid surprises

Team members in attendance introduce themselves, their role in the project, where they went to school, which ones are Geauga residents and how long they have been with the company.

Project Executive Jim Fantozi discussed the project approach and schedule on the project.

2.2 Project Approach – Schedule

Early Purchases

*Rooftop HVAC
Electrical Switchgear
Electrical generators*

Early Bid Packages

*Site mobilization
Utility re-routing
Relocations*

Milestones

*Construction start – January 2024
Demolition – March 2024
Roof – September 2024
Complete – June 2025*

Project Manager Brett Betsgen provided slides going through the process of construction phases based on the calendar dates and showed the projected project from start to finish.

Senior Project Estimator Eric Melkerson explained that the estimating process starts with the engineer and the architect to discuss the project.

2.3 Estimating Process, 2.14 Design and Cost Review

*6-professionals, 150-years
Existing conditions survey
4 progress estimates
Design review @ each issue
Market knowledge
Trusted subcontractor input
Value Engineering
Constructability review*

2.4 Procurement Strategies, 2.5 Local Trades

Labor Shortages – pre-bid meet and greet, prequalification, local suppliers

Bid Price Protection – 20+ bid packages, prompt awards

Material availability – early bid packages, creativity (bar joists)

Material price escalation – avoid single sourcing, early purchases, escalation contingency

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Project Superintendent Marty Cawley went over Safety on the project and discussed traffic on the square.

2.6 Safety

EMR < 0.5 last 7 years

No accidents last 3 years

SWPPP controls – site specific safety plan, orientations for each worker, continuous inspections, fire controls, coordinate utility interruptions

Project Executive Jim Fantozzi discussed:

2.7 PM Systems, 2.8 Communications

100% Open Book

Electronic access

Daily communication with Geauga and ThenDesign

Weekly Project Team meetings

Monthly executive summary / financial reports

Support @community meetings

2.9 Unique Approaches

Gauga County residents

Early start = roof in better weather, deliver project June 2025

Competitive fee proposal

Preliminary estimate - \$13.9M may allow for existing renovation

Strategic consultant – options

Mr. Melkerson discussed the unique approaches the project.

Preconstruction – 12 months

Construction – 18 months

Project Contingency - 10%

Escalation (materials only) – 10%

Indirect Costs – include permits, CAT Tax, GL insurance, Performance Bond, and fee

Mr. Fantozzi went through a chart of probability of things that might happen and how they work through them on the project.

2.10 Unique Challenges

Probability	Potential Risk	Risk a failure could have upon:		
		Budget	Schedule	Reputation
<i>High</i>	<i>Events that extend the schedule</i>	<i>H</i>	<i>H</i>	<i>H</i>
<i>Medium</i>	<i>Labor and material cost escalation</i>	<i>H</i>	<i>H</i>	<i>H</i>
<i>Medium</i>	<i>Distrupctions on the square</i>	<i>M</i>	<i>M</i>	<i>H</i>
<i>Low</i>	<i>Project Team Collaboration failure</i>	<i>H</i>	<i>H</i>	<i>H</i>
<i>Low</i>	<i>Safety failure</i>	<i>H</i>	<i>H</i>	<i>H</i>
<i>Low</i>	<i>Craft quality failure</i>	<i>H</i>	<i>H</i>	<i>H</i>
<i>Low</i>	<i>Exceeding the budget</i>	<i>H</i>	<i>M</i>	<i>H</i>
<i>Low</i>	<i>Community goodwill failure</i>	<i>L</i>	<i>L</i>	<i>H</i>

Mr. Izzo talked about the biggest risk in the project, which is escalation and discussed the GMP, and bonding requirements, following with points on the close out, the contract, any claims and compensation on the project.

2.11 Close-out, 2.12 Contract, 2.13 Claims, 1 Compensation

Closeout – 30 days

Contract – no exceptions

Claims – no failures, OSHA (2010)

Compensation – 5.94%

Selective Bonding in lieu of SDI

100% savings to Geauga

*No change orders**

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INDEPENDENCE CONSTRUCTION – 11:45 A.M.

Project Principal Don Dreier expressed about doing more CMR in Geauga, noting the Library and the new Office Building. Mr. Dreier expressed that they have an established relationship with Geauga County, TDA and NV5, that more than 50% of their team are residents of Geauga County. Mr. Dreier introduced the team for this project, including Tyler Patton, Senior Project Manager, Brandon Gency, Assistant Project Manager, Mike White, Senior Superintendent, Jeff Goodrich, Field Operations Manager and Greg Consolo, Director of Preconstruction.

Team Experience

All members have experience with Specialty Acoustics, Tight Site, Working in / Adjacent to Historic Buildings, High Security, Courthouse / Municipal / Law, and Complex Utility Relocations.

An example of a project was Cleveland Public Square.

Built Different

*DiGeronimo companies 2023 projected construction volume is \$875M
Independence Construction 2023 projected construction volume is \$550M*

Owner/Developer

Construction Management

Design-Build

Site Development

Demolition

Environmental Solutions

Assistant Project Manager Brandon Gency talked about Project Goals

Establishing Project Goals

Schedule

Budget

Safety

Quality

A Goal without a Plan is Just a Wish

Mitigate Risk

Schedule – 19 months

Collaboration / Partnership with TDA and NV5

Schedule

CM Selection – February – May 2023

CD's Complete – September 2023

Procurement – August 2023 – March 2024

GMP Approved by Owner – December 2023

Exterior Mock-up Approved / Brick Released – January 2024

Sitework – March – May 2024

Temporary Power On-Line – March 2024

Excavation and Foundations – May – June 2024

Superstructure Frame – June – October 2024

Interior Construction – July 2024 – August 2025

Roof – August – December 2024

Exterior Envelope – September 2024 – March 2025

Substantial Completion – August 2025

Turnover – October 3, 2025

Director of Preconstruction Greg Consolo went over the preconstruction process, noting that the Board has about 13 months of work, which is just as much to do before they break ground.

Navigating Preconstruction

When to GMP?

Existing Courthouse Renovation Scope?

Bid Packaging / Design-Assist Price Validation

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Leverage in the Market

Courthouse Benchmarks – similar projects included Lake County Board of Commissioners Courthouse Expansion and Renovation, Summit County Board of Commissioners Juvenile Court and Detention Expansion, Summit County Board of Commissioners Main Courthouse Addition, 2001 Geauga County Underground Courthouse Expansion, Planned Geauga County Courthouse (RFP Budget)

Tentative Bid Packages & Potential Design – Assist

Key Issues for Price Validation

Preparatory Enabling Work

- * Establish temp. egress – Fire Escape relocation*
- * Relocate cooling tower and emergency generator*
- * Major above and below ground utility relocations*
- * Protect existing courthouse façade*
- * Provisions for security and life safety for working adjacent to occupied existing courthouse*
- * Removal of north wall cornice*

Additional Items

- * Verify foundations at existing courthouse north wall*
- * Settlement monitoring and vibration control of new construction*
- * Firewall design between existing and addition*
- * Vibration requirements for structural frame*
- * GFRC cornice and trim – Sympathetic to Italianate architecture of existing façade*
- * Tuck-pointing of existing stone and masonry*
- * Custom architectural stone and masonry*
- * Custom architectural windows and security glazing*
- * Acoustic partitions and doors*
- * Sally port security details*
- * Millwork scope*
- * Sprinkler of existing? Is a fire pump required?*
- * HVAC zones, acoustical treatments*
- * Emergency power*
- * Lighting controls*
- * Coordination of security and technology with owner's FF & E*

In-house Self-Perform Resources

*Environmental, Concrete, Excavation, Demolition, Scanning
Studs & Drywall, Acoustical Ceilings, Rough and Finish Carpentry, Glass Wall Systems, Safety
& Enclosures*

Planning for Procurement

DiGeronimo Companies' Available Storage Sites

Field Operations Manager Jeff Goodrich talked about procuring the materials, buying in bulk and then having the available storage sites to store those materials until they are needed on site. Senior Superintendent Mike White added that this allows us to keep the project on schedule, and the effectiveness of our in house manpower to assist the subs to keep the project moving forward.

They went over several projects they completed and the similarities they have with this project.

Mr. Gency continued to discuss site logistics and overall safety on the project site, and explained their tentative plans for locating items on the square and throughout the project.

Site Logistics – Overall Site

Detail – Existing / enabling work

Loading zone as needed (coordinate with Geauga County)

Coordinate schedule with events in the square

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Project Safety
Safety Orientations
Morning Huddles
Constant Communication
Close Coordination with Subcontractors
Identifying and Managing Active Utilities
Managing Noise and Condition of Site
Coordinating with the Surrounding Community

Senior Project Manager Tyler Patton went over product quality on the project.

Project Quality
Design Assist Millwork
Design Assist Masonry
First-Run Mockups
Constructability Reviews at Each Phase of Document Development
Continuous Punch List

Courtroom – Key Design/Quality Attributes
Security & Detention Systems
Emergency Power – Bullet resistant laminated glazing – Bullet resistant doors
Cameras – Metal Detectors – Door Security Hardware

Special Attention to Acoustics
HVAC sound attenuation – Acoustic wall, ceiling, specialty doors / frames / hardware
NC 55-60 partitioning – Soundlock vestibules – Audio amplification system

Lighting Systems
Zoned lighting levels

Information Technology and A/V Systems
FF & E or hard cost?

ADA Accessibility
Lifts – Assistive Listening Systems

Millwork
Wainscot – Judges' benches and witness stand design and raised floors.
Fixed jury boxes – Lecterns – Spectator seating – Etc.

Mr. Dreier presented the closing, which includes Collaboration, Transparency, Accountability and Trust. Looking out for the interests of TDA and NV5 as well as our own., recapping some highlights of the presentation.

Mr. Lennon asked about a preliminary estimate for the project, which it was noted that they did a benchmark but not a complete estimate, but a range of about \$720.00 a square foot – on the high end. Mr. Lennon asked about a project contingency, to which Mr. Drier stated it was 2%.

Mr. Dvorak inquired about the price of steel, to which is noted that it is currently down but utilities are going up, but lumber is slowly coming down. Discussion continued and with no other questions the presentation was complete.

ACKNOWLEDGEMENTS

- a) *A weekly report filed by the County Dog Warden of all dogs seized, impounded, redeemed or destroyed for the week ending January 18, 2023 as required by O.R.C. 955.12.*

OTHER

The Board reviewed upcoming events.

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MEETINGS

- Mon., 2/6 *Board of Revision, Special Meeting, 9:00 a.m. Auditor's Office*
- Tue., 2/7 *The Commissioners will hold regular session at 9:30 a.m.*
- Mon., 2/13 *Board of Revision, Hearings from 9:00 – 11:00 a.m. Auditor's Office*
- Tue., 2/14 *Planning Commission, 7:30 a.m. Conference Room, Third Floor, Room A334*
- Tue., 2/14 *The Commissioners will hold regular session at 9:30 a.m.*
- Mon., 2/20 **County offices will be closed for general business due to the President's Day holiday. Twenty-four-hour operations will continue to operate as usual.**
- Thu., 2/23 *The Commissioners will hold regular session at 9:30 a.m.*
- Tue., 2/28 *The Commissioners will hold regular session at 9:30 a.m.*

BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD

Motion: by Commissioner Spidalieri, seconded by Commissioner Lennon to adjourn the meeting at 12:31 p.m.

Geauga County Board of Commissioners

Ralph Spidalieri

James W. Dvorak

Timothy C. Lennon

Christine Blair, Commissioners' Clerk

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