

Commissioners' Journal
April 11, 2023

3The Geauga County Board of Commissioners met in session on April 11, 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 9:44 a.m. by leading the Board and audience in reciting the Pledge of Allegiance.

Commissioner Dvorak read the following prayer:

Heavenly Father,

We remember that "Faith comes by hearing, and hearing by the word of God" (Romans 10-17) so when discouragement comes and you find that you have been walking by sight, instead of by faith, head back to the scriptures and let the promises of God build your faith, back up to strength.

Amen

COMMISSIONERS OFFICE - COUNTY ADMINISTRATOR'S REPORT

County Administrator Gerard Morgan reported on the items approved by the County Administrator on April 5, 2023 that included for the Department of Water Resources to approve and execute the service Contract Agreement with Santee Lock and More, LLC to perform lock and key related services and repairs, as needed at various locations within the department for a period of one-year, effective April 5, 2023 in an amount not to exceed \$1,500.00 and a Liquor License that concurred with the Bainbridge Township Trustees in not requesting a hearing on the Liquor License being requested by Biggs Way, LLC d.b.a. Biggs Way located at 7252 Woodland Avenue, Chagrin Falls, Ohio (C TRFO 0717875); 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 Lennon, seconded by Commissioner Dvorak to approve and execute the minutes for the meeting of February 23, 2023.

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

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the minutes for the meeting of February 28, 2023.

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

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the minutes for the meeting of March 7, 2023.

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

**Commissioner Spidalieri was absent from this meeting.*

APPROVE FINANCIALS

Mr. Gorton explained the financials for today as including a Cash transfer out of the General Fund to Public Assistance for our April – June 2023 mandated share, a Cash transfer out of the General Fund to Community Development, Metzenbaum and Board of Elections for the 1st Quarter 2023 interest transfer, a Cash transfer out of the General Fund to Family First for April – June 2023 commitment, a Reversal Cash transfer from Water Resources from March 28, 2023 that was found to be an ineligible transfer and reissuing the transfer from the Chardon Township

Commissioners' Journal
April 11, 2023

Sewer Project to the departments operating fund, as this is where the seed money came from, a payment for the Commissioners Office to Portage / Geauga Juvenile Detention Center for our 2nd Quarter 2023 operational commitment in the amount of \$116,797.35, a payment for the Commissioners' Office to Ohio State University for the county's 1st quarter 2023 program support payment in the amount of \$51,909.92, a payment for the Commissioners' Office to ThenDesign Architecture LTD for pay requests related to Phase 1 and Phase 2 of the County office building project and the Courthouse renovation project in the amount of \$169,419.68, and a payment for the County Engineer's Office to Bainbridge Township (\$53,064.69, Chester Township (\$59,668.12, and Russell Township (\$34,116.41) for Snow and Ice control agreements for the 2022-2023 season in the amount of \$146,849.22 (2021-2022 season \$139,864.07).

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute Resolution #23-050 itemizing the financials for the meeting of April 11, 2023.

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

MAINTENANCE – SERVICE CONTRACT AGREEMENT – WESTERN RESERVE LIGHTING ROD COMPANY

Director Glen Vernick asked the Board to approve the service contract agreement with Western Reserve Lighting Rod to get equipment on the new building. Commissioner Lennon asked why it wasn't part of the original design of this building, to which Mr. Morgan stated that it was missed in the design construction and was not part of the overall plan. Commissioner Dvorak agrees that it should have been included, noting when he was a bricklayer that it was part of the process of the construction.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute a service Contract Agreement with Western Reserve Lightning Rod Company to install Lightning Protection system for the Geauga County Office Building for a one-year period, effective April 11, 2023, in an amount not to exceed \$40,000.00.

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

DEPARTMENT OF WATER RESOURCES – CONTRACT MAINTENANCE FORM #1 – EXTEND LENGTH OF CONTRACT – BUCKEYE SCALE, LLC

Fiscal and Personnel Specialist Kathleen Miller asked the Board to extend the current contract with Buckeye Scale to do calibration at the McFarland plant.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute Contract Maintenance Form #1 extending the length of the contract with Buckeye Scale, LLC for scale calibration an additional four months through December 31, 2023.

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

DEPARTMENT OF WATER RESOURCES – REVISION TO 208 FACILITIES PLANNING AREA – BURTON TOWNSHIP

Ms. Miller asked the Board to approve the revised 208 Facilities Planning Area for Burton Township from the change made in February.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve the Revision of the 208 Facilities Planning Area for Burton Township amending the change from February 28, 2023, correcting the map to include prior approved areas in the Berkshire Industrial Park Service Area.

Commissioners' Journal
April 11, 2023

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

COMMISSIONERS' OFFICE – APPROVE CREATION, TITLE, AND JOB DESCRIPTION – NEW SUMMER / SEASONAL HELP (#0102)

Human Resources Administrator Kathy Hostutler explained that they wanted to make a switch for summer this year, and the two departments that need summer help the most are Maintenance and Water Resources. We are asking for a new summer / seasonal help position be approved at a new rate of \$13.00 per hour. There was a brief discussion about the locations of where the position will be advertised.

Motion: *by Commissioner Lennon, seconded by Commissioner Dvorak to approve the creation, title and job description for a new Summer / Seasonal Help position (#0102) for the Maintenance and Water Resources Departments, that includes a new rate of \$13.00 per hour, to be effective April 11, 2023.*

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

COMMISSIONERS' OFFICE - ADVERTISE POSITION – SUMMER / SEASONAL HELP (#0102)

Motion: *by Commissioner Lennon, seconded by Commissioner Dvorak to grant permission to advertise for Summer / Seasonal Help (#0102). These positions will remain posted until filled.*

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

COMMISSIONERS' OFFICE – AUTHORIZE PROSECUTOR TO EXECUTE PARTICIPATION AGREEMENT – TEVA, ALLERGAN, WALGREENS, WALMART AND CVS – NATIONAL OPIOID SETTLEMENTS

Mr. Morgan asked the Board to authorize Mr. Flaiz as Prosecutor to execute the participation agreements for the national opioid settlements.

Motion: *by Commissioner Lennon, seconded by Commissioner Dvorak to authorize Prosecuting Attorney, James Flaiz to execute the Participation Agreement on behalf of Geauga County regarding the Teva, Allergan, Walgreens, Walmart and CVS National Opioid Settlements as the Board of Commissioners approves of the settlement with those entities.*

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

COMMISSIONERS' OFFICE – AMEND MOTION – CORRECT REASON FOR CHANGE ORDER #17 – DONLEY'S INDEPENDENCE, LLC

Motion: *by Commissioner Lennon, seconded by Commissioner Dvorak to amend the motion from March 21, 2023 to correct the reason for the change order to read: approve and authorize the President of the Board to execute Change Order #17 increasing the Contract with Donley's Independence, LLC for the Geauga County Office Building, GMP Phase #1 and #2 for miscellaneous changes made throughout the building, that was not covered in the original contract, in the amount of \$277,877.00.*

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

Commissioners' Journal
April 11, 2023

WORK SESSION -AIRPORT AUTHORITY – DISCUSS AIRPORT PROJECTS

The Board moved into a Work Session at 9:59 a.m.

President of the Airport Authority Board Chip Hess, Administrator Ric Blamer and Board member Chris Schloss were in attendance. Mr. Hess provided the Board with packets of information, bringing up the first item, which is the Parallel Taxiway project that includes design this year and construction next year with a local match around \$100,000.00. Mr. Hess stated that the first step is the pre-application for the whole project and then come back for the final application. Mr. Hess stated that this project has been part of the Airport Master plan for about fifteen years and want to keep it moving. Mr. Blamer noted that the final application was due May 5th. Commissioner Lennon inquired if the local match of \$100,000.00 was over the two-year period. Mr. Blamer noted that the match was just under \$100,000.00. Mr. Hess explained that the design portion was this year and construction next year and together are about \$100,000.00 for the local match. Mr. Hess mentioned that in the packet there was a letter from Mr. Baker, the design engineer, where he provided general numbers on the project.

Clerk Christine Blair noted that they were in a work session and no action can be taken at this time, and the request from Mr. Blamer is requesting a pre-application authorization and the amounts on the request are different from what Mr. Lennon just read. Mr. Schloss added that the numbers were round about. There was discussion about the process for the pre-application and using a not to exceed amount for the local match.

Mr. Hess explained that the Commissioners have provided funding for the Medical Hangar 1, as part of that request Mr. Hess included a letter asking for funding to do the roofs on Hangars 4 and 5, the oldest buildings on the field. The Airport Board felt that since they would have a contractor doing work on Hangar 1 if they could get 4 and 5 done at the same time. Mr. Hess stated that they had an estimate of about \$150,000.00 to do both. The collapse from snow weight happened in 2018 and they had to do structural work and now the roofs cannot be patched but need to be replaced. Mr. Hess asked the Board to put in the budget somewhere the funds to get this project complete. Mr. Hess expressed that there is interest in local schools and Kent State to do classes, but they are not able to do that until the roofs get replaced. Mr. Hess asked the Board to assist them in getting the roofs replaced. Mr. Hess mentioned the new T Hangar project the Commissioners helped them fund the building, but they did additional work that included paving, landscaping and they have spent money on more than just maintenance items.

There was discussion about a return on investment for a loan, additional funding options and rent being collected. Mr. Lennon added that the buildings are starting to show their age and your thought is to do a new roof on an old building or is it better to talk about new buildings. Commissioner Spidalieri asked about if the new roof got put on what the life of the building would be, to which Mr. Hess added that if you keep the water out, they should last. Mr. Hess noted that they have patched those roofs two to three times. Mr. Lennon inquired about another T Hangar, to which Mr. Hess added that they have deposits on the next hangar but financially aren't ready to move on it. They have other projects to complete first. Mr. Blamer added that the roofs are on their budget hangars, lower cost to keep a plane there. Mr. Hess stated that the rent would double and then they feel they would lose money. Mr. Lennon stated that in the agreement or lease it is specific on maintenance and this is beyond that. Mr. Hess said it's a capital improvement. Mr. Hess brought up the idea of a new building for airplane maintenance, looking for future growth.

Mr. Spidalieri inquired about land lease opportunities, mechanical buildings and set the base for land lease, they build it, no cost to the airport. There was discussion about adding jet fuel but its not cost effective right now to add it in, there isn't enough demand. Mr. Lennon mentioned the extension of the runway, to which Mr. Hess replied, yes it's still there, but the taxiway is a priority. Mr. Hess stated that they will refresh the roof numbers for Building 4 and 5 and get them to the Board and hopefully help fund it. Mr. Hess noted that the bid documents on Hangar 1 are to be done this week and inquired about the bidding process. Mr. Morgan stated that the Airport needs to request to advertise and go to bid, you have to publish legal notice and the bids will be received here. There was a brief discussion about setting up the bid opening and the bid threshold of \$50,000.00+ needs to be bid publicly and must be prevailing wage.

Mr. Spidalieri inquired about the properties, to which Mr. Hess stated that the Venalac and Ford properties are done, and the Hodgins property is what they are wanting to close out and the third item they want to discuss today. Mr. Hess stated that the local match for that grant and his

Commissioners' Journal
April 11, 2023

understanding was the Commissioners were making the local match and the property owner was going to make a donation to the airport. Mr. Spidalieri stated that he remembers that it changed, due to a higher price on the property. Mr. Hess stated that originally it was a 100% grant and then due to changes by the FAA it became a 5% local match. Mr. Spidalieri stated that due to lost rent in the process the property owner requested additional money. Mr. Hess stated that the local match is around \$13,000.00, the Board would make the local match and the seller would make a donation of the same amount, to which Mr. Spidalieri stated that it would be enough to cover the match. Mr. Spidalieri stated that we agreed to the higher price and that Mr. Hodgins would donate the amount of the local match. Mr. Hess provided the board with a breakdown showing a ten year summary of the local matches that the Commissioners have made. Mr. Lennon stated that the agreement was that the Board agreed to higher the sale price that included the lost rent and that the donation back from the seller was to cover the local match, as they were not sure if the deal was going to proceed. Mr. Spidalieri asked if the seller had gotten his sale proceeds. Mr. Hess stated that the house portion is complete, in the grant there was three months of rent included, however it took nine months. Mr. Spidalieri asked what was the donation. Mr. Hess asked Mr. Blamer about what the amount was of the check from Mr. Hodgins, which is around \$4,000.00, which the airport board agreed to lessen the donation amount due a delay of six additional months of lost rent and the relationship they had with him. Ms. Blair briefly explained her recollection of the local match and the financial process, questions that she asked about the local match and due to the donation of the Mr. Hodgins covering the match the office closed out the blanket that had been opened not knowing how it was taking place due to year end processing. Mr. Hess asked how they could move on. Mr. Lennon asked how much money they had in their bank account, did they have a carryover. Mr. Spidalieri put out an idea of the Board providing the difference of the match and the donation, to be fair and to keep moving forward. Mr. Lennon expressed running the Airport like a business and in the future they can handle the big items and being self sufficient. Mr. Gorton asked a question about the hangar rent and if they do a rate increase. Mr. Hess stated that they just passed a 4% increase. Mr. Gorton expressed that he keeps hearing a great demand of expense and if that is the case, then that usually means the prices are too low. Mr. Blamer stated that we have a range on the rent. Mr. Gorton added that according to the financial statement it looks like they are just making over what is due for the T-Hangar payment. Mr. Spidalieri added that they need to look at getting a restaurant. There was discussion about getting food trucks and what they would need to have as far as insurance for them to be on the property with the agreement.

Ms. Blair went over the bid process and what they would need to do when they were ready with their specs and how the process will work. With nothing further, the Board moved out of the Work Session at 10:45 a.m.

COMMISSIONERS' OFFICE – AUTHORIZE AIRPORT PRESIDENT TO PREPARE AND SUBMIT PRE-APPLICATION FOR FAA GRANT – PARALLEL TAXIWAY

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and authorize the President of the Airport Authority Board to prepare and submit a pre-application for the FAA grant to design and construct a Parallel Taxiway at the Airport with an approximate local match not to exceed \$100,000.00.

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

PUBLIC COMMENT

Mr. Spidalieri briefly addressed the public comment section and that it is not a public bashing session, that if someone wanted to inquire about something with the county, fine, but it was not to be used to personally attack someone. Mr. Spidalieri expressed that they were working on a policy.

Diane Jones from Auburn Township asked the names of the gentleman from the Airport Authority, to which it was noted Chip Hess, current Board President of the Airport Board, Chris Schloss, a bboard member and Ric Blamer, the Administrator.

Gail Russey, League of Women Voters asked about the property being discussed with the house, to which Mr. Spidalieri explained that the airport authority has a five year and ten year plan, and included has been to extend the runway and remove obstructions in flight path. The owner

Commissioners' Journal
April 11, 2023

of the property is an aviator and been a part of the airport and expressed an interest in selling the property, to which the airport has always wanted to purchase it. Through grant programs with the FAA and ODOT they have the ability to do improvements and that included the purchasing of property. Mr. Spidalieri briefly went through the process of evaluation and appraisal and how they choose to fund the grant request.

Representative from JD Vance's office introduced herself and that she was available to assist in any way she can, providing contact information to the Board.

ACKNOWLEDGEMENTS

- a) *A weekly report filed by the County Dog Warden of all dogs seized, impounded, redeemed or destroyed for the weeks ending March 22, 2023 and March 29, 2023 as required by O.R.C. 955.12.*

OTHER

The Board reviewed upcoming events.

MEETINGS

Tue., 4/11 Planning Commission, 7:30 a.m. 12611 Ravenwood Drive, Room A333-A334

Fri., 4/14 NOACA, External Affairs, 8:30 a.m., Policy Committee 10:00 a.m., Planning & Programming 11:30 a.m., Cleveland

Mon., 4/17 Family First Council, 1:30 p.m. at Mental Health & Recovery Services

Tue., 4/18 The Commissioners will hold regular session at 9:30 a.m.

Tue., 4/25 The Commissioners will hold regular session at 9:30 a.m.

BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD

Motion: by Commissioner Dvorak, seconded by Commissioner Lennon to adjourn the meeting at 10:54 a.m.

Geauga County Board of Commissioners

Ralph Spidalieri

James W. Dvorak

Timothy C. Lennon

Christine Blair, Commissioners' Clerk

Commissioners' Journal
April 11, 2023

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