

Commissioners' Journal
November 17, 2023

The Geauga County Board of Commissioners met in special session on November 17, 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 Vice President of the Board, James W. Dvorak opened the meeting at 10:04 a.m. by leading the Board and audience in reciting the Pledge of Allegiance.

**Commissioner Spidalieri was absent from today's meeting.*

COMMISSIONERS' OFFICE – STATUTORY GROUP, PURSUANT TO O.R.C. 153.36

The Commissioners' Office is requesting the Statutory Group, which consists of the Board of Commissioners, the Sheriff, Probate Judge, Clerk of Courts and Judge of the Court of Common Pleas, to review and, if appropriate, approve by a majority of the Statutory Group, the current plans, drawings, representations, bills of material, specifications of work and estimates of the cost thereof in detail and in the aggregate for the proposed Geauga County Courthouse Addition, as required by R.C. 153.36.

Present for today's meeting of the Statutory Group was Commissioner Lennon, Commissioner Dvorak, Common Pleas Court Judge Carolyn J. Paschke, Sheriff Scott Hildenbrand and Clerk of Courts Sheila Bevington.

Mr. Morgan added that the Probate Court was included on the invite for the meeting and a response was received that no one from the Court would be present today.

Mr. Morgan then asked Brad Gellert from TDA, ThenDesign Architecture to explain the planning process from the beginning to where we are today. The following information was presented to the room.



Agenda

Court Goals for the Addition

Early Concepts

Present Design



Mr. Gellert explained that they were going to go over the process on where they started and how we got here today. Mr. Gellert began with the Goals for the Courthouse:

Project Objectives

Court Goals for the Addition

- Increased Security for the Court
 - Sallyport for Prisoner Drop off and Ambulance pickup
 - Secure Parking Area for:
 - Judges
 - Magistrates
 - Clerk of Courts
 - Secure Elevator for Judge and Prisoner transport
 - Screening of all visitors to the Court
 - One entrance for all personnel (except Judges)

Project Objectives

Court Goals for the Addition, cont.

- ADA access
- Relocation of heavily use facilities to Ground Floor
 - Clerk of Courts
 - Public Terminals
 - Microfilm Station
 - Protective Order Area
 - Probation Offices
 - Link Probation Offices to Sally Port
 - If probationer fails drug test needs to go to prisoner transport

Project Objectives

Court Goals for the Addition, cont.

- More functional layout of court spaces
 - Location of each Judge's staff on one floor
 - Judge Paschke – Second Floor
 - Drug Court
 - One floor up from Probation
 - Magistrate Court
 - IT representative
 - Jury Room
 - Judge Ondrey – Third Floor
 - Two Magistrate Courts
 - IT representative
 - Jury Room
- Sufficient number of conference rooms for:
 - Client / Attorney Meetings
 - Jury Assembly
 - Press

Project Objectives

Court Goals for the Addition, cont.

- More functional layout of court spaces
 - Added break/lunchrooms for each floor
 - Also serve as departmental conference rooms
- Sufficient number of conference rooms for:
 - Client / Attorney Meetings
 - Jury Assembly
 - Press

Mr. Gellert explained the early concepts of the project.

Early Concepts



Smaller Footprint

Limited Windows

No Sallyport

tda
thedesign architecture

Early Concepts

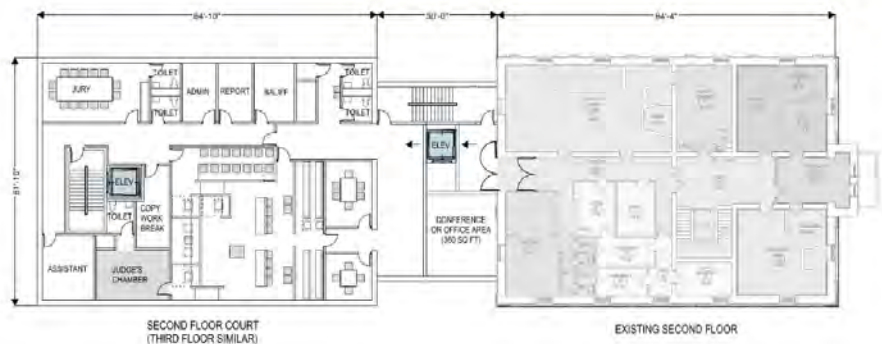


- Smaller Footprint
- Limited Windows
- Not enough space per floor for all required functions
- No Sally Port
- Employee entrance not secure



Early on in the project was a much smaller footprint, but after several months, the Judges came back and said that they needed a bigger space, and additional items.

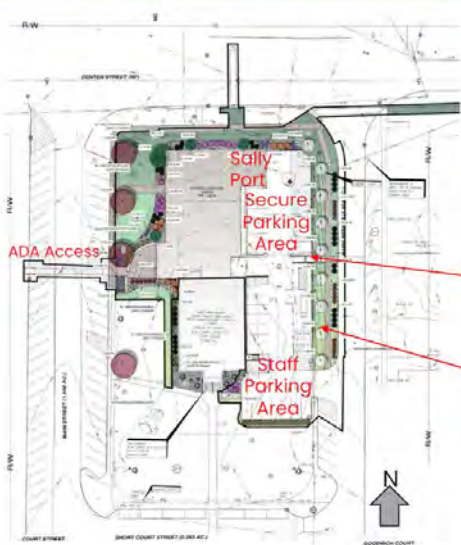
Early Concepts



- Smaller Footprint
- Limited Windows
- Not enough space per floor for all required functions
- No Holding Cell
- No Bench ADA Access
- No enough conference rooms



Present Design – Site and Landscape



E. Park St. Current Conditions



ADA Access currently not possible from west side of Main St.



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Mr. Gellert talked about the improvements to the existing design including ADA accessibility and better security.

Present Design



The Palazzo Senatorio – Rome, Italy

Michelangelo (1582-1605), Giacomo della Porta (1532-1602) and Girolamo Rainaldi (1570-1655)

Addition is Sympathetic to **Italianate Architecture** of Historic District while following Park Service Guidelines

Tripartite division of façade

- Base
- Middle with taller Elements
- Top with shorter elements



Main Street Chardon – base, middle, top



Mr. Gellert talked about the current design along main street and the style coming from Rome, Italy and the guidelines for historic districts.

Present Design

National Park Service Preservation Brief #14 advises Exterior additions “must be differentiated, but compatible with the historic building”.



Larger Footprint


More Windows


Enough space per floor for all functions

Security Lobby accessible from E & W sides



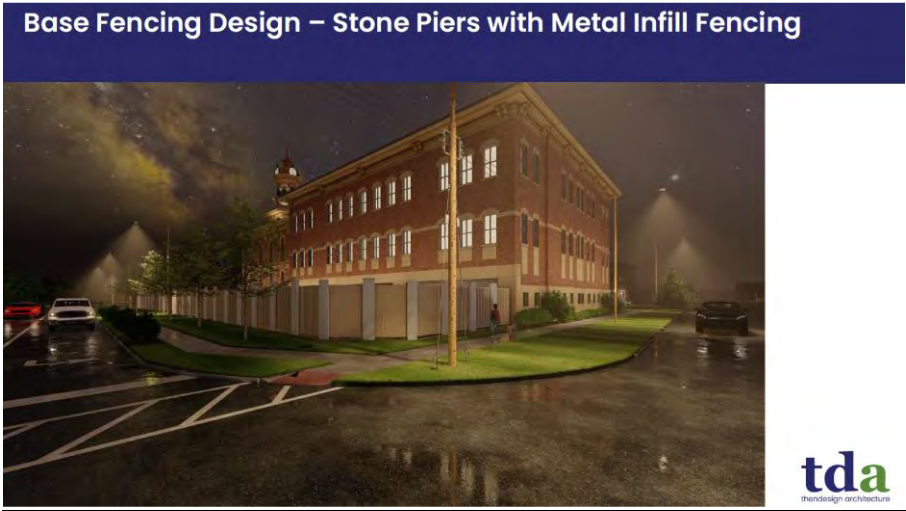
Alternate Design – brick panels in lieu of stone panels





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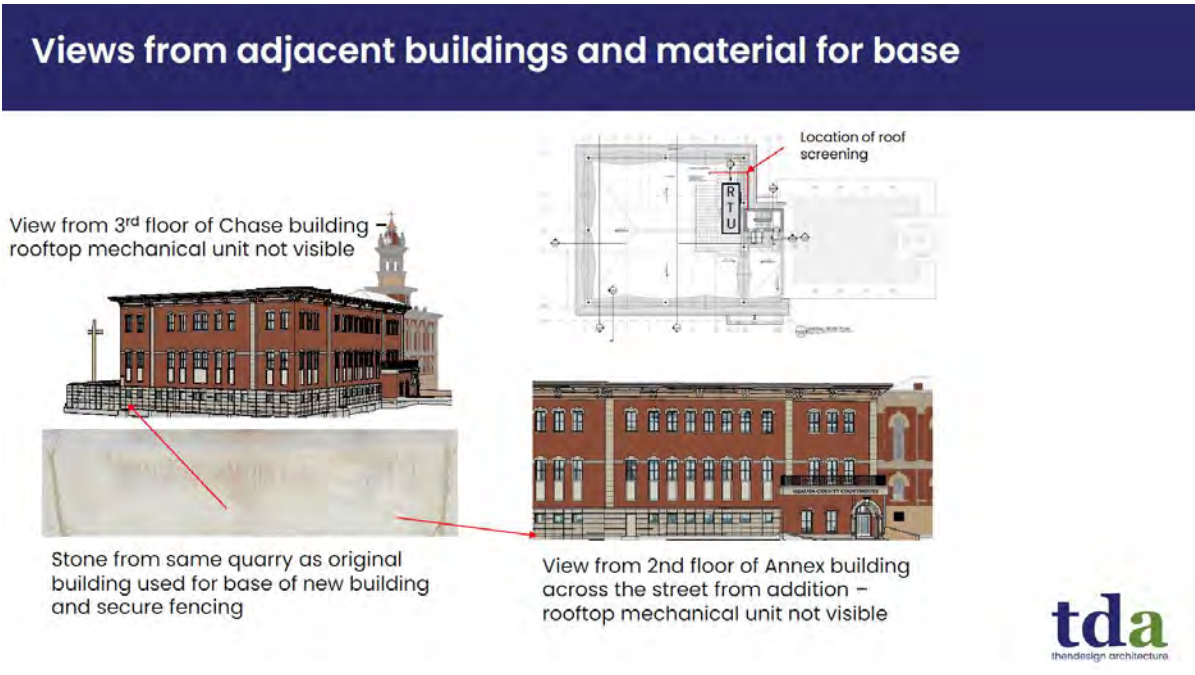
Mr. Gellert noted that the alternate look of brick has been passed over and matching stone veneer was chosen over the metal infill in the fencing.



After meeting with the City of Chardon the fencing around the parking area will be the matching stone, this area will include the removal of the crumbling wall and add a sidewalk that will go along the fence that will no longer cause people to walk in the street.

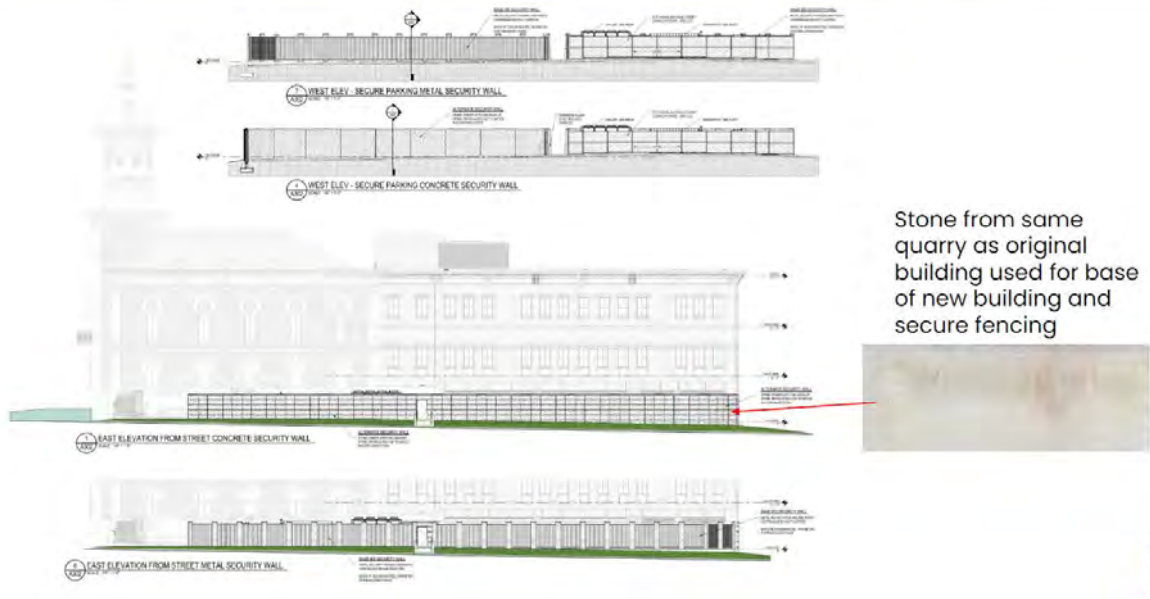


Mr. Gellert explained that the next slide shows a view of the rooftop from the adjacent Chase Building, as there was some concern expressed overseeing the rooftop units.



Mr. Gellert noted that they were discussing the wall treatments and after meeting with the city a commissioner had made the decision to go with the premium, more expensive look so that it matched.

Views from adjacent buildings and material for base



Mr. Gellert went over the proposed floor plans for each floor.

First Floor – Proposed Plan



- Larger Footprint
- One security station for two entrances
- Windows for offices
- Required Breakroom/Conf Spaces
- Sally Port / Holding Cell / Secure Elevator
- Probation Drug Testing Areas
- Public Counter for Clerks
- Protective Services



Mr. Gellert stated that probation is in the green, Clerk of Courts in the tan color, the magenta color is security, then the Sheriff has his office, adding that the elevators will give the public the option of going to the new building or the existing courthouse area, noting that currently there is limited egress, and this change makes the building overall more secure. Mr. Gellert added that they added a sallyport, holding cell and drug testing areas, break rooms and areas for privacy and protection orders.

Second Floor – Proposed Plan



- Larger Footprint
- Windows for most offices
- Required meeting / conf rooms
- Holding Cell
- ADA Bench Access
- Larger Courtroom
- Room for Drug Court

Mr. Gellert explained that the Judges have their own floors, with larger courtrooms, Judges chambers, conference rooms and the offices on the outer walls with windows.

Third Floor – Proposed Plan



- Larger Footprint
- Windows for most offices
- Required meeting / conf rooms
- Holding Cell
- ADA Bench Access
- Larger Courtroom
- Room for two Magistrates Courtrooms

Questions?



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Mr. Lennon inquired about the sidewalk, to which Mr. Gellert explained that the lower-level parking by the crumbling wall will go away, and there will no longer be parking there, but a sidewalk that will go around the courthouse. Mr. Lennon inquired about the cost of the sidewalk, to which Mr. Gellert added that the City of Chardon is contributing up to \$2 million on the project and will be used for the sidewalk, the wall fencing and utilities. Mr. Gellert went back to the picture that showed a metal fencing for the security wall, however going to the sandstone wall while its more expensive, it matches the building, but also is still secure and bullet proof.

Sheriff Hildenbrand asked about the Xray machine and manometer being included in the project, to which Mr. Gellert stated that they were not, and we would have to spec them out separately.

Clerk of Courts Sheila Bevington asked about the generator on site being large enough to run the entire court, to which Mr. Gellert stated that the generator that came in the bids, happens to be large enough to run the whole building and HVAC.

Mr. Lennon asked about the cost estimate for the project and in the beginning, it was \$14million however it keeps creeping up and not its nearing \$18million. Mr. Gellert added that storm water that has been added is an added expense. It was also noted that the larger footprint and the mechanical systems are much more expensive than thought. Mr. Lennon asked about the cost per square foot, and it was noted about \$600 a square foot. There are \$1million in add-ons listed, including the stone point on the building and the snow melt system. Mr. Gellert mentioned that a bare to the bones school now is around \$450 a square foot, to which Mr. Lennon added that a jail and courthouse are much more, but we need to look at finding ways to bring cost back down to that \$15 million not the \$18-19 million we are heading towards. Mr. Lennon does not agree with the more expensive wall, that the city should be covering the cost of the sidewalk and to bring the cost down on the sandstone wall.

Mr. Morgan thanked the Sheriff, the Judge and Clerk of Court for being involved from the beginning and making suggestions and changes now and not into construction to make major changes.

Following the Presentation, the Statutory Group was asked to provide a vote on the current plans, drawings, representations, bills of material, specifications of work and estimates of the cost there of in detail and in the aggregate for the proposed Geauga County Courthouse Addition, as a result the following votes were taken:

As required by O.R.C. 153.36 the following members of the Statutory Group met and approved the Plans, Drawings, Representation, Bills of Material, Specifications of work and estimates of the Cost thereof in Detail and in the Aggregate Required in Sections 153.31 through 153.35 relating to the Proposed Geauga County Courthouse Addition:

<i>Commissioner Timothy C. Lennon</i>	<i>Yes</i>
<i>Commissioner James W. Dvorak</i>	<i>Yes</i>
<i>Judge Carolyn J. Paschke</i>	<i>Yes</i>
<i>Sheriff Scott Hildenbrand</i>	<i>Yes</i>
<i>Clerk of Courts Sheila Bevington</i>	<i>Yes</i>

Absent: Commissioner Ralph Spidalieri and Judge Timothy J. Grendell

The Statutory Group was asked to execute the document with their vote.

OTHER

The Board reviewed upcoming events.

MEETINGS

Tue., 11/21 The Commissioners will hold regular session at 9:30 a.m.

Thu., 11/23 County Offices will be closed for general business in observance of Thanksgiving Day. Twenty-four hour operations will continue to operate as normal.

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Fri., 11/24 **County offices under the hiring authority of the Board of Commissioners will be closed for general business. Twenty-four hour operations will continue to operate as usual.**

Tue., 11/28 The Commissioners will hold regular session at 9:30 a.m.

Thu., 11/30 Board of Revision, Abstract and General Business, 9:00 a.m. Auditor's Appraisal Room

BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD

Motion: by Commissioner Dvorak, seconded by Commissioner Lennon to adjourn the meeting at 10:40 a.m.

Geauga County Board of Commissioners

Ralph Spidalieri

James W. Dvorak

Timothy C. Lennon

Christine Blair, Commissioners' Clerk

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