

**Commissioners' Journal**  
**January 30, 2024**

*The Geauga County Board of Commissioners met in session on January 30, 2024 at 9:30 a.m. in the Commissioners' Offices located at 12611 Ravenwood Drive, in 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 9:33 a.m. by leading the Board and audience in reciting the Pledge of Allegiance.*

*Commissioner Dvorak read the following prayer:*

*Heavenly Father,*

*When I am alone, God is my comforter*

*When I am weak, God is my strength*

*When I am nothing, God is my everything.*

*Amen*

**FINANCIALS**

*County Administrator Gerard Morgan reported on financials from January 25, 2024 Resolution #24-016 that included Travel request from Geauga Trumbull Solid Waste to attend the Keep America Beautiful National Conference. This was supposed to be on Tuesday, January 23, it was included in the narrative for the Commissioners' motion that was approved but through an administrative oversight was omitted from the actual Journal; as approved by the County Administrator pursuant to Resolution #24-011 approved January 8, 2024 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 2024, as authorized by O.R.C. 305.30.*

**APPROVE FINANCIALS**

*Mr. Gorton explained the financials for today as including Supplemental from the Commissioner' Office in the Transportation Capital Fund Transfer Out account to prepare to close out the fund and transfer the remaining funds back to the operating fund; Supplemental Appropriation from the Commissioner's Office in the Senior Center Construction Fund Land Purchase and Other Expense accounts to prepare for upcoming encumbrances, Cash transfer from the General Fund to Community Development, Metzenbaum and Board of Elections for the 4<sup>th</sup> Quarter 2023 Interest Transfer, Travel requests from the Commissioners Office, Common Pleas Court, Engineer's Office, Job and Family Services and the Treasurer's Office, a payment for the Engineer's Office to Morton Salt Incorporated for road salt in the amount of \$46,488.08 and a payment for Maintenance to US Postal Service for postage for the county mailing machine in the amount of \$50,000.00.*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute Resolution #24-017 itemizing the financials for the meeting of January 30, 2024.*

<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>

**COMMISSIONERS' OFFICE – ENCUMBRANCE AND EXPENDITURE- AGRICULTURAL SOCIETY – OIL/GAS WELL REVENUE FROM 2023**

*Mr. Gorton asked the Board to approve the encumbrance and expenditure for the Agricultural Society for the gas well revenue from 2023.*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve an encumbrance and expenditure to the Geauga County Agricultural Society, pursuant to O.R.C. 1711.15 and 1711.16 for the Year 2023 in the amount of \$1,278.59, which is the total oil/gas well revenue received by the County through*

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*December 31, 2023, from a well located on the Geauga County Fairgrounds property.*

<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>

**BOARD OF DEVELOPMENTAL DISABILITIES**

*Director Don Rice explained that the Auditor has determined that they are now taxable, and he was here to answer any questions, thoughts and concerns and to see what the Board may need. Mr. Rice provided some history that goes back to 2003 that the State decided that Medicaid waivers was the primary funding for the developmentally disabled was the way to go and the large congregate centers that they were being served at during the day was not the way to go and felt that they needed to be in the community and required them to be in smaller settings in the community and to do employment. Mr. Rice stated that those buildings would become empty and inquired about what should be done with them. Somewhere in 2020 the Board took over the workshop and the Department on Aging and the Sheriff's Office started using the building. Mr. Rice explained that the residence where 40 people were living had to downsize to 16, so of the four houses, we are able to keep two, those houses were offered to other departments, but they wouldn't fit the need, so we reached out to Emerald Woods, which is a non-profit organization and a rental agreement was put together and they moved in 2019 and left at the end of 2023 due to staffing issues, as they couldn't meet the 24 hour staffing requirement. Mr. Rice stated that it helped them with maintenance and by renting it at \$48,000.00 a year covered most of the expenses, the Board of DD did not make a profit. A meeting was held in September with the Chester Township Trustees and a comment was made that if you rent it you have to pay taxes on it and that is where it started. Mr. Dvorak expressed that he was at the meeting with Mr. Rice and the Fiscal Officer was boisterous about the County owning it and not paying taxes on it and that was the outcry. Commissioner Lennon inquired about the property being gifted or given back for government purpose, to which Mr. Rice stated that it back in 1965 with deed restrictions on it to serve DD clients. The organization that made the donation disbanded in 2002 and its hard to deal with deed restrictions with someone that no longer exists, but they have been trying. Mr. Lennon noted that it is a big piece of property, to which Mr. Rice stated that it is 34 acres, with 9 buildings with roughly 120,000 square feet of space, the house that was rented is about 3600 feet of space. Mr. Lennon wanted to be clear, the Auditor is saying that there is tax due amount on the entire property, not the piece that was utilized, in his eyes it would be the piece of square footage, to which Mr. Rice agrees, however he has seen an invoice for over \$771,000.00 going back four years. There has been no contact with the Auditor's office, he heard about it from the Commissioners Office, so he looked it up online. Mr. Spidalieri inquired about the penalty to which Mr. Rice noted it was over \$111,000.00. Mr. Rice stated that it was being appealed to the State Tax Commission and feels that it should be overturned, as what they are doing is the same that is happening in numerous other counties, based on as they have been required to downsize and no longer provide transportation, they are renting the space to non-profit organizations. Mr. Spidalieri asked for clarification that the houses in the county are non-profits with no tax, and they are renting that space and yet we are being taxed. There are many men, woman and children that are in the population that need care and have needs, and the age continues to grow and that means the costs continue to grow and your organization has done a phenomenal job for these people. Mr. Rice stated that if the invoice has to be paid it would have to be paid out of the tax levy funds, ironically, we get a portion of that back in the tax levy, so it would be tax levy paying tax. Mr. Rice felt they weren't doing anything wrong, and appropriate in helping the community. Mr. Lennon asked if the agreement was drawn up and reviewed by the APA that represents Metzenbaum. Mr. Rice stated that he believed it would have gone through them, and the first time they heard anything was from the Chester Township Trustees and following that meeting in September a complaint was filed.*

*Mr. Rice explained that the property has 4 houses, the workshop, the bus garage that is shared with West Geauga Schools, 2 maintenance buildings and the main facility that is about 5500 square feet. The bus garage is leased with them, and they are paying us back, we are about twelve years in to a thirty-year agreement at about \$100,000.00 a year. Mr. Lennon asked it was tax-exempt to which Mr. Rice stated that it should be as it was all put together by the Prosecutor's Office. I'm sure public entities are leasing space for public purpose to which it should be tax exempt. Mr. Lennon thanked them for coming in and the update. Mr. Spidalieri expressed that there is support for them out there and get past this and get back to doing what we need to do. Mr. Dvorak asked out of the four houses, how many are empty, to which Mr. Rice*

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*stated that House A and B are empty, and the Board wants to turn them back over to the County. Mr. Rice stated that they can find no use for them, so maybe the Commissioners can do something with them. Joy Black from Emerald Rose wanted to thank Metzenbaum for what they did for us, and grateful for them. Ms. Black stated that during COVID they were hit with no staff and they made the decision to close it, and have moved them to other locations they have and are doing well. There was a brief discussion about the locations they have and how those locations are taxed and not taxed. Dr. John Schmidt was the Chair of the Board and met with what was left of the family from the Cleveland Foundation and asked if they had any issues with this, and they agreed before the organization dissolved, and were happy to see it being used. Somewhere around 2017 he met with the last living member about how the property would be used before they dissolved it. Mr. Rice stated that the Cleveland Foundation was the successor of the Financial Side of the Bessie Benner Metzenbaum Foundation, and when we asked them about the deed restriction that they didn't have anything to do with it, they just took over the remaining funds that were left in the account. Mr. Lennon explained that he feels it should be something that can be fixed with the state. Dave Lair, Board of DD member, expressed that he is disheartened by the lack of the communication, and how things are being handled.*

**PLANNING COMMISSION – CANYON LAKES COLONY SUBDIVISION PHASE 15 PLAT – BAINBRIDGE TOWNSHIP**

*Director Linda Crombie explained that this is the plat for Canyon Lakes Colony Subdivision, Phase 15, that creates 37 sublots in Bainbridge Township, which creates Crescent Ridge off Chagrin Road and connects with Clayton Trail. The deed restrictions have been approved and the mortgage deeds were accepted and recorded as guarantees on maintenance and water and sewer. Mr. Lennon asked if they plan to expand, to which Ms. Crombie stated that they are approved for 675 units split between single family and townhouses. Mr. Morgan stated that when he was at Water Resources, Phase 15 was the last one that was in the plan.*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the Canyon Lakes Colony Subdivision, Phase 15 Plat, creating thirty-seven (37) Sublots (#396-432) along Crescent Ridge, a sixty feet wide proposed public road, located in Bainbridge Township.*

<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 ON AGING – APPROVE THE CREATION, TITLE AND JOB DESCRIPTION – CHORE AND HOME SAFETY PROJECTS COORDINATOR (#1039) – ABOLISH SPECIAL PROGRAMS MANAGER (#1034) – APPROVE REVISED ORGANIZATIONAL CHART – ADVERTISE POSITION – CHORE AND HOME SAFETY PROJECTS COORDINATOR (#1039)**

*Director Jessica Boalt asked the Board to approve the creation, title and job description to create the Home and Safety Projects Coordinator, which will handle separate projects from the program coordinator position. Ms. Boalt stated that they have a position that was never brought to light and would like to abolish that and remove from the org chart and then advertise for the new position.*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve the creation, title, and job description for the position of Chore and Home Safety Projects Coordinator (#1039) to be effective January 30, 2024.*

<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 the abolishment of the position of Special Programs Manager (#1034) to be effective January 30, 2024.*

<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>

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*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to approve the revised Organizational Chart to include the new position of Chore and Home Safety Projects Coordinator (#1039) and the removal of the position of Special Programs Manager (#1034) to be effective January 30, 2024.

*Roll Call Vote:*

Commissioner Lennon	Aye
Commissioner Dvorak	Aye
Commissioner Spidalieri	Aye

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to grant permission to advertise for the position of Chore and Home Safety Projects Coordinator (#1039) internally for a period of five days, with applications accepted February 5, 2024 through 4:30 p.m. on February 9, 2024. If no qualified candidate is found, advertise externally until the position is filled.

*Roll Call Vote:*

Commissioner Lennon	Aye
Commissioner Dvorak	Aye
Commissioner Spidalieri	Aye

**DEPARTMENT OF JOB AND FAMILY SERVICES – FAMILY FIRST COUNCIL MUTUAL FUNDING AGREEMENT – JANUARY – JUNE 2024**

Family First Council Coordinator Tim Kehres asked the Board to execute the Family First Mutual Funding Agreement for January through June, with a support payment that has not had any changes, in the amount of \$42,484.00.

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the Geauga County Family First Council Mutual Funding Agreement between the Geauga County Board of Commissioners, Geauga County Job and Family Services, Geauga County Board of Developmental Disabilities, and the Geauga County Board of Mental Health and Recovery Services for funding of the Geauga County Family First Council for the period January 1, 2024 through June 30, 2024. This agreement commits the Board of County Commissioners to providing a support payment of \$42,484.00 from the General Fund.

*Roll Call Vote:*

Commissioner Lennon	Aye
Commissioner Dvorak	Aye
Commissioner Spidalieri	Aye

**MAINTENANCE – SERVICE CONTRACT AGREEMENT – VANCUREN TREE SERVICES**

Contract Coordinator Matt Sieracki asked the Board to approve service contract with Vancuren Tree Services for a three-year period.

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the service Contract Agreement with Vancuren Tree Services to perform tree maintenance services for county properties for a three-year period, effective January 30, 2024 in an amount not to exceed \$20,000.00.

*Roll Call Vote:*

Commissioner Lennon	Aye
Commissioner Dvorak	Aye
Commissioner Spidalieri	Aye

**MAINTENANCE – SERVICE CONTRACT AGREEMENT – HARRINGTON ELECTRIC**

Mr. Sieracki asked the Board to approve the service contract with Harrington Electric for one year.

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the service Contract Agreement with Harrington Electric to perform Electrical Maintenance and Services for a one-year period, effective January 30, 2024 in an amount not to exceed \$60,000.00.

*Roll Call Vote:*

Commissioner Lennon	Aye
Commissioner Dvorak	Aye
Commissioner Spidalieri	Aye

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MAINTENANCE – CONTRACT AGREEMENT – JOHN F. GALLAGHER PLUMBING COMPANY – ANNEX BUILDING CHILLER UNIT UPGRADE

*Mr. Sieracki asked the Board to execute the contract agreement with John F. Gallagher Plumbing Company for the Annex Chiller Unit Upgrade, and the Bid Bond they submitted will be held as the Performance Bond.*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the Contract Agreement with The John F. Gallagher Plumbing Company for the Geauga County Annex Building Chiller Unit Upgrade in the amount of \$131,875.00. The Bid Bond submitted shall be held to serve as the Performance Bond for this project.*

<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 – APPROVE CREATION AND JOB DESCRIPTION – FULL-TIME GENERAL COMMUNICATIONS CLERK / SWITCHBOARD OPERATOR (#1912) – APPROVE REVISED ORGANIZATIONAL CHART – RECLASSIFY KIM MONTURI FROM PART-TIME TO FULL-TIME GENERAL COMMUNICATIONS CLERK/SWITCHBOARD OPERATOR

*Director Glen Vernick asked the Board to approve creating a Full-time General Communications Clerk / Switchboard Operator, moving a current Part-time employee into the Full-time position, updating the Organizational Chart and then to reclassify the employee into the position.*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve the creation and job description for the position of Full-time General Communications Clerk / Switchboard Operator (#1912) to be effective January 30, 2024.*

<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 the revised Organizational Chart to include the position of Full-time General Communications Clerk / Switchboard Operator (#1912) and to reduce the number of Part-time General Communications Clerk / Switchboard Operator (#1912-1) positions from three to two positions, to be effective January 30, 2024.*

<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 the reclassification of Kim Monturi, to Full-time General Communications Clerk / Switchboard Operator (#1912) from Part-time General Communications Clerk/Switchboard Operator (#1912-1) to be effective February 5, 2024, at the rate of \$15.13 per hour (Grade 3, Step 7).*

<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 DEVELOPMENT (COMMUNITY & ECONOMIC) – EXECUTE PY2023 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM GRANT AGREEMENT (#B-F-23-1AZ-1)

*Program Coordinator Elaine Malkamaki asked the Board to execute the PY2023 CDBG Grant Agreement that includes the projects of Chagrin Falls Park Community Center and Maple Leaf Housing.*

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*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to approve and authorize the President of the Board to execute the PY 2023 Community Development Program, State of Ohio, Community Development Block Grant (CDBG) Program Grant Agreement (Grant #B-F-23-1AZ-1) for the period September 1, 2023 through October 31, 2025 in the amount of \$284,000.00.

<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 DEVELOPMENT (COMMUNITY & ECONOMIC) – LETTER OF COMMITMENT – PRIMA DOLCE, LLC – LOCAL REVOLVING LOAN FUND – PURCHASE OF MACHINERY AND EQUIPMENT – THOMPSON TOWNSHIP*

*Ms. Malkamaki asked the Board to approve a letter of commitment for a Local Revolving Loan Fund Loan for Prima Dolce, LLC for the purchase of machinery and equipment for property / building in Thompson for \$150,000.00. This will be for ten years at three percent interest. The total project will be about half a million dollars that includes their own money. Ms. Malkamaki stated that the county is placed second behind the bank. Ms. Malkamaki stated that they are required to have a bank loan and have ten percent in the project of their own.*

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute a Letter of Commitment with Prima Dolce, LLC for a Local Revolving Loan Fund Loan for the purchase of machinery and equipment for property / building to be built at 16540 Thompson Road, Thompson Township in the amount of \$150,000.00 for ten (10) years (120 months) at three percent (3%) interest.

<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>

*COMMISSIONERS' OFFICE – RESOLUTION TO ELIMINATE DEPARTMENT OF DEVELOPMENT – SEPARATE BUILDING AND COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT – DURING 2024 BUDGET CYCLE – APPROVE ORGANIZATIONAL CHARTS – REVISE JOB DESCRIPTIONS FOR DIRECTORS*

*Assistant County Administrator Linda Burhenne explained that a few years ago the Commissioners' office put together departments that were similar and we tried it and didn't really like it and are asking to essentially dissolve the Department of Development title and separate the Building and Community Development departments back the way they used to be in the past, revising job descriptions and org charts to handle the separation.*

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute Resolution #24-018 to Eliminate the Geauga County Department of Development separate department title designation and no longer combine the functions of the Building Department and the Community and Economic Development Department during the 2024 budget cycle.

*Board of County Commissioners, Geauga County Ohio*

*Date:* January 30, 2024  
*Resolution:* #24-018

*Resolution to Eliminate the Geauga County Department of Development separate department title designation and no longer combine the functions of the Building Department and the Community and Economic Development Department during the 2024 Budget Cycle.*

*Whereas, in 2018, the Geauga County Board of Commissioners desired to create a more convenient business and public-focused agency by combining the functions of the Building Department and the Community and Economic Development Department under the Geauga County Department of Development; and*

*Whereas, the Geauga County Board of Commissioners no longer wishes to combine the functions of the Building Department and the Community and Economic Development Department and desires to eliminate the Department of Development separate department title*

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*designation and just allow the Building Department and Department of Community and Economic Development to once again operate as separate departments;*

*NOW THEREFORE BE IT RESOLVED, that the Geauga County Board of Commissioners hereby approves and authorizes the elimination of the Geauga County Department of Development separate department title designation and further authorizes the Building Department and Community and Economic Development Department to once again operate as separate county departments.*

*BE IT FURTHER RESOLVED, that the Board of Commissioners authorizes this action to occur during the 2024 budget cycle and further authorizes the necessary revisions to the Geauga County Organization Charts and relevant job descriptions to reflect these changes.*

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

<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 the Organizational Chart for the Building Department to be effective January 30, 2024.*

<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 the revised job description for the position of Chief Building Official (#1101) to be effective January 30, 2024.*

<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 the Organizational Chart for the Community and Economic Development Department to be effective January 30, 2024.*

<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 revised job description for the position of Director of Community and Economic Development (#1410) to be effective January 30, 2024.*

<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>

**COMMISSIONERS' OFFICE – RESOLUTION AUTHORIZING AND REQUESTING AUDITOR'S OFFICE TO TRANSITION AWAY FROM EXISTING DEPARTMENT CODES AND MIGRATE TO PRIOR DEPARTMENT CODES FOR BUILDING AND COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENTS**

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute Resolution #24-019 Authorizing and Requesting the Geauga County Auditor's Office to transition away from the Existing Department Codes for the Department of Development and Sub-Department Codes for the Community and Economic Development and Building Department and migrate the Building and Community and Economic Development Departments going forward to their*

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*prior department codes due to the elimination of the Department of Development as a Separate Department Designation during the 2024 Budget Cycle.*

*Board of County Commissioners, Geauga County, Ohio*

*Date: January 30, 2024*

*Resolution: #24-019*

*RESOLUTION AUTHORIZING AND REQUESTING THE GEAUGA COUNTY AUDITOR'S OFFICE TO TRANSITION AWAY FROM THE EXISTING DEPARTMENT CODES FOR THE DEPARTMENT OF DEVELOPMENT AND SUB-DEPARTMENT CODES FOR THE COMMUNITY AND ECONOMIC DEVELOPMENT AND BUILDING DEPARTMENT AND MIGRATE THE BUILDING AND COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENTS GOING FORWARD TO THEIR PRIOR DEPARTMENT CODES DUE TO THE ELIMINATION OF THE DEPARTMENT OF DEVELOPMENT AS A SEPARATE DEPARTMENT DESIGNATION DURING THE 2024 BUDGET CYCLE*

*WHEREAS, the Geauga County Commissioners created the Department of Development by Authority of their Resolution # 18-027 approved on February 22, 2018 which department designation consisted of the Community & Economic Development Department and the Building Department; and*

*WHEREAS, the County of Geauga wishes to eliminate the Department of Development as a separate department designation and transition away from the existing department codes for the former Department of Development and Sub-Department Codes for the Community & Economic Development and Building Department and going forward migrate operations to once again utilize the original separate department codes for the Building and Community & Economic Development Departments in order to maintain the tracking of expenses and revenues separately for those separate departments; and*

*WHEREAS, going forward the Commissioners' office proposes to once again utilize the original separate department codes for the Building and Community and Economic Development Departments to make this tracking possible within the County's financial system and to complete this transition during the 2024 budget cycle; and*

*NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of Geauga County, Ohio,*

*SECTION 1. That the following department code be abandoned within the County's financial System by the end of 2024:*

*Department code 032 to represent the Department of Development in the County's financial system.*

*SECTION 2. That going forward the following department codes be fully reutilized within the County's financial system by the end of 2024:*

*Code 021 to represent the Building Department in the County's financial system.  
Code 022 to represent the Community & Economic Development Section in the County's financial system.*

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

<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>

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COMMISSIONERS' OFFICE – REQUEST FOR PARTIAL PAYMENTS #32 AND #33 –  
DONLEY'S INDEPENDENCE, LLC – GEAUGA COUNTY OFFICE BUILDING GMP PHASE  
#1 AND #2

Mr. Morgan explained that the next two items are pay requests on the new office building for GMP Phase #1 and #2.

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to approve and authorize the President of the Board to execute the Request for Partial Payment #32 for Donley's Independence, LLC for the Geauga County Office Building, GMP Phase #1 and Phase #2 in the amount of \$12,100.00.

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

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to approve and authorize the President of the Board to execute the Request for Partial Payment #33 for Donley's Independence, LLC for the Geauga County Office Building, GMP Phase #1 and Phase #2 in the amount of \$259,882.62.

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

COMMISSIONERS' OFFICE – REQUEST FOR PARTIAL PAYMENT #1 AND #2 – INFINITY  
CONSTRUCTION COMPANY – COURTHOUSE EXPANSION PROJECT

Mr. Morgan stated that these were pay requests #2 and #3 for the Courthouse Expansion project.

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to approve and authorize the President of the Board to execute the Request for Partial Payment #2 for Infinity Construction Company, Incorporated for the Geauga County Courthouse Expansion project in the amount of \$18,529.46.

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

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to approve and authorize the President of the Board to execute the Request for Partial Payment #3 for Infinity Construction Company, Incorporated for the Geauga County Courthouse Expansion Project in the amount of \$93,835.96.

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

COMMISSIONERS' OFFICE – CHANGE ORDER #2 – THENDESIGN ARCHITECTURE –  
FOR ADDITIONAL SERVICES NOT INCLUDED IN THE ORIGINAL CONTRACT

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute Change Order #2 increasing the Contract with ThenDesign Architecture (TDA) for the Renovation of Existing County Buildings and Construction of New Buildings, Phase #2, for additional services related to geotechnical cores and associated reporting and additional construction testing and commissioning that was not covered in the original contract in the amount of \$89,500.00.

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

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COMMISSIONERS' OFFICE – APPROVE AND EXECUTE GMP AMENDMENT #2 AND ACCEPT THE INCREASED SURETY FOR THE COURTHOUSE RENOVATION PROJECT – INFINITY CONSTRUCTION

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute GMP Amendment (CM at Risk Project), State of Ohio Standard Requirements for Public Facility Construction, GMP Amendment No. 2 with Infinity Construction Company, Incorporated for the Geauga County Courthouse Expansion Project in the amount of \$18,664,774.00.

<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>

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to accept the Acknowledgement of Surety (CM at Risk) State of Ohio Standard Requirements for Public Facility Construction for the Performance and Payment Bonds for Infinity Construction Company, Incorporated for CM at Risk Project - Courthouse Expansion Project, in the amount of \$19,686,776.00.

<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>

COMMISSIONERS' OFFICE – AGREEMENT – SURVEYING SERVICES WITH GUTOSKEY AND ASSOCIATES, INCORPORATED – ALTA SURVEY ON PROPERTY LOCATED ON CHARDON ROAD (DOLLAR GENERAL)

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to approve and authorize the President of the Board to execute the Agreement for Surveying Services with Gutoskey and Associates, Incorporated to perform an ALTA survey on the property located at 11180 Chardon Road, Chardon, Ohio in the amount of \$2,700.00.

<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>

UNIVERSITY HOSPITALS – GEAUGA MEDICAL CENTER

*John Fitz, Past Chair of the Board and current Vice Chair of the East Market Board and Development Officer, Bill Rice have had numerous discussions with each of the Commissioners and several other staff members about the project and the request for ARPA funds or other funds they have. Mr. Rice wanted to publicly thank Mr. Gorris for their assistance when too much iron in the water shut down surgery at the hospital for several weeks and apologize that the Board got blamed for it. There was an issue in the aquafer, and they were trucking in water from Beachwood and that was not a long term solution, so getting the first 4 inch waterline complete was critical to get them back up and running. Mr. Rice explained that phase II would include an additional waterline, of an 8-inch line around the campus that would include fire suppression. Mr. Rice thanked Claridon Township Trustee Jonathon Tiber for assistance with getting infrastructure funding. Mr. Lennon asked if Mr. Dvorak could assist them with getting the forms for the grant funding from the Senate. Mr. Lennon added that it would be a good candidate for funding. Mr. Rice added that they are an economic driver in the community, aside from Great Lakes Cheese, they are the second largest employer in the county. Mr. Fitz expressed that the use of ARPA funds would benefit everyone in the county but also to people coming to the hospital from out of state or country for surgery. Mr. Fitz stated that we are Geauga's Hospital, 36,000 patients a year, and just celebrated the 60<sup>th</sup> anniversary of the structure in 2019 and in 2025 will celebrate the 100<sup>th</sup> year anniversary of the hospital. The original building opened with 56 beds and has been expanded, and people come here from out of the county due to our reputation. Mr. Fitz added that this is an excellent use of the ARPA funds, adding that they have added Cardiology and now with Oncology with the Siedman Cancer Center. Mr. Fitz asked the Board to hopefully approve today the ARPA funds, adding that they lost funding due to COVID and with surgery. Mr. Lennon asked about a well that the County had an interest in. Mr. Rice explained that is part of the Phase II project. Director / Sanitary Engineer Nicholas Gorris stated that they assisted with Phase I and the 4-inch waterline but other than preliminary into Phase II, it has been just time. Mr. Dvorak expressed he is in favor of some funds for the*

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*hospital, Mr. Lennon agreed however he would like to see more of Phase II. Mr. Lennon asked about how much ARPA funds we have remaining, to which Mr. Morgan noted about 2.2 million. Mr. Dvorak expressed an interest of support of about \$1 million. Mr. Fitz asked when a decision would be made, to which Mr. Lennon expressed that he wanted more information on Phase II, and the well, but Attorneys would have to be involved in the process. Mr. Fitz expressed that the Board has always been supportive of the hospital.*

COMMISSIONERS' OFFICE – EXECUTIVE SESSION

*Motion: by Commissioner Spidalieri, seconded by Commissioner Lennon to move into Executive Session for the purpose of considering the purchase of property for public purposes and the sale of property at competitive bidding, pursuant to O.R.C. 121.22 (G)(2).*

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

*The Board moved into Executive Session at 10:38 a.m. with Mr. Morgan and Ms. Burhenne. At 11:13 a.m. the Board requested Prosecutor Jim Flaiz and Assistant Prosecutor Laura LaChapelle into the Executive Session. The Board returned at 1:21 p.m. and no action was Taken, however Mr. Spidalieri explained that after a lengthy discussion with Mr. Flaiz and moving employees around as a way to expedite the construction process and trying to get through the hurdles of the Chase Building and what is the best decision, and the answer is we have room or people at the Opera House, while the project is being built and will be sending a letter to the owner of the Chase Building and cancel the transaction of the purchase. Once construction is done, we will have room to move people back and it will save the county money in the end and be better for the taxpayers. Mr. Dvorak expressed that for clarification the Probation Department will move to the third floor and Law Library to the basement of the Opera House and get back to the schedule of the courthouse project. Mr. Lennon expressed an apology to the Prosecutors office on how they were handling things and thanked them for their hard work but that the communication that was happening was causing some of the confusion. Mr. Dvorak thanked the community for allowing the Board do their due diligence on the building, adding that things take time, the survey and building inspection reports just came back and at this time, we are making the right decision. Mr. Flaiz stated that he will draft a letter and send to Mr. Morgan for the Board to review and then send it out.*

COMMISSIONERS' OFFICE – AUTHORIZE COUNTY ADMINISTRATOR.

*Mr. Morgan asked the Board to give him authorization to execute the agreement with Weleski Transfer who are the movers we were using to move the probation department and law library, currently it says to the Chase Building, and we will need to change that, so once it is ready, I can then sign it to get them moved.*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and authorize County Administrator, Gerard Morgan to execute the Agreement with Weleski Transfer Incorporated to handle moving the Probation Department and Law Library in regard to the Courthouse Expansion Project.*

<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>

PROSECUTOR'S OFFICE - WITHDRAWN FROM THE AGENDA

*The Prosecutor's Office is requesting the Board waive attorney-client privilege relating to all communications between the Board of County Commissioners and the Prosecutor's Office and any third parties, regarding the purchase and / or lease of 100 Center Street, Chardon.*

ACKNOWLEDGEMENTS

- a) Geauga County Board of Developmental Disabilities Board Minutes from December 13, 2023*
- b) A weekly report filed by the County Dog Warden of all dogs seized, impounded, redeemed or destroyed for the week ending January 17, 2024 as required by O.R.C. 955.12.*

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OTHER

The Board reviewed upcoming events.

MEETINGS

Tue., 2/6 **The regular meeting that had been scheduled was cancelled due to a lack of quorum.**

Tue., 2/13 *Planning Commission, 7:30 a.m. 12611 Ravenwood Drive, Room A333-334, Chardon*

Tue., 2/13 *The Commissioners will hold session at 9:30 a.m.*

Mon., 2/19 **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., 2/22 *The Commissioners will hold session at 9:30 a.m.*

Tue., 2/27 *The Commissioners will hold session at 9:30 a.m.*

Tue., 2/27 *Geauga Trumbull Solid Waste District Meeting, 2:00 p.m. Warren, District Office*

PUBLIC COMMENT / QUESTIONS

*Diane Jones asked for more information on the change order #2 regarding geotechnical, to which it was noted that it was for core samples, concrete and additional construction sampling. Ms. Jones asked about GMP Amendment #2, to which Mr. Morgan stated that is what was reviewed by the Committee last week and that we are still currently in the same cost range.*

*Clerk Christine Blair noted that the ORC is requiring a new 9-1-1 Program Review Committee for a Board member to sit as the Chair of the Committee along with the Sheriff and a Trustee. Mr. Spidalieri offered to sit on the committee and a formal action will follow.*

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

**Motion:** *by Commissioner Dvorak, seconded by Commissioner Lennon to adjourn the meeting at 1:34 p.m.*

*Geauga County Board of Commissioners*

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*Ralph Spidalieri*

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*James W. Dvorak*

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*Timothy C. Lennon*

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*Christine Blair, Commissioners' Clerk*

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