The Geauga County Board of Commissioners met in session on March 12, 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 9:39 a.m. by leading the Board and audience in reciting the Pledge of Allegiance.

Commissioner Dvorak read the following prayer:
Serving others
Father,
Allow me to serve others with a joyful heart
Never keeping score
Always giving
Never expecting to receive.
Allow me to give of myself
To give of my talents and of my good
To give of my time and of my energy
To give of my heart and of my soul
Help me understand the needs of others
Allow me to serve others as you serve,
With gentleness, compassion and tenderness.
Amen

## <u>COMMISSIONERS OFFICE - COUNTY ADMINISTRATOR'S REPORT</u>

County Administrator Gerard Morgan reported on the items approved by the County Administrator on March 6, 2024 for the Department of Water Resources, Accepted the resignation of Matthew Moodt, Maintenance Specialist (#2329) to be effective March 22, 2024; Accepted the resignation of Gerald Whalen, Design Engineer (#2305) to be effective March 15, 2024; Granted permission to advertise for the position of Full-time Design Engineer (#2305). This position will remain posted until filled; Approved and executed the service Contract Agreement with Arc-Hound Welding and Fabrication, LLC to perform welding and fabricating services at various Wastewater locations within the department for a period of one-year, to be effective March 6, 2024 in an amount not to exceed \$5,000.00; and Approved and executed the service Contract Agreement with Arc-Hound Welding and Fabrication, LLC to perform welding and fabricating services at various Water District locations within the department for a period of one-year, to be effective March 6, 2024 in an amount not to exceed \$5,000.00; as authorized by Resolution #24-011 under the direction and supervision of the County Commissioners that was approved January 8, 2024 pursuant to O.R.C. 305.30.

# <u>APPROVE FINANCIALS</u>

Mr. Gorton explained the financials for today as including Supplemental Appropriation in the General Fund Maintenance department's Payroll, Grounds and Electric Services accounts to bring them up to their approved amounts, Cash transfer from the General Fund to Community Development to prepare for the grant payment to ACE Charter School once all the paperwork is received and approved, Travel requests for Job and Family Services, Juvenile Court and the Probate Court, a payment for the Commissioners' Office to Infinity Construction for pay requests #4 and #5 of the Courthouse Expansion project in the amount of \$61,226.18 and a payment for Maintenance to Gable Elevator for Opera House elevator repairs in the amount of \$36,200.00.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute Resolution #24-044 itemizing the financials for the meeting of March 12,

2024.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

# <u>AIRPORT AUTHORITY – REIMBURSEMENT REQUEST #2 FOR FAA AIP GRANT PROJECT</u> (#3-39-0054-027-2023) CONSTRUCT PARALLEL TAXIWAY A PAVEMENT AND LED LIGHTING, PHASE ½ DESIGN

Airport Manager Ric Blamer asked the Board to approve the second reimbursement on the FAA AIP Grant for the parallel taxiway design. Mr. Blamer explained that next year is the actual project, and Mr. Lennon inquired about the total on the project. Mr. Blamer stated that the estimates are higher than what the original estimate was at about \$2.7 million, the FAA asked for some changes and the county portion remains at 5%.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve

Reimbursement Request #2 for FAA AIP Grant project (#3-39-0054-027-2023) for the Construct Parallel Taxiway A Pavement and LED Lighting, Phase ½ Design in the amount of \$62,650.00 (\$56,385.00 FAA portion, \$3,132.50 ODOT

portion and \$3,132.50 Local County Match).

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

# <u>COUNTY ENGINEER'S OFFICE – HIGHWAY EASEMENT – LLGL LLC – ROADWAY</u> <u>IMPROVEMENTS TO THWING ROAD, MUNSON TOWNSHIP</u>

Deputy Engineer Jacob Scotese asked the Board to accept and execute the Highway Easement with LLGC LLC in the amount of \$200.00, for roadway improvements to Thwing Road. Mr. Scotese explained that this relates to the bridge replacement that will take place on Thwing, just west of Auburn Road.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to accept and

execute the Highway Easement between the Geauga County Board of

Commissioners and LLGC LLC (Parcel #21-001000) for roadway improvements

to Thwing Road in Munson Township in the amount of \$200.00.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

# <u>COUNTY ENGINEER'S OFFICE – HIGHWAY EASEMENT – FEARN F.F. WILSON AND CARLA G. WILSON – ROADWAY IMPROVEMENTS TO THWING ROAD, MUNSON TOWNSHIP</u>

Mr. Scotese asked the Board to accept and execute the Highway Easement with Fearn and Carla Wilson in the amount of \$770.00, for roadway improvements to Thwing Road.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to accept and

execute the Highway Easement between the Geauga County Board of Commissioners and Fearn F. F. Wilson and Carla G. Wilson (Parcel # 06-096900) for roadway improvements to Thwing Road in Munson Township in the

amount of \$770.00.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

# <u>COUNTY ENGINEER'S OFFICE – HIGHWAY EASEMENT – JANIS J. DILLON – ROADWAY</u> IMPROVEMENTS TO THWING ROAD, MUNSON TOWNSHIP

Mr. Scotese asked the Board to accept and execute the Highway Easement with Janis Dillon in the amount of \$200.00 for roadway improvements to Thwing Road.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to accept and

execute the Highway Easement between the Geauga County Board of Commissioners and Janis J. Dillon (Parcel #06-024200) for roadway

improvements to Thwing Road in Munson Township in the amount of \$200.00.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

# <u>PROBATE / JUVENILE COURT – OHIO DEPARTMENT OF YOUTH SERVICES SUBSIDY</u> <u>GRANT AMENTMENT #1 – FY2024</u>

Motion: by Commissioner Lennon, seconded by Commissioner Spidalieri to approve and

authorize the President of the Board to execute the Ohio Department of Youth Services Subsidy Grant Amendment #1 for FY2024 for a Realignment of Funds

due to changes in staff and additional programs.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

# SHERIFF'S OFFICE – SUBAWARD (MICROGRANT) AGREEMENT – BUREAU OF JUSTICE SERVICES AND JUSTICE AND SECURITY STRATEGIES, INCORPORATED – RURAL WORN BODY CAMERA GRANT

Sheriff Scott Hildenbrand asked the Board to approve the acceptance of the agreement with the Bureau of Justice Services for the body worn cameras.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to accept and

approve the Subaward (MicroGrant) Agreement between the Geauga County Sheriff's Office and the Bureau of Justice Services and Justice and Security Strategies, Incorporated for the Rural Body Worn Camera Grant in the amount of \$152,000.00 (\$76,000.00 Federal Funds, \$76,000.00 County General Fund). This

grant is for the period January 1, 2023 through December 31, 2025.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

# <u>DEPARTMENT ON AGING – APPROVE REVISED JOB DESCRIPTION – CHORE AND HOME SAFETY PROGRAM COORDINATOR (#1032) – ADVERTISE POSITION – CHORE AND HOME SAFETY COORDINATOR (#1032) INTERNAL FIVE DAYS – EXTERNAL UNTIL FILLED</u>

Director Jessica Boalt asked the Board to approve the revised job description for the Chore and Home Safety Program Coordinator. Ms. Boalt explained that this position is currently vacant and they would like to post the position internally within the county for five days, and then if there is no interest or qualified candidate, then advertise externally until the position is filled.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve the

revised job description for the position of Chore and Home Safety Program

Coordinator (#1032) to be effective March 12, 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 Program Coordinator (#1032), internally for a period of five days with applications accepted from March 18, 2024 through 4:30 p.m. on Friday, March 22, 2024. If no qualified

candidate is found, then advertise externally until the position is filled.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

<u>DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT – ACKNOWLEDGE</u> <u>RECEIPT OF STATEMENT OF QUALIFICATIONS FOR ARCHITECTS AND ENGINEERING</u> <u>FIRMS TO BE CONSIDERED FOR PROJECTS AND REMAIN ON FILE FOR ONE YEAR</u>

Director Gina Hofstetter and Program Coordinator Elaine Malkamaki explained that they had gone out for Statement of Qualifications for Architects and Engineers and these will be on file and good for one year and are asking the Board to accept those. Ms. Hofstetter stated that they would be available to the departments and with a digital platform they can be easily provided to them.

Motion:

by Commissioner Lennon, seconded by Commissioner Dvorak to acknowledge receipt of Statement of Qualifications for Architects and Engineering Firms to be considered for projects by the Departments under the Commissioners Hiring Authority and remain on file for one year, through March 12, 2025 including Architects: Byron D. Myers, Architect, LLC, CT Consultants, Envelope Consulting Services, Fogle/Stenzel Architects, Incorporated and Engineers: Barrington Consulting Group, Incorporated, CT Consultants, Envelope Consulting Services, Greenland Engineering, SME, Smolen Engineering and TEC Incorporated Engineering and Design.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

# <u>DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT – OFFICE OF</u> <u>COMMUNITY DEVELOPMENT 2021 COMMUNITY DEVELOPMENT PROGRAM,</u> <u>AMENDED SCOPE OF WORK AND BUDGET #3 - GRANT #B-F-21-1AZ-1</u>

Ms. Malkamaki asked the Board to approve the third amendment to the grant extending it for an additional two months, due to a delay on the generator for the DDC Clinic. They hope to be able to get it completed, but there is a possibility of a fourth amendment.

Motion:

by Commissioner Lennon, seconded by Commissioner Dvorak to approve and authorize the President of the Board to execute the Office of Community Development 2021 Community Development Program Amended Scope of Work and Budget #3 for Grant B-F-21-1AZ-1 for a two-month extension due to a delay with the Contractor on the DDC Clinic Generator project through June 30, 2024.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

<u>DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT – PRE-SUBRECIPIENT AGREEMENT MEMORANDUM OF UNDERSTANDING – GRANT RIGHT OF ENTRY, CONSENT TO DEMOLISH AND REMEDIATE, RELEASE FROM LIABILITY – THOMPSON TOWNSHIP</u>

Ms. Malkamaki explained that in the fall the Board applied to be the lead entity for the Demolition Grant, this is the second round of funding and applications for this round were due to us on February 15<sup>th</sup>, we received four applications. Ms. Malkamaki stated that the Thompson Township Trustees are asking to take down their old police station and turn the area into additional parking around the square.

Motion:

by Commissioner Lennon, seconded by Commissioner Dvorak to approve and authorize the President of the Board to execute the Pre-Subrecipient Agreement Memorandum of Understanding and the Grant of Right of Entry, Consent to Demolish and Remediate, and Release from Liability between the Geauga County Board of Commissioners and the Thompson Township Board of Trustees to demolish property located at 6784 Madison Road for the FY2023-2025 Ohio Department of Development Building Demolition and Site Revitalization Program Grant in the amount of \$34,463.00.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

<u>DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT - PRE-SUBRECIPIENT AGREEMENT MEMORANDUM OF UNDERSTANDING – GRANT RIGHT OF ENTRY, CONSENT TO DEMOLISH AND REMEDIATE, RELEASE FROM LIABILITY – TROY TOWNSHIP</u>

Ms. Malkamaki explained that this application is from the Troy Township Trustees who would like to take down a house on Nash Road that is abandoned and in bad shape.

Motion:

by Commissioner Lennon, seconded by Commissioner Dvorak to approve and authorize the President of the Board to execute the Pre-Subrecipient Agreement Memorandum of Understanding and the Grant of Right of Entry, Consent to Demolish and Remediate, and Release from Liability between the Geauga County Board of Commissioners and the Troy Township Board of Trustees to demolish property located at 14083 Nash Road for the FY2023-2025 Ohio Department of Development Building Demolition and Site Revitalization Program Grant in the amount of \$14,500.00.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

<u>DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT - PRE-SUBRECIPIENT AGREEMENT MEMORANDUM OF UNDERSTANDING – GRANT RIGHT OF ENTRY, CONSENT TO DEMOLISH AND REMEDIATE, RELEASE FROM LIABILITY – CHARDON LOCAL SCHOOLS BOARD OF EDUCATION</u>

Ms. Malkamaki explained that this application is from the Chardon Local Schools, Board of Education to remove foundations on Washington Street, to be able to build a bus garage and administrative offices and an area for bus parking to get it out from behind the school.

Motion:

by Commissioner Lennon, seconded by Commissioner Dvorak to approve and authorize the President of the Board to execute the Pre-Subrecipient Agreement Memorandum of Understanding and the Grant of Right of Entry, Consent to Demolish and Remediate, and Release from Liability between the Geauga County Board of Commissioners and the Chardon Local Schools Board of Education to demolish property located at 400-404 Washington Street for the FY2023-2025 Ohio Department of Development Building Demolition and Site Revitalization Program Grant in the amount of \$555,000.00.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

<u>DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT - PRE-SUBRECIPIENT AGREEMENT MEMORANDUM OF UNDERSTANDING – GRANT RIGHT OF ENTRY, CONSENT TO DEMOLISH AND REMEDIATE, RELEASE FROM LIABILITY – ROLAND II AND AMY FOLIART</u>

Ms. Hofstetter explained that this application for a resident in Newbury and the understanding is that he was going to attend today. They are working on final paperwork for access to the property on a trust. The deadline for these funds is April 1st. The projects all qualify and set aside for Geauga County is \$500,000.00. Ms. Malkamaki explained that there was an issue on the property listed on the Auditors site showing a trust, Assistant Prosecutor Laura LaChapelle asked for paperwork on the trust and there is no actual trust. The property owner Roland Foliart II arrived at the meeting and explained that his attorney called it an undisclosed trust, that there is no document prepared. Commissioner Spidalieri noted that there is a sworn affidavit regarding the property and accepted by the Auditor's office. The issue is the past trust and no actual documentation, and at the time of original filing there should have been questions asked. At this point, we have a starting point, this is the property owner and that is how it is listed on record. Mr. Foliart stated that they have owned the property since 2021 and they own the adjacent property. Ms. Malkamaki stated that she had the paperwork, and if the Board chose to add the fourth application today, they can get it completed today. Ms. Malkamaki stated that the smaller properties will get put in the system first and then the remaining funds would go towards the school project.

Motion:

by Commissioner Lennon, seconded by Commissioner Dvorak to approve and authorize the President of the Board to execute the Pre-Subrecipient Agreement Memorandum of Understanding and the Grant of Right of Entry, Consent to Demolish and Remediate, and Release from Liability between the Geauga County Board of Commissioners and Roland II and Amy Foliart to demolish property located at 15180 Munn Road for the FY2023-2025 Ohio Department of Development Building Demolition and Site Revitalization Program Grant in the amount of \$16,785.00.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

### <u>DEPARTMENT OF WATER RESOURCES – ADVERTISE POSITION – ENGINEERING</u> <u>TECHNICIAN (#2304) – INTERNAL FIVE DAYS – IF NO CANDIDATE – EXTERNAL UNTIL</u> <u>FILLED</u>

Director Nicholas Gorris asked the Board to grant permission to advertise for Engineering Technician. Mr. Gorris noted that this position has been vacant and never filled, so we are going to post again internally and then externally until filled.

Motion:

by Commissioner Lennon, seconded by Commissioner Dvorak to grant permission to advertise for the position of Engineering Technician (#2304) internally for a period of five days, if no qualified candidate is found, then advertise externally until the position is filled.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

# SHERPA DEVELOPMENT COMPANY – DISCUSSION REGARDING COOPERATIVE AGREEMENT WITH PORTAGE COUNTY PORT AUTHORITY – FOR CONSTRUCTION OF FACILITY IN VILLAGE OF MIDDLEFIELD

Gary Sommers from Sherpa Development explained that this is not an actual agenda item, and that the official resolution has been postponed. Mr. Sommers explained that he was here to answer any questions. Mr. Sommers stated that Sherpa Development is a doing a project in Middlefield, they are developing a twenty-six-acre property that is being annexed into the Village of Middlefield. This will be for a Hardware and Home center, they are still in design phases, but it will be around 170,000 square feet. Mr. Sommers stated they are working with the Portage County Port Authority on a capital lease transaction that will allow for a sales tax exemption for the materials purchased on the property and allow those funds to be put back into the project. Mr. Dvorak inquired about the number of employees this new facility will employ. Mr. Sommers stated that they anticipate it to be around 100 employees. Mr. Morgan inquired about the estimated annual sales at the new facility, to which Mr. Sommers stated that they are hoping it will be in the fifty-million-dollar range once ramped up, adding that intent is to build a retail destination store, it will not to be to the scale of the Hartville location. Mr. Dvorak inquired if the current existing building will be sold, to which Mr. Sommers noted that is the intended plan. There will entrances off State Route 87 and off Tare Creek. The final steps of the annexation are planned to happen on Thursday evening. They hope to get the project started as soon as possible.

# <u>COMMISSIONERS' OFFICE – EXECUTIVE SESSION</u>

Motion:

by Commissioner Lennon, seconded by Commissioner Dvorak to move into Executive Session for the purpose of discussing the discipline and employment of a public employee in the Department on Aging.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

The Board moved into Executive Session at 10:17 a.m. with Mr. Morgan, Assistant County Administrator Linda Burhenne, Director of Job and Family Services Craig Swenson (Hearing Officer), Human Resources Administrator Kathy Hostutler and Director Jessical Boalt. The Board returned at 10:41 a.m. and as a result the following actions were taken:

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to accept the

recommendation of the Hearing Officer regarding Kathleen Petrella in the Department on Aging and accept Kathleen Petrella's resignation letter effective

April 30, 2024.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to remove Kathleen

Petrella from paid administrative leave effective March 12, 2024.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to impose the

disciplinary action of a three-day (24 hours) unpaid suspension for Kathleen Petrella to be served on March 13, 2024, March 14, 2024 and March 15, 2024 for

the following causes: Incompetence, Inefficiency, Unsatisfactory Job

Performance, Non-completion of Assigned Duties, Neglect of Duty, Falsification of any work records and any other action deem serious enough by administrative

personnel.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to permit Kathleen

Petrella to exhaust her accrued vacation time and accrued sick time (if necessary)

commencing on March 18, 2024.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to permit Kathleen

Petrella to take unpaid personal leave for the remaining time until her resignation

date of April 30, 2024.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye.

COMMISSIONERS' OFFICE - EXECUTIVE SESSION

Motion: by Commissioner Dvorak, seconded by Commissioner Lennon to move into

Executive Session for the purpose of discussing the possible purchase of property.

Roll Call Vote: Commissioner Lennon Aye

Commissioner Dvorak Aye Commissioner Spidalieri Aye

The Board moved into Executive Session at 10:44 a.m. with Mr. Morgan and Ms. Burhenne. The Board returned at 11:02 with no action, just discussion.

#### **ACKNOWLEDGEMENTS**

a) A weekly report filed by the County Dog Warden of all dogs seized, impounded, redeemed or destroyed for the week ending February 28, 2024 as required by O.R.C. 955.12.

#### **OTHER**

The Board reviewed upcoming events.

		17101 11, 2027
<u>MEET</u> Tue.	<u>INGS</u> 3/12	Planning Commission, 7:30 a.m. 12611 Ravenwood Drive, Room A333-334, Chardon
Tue.,	3/12	Investment Advisory Committee, 9:15 a.m. 12611 Ravenwood Drive, Room B303
Tue.,	3/12	Regular ADP Meeting, 2:00 p.m. Auditor's Conference Room
Wed.,	3/13	Board of Revision, 9:00 a.m. Auditor's Appraisal Conference Room
Mon.,	3/18	Family First Meeting, 1:30 p.m., 12611 Ravenwood Drive, Room A334, Chardon
Tue.,	3/19	The Commissioners will hold session at 9:30 a.m.
Thu.,	3/21	Multi-County meeting regarding the Perry Nuclear Power Plant and Vistra, 1:00 p.m. at Lake County Offices
Tue.,	3/26	The Commissioners will hold session at 9:30 a.m.
Wed.,	3/27	Board of Revision, 9:00 a.m. Auditor's Appraisal Conference Room
No public questions or comments.		
BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD		
Motion:		by Commissioner Spidalieri, seconded by Commissioner Lennon to adjourn the meeting at 11:03 a.m.
		Geauga County Board of Commissioners
		Ralph Spidalieri
		James W. Dvorak

Timothy C. Lennon

Christine Blair, Commissioners' Clerk

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