

Commissioners' Journal
April 16, 2024

The Geauga County Board of Commissioners met in session on April 16, 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 9:40 a.m. by leading the Board and audience in reciting the Pledge of Allegiance.

Commissioner Dvorak read the following prayer:

O God of Creation

You have blessed us with the changing of the seasons!

Remind us of the wonder of your creation

Remind us that it is you who give us breath of life

Amen

FINANCIALS

County Administrator Gerard Morgan reported on financials from April 11, 2024

Resolution #24-058 that included a Cash transfer from the General Fund to Public Assistance for our April – June 2024 mandated share, Travel request for the Engineer's Office, a payment for the Commissioners Office to Ravenwood Mental Health Center for 2nd Quarter Youth Center Operations in the amount of \$104,105.00, a payment for the Commissioners Office to Infinity Construction Company for pay request #6 of the Courthouse Expansion in the amount of \$397,078.50, a payment for the Engineer's Office to the Townships of Bainbridge (\$59,361.86), Chester (\$66,748.91) and Russell (\$38,164.99) for snow and ice removal agreements in the amount of \$164,375.76, a payment for the Engineer's Office to Southeastern Equipment for a 2024 Kobelco Excavator replacing an older 2015 unit that was traded in in the amount of \$57,936.00 and a payment for Maintenance to Geauga Mechanical for the installation of a new A/C unit in the Auditor's Office in the amount of \$21,150.00; 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.

COMMISSIONERS OFFICE - COUNTY ADMINISTRATOR'S REPORT

County Administrator Gerard Morgan reported on the items approved by the County Administrator on April 9, 2024 that included for the Department on Aging to Approve hiring Sandra Strichtko to the position of Full-time Transportation Driver (#1020) to be effective May 28, 2024 at the rate of \$16.84 per hour with a one-year probationary period. This offer of employment is contingent upon the successful completion of the required pre-employment conditions, Approved an unpaid medical leave of absence for Holly Petrinec, Full-time Recreation and Education Assistant for up to twenty-eight days, following the use of all accrued sick leave, during the period of March 20, 2024 (Payroll #7) through April 27, 2024 (Payroll #9). This will extend her probationary period by the total number of days used, and Accepted the resignation of Millissa Norris, Full-time Recreation and Education Assistant, to be effective July 5, 2024 and for the Department of Water Resources, Approved and executed the service Contract Agreement with Santee Lock and More, LLC to perform lock and key related service and repairs, as needed at various locations within the department for a period of one-year, effective April 9, 2024 in an amount not to exceed \$3,000.00 and on April 11, 2024 for the Department on Aging, Approved an unpaid personal leave of absence for Mindy Hudec, Full-time Information and Referral Assistant for up to seven days, (fifty-six hours), during the period July 11, 2024 through July 22, 2024. This will extend her probationary period by an additional seven days, and Liquor Licenses that included to Concur with the Parkman Township Trustees in not requesting a hearing on the Liquor License being requested by Parkman Market Express LLC located at 16250 Main Market Road, Parkman, Ohio (C STCK 6705405) and Concurred with the Claridon Township Trustees in not requesting a hearing on the Liquor License being requested by Amber LLC d.b.a. Claridon Mini Mart located at 14745 Mayfield Road, East Claridon, Ohio (C STCK 0154784) and Concurred with the Bainbridge Township Trustees in not requesting a hearing on the Liquor License being requested by Daffodil Mart LLC located at

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17644 Chillicothe Road, Chagrin Falls, Ohio (C NEW 1879380); 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.

APPROVE MINUTES

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the minutes for the meeting of February 13, 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>

AIRPORT AUTHORITY – CONTRACT AGREEMENT – KENNY HOAR CONSTRUCTION COMPANY, INCORPORATED D.B.A. KENNY HOAR CONSTRUCTION COMPANY – HANGAR 1 IMPROVEMENTS PROJECT

Airport Manager Ric Blamer asked the Board to execute the Contract Agreement with Kenny Hoar Construction Company for the Hangar 1 Improvement Project.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the Contract Agreement between the County of Geauga, the Airport Authority and Kenny Hoar Construction Company, Incorporated d.b.a. Kenny Hoar Construction Company for the Geauga County Airport Hangar 1 Improvements project in the amount of \$377,990.63.

<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>

AIRPORT AUTHORITY – ACCEPT MAINTENANCE AND PERFORMANCE BONDS – KENNY HOAR CONSTRUCTION COMPANY, INCORPORATED D.B.A. KENNY HOAR CONSTRUCTION COMPANY – HANGAR 1 IMPROVEMENTS PROJECT – FURTHER RELEASE THE BID BOND

Mr. Blamer asked the Board to accept the Maintenance and Performance or Contract Bond from Kenny Hoar Construction Company for the Hangar 1 Improvements and further release the bid bond.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to accept the Maintenance and Performance or Contract Bond from Kenny Hoar Construction Company, Incorporated d.b.a. Kenny Hoar Construction Company for the Geauga County Airport Hangar 1 Improvements project, and further release the Bid Bond.

<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>

APPROVE FINANCIALS

Mr. Gorton explained the financials for today as including Supplemental Appropriations to the various General Fund hospitalization accounts to cover the increase granted to the County's portion of health insurance, the increase needed in the Commissioners payroll accounts to cover the addition of the Assistant County Administrator and for an increase in the CORSA insurance bill, Cash transfer out of the General Fund to Family First Council for the April – June 2024 Commitment, Formal Contract PO for the Commissioners' Office to Kenny Hoar Construction Company Incorporated for the Geauga County Airport's Hangar 1 improvements project, Contract PO for Community Development to the Educational Service Center of the Western Reserve for the ACE Community Education grant, Travel requests for the Probate Court and the Department of Water Resources, a payment for the Department on Aging to Valley Ford Truck for a new 2024 F250 Super Cab Pickup Truck for Chore and Home Safety in the amount of \$67,901.00, a payment for Maintenance to Valley Ford Truck to purchase a 2024 Ford F350 Supercab dump truck and salt truck (replacement) in the amount of \$80,357.00 and a payment for the Sheriff's Office to Diversitec, LLC for three battery systems for various tower sites in the amount of \$38,682.89.

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Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute Resolution #23-059 itemizing the financials for the meeting of April 16, 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>

GEAUGA TRUMBULL SOLID WASTE MANAGEMENT DISTRICT – LITTER CLEANUP VOLUNTEER T-SHIRT DESIGN WINNER

District Administrator Lisa Smith and Conservation Education Coordinator Katie Williams-Nainiger from Geauga Soil and Water Conservation District who works in partnership with Geauga Trumbull Solid Waste Management District for education programs and outreach, they held a contest to design a T-shirt for Litter Cleanup that volunteers are given to wear for litter cleanup. Students can submit a design for the contest and the winner is West Geauga Middle School Student, Janna Winningham, who is an 8th grade student. Ms. Williams-Nainiger mentioned that Soil and Water also does a poster contest and Ms. Winningham has won that National contest two times. Ms. Winningham's design was printed on 1500 t-shirts that will be provided during the event. The Board congratulated her and posed for pictures with the t-shirt.



Ms. Smith explained that all the schools and groups that volunteer for litter cleanups are provided with bags, gloves and tools, including litter pickers and safety vests. The items can be picked up at the facilities or are taken to the schools. Mr. Spidalieri stated that Geauga County is combined with Trumbull County for our Solid Waste District and when items are taken to a landfill a fee is collected and for every ton a portion of the fee goes to the County and those landfill fees were used to build the new facility here in Geauga County, that is a collection center. Ms. Smith added that they collect household hazardous waste, including electronics and appliances. Mr. Spidalieri expressed no General Fund dollars go towards the facility, that fees continue to operate it. Mr. Spidalieri expressed gratitude for the kids volunteer to pick up litter along roadways. Ms. Smith added that 200 people will be working on April 27th to pick up litter on 528. Ms. Williams-Nainiger added that each of us make four pounds of trash every day, and if you add that up in a month, it's a lot. There is battery recycling going on in this building. Mr. Lennon brought up Styrofoam and the new process out that melts the foam down and then we are actually selling it. A lot of the funding goes towards awareness and getting people to understand how it works. Ms. Smith noted that every community in the County took funding for recycling tires and collection dates can be found on the website.

BOARD OF ELECTIONS – REQUEST FOR CAMERA INSTALLATION

The Board of Elections discussed with the Board a request for the installation of cameras in the elevators in the County Office Building in order to ensure the chain of custody on the transportation of ballots per the data provided by the Security Assessment at First Entry per the Department of Homeland Security report.

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Director Michelle Lane and Board Member Dennis Pavella explained that they needed to have cameras on ballots at all times when they are retrieved and transported by a bi-partisan team. This includes going in and out of the building. Mr. Spidalieri asked if this was for the box being installed outside of the building, to which Mr. Pavella agreed. Mr. Spidalieri expressed that we need to work collectively as partners to comply with the law, but also find a middle ground and not spend stupid money. Mr. Pavella explained that today they are asking to install cameras in the elevators. Mr. Spidalieri clarified that they do not include sound, just video, adding that we do need to post that people in the elevators are under video surveillance. Asking what the hurdle was to get this done. Ms. Lane explained that their understanding was the ADP had approval to do this, and that it was all done and then they learned that they needed to come before the Board of Commissioners. Mr. Pavella stated that the agreement for security is being held up through the Prosecutor's office. Mr. Lennon asked about the drop box, and the cost estimate for that. Mr. Morgan added that the original quote was high and so they are looking at other options for the location for the box. There was discussion about who would have the ability to access the camera system, to which it was noted that they would have access however so will the front desk.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to authorize ADP to follow the necessary process of obtaining quotes for a contract to install cameras in the elevators in the County office building.

<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>

COUNTY ENGINEER'S OFFICE – AWARD BID – COLE BURTON CONTRACTORS, LLC – ASPHALT RESURFACING OF FAIRMOUNT ROAD – NEWBURY TOWNSHIP

Deputy Engineer Jacob Scotese asked the Board to award the Bid to Cole Burton Contractors, LLC for the resurfacing of Fairmount Road as they represented the lowest and best bid. Mr. Lennon asked what section F-G was, to which Mr. Scotese stated that is the sections from Sperry Road to Auburn Road.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to award the Bid to Cole Burton Contractors, LLC for the Asphalt Resurfacing of Fairmount Road (CH-0016, Sections F-G) in Newbury Township in the amount of \$733,733.00 as they represented the lowest and best bid. 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>

DEPARTMENT ON AGING – RESOLUTION HONORING KATHY HARTZ – RETIREMENT OF SERVICE AND DEDICATION TO GEAUGA COUNTY

Director Jessica Boalt asked the Board to approve a resolution for Kathy Hartz on her retirement. Ms. Boalt explained that Ms. Hartz was an out of county driver for seniors to travel to their medical appointments.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute Resolution #24-060 Honoring Kathy Hartz on the occasion of her Retirement of Service and Dedication to Geauga County.

Board of County Commissioners, Geauga County, Ohio

Date: April 16, 2024
Resolution: #24-060

RESOLUTION HONORING KATHY HARTZ ON THE OCCASION OF HER RETIREMENT OF SERVICE AND DEDICATION TO GEAUGA COUNTY

WHEREAS, Kathy Hartz began her service with Geauga County on June 20, 2011, as a driver for the Out of County Medical program and has been serving Geauga County Seniors for over twelve years. Before coming to Geauga County, Ms. Hartz drove bus for Grand Valley Special Needs children; and

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WHEREAS, over the years Kathy Hartz has assisted Geauga's Seniors in many ways, by helping in the senior centers, along with helping prepare and deliver meals to our home delivered meals clients; and

WHEREAS, Kathy Hartz, is a certified Pilates and Fitness Instructor and in her retirement, look forward to helping teach classes at our senior centers and at the Geauga Y; and

WHEREAS, Kathy Hartz looks forward to spending more time with her husband Mike, her family and enjoying her hobbies that include riding her motorcycle and ATV, spending time in her garden and as an avid hiker and walking in the parks; and

NOW, THEREFORE, BE IT RESOLVED, that the Geauga County Board of Commissioners honor Kathy Hartz on the occasion of her retirement and for her service and dedication to Geauga County and its Seniors; and

BE IT FURTHER RESOLVED that this Resolution becomes 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>

MAINTENANCE – SERVICE CONTRACT AGREEMENT – ARMOR WINDOW FILMS, INCORPORATED - TABLED

The following item was on the agenda:

The Maintenance Department is requesting the Board approve and execute the service Contract Agreement with Armor Window Films, Incorporated to install protective window films at the Geauga County Office Building to be effective April 16, 2024, for a period of ninety days in an amount not to exceed \$65,772.00.

Contract Coordinator Matt Sieracki asked the Board to approve the contract with Armor Window Films that would be to install window films on the entire wing at the department of Job and Family Services on the first floor. Mr. Sieracki explained that this film is not bulletproof however, will not allow anyone to break through the glass. The Board expressed that they were not aware of the request and would like to hear more about the reasons for doing it. Mr. Spidalieri asked to table it and have a better conversation at budget hearings but also to talk to Mr. Swenson.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to table the service Contract Agreement with Armor Window Films, Incorporated until further security discussions could be held.

<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 – RESOLUTION AUTHORIZING INTENT TO SELL UNNEEDED OBSOLETE, UNFIT COUNTY PERSONAL PROPERTY VIA INTERNET AUCTION – GOV DEALS, INCORPORATED

Mr. Sieracki asked the Board to approve the resolution for the intent to sell county property through GovDeals.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute Resolution #24-061 Authorizing intent to sell unneeded, obsolete, or unfit county personal property via internet auction through GovDeals, Incorporated.

This resolution further requests the Board advertise the intent to sell through internet auction on April 18, 2024 and on May 2, 2024.

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Board of County Commissioners, Geauga County, Ohio

Resolution: #24-061

Date: April 16, 2024

A RESOLUTION AUTHORIZING INTENT TO SELL UNNEEDED, OBSOLETE, OR UNFIT COUNTY PERSONAL PROPERTY VIA INTERNET AUCTION

WHEREAS, Ohio Revised Code Section 307.12 (E) as amended by House Bill 509 requires a Board of County Commissioners to adopt a resolution (once) expressing its intent to dispose of unneeded, obsolete, or unfit personal property through the use of an internet auction;

NOW THEREFORE, BE IT RESOLVED, that the Board of Commissioners of Geauga County hereby expresses their intent to dispose of unneeded, obsolete, or unfit personal property by Internet Auction, and be it further

RESOLVED, that the personal property disposed of through Internet Auction may include, as specified in ORC 307.12 (E), motor vehicles acquired for the use of county officers and departments, road machinery, car parts, equipment, tools, and office equipment or supplies which are not needed, obsolete, or unfit for the public use for which it was acquired; and be it further

RESOLVED, that all property is offered for sale "as is, where is" with Geauga County making no warranty, guarantee, or representation of any kind expressed or implied, as to the condition of said items; and that any computers sold via Internet auction shall have their hard drive either wiped utilizing U.S. Department of Defense standards or the hard drive will be removed; and the Buyer will receive notification by e-mail from the Geauga County auction and be required to make payment in full via US currency, certified cashier's check, money order, or company check (with bank letter guaranteeing funds) within five (5) business days from the time and date of said notification; and the Buyer will be responsible for removal of said items from the Geauga County facility within ten (10) business days of receipt of said notification; and be it further

RESOLVED, that the number of days of bidding for each auction, as specified in ORC 307.12 (E), will be at least ten (10) days, including Saturdays, Sundays, and holidays; and be it further

RESOLVED, that the Geauga County Board of Commissioners will conduct auctions itself at www.geauga.oh.gov (County's representative is Tammy Kuhn, [12611 Ravenwood Drive, Suite 140, Chardon Ohio, 44024, (440) 279-1730] and may also contract with GovDeals, Inc., 6931 Arlington Road Suite 460, Bethesda Maryland, 20814; phone 800-613-0156, www.govdeals.com to conduct some auctions on the county's behalf; and be it further

RESOLVED, after adoption of this resolution, the Geauga County Commissioners shall publish in The Geauga County Maple Leaf, a newspaper of general circulation, notice of its intent to sell unneeded, obsolete, or unfit-for-use county personal property by internet auction to be published twice, the first notice shall be published on April 18th, 2024 and the second notice shall be published on May 2nd, 2024 which second notice is not less than ten (10) nor more than twenty (20) days after the first notice and the notices shall include a summary of the information provided in this resolution; and be it further

RESOLVED, that a similar notice shall also be posted continuously throughout the calendar year in a conspicuous place in the offices of the County Auditor and the Board of County Commissioners as well as being posted continuously on the county website (at www.geauga.oh.gov); and be it further

RESOLVED, that when property is to be sold by Internet Auction, the County Board of Commissioners or its representatives reserve the right, at a later date, to establish a minimum price that will be accepted for specific items and may establish any other terms and conditions for the particular sale, including but not limited to requirements for pick-up or delivery, method of payment, and payment of sales tax in accordance with applicable laws; and be it further

RESOLVED, that such information shall be provided on the Internet at the time of the auction and may be provided before that time upon request after the terms and conditions have been determined by the board or its representatives.

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BE IT FURTHER RESOLVED, that this Resolution becomes 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>

DEPARTMENT OF WATER RESOURCES – AGREEMENT – ADS ENVIRONMENTAL SERVICES – FLOW MONITORING SERVICES

Director Nicholas Gorris asked the Board to approve an agreement with ADS Environmental for a temporary monitoring study of five meters for a three-month period of rainfall to look at what is flowing to Chagrin Falls.

Motion: *by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the Agreement between Geauga County Board of Commissioners and ADS Environmental Services for Flow Monitoring Services to Geauga County to perform a Temporary Flow Monitoring Study and I/I analysis for a ninety-day period, effective April 16, 2024 in an amount not to exceed \$41,840.00.*

<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 – WORKERS' COMPENSATION SERVICE AGENCY AGREEMENT – SEDGWICK CLAIMS MANAGEMENT SERVICES, INCORPORATED

Human Resources Specialist Kelly Bidlack asked the Board to renew our workers compensation service agency agreement with Sedgwick Claims.

Motion: *by Commissioner Lennon, seconded by Commissioner Dvorak to approve and authorize the President of the Board to execute the Workers' Compensation Service Agency Agreement between Geauga County and Sedgwick Claims Management Services, Incorporated for Workers' Compensation services for the period May 1, 2024 through April 30, 2025 in the amount of \$9,300.00.*

<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 – UNEMPLOYMENT COMPENSATION SERVICE AGENCY AGREEMENT – SEDGWICK CLAIMS MANAGEMENT SERVICES, INCORPORATED

Ms. Bidlack asked the Board to renew our unemployment compensation service agency agreement with Sedgwick Claims.

Motion: *by Commissioner Lennon, seconded by Commissioner Dvorak to approve and authorize the President of the Board to execute the Unemployment Compensation Service Agency Agreement between Geauga County and Sedgwick Claims Management Services, Incorporated for Unemployment Services for the period May 1, 2024 through April 30, 2025 in an amount of \$1,205.00.*

<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 – UBUNTU WELLNESS, LLC

Ms. Bidlack asked the Board to approve the agreement with Ubuntu Wellness to do chair massage during the employee wellness expo, noting that it was being paid for using the CEBCO wellness grant funds.

Motion: *by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the Agreement with Ubuntu Wellness, LLC to provide Two Chair Massage Stations on May 9, 2024 during the Employee Health and Wellness Expo at a cost of \$120.00 per hour, per massage chair therapist for the total sum to not exceed \$1,200.00. This will be covered by the CEBCO Wellness Grant.*

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<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 – SMOOTH RIDER, LLC

Ms. Bidlack asked the Board to approve the agreement with Smooth Rider to provide smoothies to employees during the employee wellness expo, noting that it was being paid for using CEBCO wellness grant funds.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the Agreement with Smooth Rider, LLC to provide a minimum of two hundred (200) 20 oz. smoothies at a cost of \$9.00 per smoothie via the Smooth Rider Smoothie Food Truck on May 9, 2024 during the Employee Health and Wellness Expo, for a total number of smoothies not to exceed four hundred (400) and a not to exceed amount of \$3,600.00, and further authorize the President of the Board to execute the Smooth Rider Smoothie Café' and Food Truck Catering Contract. This will be covered by the CEBCO Wellness Grant.

<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 THE COMMISSIONERS TO EXECUTE AND DELIVER A COOPERATIVE AGREEMENT – PORTAGE COUNTY PORT AUTHORITY – SHERPA DEVELOPMENT COMPANY, LLC – FINANCING CONSTRUCTION OF A FACILITY IN THE VILLAGE OF MIDDLEFIELD

Mr. Morgan explained that this resolution allows the Cooperative Agreement with the Portage County Port Authority for financing the construction for Sherpa Development to build the Hartville Hardware facility.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute Resolution #24-062 Authorizing the Commissioners to execute and deliver a Cooperative Agreement with the Portage County Port Authority in connection with the request by Sherpa Development Company, LLC to assist with Financing the Construction of a Facility in the Village of Middlefield, Pursuant to O.R.C. 4582.43 and 4582.431.

Board of County Commissioners, Geauga County, Ohio

Date: April 16, 2024
Resolution: #24-062

RESOLUTION AUTHORIZING THE COMMISSIONERS TO EXECUTE AND DELIVER A COOPERATIVE AGREEMENT WITH THE PORTAGE COUNTY PORT AUTHORITY IN CONNECTION WITH THE REQUEST BY SHERPA DEVELOPMENT COMPANY, LLC TO ASSIST WITH FINANCING THE CONSTRUCTION OF A FACILITY IN THE VILLAGE OF MIDDLEFIELD PURSUANT TO O.R.C. 4582.43 AND 4582.431

WHEREAS, Sherpa Development Company LLC (the "Developer") proposes to construct a new Hartville Hardware Store and Lumberyard (the "Project") on land owned by the Developer in the Village of Middlefield in Geauga County, Ohio (the "County"); and

WHEREAS, the Developer has requested the Portage County Port Authority (the "Authority") to assist the Developer in creating economic opportunity within the County by financing the acquisition, construction, renovation, improvement and payment or causing the payment of the costs of the Project by entering into a capital lease-lease back financing structure with the Developer (the "Capital Lease Financing Transaction"); and

WHEREAS, the Authority is authorized under Ohio Revised Code Sections 4582.43 and 4582.431 to enter into cooperative arrangements with other governmental authorities to permit the Authority to cooperate with such other governmental authorities in the provision and financing the costs of the Project within the jurisdiction of the County; and

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WHEREAS, the Developer has requested the Geauga County Board of Commissioners (“Commissioners” or “Board”) to enter into a cooperative agreement with the Authority in the form currently on file with the Clerk of this Board (the “Cooperative Agreement”) to permit the Authority to enter into the Capital Lease Financing Transaction with the Developer to assist with the financing of the Project within the jurisdiction of the County; and

WHEREAS, pursuant to the Cooperative Agreement, the Authority has agreed to pay the County a portion of the Authority’s closing fee paid to the Authority upon closing of the Capital Lease Financing Transaction in consideration of the County’s agreement to enter into the Cooperative Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Geauga County Board of Commissioners that the Commissioners are authorized to execute and deliver the Cooperative Agreement with the Authority in accordance with the provisions of Ohio Revised Code Sections 4582.43 and 4582.431 to permit the Authority to complete the Capital Lease Financing Transaction with the Developer.

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

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

COMMISSIONERS’ OFFICE – EXECUTE COOPERATIVE AGREEMENT – PORTAGE COUNTY PORT AUTHORITY

Mr. Morgan stated that this was the Cooperative Agreement with the Portage County Port Authority.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the Cooperative Agreement between the Portage County Port Authority and the County of Geauga, Ohio to provide for the provision and financing of the costs for Sherpa Development Company, LLC to proceed with acquisition, construction, renovation, improvement and payment or causing the payment of the costs of a Hartville Hardware Store and Lumberyard located in the Village of Middlefield.

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

COMMISSIONERS’ OFFICE – REQUEST PROSECUTOR’S OFFICE TO REVIEW LEASE AGREEMENT - NEXTSTEPS

Mr. Morgan asked the Board to request the Prosecutor’s Office to review a lease with NextSteps as the current one is expired and instead of remaining monthly for the next year, it would be better to get a current lease in place.

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to request the Prosecutor’s Office to review the Lease Agreement with NextSteps.

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

INTERVIEWS – ARCHITECTURAL FIRMS THAT SUBMITTED STATEMENT OF QUALIFICATIONS – PROFESSION DESIGN SERVICES - CHARDON SENIOR CENTER PROJECT

Mr. Morgan explained that we have staggered the three firms that submitted statement of qualifications and the first is Strollo Architects.

Greg Strollo, AIA Principal Architect, David Roose Project Manager, Architecture Interior Design Planning and Chris J. Morrone III, PE LEED AP, Partner/Mechanical came before the Board to present information about their company, the services that they provide, are mainly

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fiduciary type projects, showing the types of projects that they have completed and ideas that they have for the Chardon Senior Center project.

There was a brief discussion on the Dollar General building being looked at to renovate for the project being built in 2006 and it has been vacant for about eight years, however it's a straight box building that can be easily renovated. The options of Design Build vs using CMR and the types of projects they are best suited for, and Director Jessica Boalt talked about the programs they offer and things the community-based program ideas that they would be having at the center and the traffic flow in and out between those programs. Ms. Boalt added that she is already envisioning a phase two to the project.

Mr. Morgan explained that the next firm was ThenDesign Architecture. Bob Fiala, AIA, NCARB, Principal-in-Charge, Brad Gellert, AIA, NCARB, Project Manager and Jen Murray, NCDIQ, Interior Design came before the Board to present information about the firm, the staff that would be working on the project, the services they offer and location of their offices, and some of the ideas they have for the Chardon Senior Center project. The type building and the property were discussed for the ideas inside, adding windows, including the plumbing and utilities, along with the area around the building and potential for expansion, but outdoor enjoyment on the grounds with walking trails and a pond.

Mr. Morgan noted that the third firm is Sixmo Architecture. Patrick Thornton, AIA, Partner, Head of Relationships and Graham Post, RA, NCARB, Senior Design Architect came before the Board and explained who they were and the different divisions of the company and what they call their family of brands. Mr. Thornton expressed that they didn't know a whole lot about the project as someone else in the firm had put the package together. Mr. Thornton inquired about the location of the building, to which it was discussed that they are looking at the old Dollar General facility. Ms. Boalt asked what their government and community experience. Ms. Boalt stated that this will be a renovation project and asked if they have done any previous senior centers. They showed a few projects that they have completed that are in comparison to what they could offer on the senior center project and answered some questions on the projects.

DISCUSSION ABOUT FIRMS

Mr. Lennon inquired about having a discussion on the firms that presented. Mr. Lennon showed some frustration about Sixmo for not being prepared, adding that they have previous experience with TDA however thinks Strollo was also impressive. Mr. Spidalieri inquired about an idea of the cost, to which Mr. Morgan noted that it is a percentage of the project. Clerk, Christine Blair explained that the Board would need to rank the firms and then choose to negotiate a contract with the number one firm. The Board chose to wait to make a decision so they can further look at the firms they like and, in a week, or so make a decision.

ACKNOWLEDGEMENTS

- a) A weekly report filed by the County Dog Warden of all dogs seized, impounded, redeemed or destroyed for the week ending April 3, 2024 as required by O.R.C. 955.12.*
- b) Court of Common Pleas, Probate Division appointment of Walter Claypool to the Geauga Metropolitan Housing Authority Board for the term April 5, 2024 through April 4, 2029.*
- c) A monthly report filed by the Geauga County Sheriff's Office of an account of expenses for the Inmate meals for the month ending March 2024.*
- d) A monthly report filed by the Geauga County Sheriff's Office of an account of expenses for the Prisoner Transport for the month ending March 2024 as required by O.R.C. 325.07.*

OTHER

The Board reviewed upcoming events.

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MEETINGS

Tue., 4/23 *The Commissioners will hold session at 9:30 a.m.*

Wed., 4/24 *Board of Revision, 9:00 a.m. Auditor's Appraisal Room*

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

Tue., 4/30 *Geauga Trumbull Solid Waste Management District Board of Directors, 2:00 p.m. Warren, District Office*

There was a brief discussion about where they were on the request from the Prosecutor for the opinion from the Attorney General on the Health District.

BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD

Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to adjourn the meeting at 12:39 p.m.

Geauga County Board of Commissioners

Ralph Spidalieri

James W. Dvorak

Timothy C. Lennon

Christine Blair, Commissioners' Clerk

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