

COMMISSIONERS MEETING, MONDAY, DECEMBER 17, 2007

Sharon A. Ray called the meeting to order at 9:33 a.m. with Patricia G. Geissman and Stephen D. Hambley present.

The meeting opened with the Pledge of Allegiance and a prayer.

The oral reading of the minutes of the Commissioners' meeting on December 10 was dispensed with as each Commissioner had read them personally. Mrs. Geissman moved to approve the minutes; the motion was seconded Mr. Hambley. There was no discussion. Roll call showed all Commissioners voting AYE.

Doug King, Administrative Assistant in the County Engineer's Office, presented and reviewed the following resolutions: (1) closing Marks Road (C.H. 22) between Fenn Road (C.H. 70) and Spieth Road (T.H. 65) in York Township for culvert replacement; (2) approving the agreement of cooperation between the Medina County Board of Commissioners and the City of Brunswick for the Improvement of Boston Road (C.H. 13) from Pearl Road (U.S. 42) to West 130th Street (C.H. 17) in the City of Brunswick; and, (3) authorizing Change Order No. 1 to the contract for the Westfield Road (C.H. 15) Culvert No. 38 Replacement Project with Fabrizi Trucking & Paving Co., Inc. Mrs. Geissman moved to approve the three resolutions and Mr. Hambley seconded the motion. There was no discussion. Roll call showed all Commissioners voting AYE.

Commissioners reviewed two weekly permits lists for permits issued November 29 through December 12, 2007.

Scott Miller, Finance Director, presented and reviewed the following Finance Department resolutions: (1) amending the 2007 appropriations resolution by transferring appropriations; (2) amending the annual appropriation resolution; (3) authorizing a cash transfer for the Clerk of Courts' Auto Title Fund; (4) transferring funds from the County General Fund to the County Diversion Program for the month of December; (5) transferring funds from various county department accounts to the Gasoline Rotary Fund; (6) authorizing the purchase of 6,900 gallons of regular unleaded gasoline for the Engineering Center from Ports Petroleum at the lowest bid price of \$2.3365 per gallon; (7) authorizing an agreement for the lease of farmland at the Medina County Home; and, (8) approving a contract for the provision of medical services for the Medina County Jail. Mr. Miller requested payment of the weekly bills in the amount of \$888,308.22. Mrs. Geissman moved to approve the eight finance resolutions and payment of the weekly bills; seconded by Mr. Hambley. There was no discussion. Roll call showed all commissioners voting AYE.

Chris Jakab, County Administrator, had no resolutions to present today.

Gary Berkowitz, Human Resources Director, presented and reviewed a resolution approving personnel changes for the employees under the jurisdiction of the Medina County Commissioners. Mrs. Geissman moved to approve the resolution. Mr. Hambley seconded the motion. There was no discussion. Roll call showed all commissioners voting AYE.

Jim Troike, Sanitary Engineer, presented and reviewed the following resolutions: (1) approving an easement for The Cove at Sleepy Hollow Sanitary Sewer Improvement Project; (2) amending the water usage charges for the Medina County Sewer District due to the decline in

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new housing starts. This resolution rescinds the \$0.13 increase that was approved last year and authorizes a \$0.60 increase in the water rate per 1,000 gallons for 2008. Mrs. Geissman moved to approve both resolutions. Mr. Hambley seconded the motion. Mr. Hambley commented that the increase would still put Medina County rates below Brunswick's rates and communities in Cuyahoga County. Mr. Troike said they had a rate increase last year, but before that, they hadn't had one in thirteen years. There has been a change in the economy, and with the debt payments, they needed to recover from that. The sewer system covers over 33,000 customers and they have approximately 12,000 water customers. They expect to increase customers and the user base on existing waterlines in the future. This increase would keep them stable until that time. There was no further discussion. Roll call showed all Commissioners voting AYE.

Charles Huber, Chief Building Official, presented the November 2007 Building Department Report. There were 43 new dwelling starts in November 2007 compared to 51 in November 2006, 82 in 2005, 78 in 2004, and 62 in 2003. The average cost of a new home year-to-date 2007 is \$240,413, down 1.93% from last year. Residential year-to-date estimated construction costs were down 16.62%, being offset by non-residential estimated construction costs that were up 110.35%. Although the non-residential estimated construction costs have increased, they have not been able to fully offset the decrease in the residential estimated construction costs. Revenues collected by the Building Department for November 2007 compared to November 2006 were down 1.12% overall. This is partially attributed to a building permit fee increase that took place in May 2007. Permit counts were down about 34% comparing November 2007 to November 2006. Revenues year-to-date through November 2007 compared to last year were down 4%. They are down 24% in permit counts year-to-date compared November 2006. The breakout of 1, 2, and 3-family residential construction in November and year-to-date through November 2007 (by jurisdiction) shows Montville Townships leading the other jurisdictions, followed closely by Brunswick Hills Township. Wadsworth City and Brunswick Hills Township lead other jurisdictions lead in residential permits issued in November 2007 with 4 each. Wadsworth City lead year-to-date with the most commercial permits, having 66 permits issued. Brunswick Hills Township followed with 47 commercial permits issued year-to-date.

Mead Wilkins, Job & Family Services (JFS) Director, presented and reviewed the following resolutions: (1) authorizing an agreement for occupational health services with the On-the-Clock Care at Medina General Hospital to determine a client's ability to complete various job tasks in a safe and correct manner in order to qualify to receive cash assistance; (2) authorizing the renewal of an agreement for transportation services for foster children; (3) authorizing an agreement with Elmcroft of Medina for emergency placement of elderly people when there is no appropriate caregiver; (4) authorizing an agreement with Cornerstone Psychological for the Collaborative Family Treatment Project for children who are sexually abused; (5) authorizing an agreement with Medina County Transit to transport Medicaid recipients; and, (6) authorizing an agreement for interpretive services with Asian Services in Action, Inc., to be able to converse with Vietnamese families. Mrs. Geissman moved to approve the six resolutions. Mr. Hambley seconded the motion. There was no discussion. Roll call showed all Commissioners voting AYE.

Mr. Wilkins said JFS was able to close out November with the TANF cuts. They made a lot of progress, but not sufficient progress, so he would be approaching the Commissioners to try to make sufficient modifications to spend within their allocation.

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Mr. Ray presented a resolution appointing John Gotheridge as the Commissioners' representative to the Emergency Management Agency Executive Committee for the year 2008. Mrs. Geissman moved to approve the appointment. Mr. Hambley seconded the motion. There was no discussion. Roll call showed all Commissioners voting AYE.

Ms. Ray presented a resolution appointing the following Commissioners' alternates to the Medina County Planning Commission for the year 2008:

Evelyn Czyz representing Commissioner Pat Geissman
Robert Henwood representing Commissioner Stephen Hambley
Elayne Siegfried representing Commissioner Sharon Ray

Mrs. Geissman moved to approve the three appointments. Mr. Hambley seconded the motion. There was no discussion. Roll call showed all Commissioners voting AYE.

Ms. Ray presented the resolution approving the petition for boundary line adjustments for Pardee Township that is within the City of Wadsworth's corporation limits. The City of Wadsworth filed their annual petition with the Board of Commissioners requesting the change to the current boundary lines of Wadsworth Township that were involved in 2007 annexations. Mrs. Geissman moved to approve the resolution; seconded by Mr. Hambley. There was no discussion. Roll call showed all Commissioners voting AYE.

The meeting was opened for public comment. Roger Smalley, Community Design Committee, asked if the presentation and report on the expansion of the courthouse scheduled for Discussion Session would be available to the public. Ms. Ray said the meeting is open to the public and the report would be available. Mr. Smalley requested that the Commissioners strongly consider the uptown property in the Methodist Church area in their considerations of courthouse expansion. The property has access from both Court Street and Broadway Street, and already has a significant parking area. The topography of the land would lend itself to any potential expansion of parking.

Mr. Hambley public announced that he discussed the Air Quality Plan that was submitted to the EPA for PM2.5 last Friday and it was voted on at the Northeast Ohio Areawide Coordinating Agency meeting. There was a Cleveland Plain Dealer (PD) report on Saturday that said he voted NAY (on behalf of Medina County, as was discussed at the Discussion Session last Monday). The article also said he supported the recommendations and that is not entirely true. In his comments before the vote, he said he supported some of the recommendation in Sections 1 and 2 that were local and voluntary. But, he did not support and had grave concerns about the recommendations involving statewide controls and statewide initiatives determined by the EPA. He sent a report to the PD reporter that he was incorrect; they are concerned with the last half of the recommendations that could pose great consequences for the region depending upon how the plan was implemented.

The Clerk read the resolution to allow the expenses of county officials. Mrs. Geissman moved to approve the resolution and Mr. Hambley seconded the motion. There was no discussion. Roll call showed all Commissioners voting AYE.

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Ms. Ray said there would be a Public Viewing for the vacation of Arborcrest Drive (T.H. 847) in Hinckley Township at 10:30 a.m. and a Public Hearing of the road at 1:00 p.m.

The meeting recessed at 9:55 a.m. for the commissioners to move to the Conference Room for the Discussion Session at 10:00 a.m.

Discussion Session

Architects Bob Arnold and John Robinson from Domokur, Robinson, Edwards Architects presented the Assessment Overview for the Medina County Courthouse Complex on Public Square. Mr. Arnold said the county had asked them to review the complex site and make recommendations for moving some of the components to remote sites and also redeveloping the existing buildings for the components that remained. There is a chronic shortage of space and therefore, the county put together a study to look at the feasibility of a 27,000 square foot addition. Because the buildings are landlocked, the addition would absorb part of the parking lot on the east side needed for the staff and the visitors to the courts, with no room for expansion. Mr. Arnold said he, John Robinson, and Chris Jakab spent time with various departments and determined that the logical courts to move offsite would be the Juvenile Court, Probate Court, and Domestic Relations Court because they have the least interaction with the other departments. That would leave the Court of Common Pleas, the Clerk of Courts, the Adult Probation Department, and the Law Library in the courthouse building to expand into the remaining area. The parking and square footage needs were developed from discussions with the judges, clerks, and the people that work in the building based on the actual usage and perceived future usage for the next ten years.

Mr. Robinson discussed the available parking and the parking demand determined by the information and projections provided by the departments. There is currently parking for 236 cars. There could be 300 to 313 parking spaces if they developed spaces at the site of the former gas station on the southeast corner. There are 68 individuals working in the departments that would be relocated (with a possible growth to 93 individuals over the next 10 years). Those same departments need 127 parking spaces for visitors and clients (that could grow to 181). Therefore, they have 236 spaces and they need 302 spaces. The current parking needs of the other departments would require 218 cars that would need to find parking elsewhere. By taking Juvenile Court, Probate Court, and Domestic Relations Court offsite, they could free 127 parking spaces and the lot could accommodate the remaining departments. In ten years they could be back in the situation of looking for on-street parking. In summary, to build everything at the existing site, there is not sufficient parking now or in the future. Medina County is growing and it is projected to continue to grow.

Mr. Robinson reviewed the existing court redevelopment with the revised proposed addition and the restructuring of the remaining departments (in block diagram form with no actual design). On the lower level there would be a small addition to address the needs of a sally port (a small controlled space with two doors) to handle the transportation of the inmates, staff-support areas, lobby, elevator, stairs, and waiting areas. The lower level would also include storage and utility spaces, Law Library, Clerk of Courts' secured storage, and grand jury space. The ground level floor plan (intermediate level) includes the Clerk of Courts and Adult Probation. The Courts of Common Pleas would occupy the entire upper floor and the addition of new public restrooms, a waiting area, and stairs. There is also potential for a third court or using that space for multi-purpose, multi-functional type space associated with the Courts of Common

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Pleas, such as hearing rooms and conference spaces. The infrastructure (mechanical, plumbing, lighting, electrical, and security systems) would all be upgraded. Mr. Arnold added that there would be one means of public access to the courts which would be in the main entrance in the rear of the building off the parking area. There could be a reworking for another entrance for the Clerk of Courts to relate with the public. There would be enough parking spaces (300) to handle the current parking needs with about 40 extra spaces not including the potential development of the lot across the street on Jefferson Street for about 25 to 30 spaces.

Mr. Robinson gave the costs for the expansion/renovation of the existing Courthouse Complex as follows:

Common Pleas into former Domestic Relations (6,992sf @ \$100.00)	\$ 699,200
Adult Probation into former Juvenile Court (7,628sf @ \$75.00)	\$ 572,100
Clerk of Courts into former Probate area (2,940sf @ \$60.00)	\$ 176,400
Remainder of occupied space (30,450sf @ \$17.00)	\$ 517,650
New addition (5,500sf @ \$247.00)	\$1,358,500
Parking revisions and expansion	\$ 496,000
Renovation of Courthouse infrastructure:	
Plumbing	\$ 216,935
Fire Protection (48,099sf @ \$3.50 X \$1.20)	\$ 201,638
HVAC	\$ 504,000
Electrical	<u>\$ 574,363</u>
	\$5,316,786

Mr. Arnold discussed the first of the two remote sites within the city limits that were analyzed. The first location (**Off-Site Location #1**) was a “Greenfield” site, which means there is nothing on it. This is on 13 acres close to the Medina County Jail and Juvenile Detention Center. It would provide a secure meeting room for clients and prisoners as well as a holding space for those being transported to the facility from the Jail or the Juvenile Detention Center. This structure would also include lunchrooms because it is further away from businesses that support them for lunch. With input from the users, they determined that a new two-story structure at this location needed to be 29,400 square feet with a footprint of 15,000 square feet. The parking lot would hold 195-200 cars. The advantages of Off-Site Location #1 are as follows:

- The proximity of this proposed facility to the Jail and Juvenile Detention Center would make the Sheriff’s transportation duties more efficient.
- Juvenile programs that currently make use of the space within the Detention Center would be closer to those who administer them. They could also make use of parking provided for the new facility.
- Communication and interaction between the detention facilities personnel and the courts will be more efficient.
- Adequate parking for the staff and visitors to the courts and various programs can easily be developed.
- Space for future expansion of the facility and parking is abundant.
- The location makes the facility reasonably easy to access from most areas of the county.

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- The remaining undeveloped portion of this site is sufficient for an additional structure to house other county department or agencies.

Disadvantages of Off-Site Location #1 include:

- The area lacks nearby dining or personal services establishments for the convenience of the staff and visitors.
- There may exist a perception problem with the public who must access the Probate Court for services such as marriage licenses. These services are traditionally associated with the uptown Courthouse.

Ms. Ray asked if they had planned to have a basement in the building. Mr. Arnold said a basement had not been put in the budget for the building. There would be a main level and an upper level. If they want a basement, they would have to budget for one.

Mr. Robinson gave the construction cost summation for Off-Site Location #1 as follows:

Land acquisition	\$ 393,000
New building construction & site development (29,400sf @ \$274.00)	<u>\$ 8,055,600</u>
	\$ 8,055,600

The second location Mr. Robinson discussed was a “Brownfield” site (**Off-Site Location #2**), which means there are structures on it. The site is in the City of Medina Historic District on 1-1/2 acres in the uptown area. It would be a two-story facility of 29,400 square feet with a footprint of 15,000 square feet. It would involve tearing down two buildings and would not satisfy the parking needs. Of the 195 needed, the parking lot would only satisfy 90 spaces with that configuration. The only way to meet the parking needs would be to make the structure taller and smaller. They would have to acquire some other buildings and extend the parking into that area to increase the parking to about 142 spaces. Another option would be to build a parking garage. Going up one level would bring it to 248 spaces. Going up two levels would bring it up to 390 spaces to satisfy future needs. The advantages of Off-Site Location #2 are as follows:

- Close proximity to the Medina Square along with dining and personal service businesses available for staff and visitors.
- This facility would add a significant structure within the Historic District.

Disadvantages of Off-Site Location #2 are as follows:

- The location fails to improve the transportation duties of the Sheriff. The distance from the Jail and Juvenile Detention Center has not been significantly reduced from what already exists.
- To provide a limited, inadequate number of parking spaces requires the demolition of two structures currently on the site.
- To expand the surface parking to provide a greater, but still inadequate number of parking spaces, existing office properties would need to be acquired and demolished, which negatively impacts the Historic District.
- Parking decks required to adequately address current and future parking needs would be costly.

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- The business traffic of clients and visitors generated by the courts would significantly impact the traffic congestion already present on the three surrounding streets.
- The volume of heavy truck traffic and the resulting noise would disrupt the business of the Courts.

Mr. Thompson gave the construction costs summation for Off-Site Location #2 as follows:

Land acquisition	\$1,400,000
New building construction (29,400sf @ \$257.00)	\$7,555,800
Demolition of existing structures	\$ 201,750
Construction of the surface parking area	<u>\$ 225,000</u>
	\$ 9,382,550

Enhancement options would be parking for 142 vehicles costing \$605,200, parking for 248 vehicles in a parking deck costing \$4,108,600, and parking for 394 vehicles in a two-level parking deck costing \$5,774,200.

The Commissioners will be meeting with the architects after their review.

Hambley presented the Ohio Department of Development's Diesel Emissions Reduction Grant Guidelines that are part of the required air quality modifications. Medina County is a non-attainment area; therefore, departments that have diesel engines to rebuild would qualify for grants to comply with emissions standards or for engine replacement. The grant would pay for 80% of the cost of the new engine or a modification. They would get extra points for being in a non-attainment area.

At 10:25 a.m., Ms. Ray recessed the meeting and the Commissioners traveled to Hinckley Township to view Arborcrest Drive.

RESOLUTIONS PASSED 12/17/07

<u>Number</u>	<u>Resolution Title</u>
NUMBER	RESOLUTION TITLE
07-1196	RESOLUTION TO ALLOW CLAIMS AND AUTHORIZE ISSUANCE UPON THE TREASURER IN SETTLEMENT OF SUCH LIST OF CLAIMS
07-1198	RESOLUTION APPROVING THE AGREEMENT OF COOPERATION BETWEEN THE MEDINA COUNTY BOARD OF COMMISSIONERS AND THE CITY OF BRUNSWICK FOR THE IMPROVEMENT OF BOSTON RD (C.H. 13) FROM PEARL RD. (U.S. 42) TO WEST 130TH (C.H.17) IN THE CITY OF BRUNSWICK
07-1199	RSOLUTION AUTHORIZING CHANGE ORDER NO.1 TO THE CONTRACT FOR THE C.H.15 WESTFIELD RD CULVERT NO. 38 REPLACEMENT PROJECT BETWEEN FABRIZI TRUCKING & PAVING CO., INC. AND THE MEDINA COUNTY BOARD OF COMMISSIONERS
07-1200	RESOLUTION AMENDING THE 2007 APPROPRIATIONS RESOLUTION BY TRANSFERRING APPROPRIATIONS

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- 07-1201 RESOLUTION AMENDING THE ANNUAL APPROPRIATION RESOLUTION
- 07-1202 AUTHORIZING A CASH TRANSFER FOR THE CLERK OF COURTS AUTO TITLE FUND
- 07-1203 TRANSFER OF COUNTY GENERAL FUNDS TO THE COUNTY DIVERSION PROGRAM
- 07-1204 RESOLUTION AUTHORIZING THE COUNTY AUDITOR TO TRANSFER FUNDS FROM VARIOUS COUNTY DEPARTMENT ACCOUNTS TO THE GASOLINE ROTARY FUND
- 07-1205 AUTHORIZING THE PURCHASE OF 6,900 GALLONS OF REGULAR UNLEADED GASOLINE FOR THE ENGINEERING CENTER
- 07-1206 RESOLUTION AUTHORIZING AN AGREEMENT FOR THE LEASE OF FARMLAND AT THE MEDINA COUNTY HOME
- 07-1207 APPROVING A CONTRACT FOR THE PROVISION OF MEDICAL SERVICES FOR THE MEDINA COUNTY JAIL
- 07-1208 RESOLUTION APPROVING CHANGES FOR THE EMPLOYEES UNDER THE JURISDICTION OF THE MEDINA COUNTY COMMISSIONERS
- 07-1209 AUTHORIZING THE SANITARY ENGINEER TO OBTAIN EASEMENTS FOR VARIOUS SANITARY SEWER IMPROVEMENT PROJECTS
- 07-1210 RESOLUTION AMENDING THE WATER USAGE CHARGES FOR THE MEDINA COUNTY SEWER DISTRICT
- 07-1211 RESOLUTION AUTHORIZING AN AGREEMENT FOR OCCUPATIONAL HEALTH SERVICES BETWEEN MEDINA GENERAL HOSPITAL AND MEDINA COUNTY JOB AND FAMILY SERVICES
- 07-1212 RESOLUTION AUTHORIZING AN AGREEMENT FOR PROFESSIONAL SERVICES RELATING TO TRANSPORTATION OF CHILDREN FOR MEDINA COUNTY JOB AND FAMILY SERVICES
- 07-1213 RESOLUTION AUTHORIZING AN AGREEMENT FOR PROFESSIONAL SERVICES RELATING TO PROTECTIVE SERVICES FOR ADULTS BETWEEN ELMCROFT OF MEDINA AND MEDINA COUNTY JOB AND FAMILY SERVICES
- 07-1214 RESOLUTION AUTHORIZING A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE DEPARTMENT OF JOB AND FAMILY SERVICES AND CORNERSTONE PSYCHOLOGICAL
- 07-1215 RESOLUTION AUTHORIZING AGREEMENT WITH MEDINA COUNTY TRANSIT FOR THE DEPARTMENT OF JOB AND FAMILY SERVICES

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- 07-1216 RESOLUTION AUTHORIZING AN AGREEMENT FOR INTERPRETATION SERVICES BETWEEN ASIAN SERVICES IN ACTION, INC. AND MEDINA COUNTY JOB AND FAMILY SERVICES

- 07-1217 RESOLUTION RE-APPOINTING A REPRESENTATIVE TO THE EMERGENCY MANAGEMENT AGENCY EXECUTIVE COMMITTEE

- 07-1218 RESOLUTION APPOINTING ALTERNATES FOR THE MEDINA COUNTY COMMISSIONERS ON THE MEDINA COUNTY PLANNING COMMISSION

- 07-1219 RESOLUTION APPROVING THE PETITION FOR BOUNDARY LINE ADJUSTMENT FOR PARDEE TOWNSHIP

- 07-1220 RESOLUTION TO ALLOW EXPENSES OF COUNTY OFFICIALS

All deliberations concerning official business and formal actions by this Board of Commissioners were conducted in an open public meeting this seventeenth day of December 2007.

Respectfully submitted,

COMMISSIONERS _____
Sharon A. Ray

OF _____
Patricia G. Geissman

Pam Vereb, Clerk

MEDINA COUNTY _____
Stephen D. Hambley