

SPECIAL COMMISSIONERS MEETING - THURSDAY, JULY 10, 2008

Commissioner Pat Geissman called the special meeting to order in Balcony Room B with Stephen D. Hambley and Sharon A. Ray present. The purpose of the meeting was to provide updated information about the Medina County Courthouse Complex Expansion/Renovation Project to the elected officials and department heads that use the courthouses and to receive input from them.

Chris Jakab, County Administrator, stated that the first needs assessment was done by Bialosky & Partners in June 2007, and everyone in the room participated in that. After that was completed, the Commissioners hired another firm, Domokur Robinson Edwards Architects, to confirm some of those findings and to study some off-site locations. They identified two particular sites and provided costs analysis. When that was completed and after some discussion among the Board, the City of Medina got involved in January 2008. They saw that the Commissioners were considering moving some courts off-site and they asked for the opportunity to conduct their own study to determine the feasibility of expanding the parking facilities that would allow the court operations to remain downtown. That study was conducted by a firm called Brandstetter Carroll, Inc. and it was completed in March 2008. After that study, there was some back and forth correspondence between the City and the County regarding parking lot construction, commitment of funds, and in the midst of that and instead of waiting for some “final pieces to fall in to place”, the Board of County Commissioners committed to issuing a request for qualifications from architectural firms to submit information about their firms and their construction history. This would allow them to review those qualifications and the end result would be to contract with one of them to design a courthouse expansion facility. It appears, at this time, the site of that expansion would be downtown Medina on the Medina County Courthouse property.

Judge James Kimbler, Common Pleas Court #2, asked about the parking situation. Mr. Jakab said the City of Medina has committed to building a parking facility necessary to take care of the Courthouse users, officials, employees, and visitors as projected for the next ten years. The Medina County District Library made a commitment to financially assist with the construction of the facility with the understanding that their staff of approximately 50 people would be permitted to park in the facility.

Judge Kimbler asked if users would be required to pay to park. Mr. Jakab said that County employees, Library employees, and jury members would not have to pay. Further discussion is being held at the City level on whether other users would be charged, and if so, if that would just be on weekends.

Ms. Ray said that when they got the first study back, they realized that if they brought Adult Probation up from the basement, they had to expand the footprint of the building so significantly that it was a problem with removing surface parking spaces. That shortage and the parking issues that the Library was struggling to solve generated the second study. That is when they looked at the option of taking two of the judges off the Square. That seemed to generate Medina City’s commitment to keep all the court facilities downtown. Since then, they have had discussions with them and the Library to find a mutually-beneficial solution to make that happen.

Judge Kimbler asked if the cost to the County of staying downtown would be higher than the cost of going off-site. Mr. Hambley said it is their goal that it translates into no significant increase. Judge Kimbler asked if that was because part of the cost would be borne by the City of

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Medina; Mr. Hambley said yes. Judge Kimbler commented that it seemed to him that the courts would have likely moved off-site if Medina City had not agreed to contribute funds and Mr. Hambley said that was accurate. Ms. Ray added that it was also part of a long-term parking solution that the City of Medina has been working toward for many years, but no funds had been expended.

Judge Kimbler said it is important to him and Judge Chris Collier, Common Pleas Court #1, that jurors do not have to pay for parking. He suggested that some type of parking pass would be available to them. Ms. Ray said that was communicated to the City - that they would be against any plan that would entail charging employees or jurors. It would be fine if they want to charge for special events. They are still trying to determine how they will handle it and it could be an un-manned parking deck. Mr. Hambley said his opinion about paid parking is very dismal; it has not had a good history within the square. There was paid parking in the past and the parking meters were eliminated because that deterred people from coming downtown. He has a very jaundiced view toward anything that requires paid parking for the public. That is hopefully where they can come to an agreement with the various partners to avoid that, certainly for the regular business hours. Mrs. Geissman said there will be discussions about how the parking facility will be maintained and who will pay the expenses if they let everyone park for free.

Judge Kimbler asked if the Prosecutor's Office would remain intact. Mr. Hambley said there are different proposals coming from the architects regarding that and they will look at the overall complex.

Joe Lewandowski, Domestic Relations Court, asked if the County had been provided with a footprint of the garage. Mr. Jakab said the City issued a request for proposal for a consultant to assist with the writing of the bid specifications and they would be due the following day, Friday, July 11, 2008. It is anticipated that the specs will be out in late August and the bids received in September. They will be using the design-build process (where the entire project from design through construction is completed by a unified professional team) instead of the traditional process in order to accelerate the construction project. Mr. Lewandowski asked how many additional parking spaces would be gained by a two-story garage. Mr. Jakab said there would be approximately 360 total spaces in the garage and surface parking on the site of approximately 70-80 spaces, for a gain of about 200 spaces. Mr. Lewandowski questioned the study that said the ten-year projection was 600 spaces. Mr. Jakab said that Domokur's projection was based on everyone (150 potential jurors, employees, officials, and visitors) all parking at the same time ten years from now, an absolute worst-case number. Ms. Ray added that they based their parking requirements on there being a parking space needed for every seat in the galley in all the courtrooms. Mr. Jakab said the subsequent study by the City took a further analytical approach. They used some other formulas to determine the numbers with expectations that people would be coming and departing throughout the day as opposed to staying all day long and that every juror wouldn't be there every single day. Their projections were much lower.

Mr. Lewandowski said that the County paid about \$55,000 for studies to obtain information that they decided not to use. Those studies said the best thing would be for the courts to get off the Square. Their prices showed that it would cost \$18 million to expand the Courthouses. The off-site construction would be \$14 million. All of the courts had their budgets cut this year, yet the County wants to "blow" \$4 million so they can stay on the Square so businesses have somewhere for their customers to park. He asked how much the businesses were

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contributing. Mr. Jakab explained that the Bialosky study was a needs assessment that did not focus on any location on-site or off-site; it was to determine space needs. At the very end, they requested some price estimates for new construction at an off-site location, but the focus of that was the number of square feet that the various offices needed and what the projected staffing numbers would be for ten years by offices and departments. The differential between \$18 million and \$14 million is the cost of the parking garage that would have been necessary to keep the courts downtown. In actuality, the construction cost per square foot according to the architects does not differ whether off-site or on-site. The differential he is referring to is really the cost of the parking facility that will be necessary to keep the operations downtown. As Mr. Hambley said, the County's cost does not increase as a result of that.

Mr. Lewandowski said it did not make sense to him to go through the turmoil of having to work through the construction and poor security for the small increase in parking spaces after the Library is assigned 50 spots. Mr. Jakab said the final design was not determined; there is an issue whether the garage will connect to the expansion area or just the Courthouse. He offered to provide the study that the City commissioned to show the calculations of the required spaces that included the 50 spaces for the Library. The bulk of the study will be used because it has to do with the space requirements of the offices. When they talked to the various architects during the interview process, they asked them if they would be able to utilize the previous studies as they move forward with the design and if that would save time and money. The answer was yes; therefore, they are not abandoning any of those studies and actually the investment proved to be quite useful. Mr. Lewandowski said the location part of the study was not useful. Mr. Jakab said the locations were options that were a component of the studies for cost comparison and to give the Board an idea of what options may exist. Ms. Ray added that the County paid for two studies and the City paid for the Brandstetter study. There were a variety of locations that were considered in the Domokur study including the old Methodist Church site that the City of Medina is looking at as a possible a location for their Municipal Court. They researched as many different options a possible because they wanted to determine what the best fit was for the County.

Judge Kimbler asked how much disruption the project would cause to the activity flow. Ms. Ray said it depended upon which option is finally selected by the Board and which architect is selected. A couple of the architects with a history of this type of renovation/expansion project said every department would move only once and they would be able to do the construction and renovations without any offices being located off-site. She said she finds that hard to believe, but it depends on how it is phased in. The disruption to the jurors, parking, construction equipment placement, etc., will have to be carefully staged. They are looking into some off-site parking at St. Paul's Church that is behind the Administration Building. They are well aware that this is a very complex project and it is going to have to be phased well so there is minimal inconvenience to everyone.

Kathy Fortney, Clerk of Courts, said when they were tearing down the Jail and the City knew they were in a "mess", they still gave parking tickets to jurors and employees. She hopes that the City will work better with them on this project. Mr. Hambley said the first phase will be the parking deck; therefore, that will dislocate some of the parking spaces. The County and the City will look into what vacant lots will be available such as the National City lot across the street. That is why they are doing studies and having meetings, to gain as much input as they can from this group and the general public. They need to gauge the public impact of the project and

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balance those interests. If they had gone straight bottom line to the County, the Commissioners would have chosen the off-site location, but that has a long-term impact on this community and its downtown. They don't want this to become a symbol of a declining community. The City is interested in making sure that does not happen from a visual and marketing perspective, and they are moving in that direction. The studies have provided sufficient information to provide guidelines for them as to what is the best path to take and balance all the needs and concerns. As with any construction project, there are going to be some problems and he gave the example of the turmoil during the construction of the improvements to S.R. 18, but having it worth it in the end. Judge Collier said they might have to do something creative but expensive, such as using shuttle busses for jurors. Mrs. Geissman said there is a lot of parking around the Square, but people do not want to walk. Mr. Hambley said if the concern is with the jurors, perhaps they need to work something out with their staff so jurors could have the easy access. Court and Library employees could also carpool. Ms. Fortney said some jurors are not "happy campers" to begin with and they try to accommodate them for the judges as well as they can. When they can't find a place to park and it is ten degrees outside, they find it very frustrating. She also has suggested to some of the general public that they visit the Courthouse to see the environment that the offices and jurors have to live in.

Judge Kimbler asked if the parking deck would have provisions to add on to it. Mr. Jakab said there has been discussion about having specifications to add a third level.

Mr. Hambley said there is a commitment to keeping all the functions there that are in the Courthouse now, at least for some period of time. That does not guarantee that some Board of Commissioners in ten or fifteen years will not decide that they want to move the Juvenile Court Judge closer to the Juvenile Detention Center, for example. They would need to accommodate whatever the needs are for that across town and that would reduce the load for the parking at the Courthouse. For the ten-year planning period, this is the best bet the County has.

Judge Kimbler asked if the County has the money for this project with all the increased costs recently, such as fuel. Mr. Hambley said the bigger escalator is construction costs that have gone up about 10-15% in the past two years. It is somewhat related to fuel, but also steel, and all building materials have gone up. The longer they delay, the more it is going to cost the County. That is why building the parking deck first makes sense in terms of phasing, and also because of the major involvement in the investment. Then they can move on and make the investment in the expansion, and the renovation would be last.

Ms. Ray thanked all the parties involved for their patience. There are space shortages and mechanical problems; they have staved off capital improvements in those areas in anticipation of this project because it needs to be done. She said there has been incredible growth in Medina County since the new courthouse was built in 1968. Realistically, in the future there will be a third Common Pleas Court Judge based on the caseload, the County's size, and the State Supreme Court's recommendations. They are taking this all into consideration for the new facility. They need to move this project forward because it does not happen quickly. Mr. Lewandowski said they are moving it back because the Library wants a parking garage. Mr. Jakab said that it had nothing to do with the Library's participation in the project. Regardless of their participation, the garage would be necessary for the courts to stay downtown. Judge Kimbler said the City wants the courts downtown because if they move off-site that would remove the economic activity from the downtown. Mrs. Geissman commented that there would

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still be enough employees and activity at the Courthouse; she does not think they would see any difference.

Mr. Geissman said the County Finance Department and County Administrator have provided her with financial material to review that she has not analyzed yet. With the current state of the economy, she is concerned about going forward with building something and then not being able to balance the budget. She would not mind if they postponed the project because they don't want to get into a situation where they would have to lay off employees in order to balance the budget. Judge Kimbler said his question was not so much about the cost of construction project, but whether or not when they started the planning 2-1/2 years ago, that people did not foresee gasoline at \$4 a gallon, or area businesses and restaurants closing. Economic activity is going down and that affects the sales tax revenue. Mr. Hambley said there has been some growth in the sales tax because of new retail development. More retail and commercial has been coming into the County and people are not going out of the County to spend their dollars. They used to go to Summit or Cuyahoga County to shop; therefore, the County is a beneficiary of the ongoing commercial development. Ms. Fortney commented Courthouse visitors are not typically the supporters of the downtown restaurants. Mr. Hambley asked Ms. Fortney, who is one of the most hard-pressed for space along with Adult Probation, how long she is willing to wait for the expansion. He considers the situation unsafe for the parole officers. Ms. Fortney agreed to the project's urgency.

Judge Lohn said the Commissioners have the Constitutional statutory authority to provide adequate accommodations for the courts. His courts do not have adequate facilities. He thought the Board of Commissioners was committed to moving forward on the project. He does not care where the facility is located; that call is within the discretion of the Board of Commissioners, but adequacy of a facility is a Constitutional mandate. Ms. Ray said she feels very strongly that they need to move forward on this project. She thinks that when Mrs. Geissman has an opportunity to examine the figures, she will discover the same thing. The elected officials and users of the Courthouses need to tell the designers how to design it to best fit their operations. Mr. Hambley said that Mr. Lewandowski's comments about the parking deck pushing the expansion and renovations back may not be a certainty. There is at least one architect that has made a proposal to expand in the front of the Courthouse so they could start fairly soon with that approach. They proposed extending the front of the new courthouse and extending it and making it look more like the old Courthouse. Now they are two entirely different architectural styles. It would restore the look of that part of the building to be more consistent with the historic nature, but that phase could start sooner and start providing some space much sooner. They are doing this systematically, looking at the various options, and they will need their input for the layout to meet their needs; things may have changed since the study. It is down to a short list of design professionals and they are presenting some outstanding ideas. Once hired, they will be working with the judges, elected officials, and department heads to determine how they will need the space and how the public will use the space. The Commissioners are trying to get the project phased as soon as possible to accommodate those needs within the budget. They are not going to make a commitment that they cannot afford or that the next Board of Commissioners can't afford.

Prosecutor Holman asked if the project would require the layoff of staff. Ms. Ray said the project would be paid for with capital improvement funds. Mr. Holman asked if the offices would be asked to cut their budgets for their staff as a result of this project. Mr. Jakab said it is

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estimated that the project would be paid for by existing millage that is being used to pay down the debt on the Jail, Prosecutor's Office, and the Engineering Center. Those bond issues retire over the next two years and that millage then would be reapplied against the new debt that is issued for the construction project.

Mr. Holman asked if they had considered renting office space for Adult Probation or for Judge Lohn's personnel, for example, or if they looked at purchasing an existing building that is for sale, such as the Moose Lodge. Mr. Jakab said every time they separate from the existing facility they must add personnel for security, which adds to the recurring operating expenses and ends up being more expensive in the long run. Mr. Holman asked Adult Probation Officer Veronica Perry if she would need security if her offices were in another building. Ms. Perry said she would absolutely need security, between the arrests they are making, the contraband, etc. Mr. Hambley said when Bialosky did the needs assessment and looked at who had to be close to who, they determined that Adult Probation was one of the departments that most said had to be located within the Courthouse Complex so they cannot be located off-site.

Judge Kimbler said their facility is adequate as far as their court operations are concerned except that they would like to have a Magistrates' hearing room and the Adult Probation Department out of the basement. He does not think that he or Judge Collier anticipate a third judge until at least 2017. Judge Collier added that they are doing their jobs and they are able to carry the caseload well now. They have tried more cases than any two judges anywhere. He said the Commissioners have an awesome responsibility meeting the different needs. When they decide where, when, and how they are going to do the project, he and Judge Kimbler would like them to know that their concerns are for the magistrates and Adult Probation. They can handle what they have now into the foreseeable future.

Judge Kimbler said that the Sheriff had pointed out transportation costs a couple of weeks ago. He asked if they would consider building a small courtroom at the Jail at some point. That would alleviate the prisoners from having to come to the judges, and instead the judges would go to the Jail. It would save money for transportation costs and security because they would no longer have to worry about people being transported back and forth. It would be more economical to move the judge, court reporter, and bailiff than moving 25 prisoners to the Courthouse. Ms. Fortney said they would have to have the Clerk of Courts Office there as well because they would need the files. Judge Kimbler said it might be complicated, but on the other hand, it would be more secure. Every time they put a prisoner in a car, there is a possibility that a car could be in an accident and cause injury to an officer, driver, or prisoner.

Ms. Ray asked if prisoners had to leave the facility to be sentenced to jail time; she was under the impression they did. Judge Kimbler said that he has heard that also, but he has not yet done the research on that. Several years ago, the video linkup stopped working between the courts and the Sheriff's Office and it could probably be restored. During sentencing, there is a preference that the judge and the defendant are in the same room because there are things that take place dynamically during sentencing that could make an impact on how a person is sentenced, such as body language that might indicate that a person may be suitable for supervision. Mr. Hambley asked if they need room to accommodate the public during sentencing. Judge Kimbler they need seats for the family, victims, and spectators. Judge Collier said he requires seating for about 40-45+ people every Monday. Mr. Hambley said they would have their consultant investigate that suggestion. They would need to get details from the judges

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and Clerk to see how that could be accommodated and the technology that would need to be present. Ms. Ray said she would check with Wadsworth Municipal Court Judge McIlvaine regarding sentencing for jail time via video.

Mr. Lewandowski asked who would be required to provide garage security. Ms. Ray said the City of Medina would, and Mr. Hambley added that the level of security has not yet been determined.

Mrs. Geissman said when the options were first given to the Board of Commissioners of whether to renovate on location or build off-site, she felt that the cost savings made that answer very simple and they should build off-site. With the City wanting to work with the County and trying to resolve the parking problem, it has thrown a “monkey wrench” into what they were planning. They want to work and cooperate with the City, but she has a strong financial concern. There are so many things they would need to figure out such as who is going to maintain the garage because it would be on County property. There is also the question about what happens after the ten-year contract is up. Although there is the money to do the expansion/renovation project, there are extra costs to any expansion. She feels they need to move forward very cautiously because she would hate to see people laid off. If she had her preference, it would be to build off-site.

Sheriff Hassinger said whether they build the facility downtown or off-site is not important to him as long as it is done correctly. He has great confidence in them and the County Administrator. The Sheriff said he is not a big proponent of parking decks for the following reasons: they are expensive to maintain; there can be security problems if they are not well lit and do not have security; the County could get stuck with it after ten years when it will start needing repairs; and, another employee might be needed to guard the gate. He cautioned the Commissioners about the reliability of studies that he has no confidence in. The study done for the Jail said it would last 20 years, but, if it was not for the prosecutors, judges, and probation department, they would be overcrowded and have beds in the hallways. They are still having problems with work that was “piecemealed” or omitted, and he warned them to be very careful. When the economy picks up, housing will flourish again, and the decision the Commissioners make will affect future generations. He said he would support them 100% as long as they think it through and get a lot of input. Elevator security is also a concern for him with the expansion. Mr. Hambley said the architects are aware of that and they have reviewed and identified the traffic flows to separate the staff, defendants, law enforcement, jurors, and general public appropriately. This is their area of expertise and they have done this elsewhere in historic and new structures. They will need their guidance as they go through that process with the consultants to identify the weak points and strategies to overcome those.

Ms. Ray said she has seen what has happened at the Jail and they are trying to take that into consideration. The size issue concerns her. She realizes the current Common Pleas judges are not going to request a third judge yet, but two new judges could be needed in the future. That is why they are going with the concept of multi-purpose rooms in the facility. If they build two new magistrate courtrooms, one could be retro-fitted for an additional judge “down the road”. The Commissioners will walk away if the parking garage becomes too expensive for the City; that is why they have not made a decision at this point in time. They need to receive the final figures and there is a timeline “looming over the City’s head”; it either works, or it doesn’t.

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Judge Lohn asked Ms. Ray about the timeline. Ms. Ray said the City has approximately 60 days to sign an agreement and address all the issues. Judge Kimbler asked if they would be making the on-site or off-site decision at that time and Ms. Ray said that was correct. Mr. Hambley added that it would also be a combination of the two. In 60 days, they will know if there will be a parking deck in this mix. If there is no parking deck, the major solution is off-site. Ms. Ray said they are doing several things simultaneously in an effort to save time.

Judge Lohn said he would back the Commissioners in whatever they decide because the usual way it works is that they hire the Prosecutor to sue the Board of Commissioners for adequate facilities. That is the acrimony when nobody works together, but things are different now regarding the attitude. The administration and the Board of Commissioners have all indicated that they are aware that these are inadequate facilities and will move forward deliberately to accommodate them. He said he does not care what they decide to do, it is not his decision, and making a decision in 60 days is good because he is looking for adequate facilities for the operation.

Judge Kimbler asked if they would make the decision to go off-site in 60 days if there is no deck. Ms. Ray said that is her feeling. Mr. Hambley said there would still be renovations needed and a combination of both. Mrs. Geissman said they need the expansion; Ms. Fortney has been telling her that for at least five years. She just does not want to build an expansion that they cannot afford to maintain. She does not want to put a tax issue on the ballot for an expansion or to maintain it. Judge Lohn said that government has a history of public works projects when the economy is bad to add “juice” to the economy. Ms. Ray said there are some advantages to moving ahead at this particular time because many architectural firms are “hungry”.

Ms. Fortney said she started working for the County many years ago when the new Courthouse opened, and the day it opened they were out of room. The County went in the red during that process and County employees did not receive pay raises for four years. She hopes the Commissioners will take that into consideration. She would also hate to see them build something they could not afford, of course, and her employees and people of the County are her priority. She said she does keep saying that they need more space, but the day they build something they could already be out of room. No one thought that foreclosures could affect the Courthouse so much or know what the Supreme Court will come up with next to enforce. It can change the life of the Courthouse. Ms. Ray agrees that they cannot anticipate some things. Sheriff Hassinger commented that it is not just the City of Medina that the Commissioners represent; they represent the 170,000 people of this County.

In conclusion, Mrs. Geissman said she hoped the meeting was helpful and that they will hold other similar meetings.

At 9:13 a.m., the Commissioners recessed the meeting to move to the Conference Room for a Discussion Session.

Discussion Session

The meeting reconvened at 9:26 a.m. for the Discussion Session.

Chris Jakab, Finance Director, advised the Commissioners that he checked the references for the architects and they were all “glowing”. He is also in the process of checking some

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projects that were not on their lists. Ms. Ray asked if he checked with the Prosecutor if it was permissible to request them to submit a design and then award the contract based on that. Mr. Jakab said he re-read the law and it is clear that they could determine what criteria they want to use in addition to what is listed in the Ohio Revised Code. He cautioned them about time involved and whether they would get enthusiastic responses from the firms doing it that way.

Ms. Ray said she was intrigued with the variety of designs that one firm provided that were “outside the box” and that they worked on many courthouses. Mrs. Geissman said she liked the design that added on to the front of the new Courthouse. Mr. Hambley said that people he talked with liked the idea. Ms. Ray asked what the Commissioners were thinking when they built the new Courthouse. Mr. Hambley said they were forced to build a building that they did not want to build and could not afford to build; Kathy Fortney, Clerk of Courts, pointed out the consequences of doing that. They had to levy a tax and some of those Commissioners were not re-elected. They were ordered by the courts to build it; therefore, they probably did not take architecture into consideration.

Regarding the earlier discussion about the project’s affects on personnel layoffs, Ms. Ray pointed out that some departments are self-funded departments and staffing is based on that. When funding is down, this could result in layoffs, but it would not be related to this project. Mr. Jakab said they told them no layoffs as they directly relate to this project. Mr. Hambley said they have inside millage that they can dedicate for the debt. The rest of the budget is more defined by the State than the County. Ms. Ray said if they stopped progress on this project, they would need to spend \$500,000-600,000 in capital improvement to the Courthouses.

Mr. Jakab said he talked to all of the five firms that were interviewed (Brandstetter Carroll Inc., Silling Associates, Inc., DLZ, GPD Group, and Bialosky + Partners) and one of them sent a follow-up letter and one called. Mrs. Geissman asked when they will begin to iron out the details of the parking deck. Mr. Jakab said he and the County’s bond counsel met with the mayor the day before, and they provided different points (including size, maintenance and operation of the parking deck, temporary parking, etc.) that they would like incorporated into a draft agreement and a 50-year ground lease agreement. They will be meeting again in two weeks to review the draft. Ms. Ray said the Library Board voted last night to commit \$400,000 toward the parking garage. If the City says tomorrow that they have done the numbers and it is too expensive, then it is over. Mr. Jakab said the City’s finance meeting is Monday, July 14, and this will be the main topic of conversation since they will have the results of the Library Board meeting.

Mrs. Geissman asked if the County could get any funds from the State for this project. Representative Bill Batchelder had been working on that, and Mr. Jakab said he could not get any funds. The negotiations will be between the City and the County on what the County’s participation would be toward the cost of the parking. The County would still have to construct surface parking at the Courthouse so he reminded the City that the County would still have parking costs outside of the garage that needed to be factored into their estimate. Mayor Leaver said they would have \$3.5 million in cash in January 2009. With the Library’s contribution of \$400,000 to bring it up to \$3.9 million that leaves a \$1.1 million gap between the estimated costs of the garage (around \$5 million). Ms. Ray said the City is going to ask the County to participate in the cost of the deck. Mrs. Geissman asked how much it would cost to put in parking in the footprint of the garage and Mr. Jakab offered to calculate it for an estimate. Ms. Ray said, on

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occasion, she had not been able to find parking in the Administration Building parking lot; therefore, the parking deck would also allow overflow from that building. Mr. Hambley pointed out that there is an auditorium in the building as well.

The top two choices of the Commissioners of the five candidates for the Courthouse Project architects were Silling and Brandstetter unless something is discovered through reference checking. The third choice was DLZ. Mrs. Geissman commented that there could possibly be two different architects for the parking deck and Courthouse construction. Mr. Hambley said the Commissioners have the opportunity for approval of the architect and specifications of the parking deck. Mr. Jakab added that the Commissioners will also get to review the bid specs before they are sent out and confirm the final design. Mr. Hambley said it must flow with the traffic flow and access to the Courthouse based on the parties the Commissioners need to satisfy.

Mrs. Geissman noted that Mr. Jakab said it would be a 50-year lease. Mr. Jakab said in their conversations the day before, it would be a 50-year ground lease, which gives the City the property for 50 years. Whatever they build on that property is their responsibility.

Mr. Jakab said he would like to ask the architects to provide post-construction services and follow up and what their procedures are for cost containment. The Commissioners agreed to those important issues in light of the dealing in the past with the Human Services Building design issues. Mrs. Geissman said she would like to see some design options. Ms. Ray said she would also, but she would not like to drop back to make it a two- or three-month extension on the process. Mrs. Geissman said they had 60 days to hear from Medina and Mr. Jakab said that was the worst case scenario and it would probably only be a few weeks. Mr. Jakab said they would get many options once they choose the architect. Mrs. Geissman said she would like to get an idea of what they had in mind for the outside of the structure. She was impressed with the creative option of changing the façade and tying it in with the old building. Mr. Jakab said they could ask them for the potential alternatives or options that would maximize the space without encroaching too much into the potential parking area. Ms. Ray said that would be used more like a lobby space and Mr. Hambley said it could potentially be for expansion of offices on both sides and a public gathering place for something like a café like the MRDD ran for the Administration Building.

The Commissioners decided to invite Silling and Brandstetter to give a 45-minute mini-presentations beginning at 11:00 a.m. on Monday, July 21, and they will ask questions rather request drawings.

Mr. Jakab discussed the computer crash at the Juvenile Detention Center. After the weekend, it was up and running and on Tuesday it crashed again. They received a revised quote from the software vendor who does the hardware component and the amount to replace the system is \$26,355 less the monitors that were already purchased. They recently appropriated the funds for a portion for the remaining portion of that for \$4,330. The additional appropriation required is \$20,855. Although the company said the current system should last for 40 years, they also said they do not have spare parts any longer. The Commissioners gave their approval to proceed.

Mr. Jakab said the bid for the Westfield Water Project was awarded on Monday to the third lowest bidder. The lowest bidder filed paperwork in court to try to block the contract.

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Sanitary Engineer Jim Troike and the Assistant Prosecutor met with them and it appears that the lawsuit will be dropped because they did not meet the job specification and that was why their bid was lower. Mr. Hambley said he was not satisfied with the level of communication by the Prosecutor's Office without conferring with the department head or Mr. Jakab.

At 10:15 a.m., Mr. Hambley motioned to adjourn the meeting and Ms. Ray seconded the motion. All voted AYE and the motion carried.

All deliberations concerning official business and formal actions by this Board of Commissioners were conducted in an open public meeting this tenth day of July, 2008.

Respectfully submitted,	COMMISSIONERS	_____
		Sharon A. Ray
	OF	_____
_____		Patricia G. Geissman
Pamela M. Vereb, Clerk	MEDINA COUNTY	_____
		Stephen D. Hambley