

Stephen D. Hambley called the meeting to order at 9:30 a.m. with Colleen M. Swedyk and William F. Hutson present. The meeting was held in the commissioners' hearing room and opened with the Pledge of Allegiance and a prayer.

### Approval of Minutes

The minutes of the November 1, 2022 public hearing and commissioners' meeting were emailed in advance. Mrs. Swedyk moved to approve the minutes; Mr. Hutson seconded the motion. There was no discussion. Roll call showed all commissioners voting AYE; the motion carried. The minutes will be placed on file as distributed.

*Commissioner Hambley* wished County Engineer Andy Conrad a happy belated 50<sup>th</sup> birthday.

### Public Comment regarding pending resolutions

*None.*

### Resolutions

*Sanitary Engineer Jeremy Sinko* presented and reviewed the following resolutions: (1) authorizing the transfer of funds between various sanitary engineer funds and county funds; and (2) authorizing the Sanitary Engineer to enter into an agreement with Jones & Henry Engineers for construction management services for the Grafton Road Water Main Replacement Project. Mrs. Swedyk moved to approve the two resolutions; Mr. Hutson seconded the motion. In answer to a question by Mr. Hutson, Mr. Sinko stated that he estimates the Grafton Road project to beginning in February. There was no further discussion. Roll call showed all commissioners voting AYE; the motion carried.

*Human Resources Assistant Nicole Lee* presented and reviewed the following resolutions: (1) approving personnel changes for the employees under the jurisdiction of the Medina County Commissioners; (2) amending the table of organization for Medina County Job & Family Services; and (3) approving wage adjustments to non-bargaining employees under the jurisdiction of the Medina County Commissioners. Mrs. Swedyk moved to approve the three resolutions; Mr. Hutson seconded the motion. There was no discussion. Roll call showed all commissioners voting AYE; the motion carried.

*Job & Family Services Director Debbie Kiley* presented and reviewed the following resolutions: (1) authorizing a contract with Bryan Media Strategies for targeted-marketing solutions for Medina County Job & Family Services; and (2) approving an agreement providing IV-D contract services with Maximus U.S. Services for Medina County Job & Family Services Child Support Division. Mrs. Swedyk moved to approve the two resolutions; Mr. Hutson seconded the motion. There was no discussion. Roll call showed all commissioners voting AYE; the motion carried.

*County Administrator Scott Miller* presented and reviewed the following resolutions: (1) amending the appropriation measure resolution; (2) amending the 2022 appropriations measure resolution by transferring appropriations; (3) expenditure adjustments for various funds; (4) revenue adjustments for various funds; (5) cash transfer for various funds; (6) authorizing the county auditor to transfer funds from various county department accounts to the Medina County Print Shop revenue line item; (7) authorizing the purchase of 6,800 gallons of regular unleaded gasoline for the Engineering Center; (8) authorizing the Medina County Sheriff Office to purchase a new 5x8 trailer; (9) approving amendment no. 3 to the agreement with Aramark Correctional Services Inc. for food services at the jail and detention center; (10) extending an agreement by and between Medina County Prosecutor and Medina County Commissioners and Medina County Office for Older Adults for adult protective legal services; (11) allowing expenses of the county officials; and (12) allowing claims and authorizing issuance upon the treasurer in settlement of such list of claims in the amount of \$1,426,918.66. Mrs. Swedyk moved to approve the 12 resolutions; Mr. Hutson seconded the motion. There was no discussion. Roll call showed all commissioners voting AYE; the motion carried.

### Department Updates

*County Home Superintendent Greg Brown* reported that census is currently at 40 with one potential new resident next month; he is currently fully staffed. Recent events included resident voting, visits to historical societies and his staff's participation in the Senior Expo. Maintenance recently repaired gutters and addressed some heating & cooling issues, and they also had a new freezer door installed. The Aramark food service contract included an 8% increase. In answer to a question by Mr. Hutson, Mr. Brown reviewed the advertising methods currently being used to get the word out about availability of capacity.

*ADAMH Board Director Phillip Titterington* stated that levy funding is critical to crisis services. He mentioned the unprecedented numbers of calls from those looking for services including housing requests as well as the complexity of the cases; these matters require a lot of staff hours and collaboration. There is a need for additional housing and his office is in support of emergency housing. The third quarter of FY2023 reflected the following clients per agency:

Ohio Guidestone – 605 active clients   Alternative Paths – 4,157 active clients   Catholic Charities – 147 active clients

Of these active clients, 88% were adults. There are 1,645 individuals receiving psychiatric services; 165 of those are youth. To help address the needs of the youth, the ADAMH Board is creating a Youth Resiliency and Counseling Center. Once completed, there will be a 6,000 sq. ft. trauma center with many different opportunities to work with those families. The Human Services levy is critical to crisis services which doesn't often have other funding mechanisms and allows the ADAMH Board to fill many gaps. In the first quarter, the 24/7 Crisis Behavioral Helpline received 724 calls; 58 verbalized suicidal thoughts; 32 active rescues; and 68 referrals from law enforcement. The Local Outreach to Suicide Survivors ("LOSS") team had to go out 5 times in this quarter.

Mr. Titterington provided an update on Hope Recovery Community noting that they are now also in Brunswick in addition to their big operation in Medina. He reported that Discovery Recovery House currently has a waiting list and discussed medication-assisted recovery which occurs often in the jail. Workforce issues continue to be a concern.

### **Commissioners' Resolutions**

*Commissioner Hambley* presented and reviewed a resolutions reappointing member to the Medina County Port Authority Board of Directors. Mrs. Swedyk moved to approve the resolution; Mr. Hutson seconded the motion. There was no discussion. Roll call showed all commissioners voting AYE; the motion carried.

*Commissioner Hambley* presented and reviewed a resolution reappointing a member to the Medina County Advisory Council on Aging & Disability Mrs. Swedyk moved to approve the resolution; Mr. Hutson seconded the motion. There was no discussion. Roll call showed all commissioners voting AYE; the motion carried.

*Commissioner Hambley* presented and reviewed a resolution appointing a member to the Medina County Convention & Visitors Bureau Mrs. Swedyk moved to approve the resolution; Mr. Hutson seconded the motion. There was no discussion. Roll call showed all commissioners voting AYE; the motion carried.

### **Public Comment**

*Mark Fredrick, 6146 W. Smith Rd., Medina*, commented on respect and how he's lost respect for a number of county employees. He noted that he received the responses to his public records request just before the meeting, but he's not had a chance to review them. He then discussed his history of taking care of animals, especially dogs. He discussed chickens and advised how the public can educate themselves on them and stated that he has often threatened to start a pig farm.. He then offered his support to Mrs. Swedyk and Mr. Hutson on their elections.

With no further business to come before the Commissioners, the meeting recessed at 9:59 a.m.

### **Discussion Session**

At 9:59 a.m., the Commissioners began the Discussion Session in the Commissioners' Hearing Room.

#### Fix It Funds for Landlords

Mr. Hambley explained the Fix it Fund Program noting that currently, one to four family dwellings with the home value of \$300,000 or less are eligible but the landlord has to be present there. This proposal would change that with the landlord no longer be required to be present and would allow those properties to be improved. Landlords would have access to the reduced rate bank loans for the same purposes such as driveways, gutters and sidewalks, etc. He stated that they also discussed increasing it to six dwelling units. There will be two basic aspects of the program. One is that they would get the discount rate program as long as they comply with the program and the second type of program would include landlords that participate in the voucher programs. He stated that they have had several discussions with Westfield Bank and are now getting to the point of trying to refine the program and move forward. Consent from every jurisdiction that would be involved is required. More housing options are needed in this county; the cost of housing has escalated tremendously. In trying to increase the ability of affordability of good housing stock and being able to utilize this program to enhance that not only for those that wouldn't be qualified for vouchers, but also would assist landlords in keeping their rent reasonable. This is one of many elements that can be done at the county level to assist people in being able to afford to have a house. Likewise, we're trying to help deal with the emergency and the temporary housing, supportive housing, but this will deal with those other aspects where people are looking for rental properties that they can go in at an affordable level to have decent house that they can make a decent dwelling.

Skip Sipos of Medina Metropolitan Housing Authority explained the Rental Assistance Program is unlike food assistance or other programs that are put out by the federal government. Rental Assistance is one that we have to compete for. All the resources that the Housing Authority gets are competed for and then have to be retained. They have the ability to serve through this one rental assistance program. They have many programs, but with this one, 689 households are currently running at about 91% utilization: previously 97 98%. They are looking for ways to incentivize landlords to participate, as the economy is driving the price of rental housing, as well as ownership through the roof. Landlords are opting not to rent through their program because of federal regulations. They have some restrictions on what kind of rental assistance we can provide so they are looking for tools for their toolbox. One of those tools would be the ability for landlords to get discounted home improvement loans and tie that to the Rental Assistance Program. Another tool in the toolbox is the Moving to Work Program which the Housing Authority is one of only 17 agencies in the country that was selected for this program: the only one in Ohio. That will provide some regulatory relief, but they are looking for multiple tools in the toolbox. Affordable housing feeds the local economy. It can help with employers who are searching inside the county itself as it can help the local retailers in terms of a revenue stream. When people pay a proportionate amount of their income on housing goals - about 30% - they have more disposable income to spend on other things that affect the quality of their lives such as nutrition, wellness education.

Mr. Hutson inquired of the average rental rate. Mr. Sipos explained that it depends on the type of unit and amenities offered noting that if we can find ways to incentivize landlords economically, sell them on the value of the program, our folks stay in residency longer. Background checks are completed before people move in and they make sure that criminal records are checked and there is also the guaranteed deposit. This is a scarce federal resource that we have and we're leaving 30 or 40 assisted households on the table every month because we have that shortage of landlords. Mr. Sipos added that anything we can cobble together as a program to entice landlords to come into the program, we are all better off.

Treasurer John Burke stated that the original Fix it Fund program started in 2002 for residential, but it did include up to four apartment buildings. The difference was the owner had to occupy, so this goes beyond that a little bit. To date, they done \$16M in discounted home improvement loans for over 1000 homeowners since they started; it has

been a very successful program. He noted that the first step is to identify a pool of customers base and the need. Right now, we're talking about 689, so that's a potential pool. But that's another reason why we said we've got to extend that a little bit beyond that. We'll give a bigger discount to those to try to get them on the voucher program, but we must try to get some other landowners to improve their program and that's why the bank is considering this right now and we're talking about like a 2% for the voucher program. Mr. Burke stated that once we get all the details worked out, we really need to go to talk to a couple of these people. The other thing is we need to provide funding for it, and we haven't touched on it at this meeting. We need to go to the Investment Advisory Board set some money aside, because the way the linked deposit program works is we don't generate money for loans directly, rather we partner with the bank, and then they do the loans. Because this has to be a separate program, we have to put separate money aside and we're thinking set another \$5M aside. Mr. Burke explained that the other thing is partnering with the bank noting that we have a very good relationship with Westfield bank on this and they are interested in it, but there are details to work out including the maximum loan amounts which may need to increase to \$150,000 so they can do a little more with up to six apartments. The other thing is it's a five-year investment for us by law. With residential homes, that's worked out fine. It's an equity loan, paid back in five years. With this, it's got to be extended out. This is one thing that bank is looking at, and they'll get back to us. They're going to amortize that over maybe 20 years, so their payment is reasonable. However, at the end of five years, they will need to renegotiate the loan or roll it over. He stated that they are working out the details with the bank and they are going to take a couple of months on that and you also need approval from every political division and that takes a little bit of time. At that point, we need the resolution from the commissioners which is a simple and quick thing as well as a marketing program. He concluded by stating that the timeframe looks like next spring or summer.

#### Columbia Gas Easement

Scott Miller stated that Columbia Gas is in need of an easement at the Fairgrounds to extend gas lines. The commissioners agreed to provide an easement. Mr. Hutson recommended a description of the easement rather than a blanket easement.

#### YWCA Renovations

Mr. Miller stated that they met with W.B. Mason yesterday and Steven Basteau's team is working on getting the bids for some of the renovations for this site for OSU Extension offices relocation. He expects it will be ready next spring.

#### Courthouse Update

Mr. Miller stated that he met with the courts last week regarding coordination of the move. He has asked Rhonda Beck to take care of the records disposal and the courthouse inventory. He noted issues with metal doors that had not yet shipped. If the doors are not received, it will hold up the issuance of the Certificate of Occupancy. He met with Judge Schafer last week and they have a plan where she and her staff will be located and where the furniture will be stored for six months.

Commissioner Hambley stated that he wanted to publicly acknowledge Rhonda Beck for taking on the inventory and cataloging. Normally, departments and elected officials are responsible for that. She is taking on an inordinate amount of responsibility and making sure it's done according to the Ohio Revised Code which is not very easy to do. He noted that when the Human Services Center was built in 1981, the commissioners actually hired an architect to oversee the movement of those agencies, equipment and inventory. He stated that he wanted to thank and acknowledge Rhonda as this is more complicated than just a few agencies. Commissioner Hutson thanked Mr. Miller for all his hard work.

#### Veterans Breakfast

Jeremy Sinko reminded that the Veterans Breakfast will be held at 8:00 a.m. on Thursday at the Engineering Center.

#### Sanitary Sewer/Water Rate Increases

Mr. Sinko discussed proposed increases to the sanitary sewer and water rates. On the sanitary sewer side, he is proposing a \$3 equivalent residential unit increase per month resulting in a \$6 increase per bill since they are billed bi-monthly. One of the main reasons for this is due to material, fuel, and utility cost increases. He noted that the last sanitary sewer increase was in January 2013. He recommended this increase be effective January 2023.

On the water side, Mr. Sinko proposed a \$.65 per 1000 gallon increase bringing the water rate to \$9.35 per 1000 gallons; this would also begin January 2023. He requested approval to move forward with a resolution next week.

Commissioner Hambley requested a public hearing on this matter. After discussion, it was determined that two public hearings would be held – November 14 and November 15. Rhonda Beck will advertise these dates.

#### Coats for Kids/Toy Drive

Debbie Kiley announced that Coats for Kids will be held November 10 from 6:00 p.m.-8:00 p.m. at the Medina Eagles. The Toy Drive will be held November 12 from 9:00 a.m.-noon at Job & Family Services.

#### North Staircase Construction

Steven Basteau stated that the north staircase construction project at the Administration Building will begin on Friday.

#### Jail Parking Lot

Mr. Basteau reported that the pavement from the sallyport around to where the officers park their cruisers. They are stopping for the season and will pick back up in the spring.

#### Human Services Center Wall/Bridge

Mr. Basteau reported that bids came in at \$792,000; the estimate was \$825,000.

#### Sheriff Annual Inspection

Commissioner Hutson noted that the Sheriff's office went through their annual inspection at a time when they were over-capacity with inmates; they did a phenomenal job. Out of 175 total standards, they had 5 areas they were

critiqued on which were mainly due to being over-capacity. He stated that Sheriff Grice and Lt. Lesak should be commended for doing such a great job.

Commissioner Swedyk moved to go into Executive Session after Discussion Session to consider the employment and compensation of a public employee; Mrs. Swedyk seconded the motion. There was no discussion. Roll call showed all commissioners voting AYE; the motion carried.

**Executive Session**

At 10:37 a.m., the Commissioners went into the Executive Session. The Executive Session ended at 11:34 a.m.

**Adjournment**

Mrs. Swedyk moved to adjourn the meeting; Mr. Hutson seconded the motion. There was no discussion. Roll call showed all commissioners voting AYE; the motion carried. The meeting adjourned at 11:34 a.m.

**RESOLUTIONS PASSED NOVEMBER 8, 2022**

<u>Number</u>	<u>Resolution Title</u>
22-0920	Authorizing the transfer of funds between various sanitary engineer funds and county funds
22-0921	Authorizing the sanitary engineer to enter into an agreement with Jones & Henry Engineers for construction management services for the Grafton Road Water Main Replacement Project
22-0922	Approving personnel changes for the employees under the jurisdiction of the Medina County Commissioners
22-0923	Amending the table of organization for Medina County Job & Family Services
22-0924	Approving wage adjustments to non-bargaining employees under the jurisdiction of the Medina County Commissioners
22-0925	Authorizing a contract with Bryan Media Strategies for targeted-marketing solutions for Medina County Job & Family Services
22-0926	Approving an agreement providing IV-D Contract Services with Maximus U.S. Services for Medina County Job and Family Services Child Support Division
22-0927	Amending the appropriation measure resolution
22-0928	Amending the 2022 appropriations resolution by transferring appropriations
22-0929	Expenditure adjustments for various funds
22-0930	Revenue adjustments for various funds
22-0931	Cash transfer for various funds
22-0932	Authorizing the county auditor to transfer funds from various county department accounts to the Medina County Print Shop revenue line item
22-0933	Authorizing the purchase of 6,800 gallons of regular unleaded gasoline for the Engineering Center
22-0934	Authorizing the Medina County Sheriff Office to purchase a new 5x8 trailer
22-0935	Approving amendment no. 3 to the agreement with Aramark Correctional Services, Inc. for food services at the Jail and Detention Center
22-0936	Extending an agreement by and between Medina County Prosecutor and Medina County Commissioners and Medina County Officer for Older Adults for Adult Protective Legal Services
22-0937	Allowing expenses of county officials
22-0938	Allowing claims and authorizing issuance upon the treasurer in settlement of such list of claims
22-0939	Reappointing members to the Medina County Port Authority Board of Directors
22-0940	Reappointing a member to the Medina County Advisory Council on Aging & Disability
22-0941	Appointing a member to the Medina County Convention & Visitors Bureau

All deliberations concerning official business and formal actions by this Board of Commissioners were conducted in an open public meeting this eighth day of November 2022.

Respectfully submitted,	COMMISSIONERS	_____
		Colleen M. Swedyk
	OF	_____
_____		William F. Hutson
Rhonda J. Beck		
Clerk to the Commissioners	MEDINA COUNTY	_____
		Stephen D. Hambley