

Patricia G. Geissman called the meeting to order at 9:30 a.m. with Colleen M. Swedyk and William F. Hutson present. The meeting opened with the Pledge of Allegiance and a prayer.

The minutes of the February 26, 2019 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.

Highway Engineer Administrative Assistant Doug King presented and reviewed the following resolutions: (1) approving the plans, specifications and estimate of cost and authorizing the Medina County engineer to advertise for bids for the project known as MED-CRGR-FY2019 to install guardrail on various Medina County roads in Medina County; (2) authorizing Change Order No. 01 to the contract for Substation Road improvement project between Karvo Companies, Inc., and the Medina County Board of Commissioners; (3) accepting and awarding the bid for Pawnee Road bridge deck replacement no. 17 (T.H. 28) in Harrisville Township; and (4) accepting and awarding the 2019 Medina County Equipment and Labor bid for the Medina County Highway Department. Mrs. Swedyk moved to approve the four resolutions; Mr. Hutson seconded the motion. There was no discussion. Roll call showed all commissioners voting AYE; the motion carried.

The commissioners reviewed the permits issued February 21-27, 2019.

Finance Director Mike Pataky presented and reviewed the following resolutions: (1) amending the annual appropriation resolution; (2) amending the 2018 appropriations resolution by transferring appropriations; (3) cash transfers for various funds; (4) authorizing the commissioners to enter into a contract with Ohio Regional Development Corporation for administration services for 2019 Community Housing Impact and Preservation (CHIP) Program and authorizing ORDC to submit the PY 2019 Community Housing Impact and Preservation (CHIP) Program application with the State of Ohio on behalf of Medina County; (5) authorizing an agreement for the lease of farmland at the County Home; (6) approving a public official bond for Michael Kovack, Medina County Auditor; (7) declaring Medina County property as excess property; (8) approving the transfer of Medina County inventory between various Medina County offices; (9) allowing expenses of the county engineer; and (10) allowing expenses of county officials. Mr. Pataky requested payment of the weekly bills in the amount of \$772,466.10. Mrs. Swedyk moved to approve the ten resolutions and to pay the bills; Mr. Hutson seconded the motion. There was no discussion. Roll call showed all commissioners voting AYE; the motion carried.

Human Resources Director Holly Muren presented and reviewed the following resolutions: (1) approving personnel changes for the employees under the jurisdiction of the Medina County Commissioners; (2) revising Commissioners' Employment Manual; (3) approving a new 3-year contract between Teamsters Union Local 436 – Water Distribution employees and the Sanitary Engineering Department; (4) approving a new 3-year contract between Teamsters Union Local 436 – Lab Technicians and the Sanitary Engineering Department; and (5) approving a new 3-year contract between Teamsters Union Local 436 – Line Maintenance employees and the Sanitary Engineering Department;. Mrs. Swedyk moved to approve the five resolutions; Mr. Hutson seconded the motion. The commissioners stated that Mrs. Muren did a nice job with the contracts. There was no further discussion. Roll call showed all commissioners voting AYE; the motion carried.

Planning Services Director Rob Henwood reported that at the next Planning Commission meeting, they will be reviewing a preliminary plan extension for a subdivision in Sharon Township, and they will also be reviewing two zoning text amendments for Hinckley and Homer townships. Two new subdivisions were submitted for concept plans in York Township (36) and Liverpool Township (24). In answer to a question by Mr. Hutson about the subdivision located at Route 3 and 162, Mr. Henwood stated that two variances were approved by the Planning Commission, and the preliminary plan was also approved. His understanding is that the township was reviewing the variances for wetland setbacks, but there have been some contract issues with one of the property owners and Pulte Homes – they are negotiating. There was brief discussion regarding the roundabout to be located at that intersection.

Commissioner Geissman presented and reviewed a resolution proclaiming March 2019 as Developmental Disabilities Awareness Month. Mrs. Swedyk moved to approve the resolution; Mr. Hutson seconded the motion. Medina County Board of Developmental Disabilities Stacey Maleckar thanked the commissioners and introduced two individuals from their program -Donald Timms and Elizabeth Caitlyn. The commissioners thanked them for all they do. Roll call showed all commissioners voting AYE; the motion carried.

Commissioner Geissman presented and reviewed resolutions commending the following graduates of Junior Leadership Medina County Class of 2019:

<i>Nina Alachniewicz</i>	<i>Julia Gillin</i>	<i>Hayley Letner</i>	<i>Trent Thomas</i>
<i>Amanda Altieri</i>	<i>Austin Grant</i>	<i>Atheana Martin</i>	<i>Paige Toth</i>
<i>Julia Blake</i>	<i>Emily Hadler</i>	<i>Carly McNellie</i>	<i>Dina Usanovic</i>
<i>Madeline Bohan</i>	<i>Eddie Hoegler</i>	<i>Mia Mills</i>	<i>Elena Vukovic</i>
<i>Taryn Brucchieri</i>	<i>Sydney Horn</i>	<i>Lili Mills</i>	<i>Leah Wagner</i>
<i>Makenna Byrne</i>	<i>Alyssa Johnson</i>	<i>Danielle Pembridge</i>	<i>Garrett Wright</i>
<i>Blake Chrisman</i>	<i>Sarah Jokkel</i>	<i>Tori Petey</i>	<i>Chethana Yerramsetty Prashant</i>
<i>Lily Coss</i>	<i>Sarah Karkoff</i>	<i>Kyle Ruffner</i>	<i>Addy Zugaro</i>
<i>Gigi Cox</i>	<i>Hannah Kim</i>	<i>Caitlin Sammon</i>	<i>Drake Zirkle</i>
<i>Anna Darrell</i>	<i>Kaitlyn Kittle</i>	<i>Haleigh Saylor</i>	<i>Trent Thomas</i>
<i>Courtney Davis</i>	<i>Anna Lanier</i>	<i>Abby Smith</i>	<i>Paige Toth</i>
<i>Sam Gervais</i>	<i>Melody Lebus</i>	<i>Luke Stidham</i>	<i>Dina Usanovic</i>

Mrs. Swedyk moved to approve the resolutions; Mr. Hutson seconded the motion. There was no discussion. Roll call showed all commissioners voting AYE; the motion carried.

Commissioner Geissman presented and reviewed a resolution appointing a member to the Medina County Home Advisory Council. 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 Geissman noted that the commissioners had received a notice of a request for a liquor license transfer to the Blue Heron Brewery and Event Center LLC from the Blue Heron Banquet & Conference Center LLC for D5, D6 permit class. There were no comments.

Public Comment

Stan Scheetz, 225 E. Liberty St., Medina, stated that his discussion was prompted by the articles in the paper about the new courthouse plans, specifically relating to potentially tearing down the new courthouse and the prosecutor's office replacing it with 153,000 sq. ft. of new office space. He stated that he is speaking about trust and transparency – a lot of which he has not seen displayed recently within the commissioners' office. The recent articles about the grand plans for the totally new courthouse office complex spanning 153,000 sq. ft. of newly built proposed space is somewhat disturbing and disappointing, and it demonstrates to him that some county officials are out of touch with reality with the actual needs and priorities for the county and its constituents. The plan has grown dramatically under the direction of Bill Hutson, the chairman of the Building Facilities Commission, which was originally to add 30,000-40,000 sq. ft. to the rear of the current county courthouse, now to tearing down two buildings and replacing them with 77,000 sq. ft. for the Court of Common Pleas and administrative offices; 50,000 sq. ft. of common space supposedly for the city and the county to use jointly; and 26,000 sq. ft. for the Medina Municipal Court, at an estimated cost of \$45-\$50M; this is up to about \$400 sq. ft. to build this new office space. This is even though the county has just purchased 16,000 sq. ft. in Courthouse Commons and moved the prosecutor's office there at a cost of \$1.6M, plus the improvements that have been made at least to one floor of the prosecutor's office. He stated that although this plan conceptually looks good on paper as far as a county and city sharing space, it is not good for the county as a deal with a current cap being placed at \$8M by the city on their construction costs. If you look at how this building would be used, 60-65 percent, if you take into account half of the common space, would be the county and 30-35 percent would be the city which equates to \$27-\$29M as a contribution by the county, and \$14-\$16M by the city – not \$8M. He stated that to him, the numbers don't make sense unless there is a major adjustment to the contributions. This type of what he feels is extravagant spending for a new building was proposed in part at the May 2018 justice levy promoted by the county commissioners and the county administrator; it was resoundingly defeated in May of 2018 by two-thirds to one-third. He stated that the flyer that was handed out appeared it was mainly for operations, but the fine print on the back also showed for capital improvements raising \$5M annually for improvements to our county facilities. He explained that to him, the vote speaks for itself that the proposal did not make sense. He stated that he does not believe that this grandiose plan presented by Bill Hutson's Facility Commission represents any form of fiscal conservatism represented by Bill or Colleen in their respective campaigns. He believes there are other truly other cost-effective means and ways to provide premium office space for the county at a fraction of the cost that is being proposed by demolishing two buildings, and building 153,000 sq. ft. of new build.

Mr. Scheetz proposed that if you're determined to build something like this and tear down buildings, eliminate the common space or get the city to step up and pay a much more dramatic amount toward their contribution. He stated that another option is to build separately the county's new addition and let the city build on their own as was originally proposed by Judge Dale Chase when he was the municipal court judge, as he raised most of the funds for the city, and it was to be built adjacent to the new proposed parking deck at Elmwood and Liberty Street. He stated that it makes a lot more sense if they want to cap something, let them cap it on their own. He stated that he thinks the county should go back to the plan that was originally looked at – building onto the back of the courthouse. He knows it needs to be revised and needs to be updated, but what he would present a very significant cost savings – a design-build option, which usually will save as much as 20-30 percent compared to going out to bids on an architectural drawing. He suggested that he would add 2-3 stories of an office building to the rear of the existing

courthouse that was built in 1969; it's only 50 years old. He explained that he lives in a house that is 100 years old; it has great bones. He believes our courthouse is a very strong structure that could be updated. If adding to the rear of the building, you can add 40,000-60,000 of sq. ft. of prime office space with an optional basement of additional 15,000-20,000 sq. ft. The design-build addition could cost \$125-\$175 sq. ft. He stated that he believes it would make more sense for a design-build addition to the County Administration Building at the northeast wing. He stated that those are his comments with a constructive alternative; he appreciated the opportunity to speak.

Commissioner Swedyk explained that everything that has been created so far is just a concept – nothing has been finalized or officially decided on. Regarding Mr. Scheetz' comment about transparency, Mrs. Swedyk stated that every time the Facilities Commission has met, Rhonda Beck has advertised those meetings as public meetings; people were welcomed to come. Mr. Scheetz stated that his comment regarding transparency was in relation to the promotion of the levy. Mrs. Swedyk stated that nobody has proposed any sort of levy, whether it be sales tax or property tax, for this project. Nobody has proposed imposing more tax on the residents of Medina, nor has it been discussed. Mrs. Swedyk stated that regarding Mr. Hutson's leadership of this group and Facilities Commission, he has been extraordinarily professional, fiscally conservative and has done a wonderful job. Mr. Scheetz stated that he is not questioning that at all; he is questioning alternatives.

In response to Mr. Scheetz, Commissioner Hutson stated that he can always talk to him. He explained that this has always been an open process and it is very preliminary. The only thing they were trying to determine through the project to date is can we fit a joint courthouse facility on that site, a high-level estimate of the amount of space that is required to determine whether it would fit, and how much that would cost. He stressed that this is a courthouse, not an office building. There are significant differences between a courthouse facility and a typical office facility. You don't normally have security concerns in office buildings, you're not bringing in prisoners and the need for separation of space between defendants, prisoners, the general public, the juries and the judiciary. There are significant differences that drive the costs. There are also requirements from the Ohio Supreme Court on security for courthouses that dictate how they are designed and how spaces are separated. For example, there must be two elevators – one for inmates and one for judiciary and the public. In the current facility, there is no choice and there are judges riding the elevator with jurors and defendants. Mr. Scheetz stated that he does not debate any of that, but he thinks the current courthouse is adequate and could be modified to meet these requirements, and the additional space would mainly be office space rather than the court. Mr. Hutson responded that he respectfully disagrees as the buildings are dysfunctional, obsolete and the costs to renovate them is astronomical. Mr. Scheetz stated that the courts are used 20 percent of the time at best; most of that space goes unused. Mr. Hutson explained that they have a lot of negotiating to do with the City of Medina, and they need to work out the space allocations, sharing of costs and if the City of Medina isn't willing to pay their fair share, his opinion is we go on with our project and they go on with their project whenever and wherever they can. He thinks it makes a lot of sense from a taxpayer and public standpoint to have a joint courthouse. The preliminary concept was to keep a separation between the common pleas and the municipal court, but as we go forward, we may need to move those spaces closer together and have a larger degree of integration which will save a lot of money. He stated that they are still working through the initial stage which is simply will it fit and how much will it cost. We don't want to spend hundreds of thousands of dollars designing something that the City is not on board with and that we cannot afford. Mr. Hutson explained that as they go forward, more people will be involved from a public standpoint, but they need to continue their plan.

Commissioner Geissman stated that the concept sounds good because the commissioners represent the same people the City does; everyone in the county are their constituents. It sounds good to save money, but she has spoken with two counties that have done this and both have said if they had it to do over, they wouldn't do it. She stated that they will be looking at this very closely. She stated that we can go on our own and build our own courthouse, which is probably her desire, but you have to look at the big picture and what is best for the county and the taxpayers. She stated that she is not going to negotiate – it will be on our terms. If they don't agree with our terms, then we will go on our own. Mr. Scheetz added that they need to pay their fair share. Mrs. Geissman stated that those are the terms she is referring to. Mr. Hutson stated that in any case, the city has to pay its fair share of the costs of not only building, but the cost to operate it. He stated that this is a long term deal – 50-100 years. Mrs. Geissman stated that we already had one deal with the city (the parking deck) which has given us a headache and she does not want to get involved in that again.

Commissioner Swedyk moved to go into Executive Session following the Discussion Session to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official; Mr. Hutson seconded the motion. Roll call showed all commissioners voting AYE; the motion carried.

With no further business to come before the Commissioners, the meeting recessed at 10:05 a.m.

Discussion Session

At 10:08 a.m., the Commissioners began the Discussion Session in the Commissioners' Hearing Room.

Planning Services Department

Rob Henwood introduced a new employee to the Planning Services Department. Sonya Pagniano was welcomed as their new associate planner.

Recommended Adjustments to Charge and Fees at the Solid Waste District

Amy Lyon-Galvin distributed and briefly the final recommended amendments to charges and fees at the Solid Waste District. She noted that she will be presenting these recommendations to the commissioners at next week's meeting as to get the legislation adopted so they can begin their media blitz to let the public know the changes. Mrs. Swedyk stated that she is thrilled that the household hazardous waste is at no cost to the public as we want to encourage

people to continue bringing those things and not improperly disposing of them. She noted that the \$5 to dispose of TVs is very reasonable considering the cost that we incur to dispose of it ourselves. Mr. Hutson asked about the items listed as discontinued accepting. Ms. Lyon-Galvin explained that from a recyclability standpoint, cell phones, land line telephones fax machines and miscellaneous electronics, the costs outweigh the benefits; the recommendation is to allow those to be disposed of in the trash. Regarding agricultural tires, they do not receive very many of those tires and are to be managed by the suppliers of those tires. Mr. Hutson stated that he is also glad the fees were adjusted. Ms. Lyon-Galvin noted that the recommended tipping fee will be \$44.50 and bag refuse at \$1.30 because they didn't offset with charging additional fee items those costs associated with those recycling programs. In answer to a question by Mrs. Geissman, Ms. Lyon-Galvin provided an example of the bulb program which cost about \$24,000 in 2018 and the fees they are looking to collect with the new fee structure is \$9,000 leaving an offset difference of approximately \$15,000. Because they do not collect direct from those services from the customers bringing those materials, the revenue gets collected through their tipping fee on the general tons brought in.

Union Contracts

Scott Miller thanked Holly Muren for a phenomenal job with negotiations. Mrs. Muren noted she has one more to complete.

MCDAC

Mr. Miller requested authorization to extend the MCDAC grant application deadline to May 3. Mr. Miller explained that there are some agencies that are going to need to amend their grant applications and there will be other agencies applying for these monies. This is based on the prosecutor's finding that the MCDAC levy in 1986 was adopted under Ohio Revised Code 5705.19(J) which allows monies to be expended for police activities, equipment, communications, salaries, deputies and anything under the police. Over the years, monies have been used for treatment and education; these uses are not permitted under the code section from which it was adopted. Mr. Miller explained that this year, they are asking the school districts to amend their applications for the FY 2018-2019 and are asking them to put in for the resource officers that they are paying for. They have asked the ADAMH Board to cover the last quarter payment for other agencies; they are considering it. He stated that they are able to use some of the monies for the Sheriff's Department and some monies for Juvenile Court. This year, all agencies will be made whole, but on a going forward basis, those grant applications are going to have to be different, and some of the agencies that have been funded in the past will not be able to be funded in the future. The application deadline needs to be extended so that all of the agencies know that they can apply and school districts need the extra time to change their applications to ensure that what they are applying for are resource officers and the law enforcement contracts they have. Mrs. Geissman stated that it is amazing that for decades, this has been spent differently than the Ohio Revised Code and nobody was aware. She is sure the prosecutor must have looked at this back in 1986. She stated that they will figure out how to cover these costs; they will work it out. Mr. Miller stated that he will be working with the prosecutor's office, Will Koran from the school districts and Phillip Titterington from the ADAMH Board to make sure everyone gets their funding for this year. Going into next year, we will have to look at MCDAC and probably make some changes with the bylaws, grant applications and the board compositions, and make decisions on moving forward with this. Mrs. Geissman stated that each time this has been on the ballot, no one caught it.

Public Defender Contracts

Holly Muren stated that next week there will be Public Defender contracts. Those are not negotiated by us, but the board has to approve for their board to sign off on the contracts. Mr. Hutson asked if Mrs. Muren has heard anything about what is happening at the state level around public defenders; Mrs. Muren answered she has not. Mr. Hutson stated that he has heard there is a push that the State of Ohio would take over Public Defender's offices in each county. There was brief discussion regarding whether there would be 100 percent reimbursement or if the state would take over.

NOACA

Mr. Hutson stated that there is a NOACA board meeting Friday; one of the issues is the Facility Planning Area ("FPA") amendment that the county proposed a couple of years ago; it is slated for an official vote. They have had several meetings with the City of Wadsworth. They have proposed to them that they would keep the status quo for the next two years, which if their proposal is approved, would allow time to construct the infrastructure to get the flow from the north lift station in Sharon Township directed to the north. The south lift station would be turned over to the City of Wadsworth, they would operate it and they would have all of the customers. The lift station and many of the customers that it serves is located inside current limits of the City of Wadsworth. The county also offered to amend their map of what they have requested. There is an annexation petition pending and if that is developed, there will be an additional 300 homes. The give and take between the county and the city, they would have a net loss of about 100 homes, so they proposed to give them (to stabilize their rates and allow them a gradual change in the rates) a payment over time of about \$540,000. Mr. Hutson stated that they have made great efforts to provide the city with all of the information they could ever possibly want about the north and south lift stations, and about what our plans are, the cost and they are still waiting. They had to do a public records request to get information and they are still waiting on the information.

Executive Session

At 10:28 a.m. the Commissioners went into the Executive Session that had been voted on earlier. The Executive Session ended at 10:39 a.m.

Adjournment

Mrs. Swedyk moved to adjourn the meeting; Mr. Hutson seconded the motion. Roll call showed all commissioners voting AYE; the motion carried. The meeting adjourned at 10:39 a.m.

RESOLUTIONS PASSED MARCH 5, 2019

<u>Number</u>	<u>Resolution Title</u>
19-0159	Resolution proclaiming March 2019 as Developmental Disabilities Awareness Month
19-0160-0204	Commending recipients on graduating from Junior Leadership Medina County, Class of 2019
19-0205	Allowing claims and authorizing issuance upon the treasurer in settlement of such list of claims
19-0206	Approving the plans, specifications and estimate of cost and authorizing the Medina County Engineer to advertise for bids for the projects known as MED-CRGR-FY2019 to install guardrail on various Medina County Roads in Medina County
19-0207	Authorizing Change Order No. 01 to the contract for Substation Road Improvement project between Karvo Companies Inc., and the Medina County Board of Commissioners
19-0208	Accepting and awarding the bid for Pawnee Road bridge deck replacement no. 17 (T.H. 28) in Harrisville Township
19-0209	Accepting and awarding the 2019 Medina County Equipment and Labor bid for the Medina County Highway Department
19-0210	Amending the annual appropriation resolution
19-0211	Amending the 2018 Appropriations Resolution by transferring appropriations
19-0212	Cash transfers for various funds
19-0213	Authorizing the commissioners to enter into a contract with Ohio Regional Development Corporation for administration services for 2019 Community Housing Impact and Preservation (CHIP) Program and authorizing ORDC to submit the PY 2019 Community Housing Impact and Preservation (CHIP Program application with the State of Ohio on behalf of Medina County
19-0214	Authorizing an agreement for the lease of farmland at the Medina County Home
19-0215	Approving a public official bond for Michael Kovack, Medina County Auditor
19-0216	Declaring Medina County property as excess property
19-0217	Approving the transfer of Medina County inventory between various Medina County offices
19-0218	Allowing expenses of the county engineer
19-0219	Allowing expenses of county officials
19-0220	Approving personnel changes for the employees under the jurisdiction of the Medina County Commissioners
19-0221	Revising Commissioners' Employment Manual
19-0222	Approving a new 3-year contract between Teamsters Union Local 436, Water distribution employees and the Sanitary Engineering Department
19-0223	Approving a new 3-year contract between Teamsters Union Local 436, Lab Technicians and the Sanitary Engineering Department
19-0224	Approving a new 3-year contract between Teamsters Union Local 436, Line Maintenance employees and the Sanitary Engineering Department
19-0225	Appointing a representative to the Medina County Home Advisory Council

All deliberations concerning official business and formal actions by this Board of Commissioners were conducted in an open public meeting this fifth day of March 2019.

Respectfully submitted,	COMMISSIONERS	_____
		Patricia G. Geissman
	OF	_____
_____		William F. Hutson
Rhonda J. Beck	MEDINA COUNTY	_____
Clerk to the Commissioners		Colleen M. Swedyk