

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

The minutes of the October 13, 2020 commissioners' meetings were emailed in advance. Mr. Hutson moved to approve the minutes; Mrs. Geissman 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) determining the necessity to close Vandemark Road (C.H. 31) between Smith Road (C.H. 4) and Spencer Lake Road (C.H. 45), (2) amending the appropriation measure resolution; (3) amending the 2020 appropriations resolution by transferring appropriations; (4) resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor ; (5) approving the submission of a program funding amendment of the FY21 Felony Delinquent Care/Reclaim Grant; (6) creation of the Victim Assistance FY21 Fund and authorizing appropriations; (7) authorizing the purchase of 6,900 gallons of regular unleaded gasoline for the Engineering Center; (8) authorizing the purchase of a vehicle for the Medina County Office of Emergency Management and Home Security with local COVID-19 relief funds; (9) allowing claims and authorizing issuance upon the Treasurer in settlement of such list of claims in the amount of \$1,411,218.20; (10) approving personnel changes for the employees under the jurisdiction of the Medina County Commissioners; (11) authorizing an agreement with GPD Group for professional engineering services for the monopoly for the Medina County Sheriff at the Hinckley Township site; and (12) authorizing the Sanitary Engineer to purchase an International Single Cab and Chassis and Hooklift Hoist through State Purchasing. Mr. Hutson moved to approve the 12 resolutions; Mrs. Geissman seconded the motion. There was no discussion. Roll call showed all commissioners voting AYE; the motion carried.

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

Commissioner Swedyk presented and reviewed a resolution approving the reappointment of the Bee (Apiary) Inspector for the County of Medina for 2021. Mr. Hutson moved to approve the resolution; Mrs. Geissman seconded the motion. Mr. Hutson stated that this is very important for the agricultural community to have a Bee Inspector to take care of the hives. There was no further discussion. Roll call showed all commissioners voting AYE; the motion carried.

With no further business to come before the Commissioners, the meeting recessed for Discussion Session at 9:39 a.m.

Discussion Session

At 9:39 a.m., the Commissioners began the Discussion Session in the Commissioners' Hearing Room.

Small Business Grants

Bethany Dentler stated they were happy to work with the commissioners on the 3rd round of the Small Business Grant Program. This round brought in 267 applications from companies that were still looking for support because of COVID-19. The committee met and recommended grants to 262 of those applications, which would spend the remaining \$1.8 million of CARES money. Assuming the commissioners will approve the recommendations from round three, funding would have been provided to 606 companies in Medina County spending \$3,566,000 of CARES dollars. Mrs. Dentler thanked Kathy Breitenbucher for the incredible work she has done pulling this together. This has been a great program to help give support to some of these companies for the devastation that was caused by COVID-19.

Mrs. Swedyk stated that some companies already awarded CARES money did reapply for the 3rd round of Small Business Grants. It was decided that the maximum threshold to be given to any business would max out at \$20,000 per business. If they were scoring to get the full \$10,000, they were a company whose revenues and losses were extremely impacted by COVID-19 in a way that is going to be devastating for a very long time. Mrs. Dentler noted that they are still getting everything wrapped up for the last round, but hopefully this will be done well before the deadlines. Mrs. Swedyk stated that she is hopeful the recommendation list will be approved next Tuesday and noted that the grant money was spread around the county nicely with Brunswick receiving 13%, Medina 29% and Wadsworth 16%, villages 8% and the townships 34%.

Mrs. Geissman wanted to confirm that if a business received \$10,000 in one of the last rounds, but still had great loss in the 3rd round they could be awarded another \$10,000. Mrs. Swedyk answered yes – it was the grant committee's recommendation to do this. Mrs. Dentler stated that the committee went through every application individually to ensure that the expenses and/or revenue loss were greater than what they were requesting. Mrs. Swedyk noted that this time has been very devastating for some of these companies; some with losses of over \$200,000. Mrs. Swedyk stated that the amount of hours that Economic Development has dedicated to these grants since July has been extraordinary, and she would like to adjust the memorandum of understanding with Economic Development to compensate them for another \$5,000.

Mr. Hutson asked if there will be a round 4. Mrs. Dentler stated that if some of the communities aren't able to spend down their CARES grant money and it is returned to the county there may be some extra funds that you may not know what to do with. Mr. Hutson stated that this is stimulus money from the Federal government and any money we don't use in Medina County gets sent back to the State and ultimately sent back to the Federal government. Mrs. Swedyk stated that if we get more money, she thinks it will be for next year for a 2021 program. Mrs. Swedyk and Mr. Miller agreed that with the deadlines this year, there will no more time to go out for applications in 2020.

Mr. Hutson stated that by Economic Development's calculations this money will be turned over 7 times and we allocated almost \$4 million and it should have a \$28 million impact within Medina County - that is significant. Mrs. Swedyk noted that the additional funds for Economic Development will it will come out of the CARES funding rather than the county's budget. The commissioners thanked Economic Development for their hard work on this project and for their detailed data analysis.

Park District acquisition of land in the Village of Lodi

Mr. Hutson stated that several weeks ago, the commissioners passed a resolution supporting the Park District's application for money to purchase land and subsequently, the county heard from the Village of Lodi that there were some concerns about this purchase.

Park District Director Nate Eppink thanked the commissioners for passing the resolution to support their Clean Ohio Grant application due November 6th. He stated that Tom James, who was the Director for 25 years before him, was very successful in leveraging local tax dollars to get funding for acquisition of new land for preservation and recreation. Mr. Eppink stated that since he has been in his new role, they have acquired and protected 400 acres in the county. He stated that the next Clean Ohio deadline for restricted funds for new acquisition involves two projects; (1) to acquire 100.9 acres in Granger Township across from Hinckley Reservation; (2) 49.1 acres in Lodi & 12.5 acres in Medina Township Once the application was submitted to the commissioners another application was sent to the Village of Lodi. Mr. Eppink stated that the Village of Lodi had some hesitations and concerns, but never received official correspondence of them being against the project. This project will bring in over \$500,000 into Medina County for preservation and eventually this project will be opened up in Lodi where wetlands can be created to protect the Black River and create public access to 104 acre parcel that has been owned by the Park District for nearly 20 years. He provided a map of the project and discussed the details. Mrs. Geissman asked if he had shared this map with the Village of Lodi; Mr. Eppink confirmed that it was emailed to the mayor yesterday.

Mr. Eppink stated he reached out to the realtor of the Lodi property in early February and later heard there was interest from a developer. The developer was looking to develop the property and donate 20 acres to the Park District. The 20 acres would be a tight fit, but it was exciting because local dollars would not be used. Eventually, the developer walked away from the project because he didn't want to get into a zoning feud with the Village of Lodi. He explained that after this fell through, he did an analysis and the difference of them buying a portion of the land versus the entire property was only \$5,000 or \$6,000 to purchase it. Mr. Eppink stated that the project is very exciting because of the possibilities of connecting the Community Park and Downtown.

Mr. Hutson confirmed the location of the property and asked if a part of the property was railroad grade; Mr. Eppink confirmed. In answer to a question by Mr. Hutson, Mr. Eppink stated that the 104 acre parcel is Medina County Park District land acquired in 2001 and has been restored to a grassland habitat with a stream, but there was never a good way to provide public access to it.

Mrs. Geissman asked if the zoning was checked on this property before negotiating the deal; Mr. Eppink answered that he did not check on this. Mrs. Geissman inquired how much park land is in the Village of Lodi already. Mr. Eppink stated that it is several hundred acres and just outside of the Village, they have Hidden Hollow Camp, Blue Bell Valley and the property in question would fall under the Black River Nature Preserve umbrella as well. Mr. Eppink stated that this is what people want – more trails and more parks. Mrs. Geissman noted that there is one acre of park land for every six people living in the Village of Lodi. Everyone loves parks, but it appears that they have a large number of park land already. She noted that the land wanted by the Park District is zoned R1, which is for housing. She stated that the developer probably walked away because they wanted it changed to high density, which there is so much of already. They need the residential zoning in Lodi, and this parcel is not zoned Park land and she doubts that the council will change the zoning. Continuing, Mrs. Geissman stated that the Park District should develop land they already have to better serve the residents of the village. There are a lot of nature preserve, but not parks. She stated that she supports the Village of Lodi in keeping the zoning R1 residential. There is a trailer park in Lodi that is unkempt that should be purchased instead. She noted that the Village of Lodi would have loved to work with the Park District on a project that is within their comprehensive plan, but what the Park District is trying to do is not.

Mr. Eppink stated that statewide metropolitan park districts under Section 1545 under the Ohio Revised Code can develop park properties regardless of zoning – if it is a valuable asset. He stated they have talked to different communities finding areas where parks aren't located or where land has been on the market and can't be sold. R1 zoning allows up to 4 homes per acre and what the developer was proposing was 85 homes on this property, which would be permitted on the current zoning. Mr. Eppink stated that if we can forge a connection with other community assets (Cleveland Clinic and Lodi Hospital) and connect our assets, other communities in Medina County would be jealous because this is what drives traffic and interest. Mrs. Swedyk asked if they have a contract with the seller. Mr. Eppink answered yes, but it is not executed due to an open question on closing costs. If the Park Board approves the closing costs tomorrow, the contract will be executed in time for the grant application deadline. Mr. Eppink noted that the seller wants the land to become a Medina County Park District.

Mr. Hutson stated that he talked with the real estate agent; she confirmed with that the seller wants to sell to the Park District and he wants it to become a park. He noted that the only other offer in three years on this land was the developer already mentioned; no other interest was shown. Discussion occurred on the details of the property. Mr. Hutson stated that the other issue with park land is it doesn't pay taxes. He wanted to note that if this property was in the CAUV program, the amount of tax revenue generated was very small anyways. Mrs. Geissman stated that the Village of Lodi needs this tax and so does the county.

Robert Geissman, the Mayor of Lodi, stated that the issue with this deal is that the Village was not aware that the Park District was interested in the whole parcel. Earlier in the year, the developer was told they would not change the zoning for this parcel. Mr. Geissman stated that this parcel was a piece of land that was identified by the Village in being a potential residential development. He stated that there are only three parcels in the Village like this and they haven't had any low density residential since 1996. Mrs. Swedyk asked if he had any developers interested in this property; Mr. Geissman answered that the only one was the developer right before the Park District. He stated the proper place to discuss this issue is tomorrow at the Planning Commissioners meeting. Mr. Geissman mentioned there will be approximately 500 acres of park property in and around Lodi if this land is purchased.

Mrs. Swedyk inquired if this property could bring value to the other 108 homes in the Lodi area; Mr. Geissman stated he is unsure of that. He stated people want parks, but they would rather have neighborhood parks- which is in their comprehensive plan. He stated that he disagrees with the use of the whole property for park land, and they would give the Park District access to the 104 acres from the drive to the sewer plant instead.

Mr. Hutson stated that if R1 is quarter acre lots, then what is the definition of R2. Mr. Geissman explained that R1 is quarter or third acre lots, R2 is same size lot but you can develop duplexes and R3 is high density with 55 foot lots with 6 foot side yards. Mrs. Geissman asked if this would cause any issues with Economic Development. Mr. Geissman stated that that is the concern because they want to provide customers for their businesses in town. Discussion occurred on where the other industrial properties in Lodi are located.

Mrs. Swedyk asked if the Village has been in contact with the property owner; Mr. Geissman answered no. Mrs. Geissman stated that the seller probably doesn't understand the impact it would have on the Village if it is sold to the Park District - where else do we have 1 acre of park land per 6 people in the county? Mr. Geissman stated this came up on the comprehensive plan - what is the right mix of park land to the population? It was discussed that 63-65 people per acre was ideal.

Mr. Hutson asked how much other developable land is vacant that is selling residential in the Village. Mr. Geissman stated the Whisper Creek subdivision; this is a 50 acre parcel with only 20 acres being buildable. The property south to it is around 20 acres with a lake on it. Another 66 acres is behind the Lodi Library and at least 25 acres of that would be lost to topography.

Mr. Eppink stated one of the issues brought up is the number of acres managed in the village and the parks intent is to (1) acquire land for preservation and (2) open current properties so people can enjoy them. The Park District wouldn't be fulfilling their mission if they didn't pursue this opportunity. If we are able to acquire this property we will develop sooner rather than later. There is a lot of potential of connecting assets and providing great resources for village residents and the county as a whole. He stated that the resolution of support was appreciated, but not necessary and if the commissioners need to rescind that resolution he understands, but the project will still move forward. Mrs. Geissman stated that she thinks this will be detrimental to the Village of Lodi and their comprehensive plan. There are so many parks and nature preserves and the money should be used to develop properties that are already owned instead.

Mr. Hutson asked if there is any way if the Park District can help the Village of Lodi with the utility issue on West Road. Mr. Eppink stated possibly, but the other hurdle is the railroad which is a fairly active line. Mr. Eppink is open to working with the Village to collaborate. He stated that this parcel provides the first step for the Park District to open up the East Fork property owned for 20 years. Mrs. Geissman stated that the Village of Lodi stated they would give access to this property. Mr. Eppink explained they have property to access it, but it is tucked away and not an easy access for the public to find.

Mr. Hutson stated he would like time to think about what was presented today and look at the drawing before we decide to rescind the resolution or not. Mrs. Geissman stated she had no clue there was so many park acres in Lodi and we really don't need any more park land right now. Mr. Hutson stated that his concern is that the property owner desires to sell of the Park District. Mrs. Geissman responded that he probably doesn't understand the situation. Mr. Hutson will call and speak with him directly and would like some time to think about it.

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

Executive Session

At 10:27 a.m., the Commissioners went into the Executive Session that had been voted on earlier. The Executive Session ended at 10:56 a.m.

Adjournment

Mr. Hutson moved to adjourn the meeting; Mrs. Geissman seconded the motion. Roll call showed all commissioners voting AYE; the motion carried. The meeting adjourned at 10:56 a.m.

NUMBER	RESOLUTION TITLE
20-0863	Determining the necessity to close Vandemark Road (C.H. 31) between Smith Road (C.H. 4) and Spencer Lake Road (C.H. 45)
20-0864	Amending the appropriation measure resolution
20-0865	Amending the 2020 appropriations resolution by transferring appropriations
20-0866	Resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor
20-0867	Approving the submission of a program funding amendment of the FY21 Felony Delinquent Care/Reclaim Grant
20-0868	Creation of the Victim Assistance FY21 Fund and authorizing appropriations
20-0869	Authorizing the purchase of 6,900 gallons of regular unleaded gasoline for the Engineering Center
20-0870	Authorizing the purchase of a vehicle for the Medina County Office of Emergency Management and Home Security with local COVID-19 Relief Funds
20-0871	Allowing claims and authorizing issuance upon the Treasurer in settlement of such list of claims
20-0872	Approving personnel changes for the employees under the jurisdiction of the Medina County Commissioners
20-0873	Authorizing an agreement with GPD Group for professional engineering services for the monopole for the Medina County Sheriff at the Hinckley Township site
20-0874	Authorizing the Sanitary Engineer to purchase an International Single Cab and Chassis and Hooklift Hoist through State Purchasing
20-0875	Appointing a member to the Medina County Advisory Council on Aging and Disability
20-0876	Approving the reappointment of the Bee (Apiary) Inspector for the County of Medina for 2021

All deliberations concerning official business and formal actions by this Board of Commissioners were conducted in an open public meeting this twentieth day of October, 2020.

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