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

The minutes of the March 10, 2026 Commissioners' meeting were emailed in advance. Mr. Harrison moved to approve the minutes; Mr. Hambley seconded the motion. There was no discussion. Roll call showed both commissioners voting AYE. The motion carried.

Public Comment regarding pending resolutions

None.

Resolutions

County Engineer *Administrative Assistant Dan Becker* presented and reviewed the following resolutions:

1. Authorizing the Medina County Engineer to purchase one (1) new model year one ton pickup truck
2. Granting a variance to the Medina County Engineering Code for Subdivision Development to Valore Builders for a horizontal curve with centerline radius of 175 feet in the Hillsong Subdivision Phase 2

Mr. Harrison moved to approve the two resolutions; Mr. Hambley seconded the motion. There was no discussion. Roll call showed both commissioners voting AYE; the motion carried.

The commissioners reviewed the weekly permits issued March 5-11, 2026.

Sanitary *Engineer Jeremy Sinko* presented and reviewed the following resolutions:

1. Authorizing a one year extension of the contract for the hauling and disposal of biosolids, DAF float and hauling of liquid waste activated sludge
2. Authorizing a one year extension of the contract for polymeric emulsion flocculant for the Medina County Kenneth W. Hotz Water Reclamation Facility
3. Authorizing the Sanitary Engineer to enter into an agreement with Dixon Engineering for professional design services to rehab Chatham elevated storage tank
4. Authorizing the Sanitary Engineer to upgrade the existing lighting at the Hinckley Wastewater Treatment Plan through Equalis Group competitive bidding

Mr. Harrison moved to approve the four resolutions; Mr. Hambley seconded the motion. There was no discussion. Roll call showed both commissioners voting AYE; the motion carried.

Economic Development *Manager Brandon Gibson* presented and reviewed the following resolutions:

1. Approving minutes and recommendation from the Housing Council/Tax Incentive Review Council representing Montville Township regarding the termination of the South Town Center, LLC CRA Agreement
2. Approving the Community Reinvestment Area Agreement for Cobblestone Crossings, LLC (Cobblestone Crossings Multifamily)
3. Approving the Community Reinvestment Area Agreement for Cobblestone Crossings, LLC (WSSA)

Mr. Gibson advised that, with only two commissioners present and one required to abstain from voting on the two CRA agreements, all three resolutions should be deferred. After brief discussion, the Board agreed that no formal tabling action was necessary and that all three resolutions would be carried over to the following week's agenda.

Human Resources *Director Holly Muren* presented and reviewed the following resolution:

1. Approving personnel changes for the employees under the jurisdiction of the Medina County Commissioners

Mr. Harrison moved to approve the resolution; Mr. Hambley seconded the motion. There was no discussion. Roll call showed both commissioners voting AYE; the motion carried.

County ***Administrator*** *Matt Springer* presented and reviewed the following resolutions on behalf of the Finance Department:

1. Authorizing the purchase of 7,000 gallons of regular unleaded gasoline for the Engineering Center
2. Allowing expenses of county officials
3. Allowing claims and authorizing issuance upon the treasurer in settlement of such list of claims in the amount of $1,744,272.72

Mr. Harrison moved to approve the three resolutions; Mr. Hambley seconded the motion. Commissioner Harrision noted that the fuel price had not yet reflected the impact of rising market prices.

There was no further discussion. Roll call showed both commissioners voting AYE; the motion carried.

Mr. Springer then presented and reviewed the following resolution:

1. Authorizing the County Administrator to negotiate electric rates for the Medina County Facility Electric Aggregation Program

Mr. Harrison moved to approve the resolution; Mr. Hambley seconded the motion. There was no discussion. Roll call showed both commissioners voting AYE; the motion carried.

Department Updates

Chief Building *Official Matt Strehle* reported that commercial permit activity is returning in line with prior year figures after a slow January, with February showing improvement. On the residential side, all metrics are up year-over-year except for the average cost per home, which is slightly down — a trend Mr. Strehle indicated he intends to examine more closely. Overall departmental receipts are up 21 percent compared to the prior year. Mr. Strehle noted that new clerk Danica is progressing well in her training. He also reported that the department has resolved its software selection discussion, deciding to proceed with an out-of-the-box solution, and is working jointly with the Sanitary Engineer's office to finalize the choice. Commissioner Hambley noted that Montville Township continues to lead in residential development activity.

EMA *Director Ben Nau* presented the 2025 Annual Report, highlighting that the agency was involved in 79 incidents throughout the year, including 37 fire investigations, 13 hazmat responses, 6 mobile command deployments, 3 water rescues, and several other response categories. The full report, including an incident map, is available on the EMA website.

Mr. Nau reported that year-to-date incident involvement stands at 22, compared to 10 at the same point the prior year. He outlined several upcoming training opportunities: an EMA 101 session for fire officers on April 8; Skywarn storm spotter training hosted by the National Weather Service at Brunswick Fire Department on April 9 at 6:00 PM (open to the public); and an ICS 300/400 class. All training events are listed at medinacountyema.org/events.

Mr. Nau described ongoing projects, including a complete revision of the county's damage assessment process, now integrated with the county's ESRI/GIS initiative, and the launch of a publicly accessible spill dashboard on the EMA website. He also announced that the LEPC exercise for the current year will be a full-scale rail incident exercise in Medina City, scheduled for August.

Regarding grants, Mr. Nau noted that the $10,000 Enbridge grant is still being drawn down, the Emergency Management Performance Grant award is expected at $101,000, the Homeland Security Grant remains pending final DHS authorization, and the Hazardous Materials Emergency Planning Grant is $25,000. In response to a question, Mr. Nau confirmed that litigation over grant funding has been resolved and the program reverts to its original three-year performance period structure, with county-level funding largely unchanged.

In observance of Ohio Severe Weather Awareness Week, Mr. Nau encouraged residents to maintain weather radios, ensure wireless emergency alerts are enabled on cell phones, and sign up for Medina County Emergency Alerts through the EMA website. He confirmed that the statewide tornado drill is scheduled for the following morning, March 18, at 9:50 AM. Commissioner Hambley noted that Medina County is one of 40 counties in Ohio holding Storm Ready certification from the National Weather Service.

Facilities *Director Steven Bastean* provided a comprehensive update across maintenance, IT, and capital projects. The Maintenance Department has completed approximately 1,071 work orders year to date, with 133 vehicle-related work orders. A data services agreement with the County's HVAC company is being finalized to implement AI-based monitoring across approximately 704 pieces of equipment in 11 buildings, with automated technician dispatch for identified issues. Cleaning staffing is nearly full, with one position awaiting hire. An RFP for third-party services, discussed during budget hearings, is in progress. On IT, Mr. Bastean reported continued efforts to resolve intermittent internet outages traced to an earlier fiber break. A full-day network engineering review was conducted the previous day with representatives from Extreme Networks, and the broader network refresh is expected to be implemented over the coming months.

Capital project highlights included the following:

- 60 Public Square: Door access controls installation commencing the following week.
- Administration Building: Planning office evaluated; full programming being completed before further renovation proceeds to avoid redundant work. Elevator door replacements are on order and overdue. All four standalone HVAC units have been installed and will be commissioned when weather permits. Wayfinding signage is being installed as a temporary measure. The camera system is operational, and the badge/access control system became functional the morning of the meeting, with badge creation to begin immediately, replacing existing key fobs.
- County Home: North wing renovations are complete; punch list items including porch caulking are pending weather.
- Courthouse (1841 Building): An architect has identified companies capable of casting iron replacements for damaged column bases, recreating the original design. Brief discussion followed regarding whether approval from the City of Medina's Historic Preservation Board would be required. The consensus was that a like-for-like cast iron restoration would likely be well-received.
- 1969 Building (Law Library): High-density shelving will be disassembled and left on-site.
- Engineer Building: Roof contract signed; fire/entry/bathroom work out to bid; fire alarm upgrade being quoted.
- Human Service Center: RTU and AHU replacement complete, though controls issues are ongoing. A generator ordered approximately 37 weeks ago has arrived, with the installation team conducting a preliminary walkthrough the morning of the meeting. Boilers from the 1969 building have been installed and are operational. Elevator modification is a few weeks from completion. Parking lot lighting is complete. Camera and security system documentation submitted to contractor. Window replacement architect

conversations initiated. Fire alarm system upgrade required due to capacity limitations discovered during testing.

- Juvenile Detention Center: Roof replacement pricing awaited. Men's locker room redesign architect engaged. New generator being quoted to address power quality issues affecting LED lighting during outages.
- University Center: Final permits for the garage approved; parking lot work being assisted by the Highway Engineer.

Commissioner Harrison mentioned the Solid Waste Transfer Facility and its vulnerability to power outages. Commissioner Hambley noted that the compactor operation is governed by contract with the facility operator, and that the County would be renegotiating that contract. He observed that there is a shared financial interest in addressing power reliability, as outages reduce the contractor's throughput and revenue. The Board agreed to incorporate generator or power-backup provisions into the upcoming contract renegotiation and to keep the issue on the radar in the context of broader EMA preparedness planning for extended outage scenarios.

County Home *Superintendent Greg Brown* reported a current census of 44 residents and 2 adult day care participants. The facility remains operationally staffed despite six open full-time aide positions across three shifts, through the use of PRN staff. Since the last meeting, one PRN nurse has been hired and two PRN aides are in process.

Renovation activity included the conversion of the former "Sports Room" into a dedicated sitting room, now named the Peacock Room, serving a wing that previously lacked its own sitting area. A camera was installed in the dining room. The Maintenance Department and Memory Builders are renovating the second-floor tub room into a shower room to ease scheduling pressure. Mr. Brown acknowledged Ohio Edison's response during the windstorm of the prior Friday, which caused a power outage at the County Home. Power was restored that evening, though a second outage occurred early Saturday morning with restoration by Saturday night. The sole casualty was a downed pine tree on the property.

Recent resident activities included a Super Bowl party, Valentine's Day celebrations, a presentation on the Toledo War, and 29 of 44 residents attending the Chatham Sugarbush pancake breakfast. Upcoming events include a visit from Chippewa Chipmunks 4-H youth group for bingo and a surprise visit on March 27 from "Outback Ray," featuring live animals, funded through a Senior Service Network grant. A volunteer appreciation luncheon is being planned for April. Commissioner Hambley briefly noted that the CCAO has formed a new committee to track legislative matters affecting county homes. He indicated that he would keep Mr. Brown informed as the committee's work develops.

Public Comment

Angela Wonderly, President of the Board of Medina County Showbiz, addressed the Board along with fellow board member Vicki Jackson. Ms. Wonderly expressed concern about a media report indicating that the County was considering hiring a firm to study usage of the Administration Building, which included a characterization of the Hadad Theater as underutilized and lacking long-term goals. She outlined Showbiz's programming — including an annual season of productions, free summer youth programming, and numerous rental partnerships with outside groups — and asked whether the organization would be included in the study process and whether the theater's community contributions would be taken into account.

Commissioner Hambley assured Ms. Wonderly that Showbiz would be part of the study and the broader planning conversation. He explained that the County is working to optimize use of the Administration Building, noting competing demands for meeting space and the need to balance county operational functions with community uses. He indicated that the study would explore potential remodeling options, including potentially a separate entrance for the theater to minimize conflicts with County business operations. Ms. Wonderly extended an invitation to the Board to attend Showbiz's upcoming production of Percy Jackson at the end of April.

Kimberly Marshall, Economic Development representative for the City of Medina, addressed the Board regarding the tabled CRA resolutions. She confirmed that the City of Medina, Montville Township, and the JEDD Board have met and that the relevant parcels for the Cobblestone Crossing WSSA and multifamily CRAs have been formally brought into the Joint Economic Development District (JEDD), with the City passing ordinances and the Township passing resolutions, including public hearings. She noted this satisfies a CRA requirement.

Regarding the third tabled resolution — the termination of the South Town Center LLC CRA — Ms. Marshall noted this is an unprecedented request and expressed concern that the parties do not attempt to remove themselves from the JED in conjunction with the CRA termination, as the city-township contract requires mutual agreement for any such change. Commissioner Hambley clarified that the applicants had been reminded their JEDD participation remains intact and that the action before the Board concerns only the CRA boundary reconfiguration. In response to questions from Commissioner Hambley, Ms. Marshall explained the JED structure: businesses and employees on enrolled parcels pay corporate and personal income tax, respectively; participation is voluntary but required to access JEDD or CRA financial incentives. She further explained that for the multifamily component, single-family home parcels were excluded from the JEDD at the township's request, while rental properties remain enrolled, with residents subject to income tax. Of the income tax collected, 20 percent is directed to a maintenance fund, and the remainder is split equally between the city and the township.

With no further business to come before the Commissioners, the commissioners began the Discussion Session in the Commissioners' Hearing Room at 10:12 a.m.

Discussion Session

NOACA Update

Commissioner Harrison reported that Medina County will host the June NOACA meeting, tentatively at the Lorain-Medina Rural Electric (LMRE) cooperative facility. The meeting has been rescheduled from its original date to June 27 to avoid a conflict with a Greater Cleveland Partnership advocacy trip to Washington. The meeting is open to the public, and Commissioner Harrison anticipated strong attendance from regional partners given the meeting was rescheduled around their availability.

Liquor Permit Notice

Commissioner Hambley noted for the record that the Board received notice of a liquor permit transfer request from Inspired Beverage Solutions LLC, doing business as Shale Creek Golf Club, located at 5420 Wolf Road, York Township, for a D5 permit class. No hearing was requested.

State Audit Status

Commissioner Hambley raised concern regarding the status of the County's outstanding state audit, noting that a finding for recovery related to the negligence of Auditor Capretta remains unresolved and that the final audit has not yet been released by the State Auditor's Office. County Administrator Springer confirmed the county is awaiting release of the 2024 audit and that the 2025 audit has since commenced. Commissioner Hambley expressed strong concern that the delay has placed the release within the 60-day pre-election window that historically has governed audit timing, and stated for the public record his disappointment with the State Auditor's Office for not releasing the document. He emphasized that the public deserves to see the final audit.

Adjournment

Mr. Harrison moved to adjourn the meeting; Mr. Hambley seconded the motion. There was no further discussion. Roll call showed both commissioners voting AYE; the motion carried. The meeting adjourned at 10:17 a.m.

RESOLUTIONS PASSED MARCH 17, 2026

Number	Resolution Title
26-0175	Authorizing the Medina County Engineer to purchase one (1) new model year one ton pickup truck
26-0176	Granting a variance to the Medina County Engineering Code for Subdivision Development to Valore Builders for a horizontal curve with centerline radius of 175 feet in the Hillsong Subdivision Phase 2
26-0177	Authorizing a one year extension of the contract for the hauling and disposal of biosolids, DAF float and hauling of liquid waste activated sludge
26-0178	Authorizing a one year extension of the contract for polymeric emulsion flocculant for the Medina County Kenneth W. Hotz Water Reclamation Facility
26-0179	Authorizing the Sanitary Engineer to enter into an agreement with Dixon Engineering for professional design services to rehab Chatham elevated storage tank
26-0180	Authorizing the Sanitary Engineer to upgrade the existing lighting at the Hinckley Wastewater Treatment Plan through Equalis Group competitive bidding
26-0181	Approving personnel changes for the employees under the jurisdiction of the Medina County Commissioners
26-0182	Authorizing the purchase of 7,000 gallons of regular unleaded gasoline for the Engineering Center
26-0183	Allowing expenses of county officials
26-0184	Allowing claims and authorizing issuance upon the treasurer in settlement of such list of claims
26-0185	Authorizing the County Administrator to negotiate electric rates for the Medina County Facility Electric Aggregation Program

All deliberations concerning official business and formal actions by this Board of Commissioners were conducted in an open public meeting on this seventeenth day of March 2026.

Respectfully submitted,

Rhonda J. Beck
Clerk of the Board

COMMISSIONERS

OF

MEDINA COUNTY

Stephen D. Hambley

Aaron M. Harrison

Colleen M. Swedyk