Aaron M. Harrison called the meeting to order at 9:30 a.m. with Colleen M. Swedyk and Stephen D. Hambley 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 May 27, 2025 Special Commissioners' Meeting, May 27, 2025 and Commissioners' Meeting were emailed in advance. Mrs. Swedyk moved to approve the minutes; Mr. Hambley seconded the motion. There was no discussion. Roll call showed all 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. Determining the necessity to close Congress Road, C.H. 29, for guardrail replacement
2. Determining the necessity to close Crow Road, C.H. 64, for bridge replacement
3. Determining the necessity to close Grafton Road (C.H. 42) for the Marks Road Water Main Replacement Project

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

The commissioners reviewed the weekly permits issued May 22–28, 2025.

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

1. Authorizing a legal services agreement with Albers & Albers to assist the Sanitary Engineer with a proposed agreement amendment to the Eastern Transmission Line 2 agreement
2. Authorizing the Sanitary Engineer to remove two (2) failed Rotating Biological Contactors (RBC) units at the Hinckley WWTP through Equalis Group Competitive Bidding
3. Authorizing the Sanitary Engineer to enter into an agreement with Jones & Henry Engineers for professional design services to assist in construction management for the Marks Road Water Main Replacement project
4. Authorizing the Sanitary Engineer to apply for, accept, and enter into a Water Supply Revolving Loan Account (WSRLA) agreement on behalf of the Board of County Commissioners of Medina County, Ohio, for design of the Westfield WTP facilities, and designating a dedicated repayment source for the loan
5. Amending a professional design service agreement with Jones & Henry Engineers for the Medina Road (SR 18) Sanitary Sewer Improvement project

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

Job & Family Services *Business Administrator Steven Sikora* presented and reviewed the following resolution:

1. Authorizing an agreement for Comprehensive Case Management Program (CCMEP) between Medina County Department of Job and Family Services and Tri-County Jobs for Ohio's Graduates

Mrs. Swedyk moved to approve the resolution; Mr. Hambley 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 resolution:

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

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

Finance *Director Brett Thomas* presented and reviewed the following resolutions:

1. Expenditure adjustments for various funds
2. Amending the agreement between the Medina County Family First Council Early Intervention Program and the State of Ohio Department of Children and Youth to include new shared plan priority incentive funding
3. Approval of an Early Intervention Service Coordination Grant Agreement between the Ohio Departments of Children and Youth (DCY) and Developmental Disabilities (DODD) and the Medina County Family and Children First Council for the administration of the County Early Intervention Program
4. Approval of an agreement for website design services between the Medina County Family First Council and the Medina County Health Department

5. Authorizing the acceptance of the Office of Criminal Justice Services Violent Crime Reduction Project Grant by the Medina County Sheriff's Office
6. Approving the transfer of Medina County Inventory between various Medina County offices
7. Declaring Medina County property as excess property
8. Allowing expenses of county officials
9. Allowing claims and authorizing issuance upon the treasurer in settlement of such list of claims in the amount of $818,751.86

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

*County **Administrator** Matt Springer* presented and reviewed the following resolutions:

1. Authorizing the County Risk Sharing Authority (CORS) to issue a Request for Qualifications (RFQ) for the purpose of selecting a local insurance agency to represent Medina County for property, automobile, and general liability coverage beginning May 1, 2026
2. Accepting a letter of engagement for legal services from Bricker & Graydon, LLP. regarding Tax Increment Financing (TIF) for development projects in Medina County requesting assistance with public infrastructure improvements
3. Accepting a letter of engagement for legal services from Baker Tilly Municipal Advisors, LLC. regarding Tax Increment Financing (TIF) for development projects in Medina County requesting assistance with public infrastructure improvements
4. Resolution Declaring it necessary to proceed with the submission of a renewal of the County's MCDAC Police Levy on the November 4, 2025 ballot

Mrs. Swedyk moved to approve the four resolutions; Mr. Hambley seconded the motion. In answer to a question by Mrs. Swedyk, Mr. Springer noted that the MCDAC levy was the final resolution for the commissioners to approve to move it forward to the Board of Elections. There was no further discussion. Roll call showed all commissioners voting AYE; the motion carried.

Department Updates

Senior & Adult Services Director Laura Toth provided the following department updates:

- The Senior Day event on May 21st was highly successful, drawing over 600 attendees who enjoyed a variety of offerings from 80 vendors. The event featured Dixieland music and embraced a Mardi Gras theme. Attendees were treated to a sub sandwich box lunch courtesy of the foundation, and any leftovers were generously donated to the County Home.
- Looking ahead to June, Mrs. Toth announced upcoming "Picnics on the Patio," which will be held in their courtyard at 246 Northland and open to the public. The June picnics are scheduled for the 13th and 27th.
- She offered a Transit update, revealing that last year, they paid a total of $196,906 to Medina County Transit for subsidized transit services which represents nearly a quarter of the levy budget going to Transit. Due to increased costs, they implemented some changes to subsidized transportation effective May 1st to stabilize or possibly reduce costs. These changes include limitations on trips for non-medical purposes, such as grocery store or recreational center visits, now restricted to once per week. Mr. Hambley noted that regular Transit services are still available at full cost. She will provide a cost report once this has been in effect for a couple of months to see if there has been any change.
- Mrs. Toth provided a Farmers Market update, mentioning that 245 people have signed up for vouchers so far, with $475 redeemed out of the total $12,250 issued. They have a total funding amount of $19,000 available, and if this limit is reached, additional funds may be requested from the state. The goal is to increase the redemption rate from the current amount.
- June 15th is recognized as World Elder Abuse Awareness Day. She recognized her Adult Protective Services staff: Michelle Hearns, Stacy Webb, and Shelly Nagy. Mrs. Toth announced that the Medina County Scam Squad will be honored with the 2025 Georgia Ansperger Award at a regional conference on June 13 for their efforts in addressing elder abuse as a social problem. She stated that the Scam Squad has done a tremendous job for Medina County, and they appreciate their efforts.

***Commissioner Harrison** then presented and reviewed the following resolution:*

1. Proclaiming June 15, 2025 as “World Elder Abuse Awareness Day”

Mrs. Swedyk moved to approve the resolution; Mr. Hambley seconded the motion. Mr. Harrison thanked them for all their work and thanked Michelle Hearns for nominating the Scam Squad. Mrs. Swedyk sent congratulations to Mr. Condosta. There was no further discussion. Roll call showed all commissioners voting AYE; the motion carried.

***Planning Services** Director Denise Testa* reported that the June Planning Commission meeting will take place at the Medina Rec Center's Community Rooms B and C on June 4th at 6:30 PM. She also mentioned that the July meeting is scheduled to be held at the Medina Library. During the July Planning Commission meeting, five subdivisions will be reviewed. These include two final plats in Montville, one preliminary plan in Liverpool, one final plat in Hinckley, and one replat in Liverpool. The Cost of Services study is advancing steadily and mentioned that she had discussed the progress with Mr. Hambley the previous day.

- The Lead Safe Ohio program continues to accept applications. Mrs. Testa encouraged potential candidates to apply and provided the Planning Services office's contact information (330-722-9291) for anyone needing more information or assistance.

- For the Community Development Block Grant (CDBG) program, bids have been received for the Brunswick Street Improvement Program and the Lodi sidewalk project. Contracts are anticipated to be awarded in the coming week. Additionally, the Wadsworth sidewalk improvement project is slated to go out for bid shortly, with Wadsworth being on a different timeline compared to Lodi and Brunswick. She also noted that the Battered Women's Shelter project is making progress mentioning that she is working closely with their state liaison to ensure compliance with state purchasing regulations for acquiring an RV for the shelter.

- The Community Home Improvement and Preservation Program (CHIP) application is proceeding, with a second public hearing on June 11th at 10 AM in the Medina County Economic Development room. She noted the submission of a countywide application in collaboration with local cities.

- Mrs. Testa briefly spoke about her ongoing efforts in Fair Housing meetings and coordination with Community Legal Aid.

- Between July and October, she plans to visit all townships, cities, and villages with Barb Walton to explore grant opportunities, services, and potential collaborations with local jurisdictions. Mr. Hambley noted that Barb Walton will be discussing the Solid Waste Plan update during these visits.

- The Zoning Inspectors Networking Community (ZINC) meeting is scheduled for June 26th, with plans to involve the Building Department as guest speakers.

OSU Extension *Educator Erin Ruggiero* provided the following updates on various programs:

- Family and Consumer Sciences: The spring Real Money Real World programming was concluded successfully, involving participation from the entire eighth grade class across six Medina County schools. This program offered students hands-on experience in budgeting, saving, and understanding the financial responsibilities typically managed by their parents. Additionally, the second Money 101 series of the year was completed for participants at Oasis of Hope, equipping adults with practical financial management tips and budgeting skills. Looking ahead, free safe sitter classes are being offered to Medina County youth, with strong community interest evident as sessions fill quickly. In June, Erin will also be teaching and supporting lessons at the 4-H camps to continue providing meaningful youth development experiences.

- Agriculture and Natural Resources: Training for the Ohio Certified Volunteer Naturalist (OCVN) program has kicked off, currently engaging 22 participants in learning about nature and conservation topics. Once certified, these individuals will serve as volunteers with local parks and conservation organizations. Master Gardener volunteer training is set to begin in August, with applications still open for interested applicants. The Growing Minds program, led by Master Gardener volunteers, recently completed its spring sessions in local elementary schools. The program provided hands-on learning experiences for 465 students at Medina Weekday Preschool, Northrop Elementary, and Blake Elementary, covering topics such as plant needs, garden planting, habitats, and composting. Exciting plans are underway for Pond School on July 10th, in collaboration with Medina County Parks at the Owens Lager Nature Center. Additionally, a new pesticide license testing location will soon be available in their office, increasing local access for professionals in the field.

- 4-H Program: The 4-H program, led by Sierra and Brittany, is in full summer mode with three Medina 4-H camps occurring in June. These camps offer hands-on learning, leadership opportunities, and fun for the youth. After the camps, the focus shifts to the fair season, with pre-fair project judging taking place in mid-July, followed by the Medina County Fair at the end of the month. The season is charged with activity, enthusiasm, and excitement for all 4-H families involved.

- Community Development: In partnership with Tommy Condosta from the Medina County Scam Squad, Kyle White organized a presentation on identity theft was delivered on May 12th, equipping participants with practical strategies to protect themselves in the digital world. The session's success and high interest have warranted a second program scheduled for June 25th.

Public Comment

Mark Michaels, 422 Sharon Falls Drive, Wadsworth, stated that yesterday, his secretary found the Sanitary Engineer's Code of Regulations that was revised in January 2025, and nobody that was at the last meeting had heard of this and was very surprised. He stated that he'd like to know, with all the requests from Mr. Witschey for engineering documents, how this was not relayed to anybody in any of those meetings. He stated that this code is already passed and includes provisions for 100% financial guarantees. Nobody he talked to can understand – it's very surprising. He stated that they feel that this is a crusade to stop building in Medina County. The County Engineer and the Sanitary Engineer are doing exactly that with all these regulations – they are stopping it – and its disastrous. He stated that 1,000 people work in just one of his houses, they employ so many people and there's so much commerce going on, and the county is going to stop all of that. Mr. Michaels stated that he has been stopped for two years. He has one house going and they had so much work on the books because that development didn't get recorded, and that's what's going to happen to all of them. With provisions in the Code of Regulations such as in two years, when the maintenance bond is about to expire, that they have to go and clean the sewers out now and camera them. So, what, Jeremy's going to have us digging up everybody's yard because they find one little glitch in the pipe? It's very, very restrictive. He stated that Jeff Witschey asked for the drafts of what was going on with the Subdivision Regulations, and in most areas, they are one and the same. Their assumption was that the

Development Agreement, which is mentioned in the Code of Regulations many times, that they have to sign it, was that we were still working on that, but this is already done.

Mr. Hambley stated that the Code of Regulations was actually a compilation of other prior regulations from various sources. He and Matt Springer met with Mr. Sinko this morning to talk about the document Mr. Michaels presented to the board last week. He assured him that they intended to get back to Mr. Michaels and sit down to discuss each issue that had been raised, indicating that Jeremy's department had already started looking into these concerns. He emphasized that efforts were ongoing to facilitate open and transparent engagement with the development community, with an aim to remediate regulatory processes that might have previously caused confusion or obstacles. He explained that the Code of Regulations was intended to compile previously adopted regulations (which had been enforced) that were scattered across various documents to assist developers and individuals in knowing what the rules and regulations are, ensuring efficient and effective compliance. He emphasized that there is no intention to stop development. If there are areas of disagreement, we can sit down and resolve those issues in the field as well as the offices. He stated that they do intend to sit down with Mr. Michaels, and as he understands it, he has a meeting this week regarding Mr. Michaels Phase 4 to go over some of those issues. They are trying to address some of the concerns Mr. Michaels has brought forward. Mr. Michaels stated that regarding that meeting, they get surprises when they go into meetings. When trying to determine the meeting agenda, Ben asked questions of both departments yesterday, however, Dave Pugh only provided one-line answers, basically evading the questions. Mr. Hambley noted that he read the email yesterday. It was shared with him since he is the liaison to the department. Mr. Michaels stated that he understands that this does not apply to what's going on now because they've already started the design work, so he doesn't think he has to worry about these regulations right now for this, but these regulations are a big problem moving forward. He added that the inherent problem is that they had no input at all last Fall, and they object to so many things in here vehemently.

Mark Michaels had expressed substantial worry about new sanitary regulations, suggesting they seemed like a deliberate effort to halt building in the county, as developers had not been consulted or informed about these changes. He noted that the developers had no opportunity to be involved in any of those changes to the Code of Regulations. He stated that Denise Testa does a wonderful job, and she notified him of one of the developers' meetings, which is why everybody is involved now or that would have gone through and been passed, and the developers would have been blindsided by that. Commissioner Hambley stated that was not true as the Development Agreement was meant and was always intended to be a draft discussion of that, and the board knew that there was going to be subsequent meetings. Commissioner Harrison highlighted the need for collaboration in crafting an agreement that serves both the county and developers, while promoting sustainable business growth. He responded to Mr. Michaels' concerns, acknowledging the Home Builders Association's view that certain policies might deter small operations from thriving in the county. Mr. Harrison stressed a forward-thinking stance, asserting that the success of these policies would be measured by whether small operations could prosper in Medina County in the coming years. He further noted that a decline in development opportunities would represent a failure of this initiative, reinforcing the commissioners' dedication to achieving mutual benefits and creating an efficient compliance system.

Commissioner Swedyk stated that they want to make sure they have something that works for the for the County and the operations, but also something that works for the developer world too, and she hopes Mr. Michaels sees that through these meetings, that they are there sitting there understanding that they do work for them. She stated that they work for the business owners, the residents, and they do want their input, and they do want a document in the end that works for him, that works for Andy and Jeremy, but they are not in any way shape or form trying to halt development. She noted that she hopes he has seen through these meetings that they want the HBA's input on all of this. Mr. Michaels responded that he believes they are much more receptive to it, especially her and Mr. Harrison, but stated that he doesn't understand Mr. Harrison's comments about three years forward – by then it's all going to be over or it's going to be lost. Mr. Harrison stated that it needs fixed now, and in three or four years, if it's implemented this year, they will be able to determine if the smaller operations are having success and if they have a diverse group of builders and developers who are finding opportunity to develop in Medina County. Mrs. Swedyk noted that the townships are very diverse in their zoning and the types of developments they want, so the document has to serve the interest of the entire community. Mr. Harrison stated that the process is started now, and he believes the resolve is to keep moving forward. He added that we're working to get advisors brought on who can help bridge some of these gaps.

Commissioner Hambley stated that unfortunately, the document Mr. Michaels provided the board wasn't communicated to Jeremy until this morning, so his team is already working on some of the various permits and so forth, understanding the issue regarding the valves, as well as the costs and all that. We need to just look at what they've already started doing with the list Mr. Michaels gave them. Because Jeremy didn't get that until this morning, so there's been a slight delay, but they're going to go ahead and try to get that additional information before they're going to be able to respond as to how each of those addresses, how each of those permits, how that worked out, and explain why the costs were they way they were over the last number of years. He assured Mr. Michaels that Jeremy is already working on it. Mr. Michaels stated that he appreciated that and noted that he used to have a good relationship with Andy Conrad for many years. He mentioned that he's heard other people grumble about him, and he even defended him years ago when they were trying to kick him out. But as of late, the comments are that he's turned into a dictator and that's been his experience over the last 2-3 years. They have become very hard to deal with – there's no gray area. He added that he can't sit still with this much loss of business and just let it continue because it's wiping him out personally and all his people in his company that depend on him. He stated that Kim Bolas and Brian Guccion talked to the board about it because they've seen what he's tried to do and they are trying to do everything right and comply, but it's been nearly impossible especially since Dave Pugh came in and Matt Martin went out. He believes there are a lot of things that they want that aren't rules yet, but they've applied to him in the last 203 years. Mr. Harrison assured Mr. Michaels that they are going to continue to work forward, and he knows there's a lot of work to do on both the Development Agreement and on the specific subdivision he's talking about. He thanked Mr. Michaels for being there.

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

Discussion Session

Introduction

Mary Kate Hastings from Senator Husted's office introduced herself as the Northeast Ohio Regional Director and offered assistance from their office if needed.

Medina County Farm Bureau

Commissioner Harrison mentioned attending a meeting with the Medina County Farm Bureau earlier that day. He expressed appreciation for the roundtable format, which allowed for discussion of various county issues with representatives from different departments.

Adjournment

Mrs. Swedyk moved to adjourn the meeting; Mr. Hambley seconded the motion. There was no further discussion. Roll call showed all commissioners voting AYE; the motion carried. The meeting adjourned at 10:11 a.m.

RESOLUTIONS PASSED JUNE 3, 2025

Number	Resolution Title
25-0427	Proclaiming June 15, 2025 as "World Elder Abuse Awareness Day"
25-0428	Determining the necessity to close Congress Road, C.H. 29, for guardrail replacement
25-0429	Determining the necessity to close Crow Road, C.H. 64, for bridge replacement
25-0430	Determining the necessity to close Grafton Road (C.H. 42) for the Marks Road Water Main Replacement Project
25-0431	Authorizing a legal services agreement with Albers & Albers to assist the Sanitary Engineer with a proposed agreement amendment to the Eastern Transmission Line 2 Agreement
25-0432	Authorizing the Sanitary Engineer to remove two (2) failed Rotating Biological Contactors (RBC) units at the Hinckley WWTP through Equalis Group Competitive Bidding
25-0433	Authorizing the Sanitary Engineer to enter into an agreement with Jones & Henry Engineers for professional design services to assist in construction management for the Marks Road Water Main Replacement Project
25-0434	Authorizing the Sanitary Engineer to apply for, accept, and enter into a Water Supply Revolving Loan Account (WSRLA) agreement on behalf of the Board of County Commissioners of Medina County, Ohio, for design of the Westfield WTP facilities, and designating a dedicated repayment source for the loan
25-0435	Amending a professional design service agreement with Jones & Henry Engineers for the Medina Road (SR 18) sanitary sewer improvement project
25-0436	Authorizing an agreement for Comprehensive Case Management Program (CCMEP) between Medina County Department of Job and Family Services and Tri-County Jobs for Ohio's Graduates
25-0437	Approving personnel changes for the employees under the jurisdiction of the Medina County Commissioners
25-0438	Expenditure adjustments for various funds
25-0439	Amending the agreement between the Medina County Family First Council Early Intervention Program and the State of Ohio Department of Children and Youth to include new shared plan priority incentive funding
25-0440	Approval of an Early Intervention Service Coordination Grant Agreement between the Ohio Departments of Children and Youth (DCY) and Developmental Disabilities (DODD) and the Medina County Family and Children First Council for the administration of the County Early Intervention Program
25-0441	Approval of an agreement for website design services between the Medina County Family First Council and the Medina County Health Department
25-0442	Authorizing the acceptance of the Office of Criminal Justice Services Violent Crime Reduction Project Grant by the Medina County Sheriff's Office
25-0443	Approving the transfer of Medina County Inventory between various Medina County offices
25-0444	Declaring Medina County property as excess property
25-0445	Allowing expenses of county officials
25-0446	Allowing claims and authorizing issuance upon the treasurer in settlement of such list of claims
25-0447	Authorizing the County Risk Sharing Authority (CORSA) to issue a Request for Qualifications (RFQ) for the purpose of selecting a local insurance agency to represent Medina County for property, automobile, and general liability coverage beginning May 1, 2026
25-0448	Accepting a letter of engagement for legal services from Bricker & Graydon, LLP. regarding Tax Increment Financing (TIF) for development projects in Medina County requesting assistance with public infrastructure improvements
25-0449	Accepting a letter of engagement for legal services from Baker Tilly Municipal Advisors, LLC. regarding Tax Increment Financing (TIF) for development projects in Medina County requesting assistance with public infrastructure improvements
25-0450	Resolution Declaring it necessary to proceed with the submission of a renewal of the County's MCDAC Police Levy on the November 4, 2025 ballot

All deliberations concerning official business and formal actions by this Board of Commissioners were conducted in an open public meeting on this third day of June 2025.

Respectfully submitted,

Rhonda J. Beck
Clerk of the Board

COMMISSIONERS

OF

MEDINA COUNTY

Colleen M. Swedyk

Stephen D. Hambley

Aaron M. Harrison