

**Commissioners' Journal**  
**August 20, 2024**

*The Geauga County Board of Commissioners met in session on August 20, 2024 at 9:30 a.m. in the Commissioners' Offices located at 12611 Ravenwood Drive, in Room B303 in Chardon, Ohio.*

*It is declared and determined that all formal actions of the Board of County Commissioners concerning and relating to the adoption of all resolutions that were adopted in this meeting, and that all deliberations of the Board of County Commissioners that resulted in such formal action were open to the public and were in compliance with all legal requirements, including section 121.22 of the Ohio Revised Code.*

*The Vice President of the Board, James W. Dvorak opened the meeting at 9:42 a.m. by leading the Board and audience in reciting the Pledge of Allegiance.*

*\*Commissioner Spidalieri was absent from today's meeting.*

*Commissioner Dvorak read the following prayer:*

*Back to School*

*Dear Heavenly Father,*

*Please put a hand of protection this school year, on all the children, teachers and staff.*

*Watch over them, protect them, love them.*

*We Thank you God for All you do!*

*Amen*

**COMMISSIONERS OFFICE - COUNTY ADMINISTRATOR'S REPORT**

*County Administrator Gerard Morgan reported on what he approved on August 16, 2024 for the Department on Aging that included Approved hiring Natalie DiNallo to the position of Full-time Transportation Driver (#1020) to be effective August 26, 2024 at the rate of \$16.84 per hour with a one-year probationary period. This offer of employment is contingent upon the successful completion of the required pre-employment conditions and Approved hiring Amber Sizemore to the position of Full-time Transportation Driver (#1020) to be effective September 3, 2024 at the rate of \$16.84 per hour with a one-year probationary period. This offer of employment is contingent upon the successful completion of the required pre-employment conditions; as authorized by Resolution #24-011 under the direction and supervision of the County Commissioners that was approved January 8, 2024 pursuant to O.R.C. 305.30.*

**COUNTY ENGINEER'S OFFICE – ACKNOWLEDGE RECEIPT OF ENGINEER'S REPORT ON THE PROPOSED VACATION OF THE PUBLIC RIGHT OF WAY UPON A PORTION OF TULIP LANE**

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to acknowledge receipt of the County Engineer's Report, in accordance with O.R.C. 5553.06, regarding the Proposed Vacation of the Public Right of Way upon a portion of Tulip Lane (TR-0307) in Bainbridge Township, Geauga County, Ohio.

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent*</i>

**COMMISSIONERS' OFFICE – PUBLIC HEARING – PROPOSED VACATION OF THE PUBLIC RIGHT OF WAY UPON A PORTION OF TULIP LANE (TR-0307) IN BAINBRIDGE TOWNSHIP**

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to waive the reading of the legal notice.

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

*Commissioner Dvorak opened the Public Hearing at 9:45 a.m. Anyone wishing to provide testimony during the hearing was sworn in to tell the truth during the hearing by Mr. Morgan, that included the Tax Map Manager, Steven Roessner, P.S. and abutting property owner Joe Oberle.*

*Mr. Roessner read into record the Engineer's report as follows:*

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**Current Events: Township Trustee Action**

*On June 24, 2024 the Bainbridge Township Board of Trustees passed resolution number 06242024-B petitioning the Geauga County Board of Commissioners to vacate the public right of way upon a portion of Tulip Lane (TR-0307), pursuant to section 5553.045 of the Ohio Revised Code.*

**Location**

*The location of the public right of way of said Tulip Lane to be vacated begins at a point located in the west line of Original Lot No. 24, located at 458.92 feet from the southwest corner of said Lot No. 24 at the intersection of the southwesterly extension of the southerly right of way line of said Tulip Lane, thence northeasterly along the southwesterly extension of said southerly right-of-way lane, 176.91 feet to a point, thence southerly, parallel with the west line of said Lot No. 24, 117.83 feet to a point, thence westerly, and on a line perpendicular to the west line said Lot No. 24, 170.00 feet to the west line of said Lot No. 24, thence northerly on said Lot Line, 68.88 feet to the Place of Beginning, containing 0.3643 acres of land as shown on the survey plat titled "Vacation Plat for a portion of Tulip Lane, February 2024".*

**Auto Registration Funds**

*This portion of said Tulip Lane at issue is not used to calculate distributions of the auto registration distribution fund.*

**Underlying Fee**

*This action will release, cancel, rescind, and vacate the public right-of-way of said Tulip Lane as described above, allowing the portion of said Tulip Lane to be transferred in fee to the adjoining landowner that fronts the parcel.*

**Abutting Property Owners**

*All abutting property owners were sent notice of the hearing and viewing July 31, 2024, and this notice was published August 1<sup>st</sup>, 2024 in accordance with Ohio Law.*

*The abutting property owners were identified as follows:*

- 1. PPN#02-226820; MILLS JEFFREY E & MARY T, 8215 TULIP LANE, CHAGRIN FALLS, OHIO 44022, whose property lies on the easterly margin of Tulip Lane.*
- 2. PPN#02-312000; OBERLE JOSEPH C & JEANETTE S 8197 TULIP LANE, CHAGRIN FALLS, OHIO 44023, whose property lies on the southerly margin of Tulip Lane.*
- 3. PPN# 02-421493 LEWIS KEITH & MARY 2201 LYTLE ST. HUNTSVILLE AL 35801, whose property lies on the westerly margin of Tulip Lane.*

**Intent**

- 1. To vacate the public right-of-way of said Tulip Lane that was formerly used as a turnaround shown on W.A. Eaton's DALEBROOK ESTATES Plat recorded in Volume 7, Page 8 of the Geauga County Records of Plats.*
- 2. To not extinguish the rights of ingress and egress reserved under the law, if any, of the abutting property owners named herein.*
- 3. To not remove public utilities' rights of ingress and egress, or easement rights within the vacated right-of-way limits resulting from a road vacation, per state law.*

**Opinion of the Engineer**

*Based on the above facts, that have been carefully evaluated, and that the proposed area to be vacated is no longer needed for use as a turnaround, having no impacts on the traveling public, the community, the environment or overall transportation network, the Office of the Geauga County Engineer believes the vacation requested is justified and is for the public convenience and necessity.*

*Prepared by:*

*Andrew W. Haupt, P.E., P.S.  
Chief Deputy Engineer*

*Joe Cattell, P.E., P.S.  
Gauga County Engineer*

*Assistant Prosecuting Attorney Laura LaChapelle explained now that the hearing has been opened the Board needs to then make a decision if this is in the public interest of convenience*

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*and necessity on whether or not to vacate the public right of way. Ms. LaChapelle identified the abutting property owners and determine who the vacated portion of the road will pass. Ms. LaChapelle explained that depending on the road, there can be varying configurations, and the Oberle would benefit from the vacation of road, as seen on an aerial photo of the parcel, this, basically constitutes the frontage of their yard. Currently, the parcel 1.52 acres and the vacated portion is 0.36 acre which would be total of 1.88 acres and is consistent with the acreage of the property owners around them in the old subdivision. If the Board chooses that the vacated road should pass, they will need to make that determination and clearly since the Oberle's would be benefitted by the vacation and would acquire access and having had direct access to the previous tear drop and this vacation would give direct access as well. This will give them an increase in acreage and not have any decrease in their property value.*

*Mr. Morgan explained that this was the result of an elimination of the existing cul de sac when the subdivision was put in the 60's and the road was extended, and the two other property owners still have access to that roadway. Ms. LaChapelle noted that the vacation doesn't cause any property owner to be landlocked and clearly everyone has access to Tulip Lane and is in the public interest to utilize this underdeveloped property, and there is no safety concern.*

*Mr. Oberle expressed that he supports the vacation and offered the Board to see any photos if they need to see them or answer any questions about the removal of the cul de sac.*

*Ms. LaChapelle noted that the any utilities would retain easement to do any repair and have access, and asked Mr. Oberle if the utilities were across the street. Mr. Oberle noted that the gas line is across and runs under the street to his house and the electric is across the street.*

*Being no further questions or comments, the Public Hearing was closed at 9:53 a.m. and as a result the following actions were then taken:*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute Resolution #24-156 to Order the Vacation of the Public Road/Right of Way upon a Portion of Tulip Lane (TR-0307) in Bainbridge Township, Geauga County, Ohio, pursuant to O.R.C. 5553.045.*

*Board of County Commissioners, Geauga County, Ohio*

*Date: August 20, 2024*

*Resolution: 24-156*

**RESOLUTION TO ORDER THE VACATION OF THE PUBLIC ROAD/RIGHT OF WAY UPON  
A PORTION OF TULIP LANE (TR-0307) IN BAINBRIDGE TOWNSHIP, GEAUGA COUNTY,  
OHIO, PURSUANT TO O.R.C. 5553.045**

*WHEREAS, the Geauga County Board of Commissioners ("Board") received a resolution from the Bainbridge Township Board of Trustees on or about July 9, 2024, petitioning the Board to proceed with the vacation of a portion of the public road/right-of-way of Tulip Lane (TR-0307) pursuant to Section 5553.045 of the Ohio Revised Code; and*

*WHEREAS, the Board passed Resolution # 24-140, a Resolution That Convenience and Welfare May Require the Proposed Vacation of the Public Road/Right-of Way Upon a Portion of Tulip Lane (TR-0307) in Bainbridge Township, Geauga County, Ohio, as further described in said Resolution; and*

*WHEREAS, the County Engineer issued to the Board a written report pursuant to R.C. 5553.06 stating that the Engineer believes the vacation of the public road/right-of-way upon a portion of Tulip Lane (TR-0307) in Bainbridge Township is for the public convenience and welfare; and*

*WHEREAS, the Board held the final public hearing on August 20, 2024, on the proposed vacation of the public road/right-of way upon a portion of Tulip Lane (TR-0307) and heard any*

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*evidence bearing upon the necessity of the vacation for the public convenience or welfare and offered either for or against proceeding with the improvement by any interested person; and*

*NOW THEREFORE, BE IT RESOLVED that the Board, in accordance with Section 5553.045 of the Ohio Revised Code, hereby orders the vacation of the public road/right-of-way upon a portion of Tulip Lane (TR-0307) in Bainbridge Township, Geauga County, Ohio..*

*BE IT FURTHER RESOLVED, that a survey plat and an accurate detailed description of the portion of the road/right-of-way to be vacated has been prepared at the request of the County Engineer and reviewed, reflecting the following route and termini:*

*Tulip Lane (TR-0307), beginning at a point located in the west line of Original Lot No. 24, located 458.92 feet from the southwest corner of said Lot No. 24 at the intersection of the southwesterly extension of the southerly right-of-way line of said Tulip Lane, thence northeasterly along the southwesterly extension of said southerly right-of-way lane, 176.91 feet to a point, thence southerly, parallel with the west line of said Lot No. 24, 117.83 feet to a point, thence westerly, and on a line perpendicular to the west line said Lot No. 24, 170.00 feet to the west line of said Lot No. 24, thence northerly on said Lot line, 68.88 feet to the Place of Beginning, containing 0.3643 acres of land as shown on the survey plat titled "Vacation Plat for a portion of Tulip Lane, February, 2024."*

*BE IT FURTHER RESOLVED that the abutting properties and owners are identified as: Joseph C. and Jeanette Oberle ("Oberles") 8197 Tulip Lane, Chagrin Falls, OH 44023; Keith and Mary Lewis 8075 Tulip Lane, Chagrin Falls, 44023; and Jeffrey E. and Mary T. Mills 8215 Tulip Lane, Chagrin Falls, OH 44023, and the vacated portion of the road shall pass, in fee, to the Oberles pursuant to the common law rule of accretion in order to preserve access to their property.*

*BE IT FURTHER RESOLVED that the Oberles will be benefitted by the improvement and the transfer of the 0.36 acre vacated portion of Tulip Road (TR-0307).*

*BE IT FURTHER RESOLVED that the Board does not find the improvement to be of sufficient importance to cause compensation and damages to be paid from the treasury, and shall proceed with the improvement if the compensation and damages further described herein are paid, or such part thereof as the Board deems reasonable and just, be paid by the benefitted landowners within the vicinity, and the balance shall be paid out of the treasury.*

*BE IT FURTHER RESOLVED that the Board has determined based on consideration of all the facts and evidence presented at the final hearing that the payment of no compensation by landowners of lands within the vicinity who would be benefitted would be reasonable and just under the circumstances and that no damages have been sustained by any persons as the Oberles had direct access to Tulip Lane prior to the vacation and will continue to retain direct access to the road from their property. Also, the transfer of the vacated parcel to the Oberles will increase the amount of acreage of real property held by the Oberles on Tulip Lane and the Board does not find a reduction in property values was experienced by any landowner(s) in the vicinity.*

*BE IT FURTHER RESOLVED that it is the opinion of the Board that the vacation of the public road/right-of-way upon a portion of Tulip Lane (TR-0307) in Bainbridge Township is in the interest of the public convenience and welfare, and that the vacated road/right-of-way is a public road. Vacation of the portion of Tulip Lane would not cause any landowners to be landlocked or lose the primary means of access to their property. Also, the public has an interest in the utilization of undeveloped property and there are no safety concerns present.*

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*BE IT FURTHER RESOLVED that the portion of Tulip Lane (TR-0307) at issue is not used to calculate distributions of the auto registration distribution fund under R.C. 4501.04(E) and, thus, is not a portion of a road certified by the Bainbridge Township Board of Trustees to the director of transportation in accordance with that division as mileage in the township used by and maintained for the public.*

*BE IT FURTHER RESOLVED that the order of this Board does not extinguish the rights of ingress and egress, if any, reserved to the abutting property owners named herein.*

*BE IT FURTHER RESOLVED the vacated portion of the road shall pass in fee subject to all of the following for any service facilities located on the vacated property: (1) a permanent easement as provided in section 5553.043 of the Revised Code in, over, or under the road for the services facilities, as defined in R.C. 5553.042, of a public utility or electric cooperative as defined in R.C. 4928.01; (2) the right of ingress or egress to service and maintain those service facilities; and (3) the right to trim or remove any trees, shrubs, brush, or other obstacles growing in or encroaching onto the permanent easement that may affect the operation, use, or access to those service facilities.*

*BE IT FURTHER RESOLVED that the Clerk of the Geauga County Board of Commissioners is hereby instructed to file a certified copy of this resolution with the Bainbridge Township Board of Trustees, the Geauga County Recorder and the Geauga County Engineer. Once the resolution is filed, Bainbridge Township, by resolution, shall order the portion of the road vacated as required by law.*

*BE IT FURTHER RESOLVED that the plat depicting the vacation of a portion of Tulip Lane (TR-0307) shall be filed with the Geauga County Recorder and in the proper road records of the County.*

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the Vacation Plat for Tulip Lane (TR-0307) in Bainbridge Township.*

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the Quit-Claim Deed that grants to Joseph C. Oberle and Jeanette Oberle the property described of the vacated Tulip Lane Right of Way, 0.3643 acres in Bainbridge Township.*

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

**APPROVE FINANCIALS**

*Mr. Gorton explained the financials for today as including Appropriations transfer to the Sheriff for miscellaneous refunds, reimbursements and web checks that were deposited into the General Fund, Supplemental appropriation in the General Fund Commissioners Miscellaneous levy reimbursement account, Travel requests for the Engineer's Office, Probate Court and Treasurer's Office, a payment for ADP to KnowBe4 for security awareness training in the amount of \$16,503.30 and a payment for the Commissioners Office to NV5 for phase 2 construction management services in the amount of \$12,562.44.*

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*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute Resolution #24-155 itemizing the financials for the meeting of August 20, 2024.

<i>Roll Call Vote:</i>	Commissioner Lennon	Aye
	Commissioner Dvorak	Aye
	Commissioner Spidalieri	Absent

**TREASURER'S OFFICE – AMENDMENT TO AGREEMENT – KINDRED SPIRITS INVESTMENT MANAGEMENT, LLC D.B.A. RED TREE INVESTMENT GROUP**

*Deputy Treasurer Caroline Mansfield asked the Board to approve the amendment to the Agreement with Kindred Spirits Investment Management d.b.a. Red Tree Investment recognizing the increase in the amount of county funds being invested and a revised fee structure. Ms. Mansfield explained that we have been with them since 2019 and they had not increased the fees, however since we have increased the amount of funds we are investing with them, they will be doing a slight increase in the fees over the term of the agreement, in \$3,000.00 a year over the next three years. Ms. Mansfield noted that the amount of interest we are making will more than make up the small increase in the fees.*

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the Amendment to Agreement with Kindred Spirits Investment Management, LLC d.b.a. Red Tree Investment Group, recognizing the increase in the amount of County funds being invested and a revised fee structure (Addendum B), and further extend the term of the agreement through December 31, 2028.

<i>Roll Call Vote:</i>	Commissioner Lennon	Aye
	Commissioner Dvorak	Aye
	Commissioner Spidalieri	Absent

**DEPARTMENT ON AGING – WAIVE 200 HOUR MAXIMUM VACATION ACCRUAL**

*Director Jessica Boalt asked the Board to waive the 200-hour maximum vacation accrual for Ms. Zanella as she runs the adult day program and with the staffing ratio requirement and staff shortages she has been unable to take vacation time.*

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to waive the 200-hour maximum accrual for Vicki Zanella, Adult Day Services Coordinator beginning August 19, 2024 (Payroll #18) through October 26, 2024 (Payroll #22), due to staff shortages.

<i>Roll Call Vote:</i>	Commissioner Lennon	Aye
	Commissioner Dvorak	Aye
	Commissioner Spidalieri	Absent

**DEPARTMENT ON AGING – WESTERN RESERVE AREA AGENCY ON AGING - PURCHASE OF SERVICE AGREEMENT SFY2024 ALZHEIMERS RESPITE FUNDS –**

*Ms. Boalt explained that they had been awarded funding by Western Reserve Area Agency on Aging for Alzheimer's Respite starting July 1<sup>st</sup> of this year for the Adult Day Service for seniors.*

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to approve and authorize the Vice President of the Board to execute the Purchase of Service Agreement, State Fiscal Year 2024 Alzheimer's Respite Funds between the Western Reserve Area Agency on Aging and Geauga County Department on Aging for Geauga Seniors Age 60 and over, to provide respite services to those that qualify for the period July 1, 2024 through June 30, 2025 in the amount of \$52,179.00.

<i>Roll Call Vote:</i>	Commissioner Lennon	Aye
	Commissioner Dvorak	Aye
	Commissioner Spidalieri	Absent

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DEPARTMENT ON AGING – ADVERTISE FOR BIDS – ELDERLY NUTRITION PROGRAM, PREPARATION AND DELIVERY OF CATERED MEALS

*Ms. Boalt explained that it was time to go out for bid for the Elderly Nutrition Program for the preparation and delivery of catered and congregate meals for our seniors, and this would be in accordance with Federal Guidelines. Mr. Lennon asked about how the bidding goes on this process, to which Ms. Boalt stated that they typically see about two to three vendors and most come out of Cleveland. Ms. Boalt noted that they have to provide specific options and work with a dietician to meet those needs.*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to grant permission to advertise for Bids for the Elderly Nutrition Program Preparation and Delivery of Catered Meals, according to federal guidelines for Geauga County Residents Age 60 and over, to be held on Wednesday, October 2, 2024 at 2:00 p.m. Notice of this Bid Opening will be advertised on August 22, 2024, August 29, 2024 in the Maple Leaf, Cleveland Plain Dealer and on the County website.*

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

DEPARTMENT ON AGING – REJECT ALL BIDS – HOME CARE SERVICES, ASSISTANCE WITH DAILY LIVING

*Ms. Boalt explained that they need to reject all the bids that were received as they did not receive enough units to continue the services that are currently being offered. They needed 25,000 hours to continue the current clients on service and received less than that. Ms. Boalt asked to reject the bids received in hopes that they can go back out to bid and receive the amount of units needed.*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to reject all bids submitted for the Home Care Services: Assistance with Daily Living for Geauga Residents Age 60 and over, due to not enough units bid.*

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

DEPARTMENT ON AGING – RE-ADVERTISE FOR BIDS – HOME CARE SERVICES: ASSISTANCE WITH DAILY LIVING

*Ms. Boalt asked to re-advertise for bids for the Home Care Services: Assistance with Daily Living.*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to grant permission to advertise for bids (Re-Bid) for the Home Care Services: Assistant with Daily Living for Geauga Residents Age 60 and over to be held on Wednesday, October 9, 2024 at 2:00 p.m. Notice of the Bid Opening will be advertised on August 29, 2024, September 5, 2024 and on the County website.*

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

DEPARTMENT ON AGING – REQUEST FOR PROPOSALS TO LEASE SPACE – MIDDLEFIELD SENIOR CENTER

*Ms. Boalt asked the Board to go out for proposals to lease space for the Middlefield Senior Center. Ms. Boalt noted that the current senior center in Middlefield has been there since before she started in 2013 and were advised that they needed to go out for proposals. Mr. Lennon asked for more information, to which Ms. Boalt noted that doing a continuing lease we are approaching a bid threshold and need to do a proposal to see if there are any other locations that may be available for the center. Mr. Lennon asked for an extended lease to which Ms. Boalt noted that we are looking to do a five-year lease. Ms. LaChapelle added that this puts everyone on a level playing field and allows for any other locations to be considered. Ms. Boalt noted that the specifications include everything that is required and needed, plus locations and central for delivered meals.*

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*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to grant permission to advertise for Request for Proposals to Lease Space for the Middlefield Senior Center to be held on Wednesday, October 9, 2024 at 2:10 p.m. Notice of this Request for Proposal will be advertised on August 29, 2024, September 5, 2024 and on the County website.

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

**DEPARTMENT ON AGING – REQUEST FOR PROPOSAL TO LEASE SPACE -BAINBRIDGE SENIOR CENTER**

*Ms. Boalt noted that they were also going out for proposals for the Bainbridge Senior Center and those specifications include the required needs, like bathrooms, certified kitchen and location.*

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to grant permission to advertise for Request for Proposals to Lease Space for the Bainbridge Senior Center to held on Wednesday, October 9, 2024 at 2:15 p.m. Notice of this Request for Proposal will be advertised on August 29, 2024, September 5, 2024 and on the County website.

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

**DEPARTMENT ON AGING – RESCIND MOTION TO HIRE STEPHANIE HUMBERT, FULL-TIME RECREATION AND EDUCATION ASSISTANT (#1005)**

*Ms. Boalt asked the Board to rescind the motion from July 30<sup>th</sup> to hire Ms. Humbert as she was unable to accept the position.*

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to rescind the motion from July 30, 2024 to hire, as she is not able to accept the position, that read: approve hiring Stephanie Humbert to the position of Full-time Recreation and Education Assistant (#1005) to be effective August 19, 2024 at the rate of \$16.84 per hour with a one-year probationary period. This offer of employment is contingent upon the successful completion of the required pre-employment conditions.

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

**DEPARTMENT ON AGING – INCREASE CURRENT POSTING – FULL-TIME RECREATION AND EDUCATION ASSISTANT (#1005)**

*Ms. Boalt asked the Board to increase the current posting for the Recreation and Education Assistant position to look to fill the vacancy.*

*Motion:* by Commissioner Lennon, seconded by Commissioner Dvorak to increase the current posting for the position of Full-time Recreation and Education Assistant (#1005) from one to two positions. These positions will remain posted until filled.

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

**MAINTENANCE – SERVICE CONTRACT AGREEMENT – GENE PTACEK AND SON FIRE EQUIPMENT COMPANY**

*Contract Coordinator Matt Sieracki asked the Board to approve the service contract with Gene Ptacek and Son Fire Equipment for maintenance and inspections on fire extinguishers.*

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*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the service Contract Agreement with Gene Ptacek and Son Fire Equipment Company to provide maintenance and inspections to fire extinguishers at various county locations for a four-year period, effective August 20, 2024 in an amount not to exceed \$40,000.00 (\$30,000.00 County locations, \$10,000.00 Safety Center).*

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

**MAINTENANCE – SERVICE CONTRACT AGREEMENT – GEAUGA DOOR SALES AND SERVICE, INCORPORATED**

*Mr. Sieracki asked the Board to approve the service Contract Agreement with Geauga Door Sales and Service to do inspections and maintenance on garage doors.*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute the service Contract Agreement with Geauga Door Sales and Service, Incorporated to provide inspections and maintenance of garage doors at various County locations for a three-year period, effective August 20, 2024 in an amount not to exceed \$18,000.00 (\$9,000.00 County locations, \$9,000.00 Safety Center).*

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

**MAINTENANCE – ACCEPT PERFORMANCE BOND – AIR FORCE ONE, INCORPORATED – HVAC MAINTENANCE AND ON-CALL SERVICES – COUNTY OFFICE BUILDING**

*Mr. Sieracki asked the Board to accept the Performance Bond for Air Force One for the HVAC Maintenance and On-Call Services for the county office building and release the bid bond.*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to accept the Performance Bond from Air Force One, Incorporated for the HVAC Maintenance and On-Call Services for the Geauga County 2024-2027 County Office Building HVAC Maintenance Project in the amount of \$109,211.00, and further release the Bid Bond.*

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

**MAINTENANCE – APPROVE DESIGN FIRM RANKINGS – PROFESSIONAL DESIGN AND CONTRACT ADMINISTRATION SERVICES – SAFETY CENTER PARKING LOT**

*Program Manager Charles Tkach asked the Board to rank the firms that submitted statements of interest and qualifications that were received for the professional design and contract administration services on the Safety Center parking lot.*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve the following design firm rankings in compliance with O.R.C. 153.69 (A) and evaluation of Statements of Interest and Qualifications responses received for providing professional design and contract administration services for the Safety Center Parking Lot including 1) CT Consultants 2) R.E. Warner and Associates, Incorporated 3) MS Consultants, Incorporated 4) Dynotec, Incorporated and 5) All Ways Construction, LLC.*

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

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**MAINTENANCE – SELECT CT CONSULTANTS, INCORPORATED – MOST QUALIFIED FIRM – PROFESSIONAL DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES – SAFETY CENTER PARKING LOT – BEGIN CONTRACT NEGOTIATIONS**

*Mr. Tkach asked the Board to select CT Consultants as the most qualified and authorize them to begin contract negotiations.*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to select CT Consultants, Incorporated as the most qualified firm to provide professional design and construction administration services for the Safety Center Parking Lot, in accordance with O.R.C. 153.69(A), and further authorize the department to begin contract negotiations.*

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

**MAINTENANCE – RE-ADVERTISE – STATEMENTS OF INTEREST AND QUALIFICATIONS – PROFESSIONAL DESIGN SERVICES RELATED TO DESIGN AND CONSTRUCTION ADMINISTRATION – REPLACE BARN ROOF ON AQUILLA ROAD**

*Mr. Tkach asked the Board to re-advertise for Statements of Interest and Qualifications for professional design and construction administration for the barn roof replacement on Aquilla Road. Mr. Lennon asked why we need design services for the roof, to which Mr. Tkach noted that the roof is over 100 years old and is slate, so they need to determine if the structure will hold a replacement, and if there are any environmental things that could help the next roof last longer. The project is complex due to the age of it and think they just didn't have enough time to respond on it, so hopefully we can get some response and look at a late year or early spring bid.*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to grant permission to Re-Advertise for Statements of Interest and Qualifications for Professional Design Services related to the Design and Construction Administration to replace the Barn Roof located at 13211 Aquilla Road, with Statements of Interest and Qualification submissions due Thursday, September 19, 2024. Notice of this Statement of Interest and Qualifications will be advertised on August 22, 2024, August 29, 2024, September 5, 2024 and on the County website.*

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

**MAINTENANCE – APPROVE TITLE CHANGE, REVISED JOB DESCRIPTION – SENIOR TRADES MECHANIC TO SENIOR MAINTENANCE TECHNICIAN (#1905)**

*Director Glen Vernick explained that they would like to change the title of a current position called Senior Trades Mechanic as it appears to be misconstrued as to what it means, so they would like to change it to Senior Maintenance Technician.*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve the Title Change and Revised Job Description for the position of Senior Trades Mechanic (#1905) to become Senior Maintenance Technician (#1905) to be effective August 20, 2024.*

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

**MAINTENANCE – APPROVE REVISED ORGANIZATIONAL CHART – INCLUDE TITLE CHANGE – SENIOR MAINTENANCE TECHNICIAN (#1905)**

*Mr. Vernick asked the Board to revise the organizational chart to reflect the change in the title of the position.*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to approve the revised Organizational Chart to include the Title Change of Senior Trades Mechanic to Senior Maintenance Technician (#1905) to be effective August 20, 2024.*

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*Roll Call Vote:*            *Commissioner Lennon*            *Aye*  
   *Commissioner Dvorak*            *Aye*  
   *Commissioner Spidalieri*            *Absent*

*MAINTENANCE – APPROVE TITLE CHANGE FOR EMPLOYEES IN SENIOR TRADES MECHANIC POSITION TO SENIOR MAINTENANCE TECHNICIAN (#1905)*

*Mr. Vernick asked the Board to change the job title for the three employees currently in that position to the revised new title.*

*Motion:*            *by Commissioner Lennon, seconded by Commissioner Dvorak to approve the Title Change for employees Connor Loza and Kenneth Kovach from Senior Trades Mechanic (#1905) to Senior Maintenance Technician (#1905) to be effective August 20, 2024.*

*Roll Call Vote:*            *Commissioner Lennon*            *Aye*  
   *Commissioner Dvorak*            *Aye*  
   *Commissioner Spidalieri*            *Absent*

*DEPARTMENT OF WATER RESOURCES – CONTRACT MAINTENANCE FORM #1 – INCREASE CONTRACT – EMERY ELECTRIC, INCORPORATED – ADDITIONAL WORK NEEDED – STORM DAMAGE*

*Director Nicholas Gorris asked the Board to approve a contract maintenance form #1 increasing the contract with Emery Electric to cover some damage from the storm but need to have some remaining for future needs as well.*

*Motion:*            *by Commissioner Lennon, seconded by Commissioner Dvorak to approve and execute Contract Maintenance Form #1 increasing the service Contract with Emery Electric, Incorporated in the amount of \$18,000.00 for additional work needed for storm damage for a new total contract not to exceed amount of \$48,000.00.*

*Roll Call Vote:*            *Commissioner Lennon*            *Aye*  
   *Commissioner Dvorak*            *Aye*  
   *Commissioner Spidalieri*            *Absent*

*COMMISSIONERS' OFFICE – REQUEST FOR PARTIAL PAYMENT #11 – INFINITY CONSTRUCTION COMPANY, INCORPORATED – COURTHOUSE EXPANSION – GMP PHASE #1 AND PHASE #2 EXPENSES*

*Mr. Morgan asked the Board to approve the partial payment request #11 on the Courthouse project for Infinity.*

*Motion:*            *by Commissioner Lennon, seconded by Commissioner Dvorak to approve and authorize the Vice President of the Board to execute the Request for Partial Payment #11 for Infinity Construction Company, Incorporated for the Geauga County Courthouse Expansion for GMP Phase #1 and Phase #2 expenses in the amount of \$987,036.59.*

*Roll Call Vote:*            *Commissioner Lennon*            *Aye*  
   *Commissioner Dvorak*            *Aye*  
   *Commissioner Spidalieri*            *Absent*

*COMMISSIONERS' OFFICE – EXECUTIVE SESSION*

*Motion:*            *by Commissioner Lennon, seconded by Commissioner Dvorak to move into Executive Session for the purpose of discussing Imminent Litigation.*

*Roll Call Vote:*            *Commissioner Lennon*            *Aye*  
   *Commissioner Dvorak*            *Aye*  
   *Commissioner Spidalieri*            *Absent*

*The Board moved into Executive Session at 10:21 a.m. with Mr. Morgan, Assistant County Administrator Linda Burhenne, Assistant Prosecutor Laura LaChapelle and by phone Prosecutor Jim Flaiz.*

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*\*During Executive Session, Clerk Christine Blair had to leave, so Acting Clerk Deborah Ashburn finished the remainder of the meeting with the Board.*

*The Board returned at 10:50 a.m. and as a result the following action was taken:*

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to extend the effective date on which the Geauga County Board of Commissioners will withdraw from the Joint Board of County Commissioners of Portage and Geauga Counties and the Joint Portage-Gauga Juvenile Detention and Rehabilitation Center District from August 21, 2024 to September 5, 2024.*

<i>Roll Call Vote:</i>	<i>Commissioner Lennon</i>	<i>Aye</i>
	<i>Commissioner Dvorak</i>	<i>Aye</i>
	<i>Commissioner Spidalieri</i>	<i>Absent</i>

**CLARIFICATION – FAIR MEETING**

*Mr. Morgan wanted to clarify that they did get in touch with the Fair Board and anyone coming to the meeting can get in for free, you just have to tell them at the gate what you are going in for. Mr. Dvorak mentioned that it only works on Thursday.*

**PUBLIC COMMENT**

*Local resident Diane Jones inquired about the extension on the withdrawal for the Detention Center and asked if Portage was going to comply with it. Mr. Lennon explained that they are in agreement, however they are still working out the details, and nothing further can really be said about it due to the Prosecutor's Office working together with their Legal.*

**ACKNOWLEDGEMENTS**

- a) A weekly report filed by the County Dog Warden of all dogs seized, impounded, redeemed or destroyed for the weeks ending July 31, 2024 and August 7, 2024 as required by O.R.C. 955.12.*

**OTHER**

*The Board reviewed upcoming events.*

**MEETINGS**

*Wed., 8/21 Board of Revision, 9:00 a.m., Auditor's Appraisal Conference Room*

*Wed., 8/28 Perry Nuclear Power Plant Exercise (Dry Run)*

*Thu., 8/29 The Commissioners will hold session at 10:00 a.m. at the Great Geauga County Fair, Junior Fair Stage, Burton*

*Mon., 9/2 County Offices will be closed in honor of the Labor Day holiday, Twenty-four-hour operations will continue to operate as normal*

*Thu., 9/5 The Commissioners will hold session at 9:30 a.m.*

*Tue., 9/10 Planning Commission, 7:30 a.m., 12611 Ravenwood Drive, Room A334, Chardon*

*Tue., 9/10 The Commissioners will hold session at 9:30 a.m.*

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***BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD***

*Motion: by Commissioner Lennon, seconded by Commissioner Dvorak to adjourn the meeting at 10:55 a.m.*

*Geauga County Board of Commissioners*

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*Ralph Spidalieri*

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*James W. Dvorak*

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*Timothy C. Lennon*

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*Christine Blair, Commissioners' Clerk*

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