

Minutes

February 24, 2026

Commissioners present: Jeffrey Hunker, Timothy Bechtol and William Bateson present.

Also Present: Christine Carrigan, Cindy Land, Alec Helms, Phil Johnson, Adam Witteman, Steve Wilson, Matt Cordonnier, Phil Rooney and Saige Thornley.

Commissioner Hunker opened the meeting at 9:30 a.m. in the Commissioners' first floor conference room. Minutes from February 19, 2026, meetings were read with William Bateson making the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

The Commissioners approved an amended travel request for the Engineer.

The Commissioners proclaimed March 25, 2026, as Margaret "Peggy" Grandbois Day.

The Assistant Clerk presented the following resolutions for consideration:

Resolution #103-26 – Authorizing the payment of the listed and/or attached Purchase Orders. William Bateson making the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #104-26 – Transfer of funds from Indigent Defense Fund #8180 to General Fund #1001 (January 2026 895.02). William Bateson making the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #105-26 – Additional appropriation - within the Auditor's certification - Commissioners to appropriate to Severance Fund #2136. William Bateson making the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Phil Johnson presented the following resolutions for consideration:

Resolution #106-26 – Authorizing entry into a contract with CBE, LLC, for provision of materials and services to provide repairs to lighting fixtures at the Hancock County Job & Family Services building. Phil explained this contract was delayed due to only receiving a verbal estimate and not a written estimate. The cost is \$704.19. This is a Then & Now expenditure; funds were not appropriated before the repairs were completed. William Bateson making the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #107-26 – Authorizing the application for funds from a program year 2026 Ohio Department of Agriculture Comprehensive Land Use Planning grant for use in completion and adoption of a Comprehensive Land Use Plan for Hancock County. Phil explained this resolution authorizes Matt to prepare and submit the grant application. The cost to complete the plan is estimated to be \$100,000.00. Half will come from the Revolving Loan Fund and half from the grant. Cindy asked if the plan is not adopted, do we have to pay the grant funds back. Matt was not sure. He will find out. Discussion was held regarding the purpose of the plan and the process

to complete the plan. William Bateson making the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #108-26 – Authorizing the submission of a request for waiver to permit the use of \$50,000.00 in Hancock County Revolving Loan Fund money for use in completion and adoption of a Comprehensive Land Use Plan for Hancock County. Phil explained this resolution authorizes Matt to complete and submit the waiver to use \$50,000.00 of the Revolving Loan Fund for completion of the Comprehensive Land Use Plan. Matt explained that the state has been requiring the counties to spend down the Revolving Loan Funds. He stated if we do not move forward with the plan, we do not have to act on the waiver. William Bateson making the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #109-26 – Deciding the petition for annexation of a total of 45.937 acres of land near the intersection of State Route 224 and County Road 237 in Marion Township to the City of Findlay, Hancock County, Ohio. Phil explained the application was filed in the form of a petition and requires treatment under the O.R.C Section 709.022. He stated that all the requirements have been met. Therefore, the Commissioners shall grant the annexation. Cindy stated an expedited version of annexation allows for zero discretion on the commissioner's part. Once approved the City of Findlay will have 120 days to act on it. Cindy is currently working with Rob Feighner on the process of redrawing boundaries for past approved annexations. William Bateson making the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Steve Wilson stated we are waiting for Norfolk Southern's general manager to sign the work agreement. Norfolk Southern had several bid questions that were successfully answered on last week's call.

Adam Witteman had nothing to report from the Auditor's office.

There were no additional comments.

Meetings/Reports

Timothy Bechtol chaired the OCERP quarterly meeting. Commissioner Bechtol reported that Amber from RCM Architects is ready to set up a meeting to discuss options for the Treasurer's office remodel project. We are waiting on MEP consultant's drawings to go out to bid for the Olive Street building remodel. The wall is under construction for the Board of Elections.

William Bateson stated the maintenance staff is waiting for Wood County to inspect the new wall at Olive St. before they can drywall. Commissioner Bateson requested that the sheriff come in to talk about the storage facility.

Jeffrey Hunker attended the ADAMHS Coalition on Restructuring Committee. Precia Stuby was recognized for her years of service. Commissioner Hunker also spoke to Chris Oaks from WFIN about recycling.

At 11:30 a.m., the Commissioners held a bid opening in Bid Express for the Mt. Blanchard pool. Christine Carrigan, Phil Johnson, Kaysie Penzinski, Gavin Wilson and Thomas Ludwig were also present. Two bids were received. Buckeye Construction & Restoration Ltd. submitted a bid in the amount of \$400,000.00. Eagle Site Services LLC submitted a bid in the amount of \$116,700.00. All required bid documents were submitted through Bid Express. The bids will be taken into consideration, and a contract will be awarded later.

Phil Johnson explained that the vendor, FastSigns is requesting 50% down for the sign at Olive Street. Phil did not see that request in the contract, so he is going to reach out to them. Phil also stated that 4R Textiles is requesting the commissioners pay the variance application fee. Since the textile donation bin is located outside a permitted zone district a variance request is needed.

Work session topics: Veterans Service Office, State of the County, Pinwheels at Courthouse, Workers' comp

Respectfully submitted,


Christine Carrigan, Assistant Clerk

Reviewed and approved by:


William L. Bateson


Jeffrey L. Hunker


Timothy K. Bechtol

Solicitation Information

Hancock County, OH Regional Planning Commission

Solicitation Number

Mt Blanchard Municipal Pool Repair Rebid

Deadline

02/24/2026 11:30 AM EST

Advertised

02/10/2026 06:02 AM EST

Description

Mt Blanchard Swimming Pool Concrete Floor Replacement
100 Park St, Mt Blanchard, OH 45867

Estimate of Cost: \$110,000.00

Timeline for work: Work to begin on or after August 24, 2026, final work completion date is October 30, 2026.

Scope of work included in attached PL-3 Project Specifications.

This project is funded in part by Community Development Block Grant (CDBG) funds, and therefore SPECIAL ATTENTION MUST BE GIVEN to all requirements, including the Federal Labor Standards Provisions and Davis-Bacon Wages.

Location(s)

100 Park St, Mount Blanchard, Ohio, 45867

Bidders

Business Name	Address	Phone
Buckeye Construction & Restoration, Ltd.	405 Watertown Rd Waterford, OH 45786-5248	(833) 227-9600
Eagle Site Services LLC	5999 Pevee Rd Bluffton, OH 45817-9711	(419) 371-3414

2 Bidders

Item List - BASE BID

Bidder	Quantity	Unit Price	Extension
Item 1 BASE BID			
Base Bid			
LS			
Eagle Site Services LLC	1.0000	\$116,700.00	\$116,700.00
Buckeye Construction & Restoration, Ltd.	1.0000	\$400,000.00	\$400,000.00
Item totals for Item List - BASE BID (1 Item)			Total
Eagle Site Services LLC			All items total: \$116,700.00
			Alternate items total:
Buckeye Construction & Restoration, Ltd.			All items total: \$400,000.00
			Alternate items total:

Item List - ALTERNATES

Bidder	Quantity	Unit Price	Extension
Alternate No. 1			
Epoxy Paint Coating			
LS			
Eagle Site Services LLC	1.0000	-\$13,500.00	-\$13,500.00
Buckeye Construction & Restoration, Ltd.	1.0000	\$35,000.00	\$35,000.00
Item totals for Item List - ALTERNATES (1 item)			Total
Eagle Site Services LLC			All items total: -\$13,500.00
			Alternate items total: -\$13,500.00
Buckeye Construction & Restoration, Ltd.			All items total: \$35,000.00
			Alternate items total: \$35,000.00