

Minutes

April 20, 2023

Commissioners Present: William Bateson, Timothy Bechtol and Michael Pepple.

Also Present: Lynn Taylor, Cindy Land, Phil Johnson, Steve Wilson, Adam Witteman, Sheriff Heldman, Captain Kidwell, Lieutenant Price and Dave Devore.

Commissioner Bateson opened the meeting at 9:30 a.m. in the Commissioners' 1st floor conference room. The Pledge of Allegiance was recited. Minutes from the April 18, 2023 were read with Michael Pepple making the motion to approve, Bill Bateson seconded. Motion passed 2-0.

Michael Pepple made the motion to approve the Warrant Journal, Bill Bateson seconded. Motion passed 2-0. Payroll for the Commissioner's Office and JFS was approved. Michael Pepple made the motion and Bill Bateson seconded for the Chair's signature on the No Further Action letter in regards to the Kuhlman Site and BUSTER. Motion passed 2-0. Steve Wilson stated that NFA letter should be the final step dealing with the underground storage tanks at that location. The Squire, Patton and Boggs invoice for services in the amount of \$9,928.02 was approved. A travel request was also approved for the Sheriff's Office.

The Clerk presented the following resolutions for consideration:

Resolution #254-23 – Transfer of funds within the appropriation – Veterans Services – Soldiers Relief Fund. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #255-23 – Transfer of funds within the appropriation – Job & Family Services 2015. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #256-23 – Additional appropriation within the Auditor's certification – Commissioner's to appropriate to Severance Sheriff #2136. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #257-23 – Additional appropriation within the Auditor's certification – Commissioner's to appropriate to Sexual Offender Registration 8208. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #258-23 – Additional appropriation within the Auditor's certification – Commissioner's to appropriate to Workforce Development Fund 2105. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #259-23 – Resolution – order fixing time of final hearing on Engineer's Reports, on estimated assessments, on the proceedings for the improvement and on claims for compensation and damages. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Phil Johnson presented the following resolution for consideration:

Resolution #260-23 – Authorization for the purchase of one (1) used vehicle for the use of the Hancock County Department of Job & Family Services, Hancock County, Ohio. Phil stated that HHWP CAC/HATS offered to sell JFS a wheelchair accessible van. The purchase price is \$2,500.00. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Phil Johnson requested an executive session in regards to potential real estate purchase and pending litigation.

Sheriff Heldman stated that he wanted to discuss with the Commissioners parking for his employees in the long term. His uniformed officers walking a distance to and from the office presents a safety issue. Captain Kidwell stated that they have 41 spaces available to them and they need about 61 spaces. The need is especially Monday-Friday, during the hours of 8:00 am and 4:00 pm. The concern with the deputies parking behind the Marathon Performing Arts Center and South of the Library is the distance. They understand that there is no easy solution. However, they do appreciate the consideration. Lt. Price stated that his supervisors have been parking on the road and deputies getting into unmarked cars on the street is unsafe. Often, they have to double park during the day. Captain Kidwell stated that Coldren Crates has allowed them to use the parking lot south of the Justice Center and that is very much appreciated. The parking lot at St. Andrews Church could be possible short-term option when they do not have any church related events. Bill Bateson stated that the Mayor has also addressed the parking issues and they will keep looking for options.

Adam Witteman had nothing to report, however also stated that parking is a concern for their office as well.

Steve Wilson had nothing to report.

Meetings and Reports

Mike Pepple stated that he attended the Regional OneOhio meeting in Tiffin and the Hancock County Visitors Bureau meeting.

Timothy Bechtol stated that he attended the Hancock County Regional Planning Meeting. Tim also talked with Matt Segone and Tim will be sharing with Alvada some of Matt's review of the GMP. Matt discovered some discrepancies in a few of the calculations within the design build fees. Tim also stated that we must remember that \$972,716.00 has already been encumbered and that should be removed from the amount borrowed. Tim did inquire from the Sheriff how the parking situation now compares to 2017 when the Media One building existed. Where did the vehicles park then? Captain Kidwell stated that they had a lower number of staff and level of service was different. For example, they had 80 employees back then and now they have 106. Phil Johnson suggested the parking lot south of Coldren Crates and Cindy explained that their office parks there and it is a possibility that the City will take over that lot once the Media One parking spaces are unavailable due to construction. Tim stated that they will continue to look at the parking issues in the future.

Bill Bateson stated that he attended the Community Advisory Committee to discuss the jail study. Mike Sudsina provided numbers on a 150-bed jail and also a 200-bed jail. The next meeting will be on May 17th and Bill hopes that the Sheriff can attend. Sheriff Heldman stated that they will be unable to attend due to a prior obligation. Bill indicated that they will have to look at other options. Furthermore, Bill stated that the City will be looking into alternate housing in Stryker. Bill stated that meeting at 5:00 will be important in regards to Capital Projects within the county. What direction do we see the county going?

At 9:57 a.m., Bill Bateson made the motion to enter into executive session to discuss potential real estate purchase and pending litigation. Timothy Bechtol seconded. A roll call vote resulted as follows: Bill Bateson, yes; Tim Bechtol, yes; Michael Pepple, yes. At 10:59 a.m., Bill Bateson made the motion to exit executive session after discussing potential real estate purchase and pending litigation. Tim Bechtol seconded. Motion passed 3-0.

At 11:00 a.m., the Commissioner's met with Mike Thompson. Lynn Taylor and Phil Johnson were also present. Mike provided the following updates:

*BMV parking lot striping and sealing quotes were received from 2 companies; Seal Tech and Clean Line. Quotes range from \$36,928 to \$54,145.00. Some options were mentioned by both companies. Mike did say that some repairs should be done now. Since this is an Enterprise Fund, the fund will need to be looked at for availability.

*Mike received a quote for a new mower for the CR 140 properties. Streaker can get the mower off of state bid through Sourcewell for \$17,041.72, however this is not a guaranteed price. The maximum guaranteed price is \$20,999.00. Some possible trade-ins were discussed; snow blower for a tractor mount, club cadet mower and a parking lot street broom that have not been used for several years. Mike thought they would amount to about \$575.00. Mike did get some quotes from John Deere and Parke Equipment; however, they were much higher.

*Mike received a quote from Miller House of Color for \$1,692.67 for new carpet squares in the Courthouse breakroom. Similar squares were not available, so they do look a little different. Mike stated that water is not leaking in that area currently and he thinks it's about 80 square feet.

*The hallway entering the woman's bathroom is also in need of repair. The tile is coming lose and the floor is not level. Mike provided a quote from Extreme for \$1,483.67. Options were discussed to that area in the event DR moves.

*Mike is still working on quotes for waxing all 3 floors of the Courthouse. His prior quote was \$15,000.00.

*The return fan at the jail in the inmate area needs some repairs. He is getting quotes from other companies. If it's a bearing issue, it would be about \$2,600.00 and his staff cannot do the repair. It also could be a shaft issue. This repair will be significant.

*The outside office signs along the CR 140 properties are also in need of repair. During the recent high wind, the JFS blew down. Mike is getting quotes from EAS.

*Mike talked to Beth from All Excavating and the tower demolition at the HCSO is on their radar. They need to consider the wind conditions when removing the tower. Phil stated that he needs to know when they plan on doing this to alert those affected by parking. Lynn also stated that she and the other Clerks need to know so they can determine if the retainage PO needs to be changed if this is a short-term project. Mike acknowledged.

*Mike inquired about the Delventhal change order to the JFS building regarding the coil repair. Lynn stated that she received an email from Jay Myers inquiring whether or not he should send the quote to Travelers Insurance. Tim stated that he wants the Insurance Company to review the quote before approving the work. Lynn acknowledged.

*Mike inquired about the JFS repair bids and Tim stated that it will be done soon.

*Mike stated that the grease trap at Scrambler Marie's was cleaned out.

*Mike stated that the Hickory Lake grinder pump situation needs to be addressed. Mike is waiting on some companies to get back with him on their availability to perform work in that area. Mike would like to have the county buy pumps to keep in inventory. When a pump goes bad, the county would only be responsible for the labor and not the part. Mike is thinking that a new pump costs around \$3,800.00. JFS has a grinder pump and there are 14 properties with grinder pumps at Hickory Lake. Phil stated that in prior conversations, it was discussed whether or not to go with a new system or proceed with what we do currently. It would be extremely expensive to go with a totally new system. A discussion was held regarding credit applications that new vendors require for account set up. Bill requested that Lynn reach out one more time to a new grinder pump vendor to determine if they can establish an account for Hancock County without an application. Mike stated that Hiatt Plumbing who does the work now in that area for the county does not want to buy the pumps and keep on hand for financial reasons.

*Mike discussed the HVAC cooling items that need to be repaired at 514 S. Main and the Courthouse. The state bid provided by Greg Wright includes labor and equipment. Phil stated that he has reached out to Greg and inquired if he can get a state bid quote for equipment only. If labor exceeds \$50,000 we have an audit/contract issue. With the magnitude of a project like this, Phil suggested that it may be beneficial to put this out to bid. Tim stated that Greg would be able to do this for the County. Mike stated that if we go off the state bid now, it will be cheaper and done sooner. Phil acknowledged, however we have never before gone off the state bid for labor and equipment. Bill wants Mike to call Greg again and see if he can get a separate bid. Mike acknowledged. Lynn stated that she spoke with Adam in the Auditor's Office and he would prefer this project be bid out.

*Mike inquired about the status of Paul Brooks review of the Justice Center roof repair. Bill stated that he spoke to Paul and he is working on it.

The following items were approved by the Board:

*\$1,483.67 for Extreme – Bathroom Floor at Courthouse

*\$1,692.67 for Millers House of Color - Breakroom Floor at Courthouse

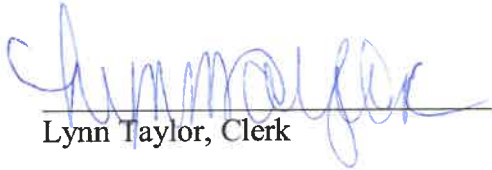
*\$20,999 for mower purchase – CR 140

The Clerk will make sure the budget is in place prior to any contracts issued


At 5:00 p.m., the Commissioner's held a meeting with the design review committee (ORC 153.36). with the members of the Juvenile/Probate Architectural Committee. Those members that were present were: Judge Kristen Johnson, Clerk of Courts Cathy Wilcox, Judge Reginald Routson, Sheriff Michael Heldman, Commissioner Mike Pepple, Commissioner Tim Bechtol and Commissioner Bill Bateson. In addition, Lynn Taylor, Christine Carrigan, Alec Helms and Cindy Land were also present. Bill Bateson welcomed everyone to the meeting and read the ORC section 153.36. In addition, he stated that all members should have received a final version of the drawings and the GMP (Guaranteed Maximum Price). Tim stated that Wood County currently has the final set of drawings for their review of the state building permit. Tim stated that representatives from ACI and RCM are here to answer any in-depth questions about the drawings/specifications. Bill stated that the GMP was presented on Tuesday, April 18th, 2023 and revision is now \$21,940,402.56 that will be considered. Judge Routson thank the Board for moving the meeting to 5:00 so that he could attend. Judge Routson also had questions regarding the 3 alternates. Tim suggested that the committee should vote/consider the alternates at this meeting, since they will affect the bottom price. Judge Johnson stated that a concern that she has had relates to keeping the population separate. She was challenged by Judge Routson to provide backup for concerns. She provided a statement and the legislative act to the committee and the Board and has not received a response. She referenced a letter that she received in April 2022 from the Board indicating that the Board would seek guidance from the National Center for State Courts (NCSC) on the separation subject. As of date, she has not received a response indicating that the NCSC was contacted and what their official guidance is. She does not feel comfortable voting on the project until she has guidance from the NCSC. She would like the Board to contract with the NCSC for the limited purpose of guidance in regards to separation and follow the recommendations that they may have. If the Board is willing to do this, it would give her the protection she needs to vote for the project. Tim inquired from RCM as to their communication with RCM. They had their contact number and Tim was unsure at to what point they are at with their review of the NCSC. Amber from RCM spoke and stated that at the end of the project they reached out to NCSC, however, in order to proceed, they would need to get paid and they would then have to do a full review of the building. It was Amber's understanding that they were not going this route, since they had their court expert, Mr. Redstone who is a court architect, on the project. Judge Johnson indicated that she doesn't think that they need a review of everything, just a review of the separation standard. Tim stated that he agrees to a NCSC review of the separation, Sheriff Heldman and Mike Pepple concurred. Tim agreed to see their review and analyze the recommendations of the separation issue. Judge Routson discussed that Medina County recently finished construction on a new Courthouse and both Juvenile Court and Adult Probation are in the same building. The Commissioners did not speak to Medina County Commissioners to discuss any separation issues. Judge Routson said that his contact indicated that they will have one entrance and will be separated by floors within the building. He was unsure if they contacted NCSC for their new building preparations. Furthermore, Judge Routson could not find any information regarding unsafe conditions with Adult Probation and Juvenile Court in the same building. Judge Johnson provided information about the same courts being in the same building, but not Adult Probation and a court. Judge Johnson also expressed her concern with the holding area in the back as well as the entrance to the building. She stressed how she would feel more comfortable with getting something in writing from the NCSC. Tim inquired from Amber if she has contact information for the NCSC and she said that she did. She will forward this information to Tim. Richard Kirk from ACI stated that they are very interested in the time line as the quotes they received for some of the work included in the GMP is only good for a certain period of time. A discussion followed regarding how to proceed with a vote if

the NCSC has not done their review. Judge Starn inquired that if the NCSC review comes back and recommends a new entrance, etc., and the costs are higher, what would happen. Bill stated that that would be determined when and if that happens. Bill stated that there really isn't any other choice, but to vote today. Furthermore, Bill stated that the architect used Mr. Redstone as a consultant and RCM felt comfortable with his recommendations. Using this architect was a consideration of selecting RCM. Judge Johnson understands that the furniture is not included in the drawings, and wanted clarification how that will work for budgeting. Tim stated that will be another day. Judge Routson stated that he is unwilling to vote until the issue of the NCSC is resolved. If they recommend a large number of changes, this could affect the total space/cost of the project. Tim stated that his desire is to proceed with the vote today, subject to the review of the NCSC. If changes are recommended, that can be discussed at another time. Bill stated that the Board has lawsuit pending and that is why this quick response is important. The Board has another court date on May 2nd. He stressed that the reason RCM was chosen was because of their relationship with Mr. Redstone and his expertise in court design. Judge Routson inquired if Mr. Redstone incorporated the NCSC concepts into the design. Amber was unable to speak for Mr. Redstone, but she did confirm that he spent a lot of time on the front door area. Sheriff Heldman did confirm that he was in the room when talking about the area in planning and Judge Johnson wants clarification in writing that Mr. Redstone used the standards. Amber stated that she can request that of Mr. Redstone. The committee went over in detail the 3 suggested alternates. They would change the GMP so Tim wanted to determine what if any should be included. Alternate 1 is a \$75,000 addition to the GMP to develop the sidewalk area against W. Main Cross Street. This would reflect the current pattern that exists now on Main Street. This would be the only one on W. Main Cross Street that would have this look. It would then be the desire to encourage the City to change the W. Main Cross Street area to look like Main Street. Alternate 2 is a \$146,000 deduct for the terrazzo flooring in the main lobby on all 3 floors. Luxury vinyl tile would be placed in lieu of the terrazzo. Alternate 3 is a \$220,000 deduction for the security fencing and gate in the back-parking lot. Tim inquired from RCM if alternate 2 and 3 could be done at a later date if they so choose. Amber stated that the flooring would be much costlier due to the floor prep. Brent Giess from RCM stated that the conduits are already included in the base bid for the security fencing, so it could be done at a later time. Tim's individual recommendation is to not take alternate 1 and take alternate 2 and 3. He would like the committee's input. Judge Routson inquired from Judge Johnson about alternate 3 and Judge Johnson said her concern is safety. She understands that it could be added later, however, she knows how those things work. Sheriff Helman stated that he feels there is a security risk if we don't have it. Judge Starn said the NCSC website addresses the parking. If underground parking is not available, secured parking should be provided. It was decided to leave alternate 3 in the plans. Judge Starn stated that the vinyl flooring will make the area look like a doctor's office. This building will be the busiest in the County and needs to look nice. Nor will it wear as well. Sheriff Heldman stated that he prefers the nicer floor. Judge Routson concurred. Mike Pepple concurred as well. Alternate 2 will be kept. Alternate 1 will be not be considered and Judge Johnson agreed. No alternates will be taken. No change to the GMP of \$21,940,402.56. Judge Starn furthermore stated that he feels that the building as designed now is too small. He thinks extra space is needed for the future. For example, when the plans were started, CASA was not included. Now that CASA is included, space was changed. In addition, Judge Starn would like to bring back some in house consultation for Adult Probation that was eliminated during COVID. Amber stated that an extra Magistrate's Office is included. And they had to make some adjustments to the training room. Judge Johnson stated that she thinks the plans presented are acceptable to Probate/Juvenile Court in regards to space. Tim inquired if she thinks CASA will need more space and she was unsure. She did not want to speak for spacing needs for Adult

Probation. Bill reaffirmed that the vote today will be on the GMP and for the plans presented today. If alterations or recommendations to be made come from the NCSC, they will review them to see if they fit within the design. If the changes cannot be made within the design, the Board will bring them to the Committee. Judge Johnson acknowledged. Judge Starn stated that the final number will change if major adjustments are needed. Therefore, taking a vote today on the GMP could be in effective. He stated that the number is already through the roof and Bill concurred. Judge Starn did not want to proceed with a blind number. Judge Johnson again stressed the importance of getting something in writing stating the standards were followed from the NCSC, either from Mr. Redstone or from NCSC. Amber discussed that Mr. Redstone knows the guidelines very well and he designed the entrance. An attempt was made to contact Mr. Redstone via texting and/or phone. She apologized for not asking him to come to the meeting. Tim stated that the contract price of \$972,716 should be taken out of the \$21.9 million number as that has already been encumbered. Irwin Reinhart was able to contact Mr. Redstone via cell phone. Judge Johnson inquired from Mr. Redstone as he was working on the design of the building if he incorporated the NCSC guidelines; including the separation of adults and juveniles in the design. He indicated that he did not have the standards in front of him as he was driving, but he did state that he tried to comply with all the standards for the Juvenile Justice. In regards to Adult Probation, he thinks the design meets the intent for separation as quickly as possible. He cannot swear or testify that every requirement was met, but the work done meets the intent that the County charged him to do. He also thinks the entry and exists work well. Judge Johnson confirmed that she still wants the plans reviewed by the NCSC. Bill agreed that they can do that. Judge Johnson indicated that she is ready to vote. Bill stated that the vote will be for the total package as is with the review from the NCSC and the budget. Judge Routson stated that as long as a good faith belief of the committee of 7 that this could be revisited if a compelling reason is warranted. Bill stated that is a requirement of ORC 153.36. The vote was as follows: Judge Johnson, yes; Clerk Wilcox, yes; Judge Routson, yes, Sheriff Heldman, yes; Commissioner Pepple, yes; Commissioner Bechtol, yes and Commissioner Bateson, yes. Bill stated that they will start to secure financing that will take about 4-6 weeks. Once that is in place, they will sign the contract with Alvada. Cindy Land stated that the removal of the tower is to under contract and should be done by the end of May.


Lynn Taylor, Clerk

Reviewed and approved by:


William L. Bateson


Timothy K. Bechtol


Michael W. Pepple