

Minutes

April 21, 2022

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

Also Present: Lynn Taylor, Cindy Land, Judge Johnson, Shawn Carpenter, Judge Starn, Adam Witteman, Charity Rauschenberg and Dave Devore. Please see attached sign in sheet for additional attendees.

Commissioner Pepple opened the meeting at 8:00 a.m. in the Commissioners' 1st floor conference room. The Pledge of Allegiance was recited.

A presentation by Touchstone/Technicon Design Group/JDRM Engineering for the proposed Hancock County Judicial Center was made. They introduced a 16-month construction schedule with a June 2024 estimated completion. They spoke of teamwork, communication and a willingness to be available at any time for walk throughs, questions and updates. A project update link would be interfaced within their website for an additional resource for completion status. They stressed the importance of keeping the site clean and safe while in construction. Due to the site size and limitations, they are willing to rent an area for their crews to park at and then walk to the site to keep areas available for downtown visitors and employees etc.

Commissioner Pepple reconvened the meeting at 9:30 a.m. in the Commissioners' 1st floor conference room. Minutes from the April 19, 2022, meeting was read with Timothy Bechtol making the motion to approve, William Bateson seconded. Motion passed 3-0.

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

Also Present: Lynn Taylor, Cindy Land, Phil Johnson, Charity Rauschenberg and Adam Witteman.

The Clerk presented the following resolutions for consideration:

Resolution #251-22 – Additional appropriation within the Auditor's certification – Commissioners to appropriate to Severance. Timothy Bechtol made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #252-22 – Additional appropriation within the Auditor's certification- Commissioners to appropriate to Severance - Commissioners. Timothy Bechtol made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #253-33 – Rescinding Hancock County Commissioner's resolution #157-22 dated March 10, 2022 (Authorizing execution of subordination agreement for real property at 130 South Meadow, McComb, Ohio, owned by William Smith). Timothy Bechtol made the motion to approve, William Bateson seconded. Motion passed 3-0. Phil stated that originally the homeowner wanted to subordinate this mortgage. Phil also prepared a resolution releasing this mortgage. Since then, a payoff has been received, therefore the subordination is not required.

Timothy Bechtol made the motion and William Bateson seconded to approve the two Warrant Journals. Motion passed 3-0. Payroll for the Commissioners Office and JFS was approved. A travel request for the Sheriff's Office was approved.

Cindy Land stated that the resolution that was presented on the Tuesday, April 19th meeting indicated a change in a resolution number. Phil Johnson stated that he had to renumber the resolutions due to a change. Cindy stated that the Commissioners needed to initial the change acknowledging the change.

Phil Johnson had nothing to report.

Dave Devore inquired who the presenter was at the earlier meeting. Tim indicated that it was Touchstone out of Lima, Ohio. Tim stated that they have performed work in Findlay.

Charity Rauschenberg stated that she had a nice conversation with Chad regarding ARPA guidance. She indicated that it would be helpful if Chad had Adam Witteman's email for communication purposes as it pertains to the reporting. Mike Pepple concurred. Charity stated that it might be easier for some of the ledger/budgeting information to come from their office. Charity was going to confirm with Chad if he was able to sign in with the Treasury. She spoke to Chad last Friday and he was to follow up with her on Monday. Charity stated that she can work with the report that Mike has prepared. Adam Witteman stated that when projects go from the ARPA Committee to the Commissioners for approval, that the budget needs to have been set up. Mike stated that the PMP amount on his spreadsheet has 2 separate amounts and 2 separate expense categories. Charity indicated that our system can combine those payments. Charity suggested that since the design/build process is new to her, she has reached out to our funding/bond counsel in Cleveland. She would like to set up a meeting between our municipal advisor and the Commissioners to discuss funding. For example, maybe staggering some short-term debt to see if we need long term debt can be discussed, rather than having the general fund foot the whole bill. The recent incident in Bluffton, could lead to large prosecution expenses for the County general fund. Charity stated that we can get funding for a building, not operations. Furthermore, Cindy stated that if we don't have any large unexpected expenses, we can pay off the short-term debt. Mike Sharb and Matt Sedone are in the same firm and it will be easier for them to talk to one another about our situation. The Commissioners acknowledged. Mike requested that Charity work with Lynn to get this meeting scheduled. Tim wanted everyone to keep in mind that since March of 2019, funds have been deposited in the Juvenile/Probate Court fund. The remaining money after that \$115,000 monthly transfer is \$7.9 million as of March 2022. That money is part of the \$15.9 million that is in the general fund. Charity stated that funds are being used. As the operational budget has increased in 2019, 2020, 2021 and 2022, we need to take a look back and see how we have grown as other components have been coming in. Tim stated that these funds are part of the ¼% flood tax that expired. Adam stated that the \$115,000 is being used for bond payments. Tim acknowledged. Charity stated that the \$6.0 million that she and Adam have been sharing is the amount borrowed. Tim acknowledged. Tim stated that the first presenter can build the building for \$10 or \$12 million. Bill stated that some of this will need to be discussed with the facilities committee because they have to agree to the budget. Bill stated that Judge Starn said previously that they need to be happy or they won't approve it. In addition, Bill stated that they can come up with a number, but the committee still has to be satisfied. Charity stated that she thinks they are guided by space and logistics. Bill agreed with that statement. Bill stated that they are not guided by budget and that the Commissioners are indeed guided by budget. Bill stated that we need to be flexible when discussing money. There are only 3 Commissioners and 4 others that have to vote. Charity stated that the 1st presenters discussed a \$12 million-dollar budget, and the Commissioners concurred that that indeed is the number. Tim stated that we did not received a guaranteed maximum price today. That will not be discussed until a design/build firm is selected.

Adam Witteman stated that the Audit is still going on.

Timothy Bechtol reported that he attended the Kiwanis meeting on Wednesday.

Bill Bateson stated that he was interviewed on WFIN this morning with Chris Oaks. He also attended the CVB (Convention and Visitor Bureau) meeting and things are looking better in regards to hotel use in the area.

Mike Pepple had nothing to report.

Commissioner Pepple reconvened the meeting at 2:00 p.m. in the Commissioners' 1st floor conference

Also present: Lynn Taylor, Judge Starn, Charity Rauschenberg, Adam Witteman, Shawn Carpenter, Judge Johnson, and Dave Devore. Please see attached attendance sheet for additional attendees.

A presentation was made by ACI Alvada Construction/RCM Architects for the proposed Hancock County Judicial Center. They are confident that their team can provide a smooth experience for everyone involved. They reminded the Commissioners that they are only 350 feet away from the proposed site and are very committed to the Findlay community. They are able to provide updates to the project via their website for interested parties. In addition, they can provide a safe, clean job site. They are willing to work with all county and city officials needed for a professional experience. ACI anticipates a September construction start with a December 2023 completion date. They don't anticipate many delays due to the supply chain situation as they have several resources to pull from. A \$12 million-dollar building is possible with their firm.

Commissioner Pepple reconvened the meeting at 3:32 p.m. in the Commissioners' 1st floor conference

Also present: Lynn Taylor, Judge Starn, Charity Rauschenberg, Adam Witteman, Shawn Carpenter, Judge Johnson, Cindy Land and Dave Devore. Please see attached attendance sheet for additional attendees.

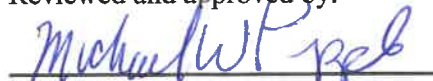
A presentation was made by Whitta Construction/Calvelge Engineering/Beilharz Architects for the proposed Hancock County Judicial Center. Pat Calvelge stated his appreciation for the Commissioners decision to look into the mall site. He also stated that the County should consider a lump sum construction fee throughout this process. Their firm has a proved track record of falling under budget on projects. They are a local firm with offices downtown. In addition, they are willing to go the extra mile to make the project cheaper. They would like to get the all parties together, listen to one another and get things done. They anticipate an 18-month construction schedule.

At 4:38 p.m. the Commissioner's meeting was reconvened. Mike Pepple requested an executive session for potential real estate acquisition.

At 4:38 p.m., Mike Pepple made the motion to enter into executive session to discuss potential potential real estate acquisition, William Bateson seconded. A roll call vote resulted as follows: Mike Pepple, yes; Bill Bateson, yes; Timothy Bechtol, yes. At 4:48 p.m., Mike Pepple made the motion to come out of executive session regarding potential real estate acquisition with no action taken, Bill Bateson seconded. Motion passed 3-0.


Lynn Taylor, Clerk

Reviewed and approved by:


Michael W. Pepple


William L. Bateson


Timothy K. Bechtol

2:00

NAME (PLEASE PRINT)

DEPARTMENT/ADDRESS

| NAME (PLEASE PRINT) | DEPARTMENT/ADDRESS |
|----------------------|-------------------------------------------------------------------------|
| MARK FAETH | ACI CONST. CO, INC. 1700 Foster in |
| Richard Kirk | QCT |
| IRVIN REINHART | RCM 322 S. MAIN ST. |
| BRETT GEES | RCM 322 S. MAIN ST. |
| DANIEL MADDEN | Hemp 1400 W. Dorothy Ln, Darton, Ct |
| DANIEL REDSTONE | REDSTONE ARCHITECTS. 2709 S. TELEGRAPH RD. Bloomfield Hills MI 48302 |
| Amber Clason | Rcm - 322 S. Main |
| Matt Leonard | ACI Const. Co. Inc |
| Charley Rauschenberg | Nanceck Co Auditor |
| Judge Starn | CPC |
| Kristen Johnson | |
| SHAWN CARPENTER | |
| PAT CALVELLAGE | |
| Sheldon David DeVore | 603 CR 86 Findlay, Ohio 45840 |
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