

Minutes

April 25, 2023

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

Also Present: Christine Carrigan, Cindy Land, Doug Cade, Adam Witteman and Steve Wilson.

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 20, 2023, meeting was read with Michael Pepple making a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

The Commissioners signed a Proclamation declaring April 30, 2023, National Therapy Animal Day.

The Assistant Clerk presented the following resolutions for consideration:

Resolution #261-23 – Authorizing the payment of the listed and/or attached Purchase Orders. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #262-23 – Additional appropriation within the Auditor's certification - Commissioners to appropriate to the General Fund 1001. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #263-23 – Transfer of funds from Indigent Defense #8180 to General Fund (March 2023 \$2,316.29). Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #264-23 – Transfer of funds from Contingencies to Sheriff for travel for prisoners #1001. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #265-23 – Additional appropriation within the Auditor's certification – Commissioners to appropriate to the General Fund 1001. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Cindy Land presented the following resolutions for consideration:

Resolution #266-23 – Authorizing the Hancock County Commissioners to enter into Amendment 1 to agreement with the Board of County Commissioners of Wood County, Ohio for the housing of juveniles in the Wood County Detention Center. Cindy stated the original contract allowed for two one-year extensions. This resolution is taking advantage of the first one-year extension. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #267-23 – Resolution authorizing agreement with Tawa Tree Service for log jam removal from the Blanchard River. Cindy did not present this resolution. She stated it is an agreement for Soil & Water.

Doug Cade requested an executive session in regards to real estate acquisition.

Steve Wilson stated on May 18, 2023 there will be a Solid Waste Policy Committee meeting. Committee members will be interested in hearing any Litter Landing facility updates the Commissioners may have.

Adam Witteman responded to Commissioner Pepple's email regarding ARPA reporting. He also stated that Charity is reaching out to Sudsina & Associates, LLC, to schedule a meeting to discuss financing.

Cindy Land inquired what technology is included in the new judicial center agreement. Commissioner Bechtol stated he was unsure. Cindy requested they should have that information for the finance meeting.

Meetings/Reports

Michael Pepple had nothing to report.

Timothy Bechtol stated he has a call with the National Center for State Courts today at noon to work on setting up the contract for their review of the judicial center. He stated this contract will be with the Board and not RCM. Cindy stated she would be willing to prepare the contract, so it will get done quicker.

William Bateson had nothing to report.

At 9:45 a.m., William Bateson made a motion to enter into executive session in regards to real estate acquisition. William Bateson seconded. A roll call vote resulted as follows: William Bateson, yes; Timothy Bechtol, yes; Michael Pepple, yes. At 10:26 a.m., William Bateson made a motion to come out of executive session, in regards to real estate acquisition with no action taken. Timothy Bechtol seconded. Motion passed 3-0.

At 10:31 a.m., the Commissioner's held a hearing regarding the Lai-Russell annexation. Christine Carrigan, Cindy Land and Laura MacGregor Comek were also in attendance. See the attached attendance sheet for additional attendees. Commissioner Bateson introduced the Board and Cindy Land. The Assistant Clerk read the history. Laura MacGregor Comek, agent for the petitioner introduced herself and provided a presentation to provide the elementary information for the Boards annexation decision. Laura provided an annexation plat, to the Commissioners, that was prepared after several meetings and discussions with city and county officials. Brandan Sexton, Development Manager for Race Trac briefly described Race Trac's development plan for their parcel. He stated having city utilities is a condition of their development for their parcel and for future development. Rob Martin, City of Findlay Safety Service Director and Jeremy Kalb, City of Findlay Engineer provided information regarding the City of Findlay's annexation policy, the expansion of the roadway, and the benefits of annexing the property. Commissioner Bateson and Commissioner Bechtol expressed concern that the annexation is going to create islands. Laura stated that the County Engineer's technical review of the annexation petition does not find that there is a legal island created. She also stated that all parcel owners were asked to be a part of this annexation. Discussion took place on how safety services would get to the parcels, not included in the annexation. Discussion also took place regarding who would be responsible for the maintenance of the roads that are not included in the annexation. Kevin Flannigan, Allen Township Trustee shared his concern with the divide in the road that would be created by the annexation. The annexation would create a section in the middle of the township road that would be city owned. Commissioner Bechtol stated the concern is that the annexation being proposed is creating a part of Allen Township that will be cut off completely of Allen Township. He stated the Mayor's office has made it known, a great deal publicly, that the city wants to eliminate islands. He hates to be counterproductive to that effort and make new islands. Additional discussion took place regarding the maintenance of the roads and the City of Findlay and County Engineer road maintenance agreement. Kevin stated that the parcel dividing the road is not


needed by the developer at this time. He stated the annexation would be a lot cleaner if that parcel was left out at this time. Laura stated the annexation is not development driven, but owner and services driven. Josh Eberle, City of Findlay Fire Chief and Robert Ring, City of Findlay Police Chief described how safety services would be provided to the property sought to be annexed. Laura entered the exhibit binder into the record. The exhibit binder will be left for review by the Commissioners. Commissioner Bechtol inquired how the property would be zoned. Laura stated the Race Trac property will be zoned commercial, the rest of the property will be zoned as it is developed. Phil Rooney, representative of the Russell property requested that the Commissioners, before making their decision, consider the possibility of Dr. Lai removing his property North of Township Road 100. If he would be willing to do so to facilitate this annexation, it is his belief that the folks in Allen Township would have less concern. Laura requested for the record that Phil Rooney is not identifying any non-compliance with the petition for Ohio law. Phil stated no, he is just trying to find a resolution that will satisfy Allen Township and his client. After a brief recess to consult with petitioners, Laura requested a revision to the plat map and legal description for the North territory. Commissioner Pepple made a motion to remove the 64.941 acres North of Township Road 100 at the request from the agent of the petitioners, Commissioner Bechtol seconded. Motion passed 3-0. Commissioner Bateson stated a decision will be made next week. The Commissioners reconvened the annexation meeting to correct the parcel number and acreage amount to be removed from the annexation.

At 11:00 a.m., the Commissioner's held a bid opening for four WPCLF projects. Christine Carrigan, Cindy Land and Jessica Sells were also in attendance. The Assistant clerk verified that the mailroom was checked and no additional bid packages have been received. Two bids were submitted for the Schnipke-HS390032-0008-2022-06 project. NWO Property Services LLC provided a bid of \$32,500.00. The bid bond was received. Gary Lugibihl Excavating provided a bid of \$14,900.00. The cashier's check was received. Two bids were submitted for the Cramner-HS390032-0008-2022-11 project. NWO Property Services LLC provided a bid of \$8,820.00. The bid bond was received. Gary Lugibihl Excavating provided a bid of \$6,950.00. The cashier's check was received. One bid was submitted for the Thomas-HS390032-0008-2022-04 project. NWO Property Services LLC provided a bid of \$34,700.00. The bid bond was received. One bid was submitted for the Sizemore-HS390032-0008-2022-05 project. NWO Property Services LLC provided a bid of \$36,050.00. The bid bond was received. The bids will be reviewed and a decision will be made at a later date.

At 1:34 p.m., the Commissioners met with Joe Sokol and Jeff Hunter from Palmer Conservation Consulting. Christine Carrigan and Phil Johnson were also in attendance. Joe Sokol stated after reviewing the contract for the HVAC project he feels the Commissioners would benefit from the commissioning services provided by the Palmer Conservation Consulting company. He explained what the commissioning service would consist of. He stated the commissioning proposal would be somewhere between \$25,000 and \$40,000. Jeff Hunter stated that they would be working for Hancock County, and making sure that the project meets the county's expectations and standards. Commissioner Pepple inquired about the individuals that would be working for Hancock County and how they would be able to guarantee they would be able to be at every meeting. Joe explained that we would have a designated person working specifically with Hancock County. The Commissioners stated they would be interested in considering a proposal.


Commissioner Bechtol stated that he had a conference call with Amber Clason, Danielle Redstone and a representative from the National Center for State Courts (NCSC). They explained to the representative where the building design process was at, and did a brief walk through of all the different floors of the building and security parameters that were set up. The NCSC will submit a proposal for review within the next two weeks. In addition, they are checking their schedule to make sure they can abide by our schedule that we have for our state permit review and financing package review. They were happy to hear that Daniel Redstone was on the project.

Respectfully submitted,

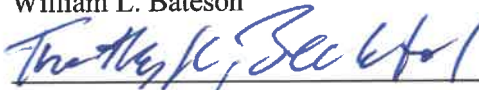


Christine Carrigan, Assistant Clerk

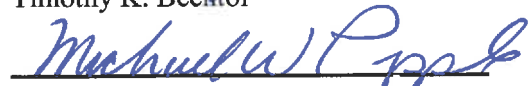
Reviewed and approved by:



William L. Bateson



Timothy K. Bechtol



Michael W. Pepple

AGENDA
Lai-Russel Annexation Hearing
Regular Annexation
April 25, 2023 at 10:30 a.m.

HEARING MUST BE RECORDED.

HEARING – April 25, 2023 at 10:30 a.m. in the commissioners’ conference room.

CALL TO ORDER

INTRODUCTIONS – William L, Bateson to introduce the following:

- William L. Bateson, Commissioner
- Timothy K. Bechtol, Commissioner
- Michael W. Pepple, Commissioner
- Doug Cade, Hancock County Engineer
- Lucinda Land, Assistant Prosecutor

HISTORY –

- 1) Petition for Annexation, Legal Description and Map filed February 9, 2023.
- 2) Letter to Doug Cade, dated February 14, 2023, asking him to review the annexation petition and map.
- 3) Letter to Lucinda Land, dated February 14, 2023 asking him to review the annexation petition and map.
- 4) Letter to Laura MacGregor Comek, dated February 14, 2023, scheduling the hearing.
- 5) Notice of Filing an Annexation signed by the commissioners on February 14, 2023.
- 6) Letter received from Doug Cade, County Engineer, dated March 1, 2023.
- 7) Agent’s Affidavit as to serviced dated February 24, 2023.
- 8) Proof of Publication in The Courier dated March 28, 2023.
- 9) Lai-Russel Investments, Inc Annexation Hearing Agenda dated April 25, 2023.

SWEARING IN

Those who would like to comment may do so after being sworn in. (Those being sworn in are to raise their right hand.) **Do you swear the statements and testimony you are about to give at this hearing is the truth?**

PROCEEDINGS –

State name and any comments you have regarding this matter.

DECISION –

Discussion and decision as to outcome of the hearing.

Motion by: _____

Seconded by: _____

Motion passed: _____

Annexation: APPROVED or DENIED

Motion to close meeting by: _____

Seconded by: _____

Motion passed: _____

Any person after being sworn may support or contest the annexation.

Commissioners must adopt a resolution to grant or deny annexation within 30 days after conclusion of hearing

