

## Minutes

April 25, 2024

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

Also Present: Lynn Taylor, Cindy Land, Phil Johnson, Steve Wilson, Jeff Hunker, Adam Witteman, Auditor Charity Rauschenberg, Kenzie Tucker, Denise Timmerman, Bob and Cindy Wisner.

Commissioner Bechtol opened the meeting at 9:30 a.m. in the Commissioners' 1<sup>st</sup> floor conference room. The Pledge of Allegiance was recited. Minutes from the April 23, 2024 were read with Michael Pepple making the motion to approve, William Bateson seconded. Motion passed 3-0.

Mike Pepple made the motion to approve the Warrant Journal and Bill Bateson seconded. Motion passed 3-0. A travel request for the Engineer's Office was approved.

The Clerk presented the following resolutions for consideration:

Resolution #261-24 – Additional appropriation within the Auditor's certification – Commissioners to appropriate to Community Corrections Comp Plan #2089. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #262-24 – Transfer of funds within the appropriation – General Fund #1001 Veterans. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #263-24 – Transfer of funds within the appropriation – Job & Family Services Fund #2015. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #264-24 – Transfer of funds within the appropriation – Family and Children's First Council #8214. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #265-24 – Advance of funds from the General Fund #1001 to the Ditch Maintenance Fund #2004. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Phil Johnson presented the following resolutions for consideration:

Resolution # 266- 24 – Authorizing Assistant Prosecutor Philip E. Johnson to execute documents on behalf of the Board in furtherance of the purchase of real property located at 118 North Main Street in Findlay, being closed by HBI Title Services, Inc. Phil stated that this will allow him to execute the closing documents for the Huntington Lot. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #267- 24- Authorizing the entry into and execution of an agreement with Peterman Associates, Inc. for the performance and provision of a full engineering study of the current water system in the Village of Rawson. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #268-24 – Authorizing entry into and execution of a second amendment to an Ohio Department of Development Brownfield Remediation program grant with regard to property located near the intersection point of the Blanchard River and North Main street in Findlay, referred to as the Ra Nik Cleanup Project. Phil explained to the Board that this resolution extends the completion date until June 30, 2025. It is hopeful that the project will be finished earlier. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Auditor Charity Rauschenberg had nothing to report.

Jeff Hunker had nothing to report.

Steve Wilson did not have an update on any Flood Mitigation issues. However, Steve did mention that Stantec appreciated their conversation on Tuesday. Steve did provide some information regarding the Tier Fee funding that is available for the upcoming Rumpke contract. Phil did state that he is finalizing the contract and should be ready soon. It was discussed to keep the Litter Landing accounts open with the possibility of establishing project numbers for Tier Fee funds to be transferred into.

Denise Timmerman wanted to clarify her comments to the Board regarding her request to send a letter to the State representatives. She apologized if she appeared impatient. However, she is committed to this issue and feels like the opposition is trying to limit their efforts. She is willing to take this battle to the higher level. The Board acknowledged. Cindy Land did update the Board on the most recent lawsuits filed against Allen Township. This is going to cost the taxpayers of Allen Township a lot of money.

### **Meetings and Reports**

Bill Bateson stated that he attended the Agri- Business Committee meeting. The sausage sale went well.

Mike Pepple attended the Blanchard Valley Regional Health Center Board meeting.

Tim Bechtol attended the EMA quarterly update meeting in addition to the HHWP/CAC meeting.

At 11:00 am., the Commissioners held a bid opening for the Household Hazardous Waste. Lynn Taylor and Cindy Land were in attendance. The Clerk verified with the mail room attendant and no other bids were received. One bid was received and it was from ERG Environmental Services. A bid bond check was received. The bid will be reviewed by the Prosecutor's office.

At 11:15 am., the Commissioners met with Mayor Muryn. Lynn Taylor, Cindy Land, Holly Frische, Jeff Hunker, Lou Wilin, Jeff Wobser, Phil Johnson, Mike Mallet, Rob Martin, Dan Shafer, Auditor Rauschenberg, Adam Witteman, Chris Keller, and Dan Dearment was in attendance. The Board acknowledged receipt of the Mayors letter dated April 22, 2024. The Mayor stated that the parking issues are separate from the Flood Mitigation Issues and should not be included in any of the property transfer resolutions. Tim Bechtol stated that initially when the Board presented the option to move the current Probate/Juvenile Court to the Findlay Village Mall location, which offered a solution to the Downtown parking issues, several individuals voted against the idea. Therefore, they chose the current location where the Court is being constructed. The Mayor indicated that she received calls from businesses daily addressing the parking issues downtown. She does not think that an agreement with MCPA is not a long-term solution and should not involve the bed tax. It should be more of a lease agreement and that since it pertains to parking, she should be included in the conversations. The Library would also like to add on to the South of their current location, therefore, the parking lot that currently is a parking lot for the county would be eliminated. Mike Mallet stated that his parking garage on Crawford Street is available on only 25% full. He is willing to talk in more depth about a lease agreement, which would be much cheaper than the \$3,000,000 million dollars that the Mayor is requesting. The Mayor indicated that the parking garage proposal South of the Municipal building would extend to Crawford Street and also to the area that the police cruisers use. Bill Bateson stated that the benching can happen no matter who owns the properties in question. The Mayor would like to expand the Municipal building North; therefore, the current Probate/Juvenile building would need to be given to the City. The Commissioners are willing to prepare a new agreement for parking lots I and H and for they Mayor to review. If that is acceptable, they are willing to address the resolution for property transfer that had been revised.

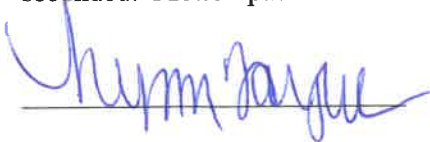
At 11:54 am., the Commissioners meeting was reconvened. Lynn Taylor and Cindy Land were in attendance. Tim Bechtol requested an executive session in regards to property acquisition, property lease and property sale. Bill Bateson seconded. A roll call vote resulted as follows: Tim Bechtol, yes; Bill Bateson, yes; and Michael Pepple, yes. At 12:24 pm., Tim Bechtol made the motion to exit executive session. Bill Bateson seconded. Motion passed 3-0.

At 1:30 pm., the Commissioners met with Mike Thompson and Chad Warnimont. Lynn Taylor, Phil Johnson, Cindy Land Don Moses and Jeff Hunker were in attendance. Mike provided the following update:

- The specs for the painting of the roof at the Justice Center are with Phil Johnson to be reviewed
- The progress unit tool has been received
- Drywall repair at the jail is being done
- The JFS repair bids were received and being reviewed, Jeff Hannah will be taking the lead on the project
- Quotes have been received for repair of the JFS sidewalks. Some clarifications are still being worked out
- Vulcan is working on the County Home
- The BMV roof quotes are with Phil Johnson to be reviewed
- The AG roof repairs are completed
- The window repair at the Courthouse should be done soon in addition to the grass area
- The HVAC project at 514 S. Main is complete and the boiler repair should be done in June
- Greg Wright has spoken to some of the elected officials at the Courthouse and it appears that some of the parts are backordered. They may have to use the current system longer than anticipated because of this.
- Mike will be out of the office on medical leave for several weeks


Lynn Taylor requested an executive session in regards to personnel – hiring.

At 1:54 pm., Tim Bechtol made the motion to enter into executive session to discuss personnel hiring. Bill Bateson seconded. A roll call vote resulted as follows: Tim Bechtol, yes; Bill Bateson, yes; and Michael Pepple, yes. At 2:24 pm., Tim Bechtol made the motion to exit executive session. Bill Bateson seconded. Motion passed 3-0.



Lynn Taylor, Clerk

Reviewed and approved by:



Timothy K. Bechtol



Michael W. Pepple



William L. Bateson



OFFICE OF  
THE MAYOR  
CHRISTINA M. MURYN

Rob Martin, BSN, MBA  
Service-Safety Director

April 22, 2024

RE: Downtown Findlay Parking

FOR DISCUSSION

Dear Commissioners,

Over the last few years I have tried to discuss parking in the downtown Findlay area to ensure both City and County employees as well as the public have adequate parking options.

You have recently made your wishes known to own parcels 600000924740 and 600001008730. For the City of Findlay to be able to consider transfer of these properties to the Hancock County Commissioners a number of other steps are necessary. To ensure a long-term solution, we must look at downtown parking holistically.

Therefore, I am making the following proposal.

- 1) In a sign of good faith. The Hancock County Commissioners will immediately execute the Phase II Benching Property Transfer agreement removing provision III(D).
- 2) Hancock County Commissioners provide a transfer agreement to the City of Findlay for parcels 570000921140 and 570000210500 (current probate courthouse and parking). Agreement would include terms to transfer property to the City of Findlay upon a trigger by the City. This would only be necessary if the City needs to expand their building. The County would have 24 months to vacate the property and transfer it to the City of Findlay. Necessary demolition costs would be covered by the County. The County would maintain ownership of property until such time as the agreement is exercised.
- 3) City of Findlay will construct a 300+ parking space garage on the current municipal building parking lot located at parcel 570001001719.
- 4) Hancock County Commissioners enter into minimum 15-year lease agreement for 90 spaces within the newly constructed City downtown parking garage.
  - a. Year 0-4 Daily Per Spot Rate = \$20.00
  - b. Year 5-9 Daily Per Spot Rate = \$15.00
  - c. Year 10+ Daily Per Spot Rate = \$10.00
  - d. Year 15+ Daily Per Spot Rate = \$5.00
- OR
- 5) Hancock County Commissioners enter into minimum 15-year lease agreement for 90 spaces within the downtown parking garage.
  - a. Pay \$3,000,000 upfront.

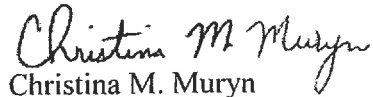
- b. Year 0-14 Daily Per Spot Rate = \$10.00
- c. Year 15+ Daily Per Spot Rate = \$5.00

6) Upon completion of the Downtown Parking Garage construction, parcels 600001008730 (Lot H) and 600000924740 (Lot I) will be transferred to the Hancock County Commissioners.

- a. LOT H: A minimum of 15 public, free 2-hour parking spaces must be maintained during weekdays 8am-5pm. After 5pm and weekends must remain free untimed parking.
- b. LOT H: The current non-county leases must be given a minimum of 12 months' notice for any termination of lease.
- c. LOT H: Cannot be sold separate of 210001029419, current Commission Office Building.
- d. LOT I: Must be available for free public parking after 5pm and weekends.
- e. LOT I: In the event the County no longer desires to own this property it will be transferred back to the City of Findlay.

Please note that items 2-6 would need City Council approval.

Sincerely,



Christina M. Muryn  
Mayor



**OFFICE OF  
THE MAYOR  
CHRISTINA M. MURYN**

**Rob Martin, BSN, MBA  
Service-Safety Director**

Exhibit A