

Minutes

April 27, 2023

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

Also Present: Lynn Taylor, Cindy Land, Phil Johnson, Auditor Rauschenberg, Adam Witteman, and Lout Wilin.

Commissioner Bateson 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 25, 2023 were read with Michael Pepple making the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Michael Pepple made the motion to approve the Warrant Journal, Tim Bechtol seconded. Motion passed 3-0. The Board signed the ARPA checklists for EMA UTV.

The Clerk presented the following resolutions for consideration:

Resolution #267-23 – Additional appropriation within the Auditor's certification – Commissioners to appropriate to Local Fiscal Recovery Fund 2241. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #268-23 – Additional appropriation within the Auditor's certification – Commissioners to appropriate to the General Fund 1001. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #269-23 – Additional appropriation within the Auditor's certification – Commissioner's to appropriate to the Flood Mitigation Capital Project Fund 4189. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Phil Johnson presented the following resolutions for consideration:

Resolution #270-23 – Authorizing reimbursement to Ten Star Enterprises, Inc. of the amount of two hundred forty dollars for payment of the second quarterly grease trap cleaning pursuant to the parties' lease for real property located at 516 South Main Street in Findlay, Ohio for 2023-2026. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #271-23 – Authorizing entry into a contract with Miller House of Color. LLC for performance of removal and replacement of flooring in the first-floor break room in the Hancock County Courthouse. Phil stated that the quote is for \$1,692.67. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #272-23 – Authorizing entry into a contract with Xtreme Carpet Care, LTG d/b/a Xtreme Flooring Solutions for performance of removal and replacement of flooring in the hallway to the ladies' restroom in the Hancock County Courthouse. The estimated cost for this is \$1,483.67. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #273-23 – Authorization for the purchase of one (1) Kubota Lawnmower, Model ZD1211L-3-72, for use in maintenance operations in Hancock County. The mower is a guaranteed maximum price of \$20,999 off of the state bid list through Streaker Tractor Sales. The price cannot be guaranteed until order and delivery. Therefore, the hope is that the final price will be lower. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #274-23 – Authorizing solicitation of requests for qualifications from qualified engineering consulting firms to provide third party construction materials, testing and special inspections in relation to the Hancock County Judicial Center project in Findlay, Ohio. Tim explained that this is a requirement of the Wood County Building Inspector due to the project size, which is not uncommon. This inspector is needed to act as a third party to do inspections that Wood County is unable to perform. Tim is unsure of how much this will cost, however the idea is that it could be close to the \$50,000 threshold for project bidding, so it was recommended to solicit RFQ's and begin the process. Cindy Land inquired if this is included in the GMP and Tim indicated that it was not. This would be an outside cost. 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 acquisition and pending litigation.

Auditor Rauschenberg had nothing to report.

Lou Wilin requested further explanation of Resolution #'s 267-23 and 268-23. Auditor Rauschenberg and Cindy Land explained that some County offices will be getting a new HVAC system. ARPA funds of \$10 million were categorized as revenue replacement. In addition, this can be taken as a standard deduction for reporting. Therefore, the reporting options were slightly different. This \$10 million is a part of the \$14 million the county received from the pandemic. Lou requested copies of the resolutions. The Clerk acknowledged.

### **Meetings and Reports**

Mike Pepple stated that he attended the Blanchard Valley Hospital Board Meeting.

Timothy Bechtol stated that he attended the Chamber Advisory Board Meeting, the Solar Planning Task Force Meeting, the EMA quarterly meeting and the HHWP meeting. In addition, Tim expressed his compliments to Judge Johnson on her recent editorial regarding the importance of taking care of children in the community. Tim also recognized the Family Resource Center's upcoming Open House. It appears that adults and juveniles will be under the same roof at that location.

Bill Bateson stated that he attended the Chamber of Commerce meeting and the Solar Eclipse meeting.

At 9:57 a.m., Bill Bateson made the motion to enter into executive session to discuss potential real estate acquisition and pending litigation. Timothy Bechtol seconded. A roll call vote

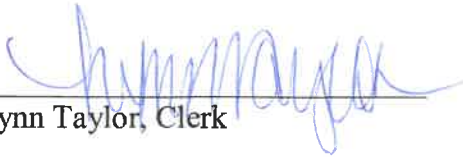
resulted as follows: Bill Bateson, yes; Tim Bechtol, yes; Michael Pepple, yes. At 10:00 a.m., Bill Bateson made the motion to exit executive session after discussing potential real estate acquisition and pending litigation. Tim Bechtol seconded. Motion passed 3-0.

At 10:01 a.m., the Commissioner's met with Mike Sudsina and Mike Sharb via zoom. Auditor Charity Rauschenberg, Adam Witteman, Cindy Land and Lynn Taylor were also in attendance. Bill began the meeting reporting that at GMP has been determined at an amount slightly under \$22 million. The Board is considering borrowing around \$10 million. Several options were discussed; bank qualified option versus non-bank qualified option, \$8 million, \$9 million, \$10 million borrowing, 10-year maturity term, 15-year maturity term, callable options (5 years), and direct placement versus public sale benefits of borrowing. Tim stated that there needs to be a discussion with Tim Stuart, Matt Leonard and RCM regarding IT. Some of the IT components are included in the project walls, however it is not all included. It's important to remember that technology is always advancing and we want the current technology in this building. So, we don't want to purchase 2023 technology that will become ineffective in 2024. This figure will be important, as well as the cost of furnishings on the budget. It is possible that financing could be obtained later in the process (2024) for this as a separate contract. Tim also expressed to Mike Sudsina and Mike Sharb that time is of the essence to get the financing in place as the building contract cannot be signed until the County has the funds. Mike Sharab acknowledged that he can begin the preparations now. Mike Sudsina will also be providing some financing numbers via a comparison chart Thursday afternoon via email to the Board and Auditor Rauschenberg. Auditor Rauschenberg discussed the importance of becoming aware of any other county projects/needs for financing in the upcoming months/years. It will become important to keep discussing these situations as financing for these could be interrelated to the overall borrowing capacity/opportunities for the County.

At 11:00 a.m., the Commissioner's held a bid opening for the fire suppression system at the County Home. Mike Thompson, Cindy Land, Auditor Rauschenberg, Adam Witteman, Phil Johnson and Lynn Taylor were also present. The Clerk confirmed that the mailroom was checked and no additional packages were present. One bid was received from Vulcan. A bid guaranty bond was not attached. The bid was for \$163,591.00. Cindy explained that it is mandatory for a bid guaranty bond to be attached. Therefore, Phil Johnson will have to review the bid and determine if it can be accepted or rejected.

At 11:30 a.m., the Commissioner's met with Tom Ries from Firelands Vending. Lynn Taylor and Phil Johnson were also in attendance. Tom introduced himself and his company to the Board. They are from Sandusky and currently have vending machines in Marathon Oil and the University of Findlay. He has already viewed the current vending machines in the County Courthouse and acknowledged that it needs to be filled. He can provide 2 machines with both drinks and snacks. Prices charged can be within a range and payment can be in the form of Apple Pay, debit card and cash. They offer a variety of items that can be changed based on buying trends. Once an item is below the 50% inventory, they automatically get a notice of refill and within a day, the item is refilled. The machines are also ADA compliant. Tim explained that we will be operating a new Juvenile Court building and a vending machine may be an option in that location. Tim also discussed the other County buildings along CR 140 that may be an option. Tom said that the vending machine needs to have about \$100-\$150 in weekly sales to be profitable/efficient for them to place a machine in operation. Tom explained that he does not need a contract to begin services. The Clerk indicated that a current Pepsi machine is still

operational and he advised to reach out to them and indicate that we no longer need their machine if we choose to go with Firelands Vending.

  
Lynn Taylor, Clerk

Reviewed and approved by:

  
William L. Bateson

  
Timothy K. Bechtol

  
Michael W. Pepple