

Minutes

August 17, 2023

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

Also Present: Lynn Taylor, Cindy Land, Phil Johnson, Steve Wilson, Adam Witteman, Auditor Rauschenberg and Engineer Doug Cade.

Commissioner Bechtol opened the meeting at 9:30 a.m. in the Commissioners' 1st floor conference room. The Pledge of Allegiance was recited. Minutes from the August 14, 2023 were read with Michael Pepple making the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Mike Pepple made the motion to approve the warrant journal for the week. Timothy Bechtol seconded. Motion passed 2-0. Travel request were approved for the Sheriff's Office and the JFS Office. An updated position description was signed for the JFS Office. In addition, a new position was created for the JFS Office and the authorization form was signed by the Board. Michael Pepple made the motion and Timothy Bechtol seconded for Tim to sign the OCEAN access that Regional Planning is requesting for GLCAP.

The Clerk presented the following resolutions for consideration:

Resolution #545-23 – Authorizing payment of the listed and/or attached purchase orders. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #546-23 – Transfer of funds from the Hotel Motel Fund #8047 to the General Fund #1001 (2nd Quarter 2023 Fees) \$30,272.29. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #547-23 – Transfer of funds within the appropriation – Board of Election #2243. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #548-23 – Additional appropriation within the Auditor's certification – Commissioners to appropriate to Severance Common Pleas #2136. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #549-23 – Repayment of advance from Ditch Maintenance Fund #2004 to the General Fund #1001. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #550-23 – Advance of funds from the General Fund #1001 to Ditch Maintenance #2004. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #551-23 – Additional appropriation within the Auditor's certification – Commissioner's to appropriate to WPCLF #2202. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #552-23 – Additional appropriation within the Auditor’s certification – Commissioner’s to appropriate to Ditch Maintenance 2004. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #553-23 – Transfer of funds within the appropriation – General Fund Sheriff #1001. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Cindy Land presented the following resolutions for consideration:

Resolution #554-23 – Authorizing payment of invoice from Montgomery Jonson LLP as counsel for Hancock County Common Pleas Court Judges Routson and Starn. Cindy explained that this invoice is for July services at a cost of \$340.00. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #555-23 – Authorization to apply for Ohio Public Works Commission Funding. Engineer Cade state that is for grant funding for 2024 roads in Hancock County. Three roads are scheduled to be done next year along CR 15, CR 26, CR 313 and CR 37. Doug stated that when the section along CR 26 is resurfaced, this entire length of road will have been resurfaced in 5 years. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #556-23 – Authorizing a contract with Robin Kershner, d/b/a Kershner Excavating for the design and installation of a new home sewage treatment system as part of the Hancock County WPCLF Grant WPCLF Project #HS390032-0008-2022-01. Cindy stated that the homeowner has paid their portion and this is an 85/15 project. Total project cost is \$27,410.00 with this contract for \$26,160.00. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #557-23 – Authorizing a contract with Gary Lugibihl Excavating for the design and installation of an alternation to the home sewage treatment system as part of the Hancock County WPCLF Grant WPCLF Project #HS390032-0008-2022-11. Cindy stated that this is a repair and upgrade of their current sewage system. This is also an 85/15 project. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Phil Johnson presented the following resolutions for consideration:

Resolution #558-23 – Order following from Commissioners’ finding for the improvement. Phil explained that this is a follow up to the Forest Lake Ditch Petition. Due to events in the recent court case, this will give the Engineer the authorization to proceed. Money will be transferred from the General Fund to Ditch Maintenance for the costs of the plan preparation. Mike Pepple inquired if the General Fund will get reimbursed and Phil stated that it will. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Phil Johnson requested an executive session in regards potential real estate purchase/acquisition and potential real estate lease.

Engineer Cade reported that the County/Village resurfacing projects will be completed in 3 weeks. Mike Pepple inquired how their salt supply looks and Doug stated that they have an abundant supply. They have been storing the salt for the City of Findlay at no charge to the City.

Tim stated that was very nice of Engineer Cade to not charge the City of Findlay. Doug also stated that their road salt is used by many county departments and the Board can get salt there as well. It shouldn't be used on sidewalks as it is road salt, however it can be used on County parking lots.

Auditor Rauschenberg stated that the Budget Commission hearings have started and they will continue Friday and next week. She provided Commissioner Pepple a copy of the current county levies on Wednesday. The budget for 2024 is now open.

Steve Wilson stated that beams are being set along the CR 169 overpass.

Phil Johnson requested an executive session for pending litigation.

Meetings and Reports

Mike Pepple stated that he attended the Budget Commission meeting and the CAC meeting. Things for the CAC are progressing nicely.

Timothy Bechtol did not have anything to report.

At 10:03 a.m., Tim Bechtol made the motion to enter into executive session in regards to potential real estate purchase/acquisition, potential real estate lease and pending litigation. Michael Pepple seconded. A roll call vote resulted as follows: Tim Bechtol, yes; and Mike Pepple, yes. At 10:34 a.m., Tim Bechtol made the motion to exit executive session with no action taken. Michael Pepple seconded. Motion passed 2-0.

At 10:34 a.m., the Commissioners met with Judge Regional Routson. Cindy Land, Lynn Taylor, Adam Witteman, Phil Johnson, Mike Thompson and Adam Witteman were also in attendance. Judge Routson requested a recess so he could determine if Kim Switzer would be able to join. At 10:36 a.m., the meeting was reconvened. Judge Routson stated that the ceiling in Courtroom 1 is in the need of painting/plaster repair. The work done on the ceiling was improperly done several years ago and Cindy concurred. Judge Routson stated that the prior contractor was released in an agreement. Mike Thompson stated that most of the ceiling needs to be redone, the walls and the plaster. Cindy stated that the plaster was not cured correctly previously. Tim inquired how long this repair will take and Mike Thompson replied that it will take a month or longer. Cindy stated that an Engineer or Architect will need to be chosen who specializes in this type of restoration. Mike and Tim both concurred that this repair needs to be done. Kim Switzer joined and stated that the whole third floor should be redone as it was all done in error. Samples have been tested with Sherwin Williams and it appears that incorrect prior primer was used. Cindy stated that an RFQ for an Architect or Engineer will need to be requested for a professional and then sent out for bid. Mike and Tim signed the Addendum to Community-Based Corrections Subsidy Grant Agreement. This illustrated an increase of grant funds of \$47,133.00.

At 11:00 a.m., the Commissioners held a bid opening for the HVAC project. Lynn Taylor, Greg Wright, Phil Johnson, Adam Witteman, Auditor Charity Rauschenberg and Mike Thompson were present. Please see the attached attendance sheet. The Clerk confirmed that the mailroom was checked and there are no bids there. There were 8 bids submitted. A bid tab is attached to

these minutes. Greg indicated that all bids will be reviewed and a recommendation will be made later. Tim stated that the next meeting will be August 24, 2023.

At 11:30 a.m., the Commissioners met with Auditor Rauschenberg and Adam Witteman. Lynn Taylor and Phil Johnson were also in attendance. Auditor Rauschenberg stated that a representative from Amazon Business presented a review of consolidating Hancock County Amazon accounts. Amazon Prime would be free for a year. There are currently 674 sellers in Hancock County. The Board of Commissioners are in support of creating business account with Amazon. A discussion was held regarding the importance of encumbering a PO upon placing an Amazon order at the beginning of the process. Amazon will require a PO, therefore hopefully eliminating a then and now. Procurement cards were also discussed and Tim and Mike were in favor of those as well. All current, existing balances with Amazon will need to be at \$0.00 prior to engaging with Amazon Business. Auditor Rauschenberg and her staff will begin the process.

At 1:00 p.m., Commissioner Pepple held a bid opening for the HRPC Fox Street Demolition project. Also present was Alec Helms, Phil Johnson and Steve Wilson. The assistant clerk stated four bids had been received via bid express. The bids were as follows:

- | | |
|-------------------------------------|-------------|
| 1) Baumann Enterprises, Inc | \$32,700.00 |
| 2) All Excavating & Demolition | \$10,400.00 |
| 3) Advanced Excavating & Demolition | \$22,306.00 |
| 4) Rocky Edge Excavating LLC | \$7,250.00 |

All bidders submitted all required paperwork and bid bonds. Commissioner Bechtol stated the bids will be reviewed and we will hope to have a decision next week.

Michael Pepple made a motion to approve one warrant journal that was not ready to be presented at the morning meeting. Timothy Bechtol seconded. Motion passed 2-0.

At 2:09 p.m., the Commissioner's met with Mike Thompson. Lynn Taylor and Phil Johnson were also present. Tim stated that he was late due to receiving a parking ticket. The following update was provided:

- County Home roof- a small area needs to be repaired. A quote was received from Tooman Roofing for a range of \$2,000-\$2,500. The Board agreed to go into a contract.
- The AG Building needs to have their carpets cleaned. Quotes were received from Pizzuti for the suites. They have cleaned the carpets previously per Mike. Quotes are \$1,850.00. The Board agreed to go into a contact.
- The BMV lot has been striped and sealed.
- The Courthouse floors are waxed.
- Jon Opperman joined the meeting and discussed the camera in the Courthouse elevator. The current circuit is non-compliant. A quote for the supplies from CDW came in at \$585.47. Vaughn Industries work would be \$981.00 for installation of the adapters. Davis & Newcomer would cost \$5400.00 for cable etc. installation. The Board agreed to enter into a contract with Davis & Newcomer and Vaughn Industries.
- Mike stated that the boiler is still not working at the JFS building and needs to be repaired before winter. Mike also stated that this is part of the HVAC project (through APRA funds) and the boiler at 514 S. Main is to

also be repaired in the same bidding project. Tim inquired if Mike has spoken to Greg Wright about the preparation of the bids and Mike said he has been in contact with Greg. Mike also stated that the JFS building needs to be back together for the boiler to be installed. Tim acknowledged.

- Mike stated that the curb repair at the jail is done.
- Mike also stated that he has tried to contact Paul Brooks and he has not heard a response. Mike Pepple suggested that he contact another roof contractor. Mike Thompson stated that Matt Meyers has given him a new name to contact and the Board authorized Mike Thompson to reach out to the recommended individual.
- Mike inquired about Hickory Lane. Mike Pepple stated that a meeting with the homeowners is scheduled for next week. Contact has been made with Bluffton Aeration to do home inspections in the upcoming weeks.
- Mike has looked at the blinds on the first floor at 514 S. Main Street and the black marks on them are not coming off. They are rubbing together; therefore, new blinds will do the same. It was suggested to review this again in the near future if new blinds would be needed.
- The board agreed to proceed with the salt quote from ABC. Mike stated that they normally do not salt the parking lots owned or used by the County. The salt from ABC is only for sidewalk. Due to the recent parking situation, it is possible that in the event of a need to salt the parking lots, the maintenance staff can do it at the request of the Commissioners.
- Mike explained the situation at the County Home at the request from ESC for security cameras. ESC received a grant for these cameras. Mike informed the representative at the ESC that they could install security cameras as long as they are compatible with the County IT system. Apparently, the camera is not compatible with the IT system after it was received and reviewed with Tim Stuart. Therefore, we have an issue. Mike is meeting with all parties on Wednesday.
- A discussion was held regarding the backflow at the Courthouse. This needs to be complete by August 31, 2023. Tom Hiatt told Mike that the wrong size was ordered as a special part. Mike Pepple stated that we need to get this done asap. If Tom has already paid for the part, he needs to provide a copy of the invoice to show the price he paid for the part and that he has the part in his possession to install.
- Mike discussed the cleaning contracts that are set to expire for Basol and J & B Cleaning. Mike Pepple would like to have these wrapped up on September 1, 2023. Mike has requested an updated contract proposal from Basol to include background checks of all employees, not just the ones who clean Adult Probation. Mike stated that J & B cleaning will not change anything. Cindy will need to do the resolutions as they expire on November 9, 2023 and December 31, 2023 respectively.

At 2:54 p.m., Tim Bechtol made the request to enter into executive session to discuss potential property acquisition. Mike Pepple seconded. A roll call vote resulted as follows: Tim Bechtol,

yes; and Mike Pepple, yes. At 3:07 p.m., Tim Bechtol made the motion to exit executive session with no action taken. Michael Pepple seconded. Motion passed 2-0.

Mike Pepple stated that the new mowers have been received and are working great. Phil Johnson inquired if the mold remediation at the jail has been completed. Mike stated that it is finished. In regards to the Court Room 1 restoration, Tim Bechtol stated that the problem with the paint scapping off is not going to go away if the whole area was done incorrectly. It will be imperative to get an expert in restoration to come in and take a look.

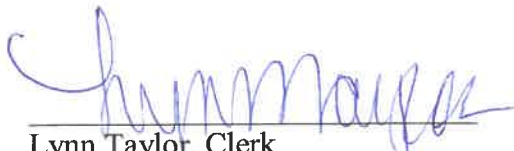
At 6:00 p.m. the Commissioners' meeting was reconvened in the Liberty Benton High School Library to hold the 1st hearing on the Eagle Estates Single County Ditch Petition. Also present was Alec Helms, Christine Carrigan, Phil Johnson, Engineer Doug Cade and Kyle Parker. See attached attendance sheet for members of the public in attendance.

Commissioner Bechtol opened the meeting by welcoming everyone and stating the purpose of the hearing based on ORC Section 6131. Alec Helms read the history of the petition. Commissioner Bechtol stated the rules for the hearing. Dennis Cramer provided testimony on what they would like to be done to the ditch. He stated they would like to have an open ditch from the subdivision to the river and explained the use of the land to be developed. Engineer Doug Cade presented the Preliminary Report of the Hancock County Engineer with an estimated construction cost of \$123,334.80. Doug stated if the project is approved the ditch would then be placed on permanent maintenance. These responsibilities currently fall on the residents. The benefits exceed the cost and have favorable factors. The project is technically feasible and there is no alternative proposals. Doug provided an overview of what the proposed improvements will be. Doug stated the developer has submitted a letter stating their intention to pay for all construction costs. This will only leave the maintenance costs for the ditch to be paid by the residents with an estimated cost of \$38.55 per parcel for the first year. In conclusion it is Doug's professional engineering opinion that the project should proceed to the engineering and design phase. Doug presented the watershed area map, the proposed improvement map, a copy of the submitted petition, the preliminary report, information from the view, the letter submitted by the developer and pictures of past flooding.

Members of the public provided testimony in regards to their feelings on the project and current proposed design for the ditch.

There was some discussion on the project. Commissioner Bechtol and Engineer Cade explained what will be voted on at this hearing, what the next steps would be if the project is moved forward and the information that will be provided to residents prior to the 2nd and final hearing.

Resolution #559-23 – Resolution – Commissioners' finding for the improvement. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 2-0. Alec Helms stated that the Commissioners will need to provide the engineer with a date to complete the final report. The standard time frame is 2 years. Engineer Cade agreed that is good for him. The Commissioners agreed setting the date for the final report to be submitted to their office as August 17, 2025.



Lynn Taylor, Clerk

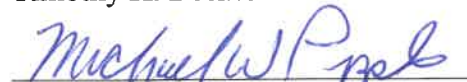
Reviewed and approved by:

Absent

William L. Bateson



Timothy K. Bechtol



Michael W. Pepple

Hancock County Commissioners

Courthouse Cooling Tower & 514 S. Main St. HVAC Replacement

Bid Opening - August 17, 2023 11:00 AM

Bidders	Total Bid	Bid Bond	Notes
All Tamps	\$ 546,800	✓	\$ 546,800
Priddy, LLC	585,715	✓	
Positive Trades Group	567,524	✓	
Dimech Services	600,000	✓	
Marlin White & Sons	737,500	✓	
Protek Aluminum	644,440	✓	

M/S Energy, Inc \$ 691,900 ✓

Knighn Industries \$ 687,680 ✓

NAME (PLEASE PRINT)

DEPARTMENT/ADDRESS

NAME (PLEASE PRINT)	DEPARTMENT/ADDRESS
Matthew Moore Matthew Moore	Martin White & Sons
Ethan Myers	Positive trades group
Rich Southward	D: mech Services
Tyler Wicker	Bayes, Inc.
Spencer Miller	Bodie Mechanical
Paul Hinze	MG Energy
Mike Shock	Vaughn Industries
Alex Greve	All-Temp

EAGLE-ESTATES SINGLE COUNTY DITCH 1ST HEARING TESTIMONY SIGN UP SHEET

NAME (PLEASE PRINT)	DEPARTMENT/ADDRESS
Steve Williams	9374 STR 12
Mark Miley	Halstead - GL OH.
Bruce Otley	1930 Wyoming Trail Findlay, OH 45840
Terry Martin	
Adam Shoop	9063 Nancy Ln.

EAGLE-ESTATES SINGLE COUNTY DITCH 1ST HEARING TESTIMONY SIGN UP SHEET

NAME (PLEASE PRINT)	DEPARTMENT/ADDRESS
Dan Stone	VHHA 3200 W. Main St. Findley

EAGLE-ESTATES SINGLE COUNTY DITCH 1ST HEARING

SIGN IN - 8/17/2023

NAME (PLEASE PRINT)	DEPARTMENT/ADDRESS
Steve Williams	9374 ST RT 12 W
Edw qu d HARER	
Tony + Jael Vilay	9024 Nancy Ln
Jeff Hunker	7018 Twp. Rd. 136 Findlay, OH 45846
DONALD CRAMER	12700 E. U.S. 224, FINDLAY
Mark Miley	2982 Klstead - Columbus, OH 43220
Bruce Otley	1930 Wyoming Trl. Findlay, OH 45846
TERRY MARTIN	8951 LIB. TWP. 89 FINDLAY OH 45846
BRUCE MCCARTNEY	8938 T.R. 89
DERRICK KURMAN	9084 NANCY LN FINDLAY, OH
Adam Shoop	9063 Nancy Ln Findlay, OH
Robyn Kershner	3117 TR III McComb Oh.