

Minutes

August 4, 2022

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

Also Present: Lynn Taylor, Cindy Land, Phil Johnson, Adam Witteman and Steve Wilson.

Commissioner Pepple 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 2, 2022, meeting was read with Timothy Bechtol making the motion to approve, William Bateson seconded. Motion passed 3-0.

The Clerk presented the following resolutions for consideration:

Resolution #477-22 – Rescinding Hancock County Commissioner's Resolution #471-22 dated August 2, 2022 (Additional appropriation within the Auditor's certification – Commissioner's to appropriate to Ditch Maintenance). Timothy Bechtol made the motion to approve, William Bateson Motion passed 3-0.

Resolution #478-22 – Additional appropriation within the Auditor's certification – Commissioner's to appropriate to Ditch Maintenance. Timothy Bechtol made the motion to approve, William Bateson Motion passed 3-0.

Resolution #479-22 – Transfer of Hancock County Solid Waste Management District Tier Disposal Fees to the Tiered Disposal Fee Fund. Timothy Bechtol made the motion to approve, William Bateson Motion passed 3-0.

Resolution #480-22 – Re-appointment of Roger Miller to the Hancock County Public Defender Commission for a four-year term commencing September 1, 2022. Tim Bechtol inquired if there is a term limit for the Public Defender Commission. Cindy Land was unsure. Timothy Bechtol made the motion to approve, William Bateson Motion passed 3-0.

Resolution #481-22 – Re-appointment of Paula Deter to the Hancock County Public Defender Commission for a four-year term commencing September 1, 2022. Timothy Bechtol made the motion to approve, William Bateson Motion passed 3-0.

Resolution #482-22 – Re-appointment of Randall Diehl to the Hancock County Public Defender Commission for a four-year term commencing September 1, 2020. Lynn Taylor stated that this is not a typo. Randall 's re-appointment was not done in 2020. Timothy Bechtol made the motion to approve, William Bateson Motion passed 3-0.

Resolution #483-22 – Additional appropriation within the Auditor's certification – Commissioner's to appropriate to Sexual Offender Registration. Timothy Bechtol made the motion to approve, William Bateson Motion passed 3-0.

Timothy Bechtol made the motion to approve the Warrant Journal. William Bateson seconded. Motion passed 3-0. The July fund report was signed.

Cindy Land presented the following resolutions for consideration:

Resolution #484-22 – Resolution authorizing the Hancock County Commissioners to enter into a contract with Tooman Roofing & Painting, LLC., 6727 Rd. D, Leipsic, Ohio 45856, for the repair of roofing slates and the lightning rod at the Hancock County Education Service Center, FKA The Hancock County Home. Cindy stated that this cost is expected to be around \$1,200 to repair the slates and lightning rod at The County Home. The contract will ensure that Tooman Roofing will have liability insurance and workers comp. Timothy Bechtol made the motion to approve, William Bateson Motion passed 3-0.

Resolution #485-22 – Authorization to submit an application for Ohio Public Works Commission Funding. Cindy stated that the Engineer is looking to resurface 7 County Roads next year. Timothy Bechtol made the motion to approve, William Bateson Motion passed 3-0.

Resolution #486-22 – Establishment of a new fund entitled “CASA/GAL Fund”. Cindy stated grants will most likely be forthcoming from The United Way, The Community Foundation and other donations for CASA. This fund will allow the receipt and use of those funds. Timothy Bechtol made the motion to approve, William Bateson Motion passed 3-0.

Cindy Land requested an executive session in regards to pending litigation and potential litigation.

Phil Johnson presented the following resolutions for consideration:

Resolution # 487-22 – Authorizing entry into and execution of an agreement with Civil & Environmental Consultants, Inc. (CEC) of Toledo, Ohio for environmental assessment services with relation to property owned by David Lai pursuant to the Brownfield Remediation Grant Program Grant Agreement with regard to property located near the intersection point of I-75 and County Road 99 in Hancock County, referred to as the Lai Assessment Project. Phil stated that he has reviewed the proposal and finds it acceptable. The grant is for a proposal of up to \$231,000.00, however the proposal from CEC is for \$220,000.00. Timothy Bechtol made the motion to approve, William Bateson Motion passed 3-0. Mike inquired if this will allow a no further action letter from the EPA. Phil indicated that he hoped so. The Clerk asked if the questionnaire needs to be signed by the President and Phil stated no. Mike inquired who chose CEC. Phil stated that RFP’s were requested by Regional Planning and CEC was the only response.

Resolution # 488-22 – Authorizing the setting of a newly established additional charge for the disposal of mattresses upon arrival at the Hancock County Landfill. This will allow a charge of \$12.00 for mattress disposed at the Landfill. Wood County also charges \$12.00 per Phil Johnson. Timothy Bechtol made the motion to approve, William Bateson Motion passed 3-0.

Resolution #489-22 – Authorizing payment of an invoice for one-time and monthly grounds maintenance upon parcels located at 202-204 North Main Street, at 136 North Main Street and at 410 East Sandusky Street for lawn mowing, ground maintenance services and herbicide application, which properties are owned by the Board of Hancock County Commissioners in Findlay. Phil stated that this is a one-time charge as this will be reviewed again next year. Timothy Bechtol made the motion to approve, William Bateson Motion passed 3-0.

Phil Johnson requested an executive session in regards to pending litigation, potential real estate acquisition and potential real estate sale.

Phil Johnson reported that he has been in communication with Mike Thompson and Steve Wilson regarding the window in the Recorder's office. Mike has suggested that the steel shutters be taken off and put in storage. In talking to Steve Wilson, the Historic Preservation Office may not have an issued with the repair since it's inside an office. Phil will possibly amend the resolution that pertains to the Courthouse Window repair to include this window repair. The contractor intends on being there August 12<sup>th</sup> to do those windows and he would like to repair this window at the same time. Tim Bechtol inquired if the window locks. Phil was not sure. Mike Pepple stated that it makes sense to replace both sides of the window now. The Board concurred.

Steve Wilson reported that he has spoken to AEP about relocating the poles for the additional benching area and it appears that the poles will not be available until after the first of the year in 2023. Therefore, the work will not begin in that area until then. Steve feels that it won't be a problem to proceed if a benching contract is executed. Steve will also follow up with the City of Findlay on an issue that remains to be clarified. In addition, another resolution will be forthcoming from CEC to perform exploratory work at the Rainik property. Cindy Land inquired if this property is owned by the City of Findlay, and Steve said that it was. Steve clarified that since the Remediation Grant is in the name of the County, the County will need to proceed with the resolution. Steve stated that another resolution will be headed to the Commissioners. He has spoken with the Mannik & Smith Group and they have accumulated additional expenses related to the modification of the gas collection system in Unit 2. Further discussions will be held. Tim Bechtol inquired if the utility poles will be wood or metal. Steve was unsure. In closing, Steve stated that the MWCD Board Meeting will be held August 16<sup>th</sup> where they will open the bids for the demolition of the recently purchased properties. The Board acknowledged.

Adam Witteman had nothing to report.

### **Meetings and Reports**

Tim Bechtol reported that one SOQ (Statement of Qualifications) was received for the proposed HVAC system. Tim attended the Township Trustee Association Meeting held at the Engineer's Office. He also attended the Soil & Water Conservation District Annual meeting.

Bill Bateson attended the Township Association Meeting and the Soil & Water Conservation District Annual meeting.

Mike Pepple also attended the Township Association Meeting.

Phil Johnson stated that he would like to remove the potential real estate sale to the executive session.

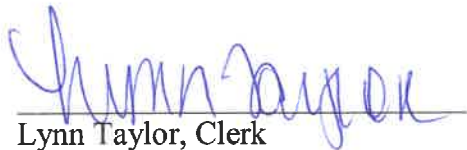
At 10:12 a.m., Mike Pepple made the motion to enter into executive session to discuss pending litigation, potential litigation and potential real estate acquisition. Bill Bateson seconded. A roll call vote resulted as follows: Mike Pepple, yes; Bill Bateson, yes; Tim Bechtol, yes. At 10:55 a.m., Mike Pepple made the motion to come out of executive session regarding pending

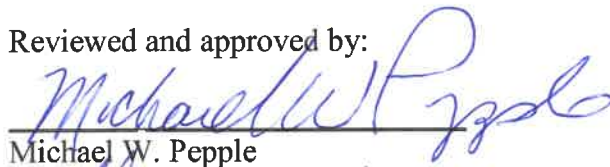
litigation, potential litigation and potential real estate acquisition. Bill Bateson seconded. Motion passed 3-0.

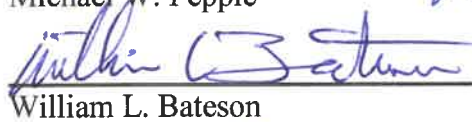
At 11:00 a.m., the Commissioner's held a bid opening for the Family Resource Project. Lynn Taylor, Lizzy Essinger, Paul Craun, Tyler Bame, Keith Hawkins, Hannah Holtzapple and Ethan Myers. The Clerk verified that the mailroom was checked and no additional bid packages have been received. Three bids have been received. Bodie Mechanical Services provided a bid of \$225,000. The addendum was received and bid bond received. All Star Plumbing & Heating provided a bid of \$259,201.73. The addendum was received and bid bond received. Positive Trades Group provided a bid of \$261,000. The addendum was received and bid bond received. Tim Bechtol stated that the bids will be reviewed by the Prosecutor's Office and Regional Planning. A recommendation will come from their office.

At 2:47 p.m., the Commissioner's meeting was reconvened. Lynn Taylor and Phil Johnson were present. William Bateson was absent.

At 2:47 p.m., Mike Pepple made the motion to enter into executive session to discuss pending litigation. Timothy Bechtol seconded. A roll call vote resulted as follows: Mike Pepple, yes; Tim Bechtol, yes. At 3:38 p.m., Mike Pepple made the motion to come out of executive session regarding pending litigation, Timothy Bechtol seconded. Motion passed 2-0.

  
Lynn Taylor, Clerk

Reviewed and approved by:  
  
Michael W. Pepple

  
William L. Bateson

  
Timothy K. Bechtol