

Minutes

December 28, 2022

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

Also Present: Alec Helms, Cindy Land, Phil Johnson, Charity Rauschenberg, Adam Witteman and Lizzy Essinger

Commissioner Pepple opened the meeting at 9:30 a.m. in the Commissioner's 1st floor conference room. The Pledge of Allegiance was recited. Minutes from the December 22, 2022 meeting was read with Timothy Bechtol making a motion to approve, William Bateson seconded. Motion passed 3-0.

The Assistant Clerk presented the following resolutions for consideration:

Resolution #943-22 – Authorizing the payment of the listed and/or attached Purchase Orders. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #944-22 – Authority to release funds collected to domestic violence shelter, Inc. per ORC 3113.34 (Marriage License) \$5,287.00. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #945-22 – Authority to release funds collected to domestic violence shelter, Inc. per ORC 3113.34 (Divorce/Dissolutions) \$3,344.00. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #946-22 – Additional appropriation within the Auditor's certification – Commissioner's to appropriate to the General Fund 1001- Buildings and Grounds. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

The assistant clerk stated Resolution #947-22 – Additional appropriation within the Auditor's certification – Commissioner's to appropriate to Severance (Sheriff) will not be presented.

The Commissioner also approved payroll for JFS and their employees and a travel request for the Sheriff's office.

Cindy Land presented the following resolutions:

Resolution #948-22 – Resolution authorizing the Hancock county commissioners to enter into a contract with the Hancock Hardin Wyandot Putnam Community Action Commission (HHWPCAC), to provide NET Transportation Services. Cindy Land stated a couple weeks ago there were a few resolutions for JFS to contract with a cab company and Randy provided information about them during his update. This resolution and the next are for additional companies. This contract is for 2023 and \$50,000.00. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0. Cindy confirmed the companies are still able to provide services to the public. This is just so if we use the companies for recipients of

JFS services we can be reimbursed. This contract is a not to exceed but it did go through the bidding process so change orders can be added.

Resolution #949-22 – Resolution Authorizing the Hancock County Commissioners to enter into a contract with the City Mission of Findlay, to provide NET Transportation Services. Cindy Land stated this is the same as the previous resolution. This is for \$32,097.00. The City Mission will only be able to transport their residents but we can get reimbursed for expenses. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #950-22 – Resolution authorizing contracts to furnish Emergency Management Services between Hancock County and the City of Findlay; Townships and Villages located within Hancock County, Ohio. Cindy Land stated this is done every 2 years. The county EMA contracts with all of the villages, townships and the city of Findlay to provide services. This is charged on a per capita basis. It was 42 cents per person and it has gone up to 45 cents. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Phil Johnson presented the following resolution:

Resolution #951-22 – Authorizing entry into and execution of an Ohio Department of Development Brownfield Remediation Program Grant Agreement with regard to property located at 401 South Main Street in Findlay, Hancock County, Ohio, referred to as the 401 South Main Street Abatement Project. Lizzy Essinger stated it has been found that the 2nd floor of this building has asbestos that needs abated to get the property ready for redevelopment. Phil Johnson stated this will be a \$22,000.00 reimbursable grant. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #952-22 – Authorizing entry into and execution of an Ohio Department of Development Brownfield Remediation Program Grant Agreement with regard to property located at 212 South Todd Street in McComb, Ohio, referred to as the 212 South Todd Assessment Project. Phil Johnson stated this is comparable to the previous resolution and is for \$110,000.00. Lizzy Essinger stated this property is owned by the Schroll family and has been vacant for a couple decades now. This is to assess the property and the hope is that after that after this there will be another Brownfield grant to clean up the property. The village of McComb has indicated after the cleanup they would want to use the property for a daycare or a grocery store. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #953-22 – Authorizing Entry into and Execution of Revised Lease Agreement for Real Property Located at 516 South Main Street in Findlay, Ohio for 2023-2026. Phil Johnson stated that back in October a resolution was passed to authorize the lease but it was never executed. Since then there have been several issues brought up. This will resolve those issues. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #954-22 – Authorizing entry into change order no. 1 to a contract with the Delventhal Company for services in the nature of execution of the JFS building roof truss repair/reinforcing project at the Job & Family Services building in Findlay, Hancock County, Ohio. Phil Johnson stated that this resolution was prepared before the water damage that occurred this weekend at the building. This is for approving option 1 on the proposal given which would add \$15,500.00

He is not sure if the Commissioners would like to hold on or move ahead with this after this weekends damage. Commissioner Bechtol stated he has still not gotten clarification on the other 2 options that were on the proposal.

Commissioner Bechtol stated that he would like for them to go out and look at the JFS building to assess the damage. Charity Rauschenberg stated her and Adam would like to go with them to look at the state of the building for fixed asset valuation. Charity explained the importance of having the proper valuation on the building. There was discussion on the depreciation rates. Commissioner Bechtol stated that when this repair is done the roof trusses will be better then when the building was built. The Commissioner decided to hold this resolution and decided on this and the resolution to Authorize emergency action later in the meeting.

Resolution #955-22 – Authorizing the solicitation of bids for the demolition of structures located at 201 Clinton Court, 201 Meeks Court and 206 Meeks Court, all in Findlay, Ohio. Phil Johnson stated they would like to have all three properties on one contract. These properties will be for 2nd phase of the benching project. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #956-22 – Authorizing the solicitation of bids for the remediation of environmental issues located at 119 Clinton Court in Findlay, Ohio, being property previously owned by Ra Nik, LTD. Phil Johnson stated we have received authorization to have a reimbursable grant up to \$500,000.00. There has been a contract with CEC for the preliminary assessment of the property. This is to receive bids to complete the work. There was a discussion on where the advance of funds for these projects will come from. Phil Johnson stated he will speak with Steve Wilson on if this will be paid from flood mitigation. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #957-22 – Authorizing emergency action to remediate boiler malfunction and water and other damage to the JFS building from malfunction of the boiler at that location. Phil Johnson stated that we have received a quote for cleaning up and repairing the water damage at the JFS building from Shambaugh Cleaning and Restoration of upwards of \$300,000.00. They have gone through the building and come up with a list of things that will need done. Commissioner Bechtol stated the maintenance department called only one company at an emergency request. There will need to be talks with the insurance company about what can be done. Cindy Land explained the parameters of what can be classified as an emergency expense and needed to go through the standard bidding process. There was a discussion on what they felt needed to be completed immediately. The Commissioner decided to put both this resolution and resolution #954-22 on hold until after they go to look at the JFS building and speak with Jay Myers.

Meetings/Reports

Timothy Bechtol will be meeting with Doug Cade tomorrow morning at 11:00 to talk about the County Road 140 location for Litter Landing.

William Bateson requested executive session in regards to pending litigation.

Michael Pepple announced there will be no Commissioners' meeting on Tuesday January 3rd. The next meeting will be Thursday January 5th, 2023.

At 10:38 a.m., Michael Pepple made a motion to enter into executive session in regards to pending litigation. William Bateson seconded. A roll call vote resulted as follows: Michael Pepple, yes; William Bateson, yes; Timothy Bechtol, yes;

At 11:26 a.m., Michael Pepple made a motion to come out of executive session, in regards to pending litigation with no action taken. William Bateson seconded. Motion passed 3-0.

At 3:04 p.m., the Commissioners reconvened the meeting.

The Assistant Clerk presented the following resolutions for consideration:

Resolution #954-22 – Authorizing entry into change order no. 1 to a contract with the Delventhal Company for services in the nature of execution of the JFS building roof truss repair/reinforcing project at the Job & Family Services building in Findlay, Hancock County, Ohio. Alec Helms stated this is for an additional \$15,500.00 and authorizes Commissioner Pepple's signature on the documents. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0. Commissioner Bechtol stated that during their visit to the building today they saw that the first pieces of steel in the base bid are complete and they have jacked the roof up so most of the noticeable dip is gone.

Resolution #957-22 – Authorizing emergency action to remediate boiler malfunction and water and other damage to the JFS building from malfunction of the boiler at that location. Alec Helms stated that this resolution will have a not to exceed \$50,000.00 and authorize Commissioner Pepple to sign any documents from the Delventahl Company. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0. The Commissioners expressed they are all very confident the Delventhal Company can handle this. The damage was not as bad as originally anticipated.

At 5:15 p.m., Commissioner Pepple reconvened the Commissioner's meeting due to the emergency situation at the JFS Building. In attendance were Mike Pepple, Tim Bechtol, Phil Johnson, Lynn Taylor and Cindy Land via phone.

Phil Johnson stated that the resolution that he is presenting is to determine that an emergency exists due to the water damage at the JFS building and offer the expenditure of up to \$100,000 for cleanup and remediation at the location. Phil stated that we have been attempting to get in contact with companies who can perform the remediation. While the attempts have been partially successful, there is no determined amount for what needs to be done. Therefore, at this point it's an emergency situation to be declared to eliminate further damage due to the water. Furthermore, Phil stated that we are waiting for estimates. We need this resolution to act when estimates come in. Timothy Bechtol made the motion to approve Resolution #958-22, Michael Pepple seconded. Motion passed 2-0.

Respectfully submitted,

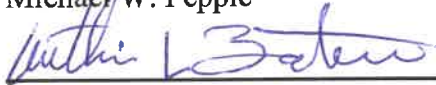


Alec Helms, Assistant Clerk

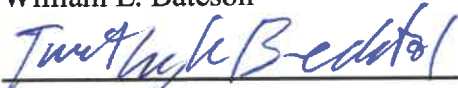
Reviewed and approved by:



Michael W. Pepple



William L. Bateson



Timothy K. Bechtol