

Minutes

January 16, 2018

Commissioners Present: Brian Robertson, Timothy Bechtol and Mark Gazarek

Also Present: Sarah Mutchler, Lucinda Land, Steve Wilson, Chris Long, Dale Shaheen, Curt Smith, Will Boyd, Adam Witteman, Jim Maurer and Alex Parker.

Commissioner Robertson opened the meeting at 2:30 p.m. in the Commissioners' 1<sup>st</sup> floor conference room. The Pledge of Allegiance was recited. Minutes from the January 11, 2018 meeting were read with Mark Gazarek making the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

The Clerk presented the following resolutions for consideration:

Resolution #38-18- Additional appropriation within the Auditor's certification-Commissioners to appropriate to Capital Improvements. Mark Gazarek made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #39-18- Repayment of advance from Water Pollution Control to the General Fund. Mark Gazarek made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #40-18- Additional appropriation within the Auditor's certification-Commissioners to appropriate to OPWC. Mark Gazarek made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #41-18- Additional appropriation within the Auditor's certification-Commissioners to appropriate to CDBG PY2017-2018. Mark Gazarek made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #42-18- Additional appropriation within the Auditor's certification-Commissioners to appropriate to Flood Mitigation Assistance FY 2014. Mark Gazarek made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #43-18- Transfer of funds from Job and Family Services-General Office to Children Services. Mark Gazarek made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #44-18- Transfer of funds from Job and Family Services-General Office to Child Support. Mark Gazarek made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #45-18- Authorizing payment of the listed and/or attached purchase orders. Mark Gazarek made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

The Commissioners signed travel requests for the Engineer and Treasurer and initialed invoices for approval from MWCD for December 2017 and the 15<sup>th</sup> payment request received from Stantec. Mark Gazarek made the motion to authorize the Chairman's signature on the information release request form to the USDA for the Landfill wetlands, Timothy Bechtol seconded. Motion passed 3-0. Mannik & Smith needs this form to obtain information from NRCS and FSA regarding a parcel of land at the Landfill that they are trying to get qualified as wetlands.

The Commissioners signed addendums for the grant agreements for Adult Probation for the Community Corrections Act 407/Jail Diversion and Prison Diversion and authorized the clerk to prepare a Proclamation for School Choice Week.

Lucinda Land presented the following resolutions for consideration:

Resolution #46-18 – Authorizing an agreement with Peterman Associates, Inc., Findlay, Ohio for architectural and engineering service regarding the update of plans for the Hancock County Probate & Juvenile Court Renovations. The contract amount is \$38,980.00. The Commissioners commented that this money is coming from the Clerk of Courts excess title fund and previously they didn't want to put this amount of money into an old building, however, they have to do something because they need security in that building. Mark Gazarek made the motion to approve, Brian Robertson seconded. Motion passed 2-0. Timothy Bechtol abstained.

Resolution #47-18 – Authorization to sign contract with Structures Unlimited, Inc., for wind damage repairs at the BMV Building located at 8210 CR 140, Findlay, Hancock County, Ohio. The total amount is \$44,870 which will be reimbursed from insurance due to wind damage. Mark Gazarek made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #48-18 – Authorization to solicit bids from qualified vendors for a Unified Communications and VoIP Phone System for Hancock County. Mark Gazarek made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #49-18 – Authorizing the Hancock County Commissioner to enter into a Memorandum of Understanding with the Maumee Watershed Conservative District. The contract amount is \$105,000 for tree clearing which also includes the City. Mark Gazarek made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Lucinda Land presented the following resolution on behalf of Philip Johnson for consideration:

Resolution #50-18 – Authorization regarding an offer for purchase and sale of real property at 139 N. Main St., Findlay, Ohio. The total amount is \$140,000 plus \$5,000 for closing costs. This purchase is for Nikki's Bar. Mark Gazarek made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Chris Long said his crews are plowing the roads.

Steve Wilson attended the MWCD meeting this morning and they approved the contract for the tree removal. The Commissioners approved that resolution this morning and it will be presented to City Council tonight. He reported that next Wednesday evening MWCD is having a public meeting regarding the hydraulic improvements that will be done in Findlay. Steve also requested an executive session to discuss real estate acquisition.

IT and Auditor staff had nothing to report.

Sarah Mutchler had nothing to report.

### **Reports**

Mark Gazarek attended the MWCD meeting this morning.

Timothy Bechtol attended the MEBC/MPRMA insurance meeting this morning in Van Wert. He also traveled to Van Wert on Sunday where his son participated in the OMEA District 3 Honors Band and last night he participated in the MLK, Jr. walk and memorial service. He said there were over 250 people who participated which was a significant increase over last year.

Brian Robertson met with Brent Finlay last Friday and discussed the Y's goals to better serve our community. Brian also commented on the article in the newspaper regarding President Trump referencing Hancock County and thought it was interesting. Maybe because Findlay/Hancock County has been named the #1 Micro Metropolitan Community 3 years in a row and if it can happen with the most prosperous community in America then it can happen anywhere.

At 2:55 p.m. Brian Robertson made the motion to go into executive session to discuss potential real estate acquisition, Timothy Bechtol seconded. A roll call vote resulted as follows: Brian Robertson, yes; Timothy Bechtol, yes; Mark Gazarek, yes. At 3:24 p.m. Brian Robertson made the motion to come out of executive session with no action taken, Mark Gazarek seconded. Motion passed 3-0.

At 3:30 p.m. the Commissioners met with 50 North. Also in attendance: Sarah Mutchler, Lucinda Land, Charity Rauschenberg, Adam Witteman, Carolyn Copus, John Haywood, Don Weber, Jerry Arkebauer, Patrick Sadowski, Brent Finlay, Jennifer Treece and Jim Maurer. John Haywood, President of the Board for 50 North, said that they are considering putting an issue on the May, 2018 ballot. Lucinda Land asked what Code Section(s) they were looking at in order to put this levy on. Pat Sadowski, Attorney for 50 North was unsure of the exact number. Lucinda and Pat discussed several different Code Section numbers and Lucinda stated that the County cannot have debt on a building they do not own. The County has to own the building. The Commissioners are concerned about the debt limit for the county because eventually the jail will need to be expanded. Pat Sadowski is going to do more research. He also asked Lucinda if she would be available tomorrow for a conference call with Squire, Patton, & Boggs and the Auditor to discuss the different Code Sections. Mark Gazarek stated that he will not vote to put this on the ballot if it is not crystal clear.

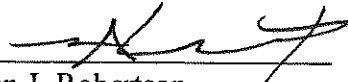
Brent Finlay from the YMCA also commented that they compliment 50 North for the work they do and are supportive of what they have done to enrich the lives of seniors (statement attached). He also stated that the YMCA has an expansion already underway without the use of taxes.

The Commissioners were adjourned for the day.

Respectfully submitted,

  
Beth Bishop, Clerk

Reviewed and approved by:

  
Brian J. Robertson

  
Timothy K. Bechtol

  
Mark D. Gazarek



**339 East Melrose Avenue  
Findlay, OH 45840**

### **The Vision of 50 North**

- Provide a gateway to Hancock County's aging network
- Support successful aging through programs that promote optimal mental and physical health
- Provide services that can help those 50 and over remain healthy and independent
- Allow adults over 50 to access multiple services in one place

### **The Documented Increased Need for Services**

There is a real and increasing need for all the services provided by 50 North – today and into the future – for the residents of Hancock County.

- For starters, the *aging population is growing*. Census numbers report that approximately 36 percent of Hancock County's population (almost 76,000) is 50 and older.
- Due to the aging Baby Boomer generation, this number is expected to rise to 44 percent (35,000) by 2054 as projected by Miami University's Scripps Gerontology Center.
- Another surge in the need for services is anticipated when the Millennial generation begins turning 50 in 2032 (13 million more Millennials than Baby Boomers).

Since 2009, when 50 North began occupying its current location, through today, membership has increased by 166% to 5,103. Service utilization has increased by 549% to 143,340 total member visits to use the facilities or participate in activities and services.

Research shows a strong link between senior adult independence and community service organizations. This is because older adults who participate in programs like those provided at 50 North can learn to manage and delay the onset of chronic disease and experience measurable improvement in their physical, social, spiritual, emotional, mental and economic well-being.

### **The Challenge: Providing needed services to a growing population with limited space.**

1. 50 North has run out of space to expand its programs and services.
2. Waiting lists have been created for numerous programs and services (chores, activities, classes).
3. Tight spaces create added difficulty for people with limited mobility.
4. There currently is limited storage space for supplies, equipment, vehicles, etc.
5. The current building is 26 years old and HVAC systems, roof, parking lot need to be replaced.

**The Solution: Renovate and expand the current facility to meet the current and future need for services in Hancock County.**

1. There is land already owned to expand and renovate the current facility to improve our ability to serve the growing 50 and older population in an efficient, timely and comprehensive manner.
2. There is land already owned to have 241 parking spaces.
3. These improvements will insure 50 North doesn't turn away Hancock County residents but provide the necessary program and services so residents 50 and older live a healthy independent active lifestyle.

**Project Detail: The 50 North expansion and renovation project consists of two facilities and related site improvements**

- Construction of a building to protect and store equipment that is utilized for 50 North's chore program, which provides necessary handyman services to support the independence of area seniors.
- Replacement of aging kitchen equipment, providing more space for the distribution and preparation of mobile meals and increasing the space for seniors to enjoy nutritious meals in the 50 North café.
- Additional office space for Area Agency on Aging (Area 3) and for social workers, who are a valuable resource for seniors needing assistance with transportation, food, housing, and Medicare/Medicaid.
- Additional space for seniors who are learning to manage and delay the onset of chronic disease and help them experience measurable improvements in physical, social, spiritual, emotional, mental and economic well-being.
- Dedicated space for the arts, games, cards and billiards rooms and expanded activities, resulting in additional opportunities for lifelong learning and socialization.
- A new Fitness Center, which will be built to the west of the existing building with indoor pickle ball area, walking track, fitness instruction, equipment area, locker rooms and showers, wellness rooms and space for the OsteoStrong program.
- Site improvement including parking lot expansion, repaving and regarding; new LED lighting; landscaping; underground retention; and a community garden.

The Chief Executive Office of Area Agency on Aging 3, Jacqi Bradley states, "The Area Agency on Aging 3 looks forward to partnering with 50 North by locating our Aging Resource Center within their facility. As the population of elders in our communities grows we need to partner closely to meet all of their needs. Being on the 50 North Campus will allow us to provide much needed long term care resources to Hancock County. 50 North is vital for the health and wellness of Hancock County."

**The Budget: \$15 million**

The Board of 50 North is asking Hancock County Commissioners to place a .9 mill, ten year capital levy on the May 8<sup>th</sup> primary ballot. The capital levy would generate approximately \$1.7 million a year. The money generated from the levy would cover the costs of the expansion/renovation of the current facility and the new building construction utilizing the existing space at 339 East Melrose Avenue.

The Blanchard Valley Port Authority would issue the conduit revenue bonds. The Port Authority has engaged Stifel, Nicolaus & Company, Inc., as underwriter. Stifel advises that if the tax levy is successful, document preparation can begin promptly with the proceeds of the tax levy pledged to make principal and interest payments. Costs of closing the bond issue have not been estimated yet. Any levy proceeds above those now anticipated to be needed for construction and soft costs would be reserved for payment of interest on the bonds and contingencies.

On behalf of the YMCA board of directors, volunteers, staff and 8400 members

We want to compliment 50N group for the work they do in nutrition, chores and outreach .

Very supportive of their work and mission and appreciates all done to enrich the lives of seniors.

We feel this community does best when it collaborates on its issues and challenges in order to deliver the most efficient solution

- The Y, in a position statement, has outlined in detail why it is in the best position to serve the health and wellness needs of the community
- We understand that 50 North has taken a different view and wants to pursue a tax levy to fund the construction of a comprehensive fitness center/gym and the purchase of exercise equipment.
- While we do not agree with the stance or potential direction taken by 50 North, we respect their autonomy as a non-profit.

To Be clear that we look at our self as the fitness provider in the region since 1888 and have an incredible expansion plan this is already under way with capacity to serve more now and into the future. We are able to do this without direct impact on the tax base along with other for profit serve providers.

We feel we have greater capacity to serve area seniors with our wellness expertise and support of the YMCA of the USA.

We appreciate the opportunity to share our position this afternoon.

