

Minutes

January 27, 2022

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

Also Present: Alec Helms, Phil Johnson, Adam Witteman, Steve Wilson, Jay Myers Mary Ann LaRoche, Rachele Harman and Mary Jo Boes.

Commissioner Pepple opened the meeting at 10:00 a.m. in the Commissioner's 1st floor conference room. The Pledge of Allegiance was recited. Minutes from the January 25, 2022 meetings were read with Timothy Bechtol making the motions to approve, William Bateson seconded. Motions passed 3-0.

The Assistant Clerk presented the following resolutions for consideration:

Resolution #49-22 – Transfer of funds within the appropriation-General Fund. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #50-22 – Transfer of funds from Indigent Defense to General Fund (December 2021 \$1,194.06). Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #51-22 – Additional appropriation – within the Auditor's certification – Commissioners to appropriate to Severance (Sheriff). Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #52-22 – Addition appropriation within the Auditor's certification – Commissioners to appropriate to Election Commission Fund 8135. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #53-22 – Decreasing the VOCA Grant Fund #0084 by \$99.36. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Timothy Bechtol made a motion to approve one warrant journal. William Bateson seconded. Motions passed 3-0. The Commissioners acknowledged the new Accident/Injury/Unusual Activity Report form. Jay Myers explained since starting he has had several instances where injuries had occurred and there was never a clear documentation policy in place. This new form will assist Administrators in determining the information that is needed or may be needed in the future to help cover the county. Jay stated several other counties use similar documentation internally. Jay confirmed that he will handle the implementation process with the different organizations. Payroll for JFS and the Commissioners' offices and three travel requests for Job and Family Services were also approved.

Phil Johnson presented the following resolution:

Resolution #54-22 – Authorization of execution of Deed to Habitat for humanity of Findlay/Hancock County, Inc. for the property at 201 Durrell Street. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0. Phil explained this is the follow through on previous resolutions and actions to sell this property and that at the auction held on Tuesday there was a bid received that was a sufficient amount to cover what the county had spent several years ago to purchase the property.

Adam Witteman had nothing to report.

Steve Wilson stated yesterday he had forward reimbursement requests from Stantec that were fairly small amounts compared other invoices received from them. Steve explained there has not been much activity because we are waiting on completion of other parts from other companies. The Norfolk Sothern review meeting is scheduled for February 10th to move that forward. Steve said he is hoping to get a meeting scheduled with the Federal Rail Administration in the first part of February to go over the next steps and documentation for the bridge project grants.

Members of the public were at the meeting to discuss some concerns about the possible solar farm projects within the county. The Commissioners clarified for them that they must be notified 300 days in advance of a possible project, they have not been made aware of the possible 900-acre project in Biglick Township, and they are receiving and reviewing the informational the emails sent to them from the public on the Solar Farm matter. Commissioner Pepple stated the board plans to wait until after the January 31st deadline and they will then review the resolutions they receive from the different townships on the exclusion zones for this project. Once they have reviewed everything they will act with a resolution. Commissioner Pepple stated he hopes to have the in place by the end of February. There was discussion on wildlife in the area and property taxes as well.

Meetings/Reports

Timothy Bechtol reported this morning he had the Chamber of Commerce monthly meeting at the Hancock Hotel and they are hoping to have a bounce back year after dealing with Covid for the last couple years. In addition, last evening he attended an online meeting for Hancock, Hardin, Wyandot and Putnam county Community Action Commission. Commissioner Bechtol also addressed the members of the public in regards to what they feel defines an industrial installation as opposed to a private installation of Solar Panels. Rachelle Harmen stated that she does not see a problem with having them installed on your own property as long as it is not affecting your neighbors. It was explained that they feel that it is not okay on a large scale when it is taking away good quality farm land, taking the property values down, the wildlife and possibly money from farming caused by different issues that will arise. Commissioner Bechtol asked what the maximum they feel is acceptable for a solar project and it was clarified by the public as only around their own personal home.

William Bateson had nothing to report.

Michael Pepple attended a ZOOM meeting yesterday in regards to ARPA and this morning he attended the Habitat for Humanity executive committee meeting.

At 11:00 a.m., the Commissioners held a bid opening for the Village of Mt. Blanchard and Jenera Road Reconstruction Project. Also present was Alec Helms, Lynn Taylor, Lizzy Essinger and Cory Palmer. One bid was received. The bid total was \$147,991.50 and had the bid bond guarantee attached. The Bid has been given to the Prosecutor's office for review.

At 11:30 a.m. the Commissioners reconvened with Auditor Rauschenberg, Adam Witteman, Phil Johnson, Alec Helms, Steve Wilson and Lizzy Essinger present.

Phil Johnson presented the following resolution:

Resolution #55-22 – Authorizing signature and submission of Application to the current State of Ohio Brownfield remediation Grant program. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0. Phil stated this grant program provides money for remediating any properties within the county that have hazardous substances, materials or conditions on them. Lizzy Essinger stated there are two properties that have been identified for this first round of funding. The first property is the old Marathon Bulk Petroleum storage facility. It has multiple parcel numbers and the funding is being requested for assessment of these. If clean up is needed it would be requested during the next round of funding. The second request is for clean up a the Reinick property. Lizzy added this is 100% federal funded grant but if we were to go over the \$1,000,000 allotment there would be a match required. Lizzy stated at this time the bids are no where near the \$1,000,000 mark.

At 1:30 p.m., the Commissioners met with Sheriff Heldman to discuss multiple topics. Others present included Alec Helms, Auditor Rauschenberg, Adam Witteman, Cindy Land, Mark Price, Shane Leeth, Brian Stozich, Ryan Kidwell and Lou Wilin from the Courier.

Shane Leeth from the Sheriff's office provided a presentation to the Commissioners on the possible purchase of a Lenco Bearcat series G3 armored vehicle to be used by both the Sheriff's office and the City of Findlay Police Department that would cost approximately \$267,852.00. This vehicle would not be equipped with weapons, would seat 10-12 fully geared individuals and could be utilized on many different types of calls and scenarios. Shane stated that the county would buy the vehicle, the county and city would share the maintenance cost and the housing of the vehicle would be determined at a later date. The vehicle would be equipped with run flat tires, a reinforced frame, 4-wheel drive, 30" water submersion and a 6.7-liter turbo diesel engine. The standard life for these types of vehicles is at least 15 to 20 years and everything other then the outside armor can be serviced here in Findlay at a Ford shop. Shane stated that this would take 11 to 13 months to build and that no money would be due until the vehicle is delivered and accepted. Cindy stated we would need to find out the procurement process before moving

forward with anything. Cindy and Auditor Rauschenberg also discussed the possibility of this type of purchase being eligible for ARPA funds.

Cindy Land stated that she is looking to put a resolution on the Tuesday's agenda for a subscription to an app for the dispatch service. Brian Stozich from E911 stated this is a free prepared app for the dispatcher to send a link via text message to the caller. Once the caller clicks on the link it would send live video from the caller's phone camera to the dispatcher. Brian explained they have discussed the public record issue and the company holds all data from the video calls for 10 years on a cloud-based system and we can access that information at any time. There will be a policy put into place for how dispatchers will use this app. Commissioner Bateson expressed his concern about any legal issues this may cause. Cindy Land stated that she has read through it and it seems very similar to other things such as body cam footage and would just be treated as an extension of the 911 call itself. The Commissioners approved a resolution being placed on the agenda for Tuesday's meeting.

The Commissioners confirmed with Sheriff Heldman that he had received the minutes sent to him from their January 20th meeting about a Community Alternative Sentencing Center and that they had asked them to come in to discuss it further. Sheriff Heldman stated him and Ryan Kidwell had attended a meeting in December with the city about this matter. He explained that at that meeting they expressed with the City that they feel this would be a good idea but they left the meeting with the understanding that they city would be handling running the facility. Due to this, he was very surprised when he read the article in the newspaper that the Judges had come to the Commissioners about the Sheriff's department running this facility. Ryan Kidwell went on to explain that these types of programs can be helpful to the community and to free up bed space within the jail at a smaller cost but it is not a jail function and they don't feel that it should be ran by the Sheriff's office. Ryan stated they have gone to facilities similar to this to see how they are running and they have seen that they are often not very successful in rehabilitating the resident or even having them complete the program. Ryan and Cindy Land confirmed that most of the inmates to be housed in this type of facility would come out of the Municipal Court, this would not be a voluntary program but ordered by the court and that this type of facility could be purchased by the city and/or county but contracted to be ran by an outside company that will answer back to them. This type of facility would be less expense to build then a normal jail due to needing less security measures and the possibility of renovating the current jail facility when a new one is built was also discussed. The Sheriff and Commissioners both agreed that the best option moving forward would be to have everyone, including the city of Findlay officials, meet together and discuss the matter further.

Cindy Land presented the following resolution:

Resolution #56-22 – In the matter of electing to take the “Standard Allowance” of up to 10,000,000 as the amount of revenue loss for use for the provision of governmental services under section 603(c)(1)(C) of the American Rescue Plan. Timothy Bechtol made a motion to

approve, William Bateson seconded. Motion passed 3-0. Cindy stated that based on the rules for ARPA adopted in January you can receive a payment for loss revenue based on a formula or you can choose to take a \$10,000,000 standard allowance. The county stands to receive just over \$14,000,000 with taking the standard allowance. The \$10,000,000 is also allowed to be used for things outside of the lost revenue with reporting done.

The Assistant Clerk presented the following resolutions for consideration:

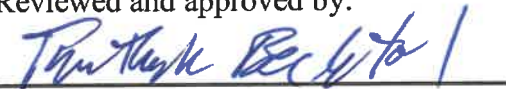
Resolution #57-22 – Additional appropriation within the Auditor’s certification – Commissioner’s to appropriate to Fiscal Recovery Fund. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Respectfully submitted,

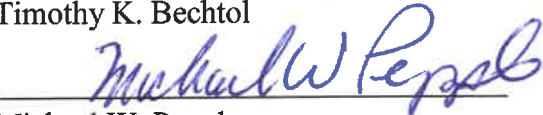


Alec Helms, Assistant Clerk

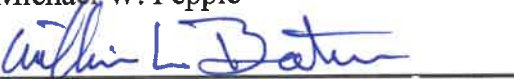
Reviewed and approved by:



Timothy K. Bechtol



Michael W. Pepple



William L. Bateson

At 5:00 p.m., the Commissioners held a meeting to discuss the new Probate/Juvenile Building.

Also Present: Lynn Taylor, Judge Johnson, Judge Routson, Shawn Carpenter, Treasurer Welton, Judge Starn, Sheriff Heldman, Recorder Wilcox, Auditor Rauschenberg and Lou Wilin.

Commissioner Pepple opened the meeting at 5:00 p.m. in the Commissioners' 1st floor conference room.

Commissioner Bechtol went over some modifications that he made to the plans. Judge Routson began by wanting to address the elephant in the room relating to the inclusion of Domestic Relations (DR) in the new building. Judge Routson wanted to know if any of the Commissioners have reconsidered the option of adding back in DR. Bill Bateson stated that at the August meeting of seven, he remembers someone suggesting to drop out DR and go back to a smaller scale on this footprint. He thought everyone was agreeable to that. Bill stated that this new building should be cost effective and functional as possible. Judge Routson stated that it will be far costlier to move DR from the 1st floor to the 2nd floor. Bill agreed. Furthermore, Judge Routson stated that it's a difficult process and very costly for an old building. Bill understood. Tim stated that in discussions of adding DR to the West side of the existing historic Courthouse made a little more sense as Judge Routson and Judge Starn were not as far away from the two DR courts. Tim stated that it never quite fit in his mind that when discussing the building in the parking lot next to the Post Office. Judge Johnson stated that when a vote was taken, Tim voted to put DR in the building. Tim stated that he voted with reservations. Judge Starn stated that was never raised as an issue until the Commissioners unilaterally removed it from the plan at the April 13, 2021 meeting. Tim stated that was when they were talking about going to the mall. Judge Starn agreed. Tim stated that they did not want DR out at the mall when discussing the mall option. Judge Johnson also stated that the Commissioners unilaterally came up with a budget of \$7 million that was never discussed at a public meeting. Judge Johnson stated that this amount was determined by the Commissioners. When the mall was voted down, the amount ended up at \$7 million dollars and DR was kept out of the project. Judge Starn stated that at the last meeting they were told it was \$9 million dollars and they were never told how that figure was determined. Judge Starn stated that he agrees with Judge Routson that the alternate plan to address the DR plans will exceed the \$1.5 million dollars that Garmin Miller included for DR, will be at least 3-fold if not higher. Judge Johnson stated that if they are looking to save money, why not go back to the Garmin Miller plans? Why spend more money on architect fees when we are weeks away from using Garmin Miller's plans? Judge Starn stated that he looked at the April 13, 2021 meeting minutes and it stated that the extra elevator could be pulled out that was added in January or February or March. The estimate with the elevator was \$11.2 million. The extra elevator and the footage added about \$1.2 million of that. So, with DR, back in April, the cost was \$10 million dollars. Judge Routson said that money is there to spend on including DR. He said that with the extra ARPA money of \$10 million dollars that was just received it helps. Bill stated theoretically yes. Mike Pepple stated that those funds must be COVID related. Judge Johnson stated that it does not with the latest announcement. Mike stated that even with the \$10 million lost revenue, it still must be justified as COVID related. Judge Starn said that the regulations say Government Services. Judge Routson stated that many other communities are envisioning moving to a family court type system. If that happens in Hancock County, keeping DR within the new building will be a benefit. The transition would be seamless. Judge Routson stated that he understands that there is no legal obligation to move DR. He feels that in the long run, this makes more sense. In addition, Judge Routson stated that he and Judge Starn will be doing a needs assessment for DR due to all the changes in the last 10 years. Sheriff Heldman wanted to know how hard it would be to get a cost estimate on adding DR to this building plan currently presented. Tim stated that it would be difficult finding a place to put DR in the plans due to the fact that the two floors had to be evened out. Judge Johnson stated that we had a Garmin Miller plan and Tim stated that we did not as there was still an elevator issue. Tim stated that the original elevator was the problem and Judge Johnson stated that it was not a problem in her opinion. Judge Starn the request for the elevator was added without a request from Judge Johnson or the Sheriff. Judge Routson stated that he is to blame for the elevator issue. Judge Johnson stated the Bruce said an alternate option was going into a side door or back door. Sheriff

Heldman inquired as to how much square footage would be needed to add to the building for DR. Judge Starn stated that adding DR is about 2,500 square feet. Shawn Carpenter stated that it was about 3,014 square feet. Tim presented Garmin Miller's plans and they estimated 4,050 square feet on their latest plan. Tim stated that we will be going back to pre-flood parking at the site and acknowledged that there will be displaced parking from people currently using those parking spots. Judge Routson inquired from Mike Pepple his opinion. Mike stated that he felt that it's been 7 long years of nothing being done and no decision. We need to stick to these plans and not re-write anything. The plans are downtown, and are sufficient and can be done by December 31, 2022. Judge Routson stated that we could accomplish all those goals and have DR in the building. Mike stated that we don't have enough time. Judge Starn stated that there were prior plans that were ready and within 6 weeks of bidding. Mike stated that this is his final decision. Judge Routson stated that something will still have to be done with DR. Mike said that's fine and he wants to get this done now. Judge Routson stated that it's going to cost more over time and Mike acknowledged and said that's fine, he is a finance guy. Judge Routson acknowledged the length of time on this project. Bill suggested that this project go out for RFP (Request for Proposal) for design build. Tim acknowledged. Bill stated that by bringing in the architect and the builder, we can work through some of these issues and make this much cleaner. Bill stated that he thinks the design build will save us money and process time. Once that process goes through, the final vote can be taken. Bill stated that the Commissioners can put out a RFP. Bill stated that in talking with Greene County who has done 4 design build projects, this process brings everyone to the table. Tim stated that it will be helpful to get the direct pricing from the contractor to determine what the final cost will be. Judge Starn wanted to know how \$9 million dollars was determined. Tim stated that he used Garmin Miller's latest estimate for the scaled down version. By consolidating some things and rearranging the 2 floors, and considering architectural fees, they came up with the \$9 million dollars. Judge Starn stated that if design build is the way to go, doesn't it make sense to use the Garmin Miller plans to include DR, where all of the work has already been done, and use that plan for design build? Bill stated that we could put out an RFP and go from there. Bill stated that we need to know from construction people of what we can use. In addition, Bill stated that they were bringing this to the Committee to go to an RFP and the final plans will voted on once completed. Once the firm is selected, there will be more meeting with the builder and the architect. Tim clarified that they are looking for a confirmation, not a vote, that we are heading in the right direction. This is not a final architectural drawing vote. Judge Routson stated that if he had to vote today, he would probably vote for it, however he still can't understand why DR isn't included. Judge Routson stated that he feels because he voted no for the mall, that he is not worthy of consideration. He knows Mike's stance, however he wanted to know Tim and Bill's opinion. Bill stated that a 6 % increase in the past year, if not a 20% increase to the construction is a concern. We need to get these guys in here and talk. Judge Starn wanted to know why the plans from Garmin Miller aren't being used. Tim stated that he found some deficiencies and inefficiencies with the plans. Judge Starn and Judge Routson wanted to know what those were, as they were not discussed in any meeting prior to April 13, 2021. Bill stated that this is not the time or place to discuss other professionals or businesses that they have done business with. He does not want to be critical of Garmin Miller in public meeting. He is trying to suggest a different path and sitting here hashing over this is not getting anywhere. Judge Routson and Judge Johnson stated that they thought they were voting today on this plan and Bill and Tim stated no, these are not the drawings Wood County will receive. Judge Routson stated that if Judge Johnson is happy, he is happy. He is just trying to look towards the future by adding DR. The current foot print is not big enough to add DR per Judge Routson and Tim concurred. Are Tim and Bill open enough to keep DR on the table? Tim stated that he does not have DR on the table. Judge Routson appreciated the honesty. Tim is convinced they will find a better solution for DR elsewhere. If we go to Family Court system, what will the Commissioner's do? It would be difficult to do an add-on or remodel to the building if in the future a family court system is added. Tim realizes that something needs to happen with the current location of DR. Judge Johnson stated that the Commissioners are making decisions for the courts because he is an architect. She prefers the Garmin Miller layout. Bill stated that this is a better reason to get an RFP. Bill stated that the project sent out for RFP's is the current one being talked about. Tim stated that this is the plan they will present for RFP's. Bill asked if a family court system would happen tomorrow, what would need to be done. Judge Routson stated that a lot of work would need to be done between

stakeholders and legislation etc. Furthermore, Judge Starn stated that by having everyone in the same building, the citizens of the county would benefit. Bill inquired as to why it was agreed upon to move further away from the Courthouse. Judge Johnson stated that those discussions were held before he was elected. Logistics were discussed and all agreed. Judge Starn stated that a deed restriction was discovered. It was agreed to move it to the parking lot location. Judge Starn stated that he agreed with Commissioner Pepple, this needs to end. Bill stated that we can put out an RFP and get on the way. Judge Starn inquired from Bill that it's ok to spend community resource dollars in a way that will be more expensive? Bill stated that this project started off that a \$1 million dollars was too much to spend. Judge Johnson stated that it was \$2.1 million dollars or at one time \$500,000. Tim stated that he wanted to clarify an office in the Garmin Miller plan was for prior plans. Tim acknowledged and thanked for the clarification. Judge Routson will eventually vote on the architectural needs of a building for Judge Johnson, however he would still like to DR included. Judge Johnson stated that she prefers the other layout, however this plan does meet the requirements. Security has been discussed with the Sheriff and can be worked out. She stated that it's unfortunate that the Commissioners have an opportunity to change the landscape of Hancock County and aren't doing that. However, Judge Johnson stated that the lawsuit states to provide suitable space and this does. She doesn't understand why we are wasting the money spent on Garmin Miller. She also has concerns about the design build and Tim serving as the criteria architect. Judge Johnson stated that votes have been taken as the architectural committee and not followed. Sheriff Helman stated that this has been going on too long. He can go along with it. In addition, he is concerned with the current security on the 1st floor of DR now at the Courthouse. DR in the new building can take of security concerns. Judge Routson again stated that he wishes there was more consideration to include DR moving forward. Judge Routson discussed the current prisoner entrance at the front of Courthouse and how it's a small area for emotional cases. Judge Starn stated that the nature of these cases is highly emotional and referred to a meeting with the Bar Association. It was stated that by walking into a court type layout, behavior is more appropriate. Therefore, moving DR to Judge's new building would be beneficial. More space is better also. Tim acknowledged the unpleasant situation and every decision he has made takes that into consideration. Judge Starn stated that it's disturbing that millions more will be spent in the future to address DR, when it could be addressed right now. Sheriff Heldman stated that if moving DR up to the second floor, and the Auditor and Treasurer will be at another site, he will have to provide more deputies to be at a front door for security. Bill stated that we go ahead and send out an RFP and once an architect and builder is selected, we meet again. Tim assured everyone that DR is a priority and they are working on a plan and can't disclose details. Tim stated that there are always options, as they have looked at several in the past year. Bill stated that a new building can be started in 2022. The RFP process can start and Tim wasn't able to state the exact timing during the interview process with the RFP applicants. Tim stated that the public restrooms need to be fixed as well in the Courthouse and he hasn't forgotten that. Judge Routson stated that the heat was a problem today.