

Minutes

May 24, 2022

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

Also Present: Lynn Taylor, Adam Witterman, Charity Rauschenberg, Cindy Land, Phil Johnson, Steve Wilson, Jim Staschiak, Jeff Wobser and Mayor Muryn.

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 May 19, 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 #313-22 – Authorizing the payment of the listed and/or attached Purchase Orders. Timothy Bechtol made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #314-22 – Advance of funds from the General Fund to Family and Children First Council Fund #2244. Timothy Bechtol made the motion to approve, William Bateson seconded. Motion passed 3-0.

Timothy Bechtol made the motion and William Bateson seconded for Commissioner Pepple to sign the Ohio Department of Youth Services Subsidy Grant. Motion passed 3-0. Timothy Bechtol made the motion and William Bateson made the second for Commissioner Pepple to sign the Hancock County CHIP 2022 Application Program Income Commitment Letter. Motion passed 3-0. Timothy Bechtol made the motion and a William Bateson seconded for Commissioner Pepple to sign the CHIP Partnership Agreement. Motion passed 3-0. Steve Wilson presented 2 letters for Commissioner Pepple to sign. These letters are related to the underground storage tanks at 136 N. Main Street and required by BUSTR. Steve stated that the properties are zoned downtown commercial and general commercial. The questions on the letters inquire if anyone lived on the properties. Timothy Bechtol made the motion and William Bateson seconded for Commissioner Pepple to sign both letters. Motion passed 3-0. The travel request for the Sheriff's Office was approved.

Cindy Land presented the following resolution for consideration:

Resolution #315-22 – Authorization to enter into amendment No. 2 to the contract with Emergency Services Marketing Corp., Inc. (ESMC), for access to the use of the lamresponding.com emergency services tracking application. Cindy stated that this is a request from EMA to pay some or all of this 5-year subscription cost of \$28,800.00 plus a maximum of \$100.00 fee per year for telephone charges for a total of \$29,300.00. The Commissioners will be paying for 3 years of this cost. EMA will be responsible for the remainder years. Tim Bechtol inquired if she has heard of any issues from the other agencies and Cindy indicated that she has not heard of anything. Timothy Bechtol made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #316-22 – Authorizing agreement with M & B Asphalt Co., Inc. of Old Fort, Ohio for seal-coating the parking lot and drives as Hancock County Education Service Center, 746 CR 140, Findlay, Hancock County, Ohio. Cindy stated that last week the Commissioners looked at a proposal last week and the adjusted amount is \$37,880.00. Timothy Bechtol made the motion to approve, William Bateson seconded. Motion passed 3-0.

Cindy Land stated that she has reviewed the information on the MOU between the Ag Society regarding the Bed Tax. She would like some direction on what to do next. Should the representatives from the Marathon Arts Center come in and talk to the Board? Tim stated that he has already heard from them and they will be calling the office to schedule a meeting.

Phil Johnson requested an executive session relating to potential real estate acquisition.

William Bateson requested an executive session in regards to hiring.

Charity Rauschenberg stated she has some legal questions regarding property acquisitions. Cindy stated that she can attend the executive session.

Steve Wilson stated that Wendy Younker will be appointed the Interim General Manager of the Maumee Watershed Conservancy District due to Lynn Army's retiring.

Adam Witteman had nothing to report.

Mayor Muryn inquired when the Commissioners will have a decision on the hotel/motel tax. Cindy Land stated that the current bed tax arrangements cease at the end of the year. Tim Bechtol stated that they will have a decision by year end. Mayor Muryn presented the Commissioners a map of the most recent property acquisitions. The Mayor referenced the article in today's newspaper regarding the purchases of 206 and 210 Taylor Street. Both of those properties the County had shown an interest in prior years as part of the flood mitigation efforts. The City of Findlay has reached a purchase agreement with these owners and are currently in the process of working with council to determine if they will authorize them to purchase those properties. City Council requested that she follow up with the Commissioners due to the past discussion of these properties and address some questions. Why were these properties not purchased in the past, are there any significant reasons that the City needs to be aware of? Will the County be willing to participate in the purchase price of these properties from the flood mitigation account? She is aware the County is currently using those funds for a variety of things, so any help would be greatly appreciated, especially since there was prior interest. Mike Pepple asked Steve Wilson to provide a history on these properties and Steve deferred to Phil Johnson as he was involved in the negotiations. Phil Johnson stated that he did not look thoroughly through the file, however he did look quickly at the file. He stated that discussions with Mr. Lytle began in the later part of 2016 and have been intermittent since that time. Proposals have been made to him and they have never been able to get him significantly close to the proposal amount. There was no appraisal done, but there was a market analysis done by a realtor in Findlay. Phil stated that he was in Mr. Lytle's home and in his opinion, he did not think that it was highly valuable. In discussions with Mr. Lytle, a widely varying amounts were discussed as part of a sale. Phil never got an actual proposal from Mr. Lytle that was less than \$50,000.00. Some of the time he was asking for \$70,000-\$80,000.00. Mayor Muryn stated that the dollar amount the city is willing to pay is \$75,000.00. She understands the condition of these properties stating that they do not intend to sell, rather, they intend to remove the home. She

stated that since the city plans to do some significant work in that area and with the concurrent benching project and potential recreation area, these are properties they do not want in the vicinity of the new park. A green space buffer or additional parking would be beneficial to that possible recreation area. She stated that in discussions with Mr. Lytle, the \$75,000 was agreed upon and he would be able to pay off any liens or assessments on the property. Phil stated that conversations with the George's began around the same time. In his conversation with the George's, they were dealing with purchasing on a land contract, so there was another party involved in the purchase. The amount changed several times and never was close to \$42,000. They needed \$70,000 to find a new place to move to. The Mayor stated that in her conversations with them, they both have found a new place to reside in. Mike Pepple inquired if these properties are needed for the benching project and Phil stated that they are not needed. Steve Wilson stated that at the time these properties were negotiated, it was uncertain what was going to happen with the Eagle Creek Basin Project. These properties did have some damage in the 2007 flood. That's why the initial contacts were made. Now that it looks like the Eagle Creek Project will happen, it's probably less imperative that this will happen from a flood risk reduction standpoint. The Mayor stated that a title search was done on 0 Clinton Court and it is part of the deal. Phil Johnson acknowledged. Mike Pepple stated they will take this under advisement and the Mayor appreciated their time. Tim Bechtol inquired if the properties on the north side of Clinton Court were purchased prior to 2016. Phil stated that he did believe so. Furthermore, Tim stated that there appears to be a shift in the Board's thinking as the second benching project proceeds. The items north of Clinton Court have become less interesting, which led to the discontinuance of property negotiating in that area. Phil acknowledged. Mayor Muryn acknowledged.

Jeff Wobser had no comment.

Jim Staschiak stated that the city is in the middle of a strategic planning process. He is a member of the committee and provided a formal request to receive a copy of Hancock County's most recent strategic plan. In addition, Jim provided a copy of the Economic Development Catalytic Plan, and was unsure if the Commissioners were aware of this plan. Jim did not want to argue for or against this plan, however he wanted to let the Board know that a significant amount of County land is involved in this plan as targeted for redevelopment. Jim stated that he recalls that when the sales tax was passed years back and properties were purchased with flood dollars, that these areas would not be redeveloped. Jim stated that he believes that in the event those properties that are transferred to the city or other entity and used for redevelopment, that a guarantee is given to the citizens of Findlay. He suggested that full market value is given for those properties. Jim stated that recently he was told the representatives from the city, county and regional planning helped develop this plan. He knows of no public record where the city, county and regional planning were involved. He stated that this was a private plan at that time. Tim inquired about the date of the plan and Jim indicated it was 2017. Jim was appreciative of the forum to discuss this information. The Mayor stated that she will forward to the Board some documents as to explaining why this plan was developed. She stated again that there are no specific plans for the Taylor Street properties.

Timothy Bechtol stated that he did know that this plan was being developed, however he did not know what the status was. Tim stated that he thought this was an exercise in planning and that it was privately done. To the best of his knowledge, Tim did not know who at the County level was involved. Tim attended the Alliance Joint meeting.

Bill Bateson had nothing to report.

Mike Pepple reported that he also attended the Alliance Joint meeting. He also spoke with Adam Schwiebert regarding HB 463. Mike did attend the opening ceremony of the Armed Forces collaboration at the Fairgrounds and said it was very nice.

At 10:10 a.m., Mike Pepple made the motion to enter into executive session to discuss potential real estate acquisition and hiring. William Bateson seconded. A roll call vote resulted as follows: Mike Pepple, yes; Bill Bateson, yes; Timothy Bechtol, yes. At 10:40 a.m., Mike Pepple made the motion to come out of executive session regarding potential real estate acquisition with no action taken, Bill Bateson seconded. Motion passed 3-0.

At 10:41 a.m., the Commissioners met with Veterans Services. Lynn Taylor, Phil Johnson, Nichole Coleman, Rick Walter and Larry Sudlow were also in attendance. Nichole presented a copy of the budget to the Commissioners Office and inquired if there were any questions. Bill Bateson wanted a summary of the changes. Nichole stated that she did increase the salary line item due to adding one position. Some expenses were reduced as a result. The tuition expense was reduced as they have several class credits with OSU and some donations have been received and they are earmarked for tuition. Tim Bechtol requested how many staff members Veterans Services employs. Nichole stated that there are 7 part time employees, 4 full time Veterans Services officers, 1 full time transportation manager, 1 part time executive assistant and 1 front office employee. Tim inquired if any of them would use the tuition assistance and Nichole stated that any of them could use it. In addition, Nichole stated that she didn't really need approval, however it has always been suggested that she meet with them to go over the proposed budget. Mike stated that he appreciated the speaker at the military event at the Fairgrounds. Nichole acknowledged Tim and Mike's attendance at the Hidden Heroes event. Bill Bateson confirmed that the wreath ceremony scheduled for Memorial Day and that he will be at Arlington Cemetery. Nichole stated that her and Phil Johnson are working on the RFQ and should be done in the next few days. Nichole also said that fuel prices will be interesting at the end of the second quarter. A lot of veterans were attending tele health appointments in the start of 2022. Now, they have seen an increase in the request of transportation to in person doctors' appointments. Therefore, combined with hinger fuel prices, this will be telling. The Board expressed appreciation to the Nichole and the veterans for their service.

At 10:52 a.m., Mike Pepple made the motion to enter into executive session to discuss hiring. William Bateson seconded. A roll call vote resulted as follows: Mike Pepple, yes; Bill Bateson, yes; Timothy Bechtol, yes. At 11:38 a.m., Mike Pepple made the motion to come out of executive session regarding hiring with no action taken, Bill Bateson seconded. Motion passed 3-0.

At 11:30 a.m., the Commissioners met with James Sammet and Phil Johnson. Also, in attendance were Lynn Taylor, Tim Stuart, Charity Rauschenberg, and Adam Witteman. James Sammet stated that a while back a discussion was held regarding purchasing an IT style air-conditioned unit specifically for the IT area of the Courthouse. Quotes were received and it appears that there is a 51-52-week delay on getting this equipment. In conversation with Cindy Land, this does not qualify for an emergency funding due to the delay. Per James, this will cost about \$80,000.00. James stated that the best approach he recommends due to the delay in a new unit, is to switch out the compressor in the current unit that no longer works. Therefore, we have a backup system until the new unit arrives. The total cost will be around \$2,500.00 and should

last for about 2 years. A new unit will cost \$12,000 which he does not recommend. The \$80,000 would cover just the data center and the two offices within the data center per James. James stated that these \$80,000 units are made specifically for data centers. This unit would be placed on the NW side of the Courthouse. Mike inquired about the process for the funding of the \$80,000.00. James said he ran into some issues filling out the ARPA paperwork. Tim Stuart stated that they were going to get 3 quotes but wanted some guidance on how to proceed. Charity Rauschenberg stated that she wasn't prepared for this conversation and the Commissioners concurred. Charity said she will give this some thought. Mike stated that ARPA funds needs to be committed by 2024 and completed by 2026. Charity stated that if the data center heats up, the County will have a lot of problems. Mike agreed. Tim Bechtol stated that the water in the data center know is related to the A/C unit, not the fire suppression system. James stated that we still have 2 units that are in operation. The backup to the backup is still working. James stated that he will get a quote for changing out the new compressor and provide for approval. Tim Stuart inquired that when he gets the 3 quotes, whom should he give it to. Mike stated that ARPA needs to follow the \$50,000 rule for getting 3 quotes. Phil Johnson stated that he and James had a conversation with Todd Fahl from Honeywell. There was a discussion between them about going through a joint purchasing program. Phil stated that Todd Fahl still thinks that the County still does not need to go through the normal bidding process. Phil stated that he referenced RC #9.48 in Ohio law and found a letter that Brickler and Eclker put out. Phil stated that the article referenced a legal opinion that the short cut process is not appropriate use for construction and construction services. Construction services would be roof services or HVAC services that would qualify as construction services. Bottom line per Phil is that he recommends we go through the normal process and begin with an RFQ which has already been authorized. Phil read the basic description of the RFQ to the attendees. James recommended that the word repair be eliminated from the RFQ and include replacement. The Board acknowledged. Phil stated that the RFQ firms would be ranked and James would be consulted for that discussion. Phil stated the properties would include the Courthouse, the Jail, and 514 S. Main. Phil did not add the Ag Center and James suggested to add JFS. The Board confirmed that was ok to add JFS. Mike stressed the timing of the project fall within the ARPA guidelines. In addition, the timing of the RFO and Statement of Qualifications was discussed. Phil recommended that the timeframe or deadline can be negotiated.

  
Lynn Taylor, Clerk

Reviewed and approved by:

  
Michael W. Pepple

  
William L. Bateson

William L. Bateson

  
Timothy K. Bechtol



OFFICE OF  
THE MAYOR  
CHRISTINA M. MURYN

Rob Martin BSN, MBA  
Service-Safety Director

If a community organization in the City of Findlay, or Hancock County, has an official/adopted planning document, it can be submitted for review by the City's Strategic Planning Consultant Team as part of the Findlay Forward Strategic Planning process. The Consultant team will be reviewing plans as reference documents in order to better understand Findlay as a whole and any recent planning that has been undertaken within the community. Submitted documents will be used by the Consultant Team for background understanding only. There should be no expectation that any policies, recommendations or other elements of the submitted plans will be integrated into the new Findlay Forward Strategic Plan. The Consultant Team will be creating new recommendations based upon current data and their own research as well as community input that will be gathered throughout the process. If you wish to submit a plan for review please email it to [cyrille@planning-next.com](mailto:cyrille@planning-next.com) by Wednesday, May 25, 2022, by 12:00pm Eastern Time.

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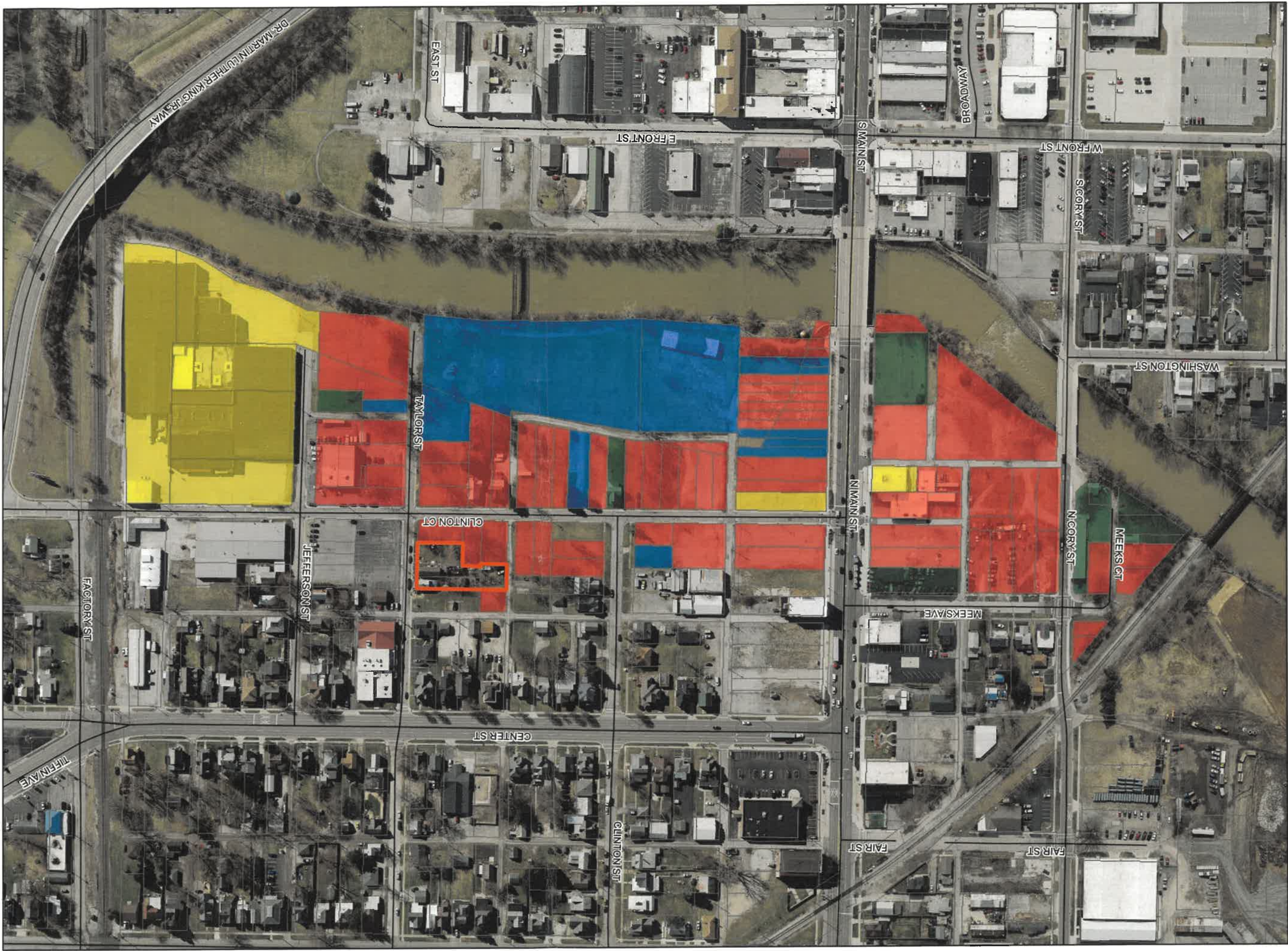


## COST BREAKDOWN

Parcel	Description	Seller	Cost
610000342210	206 Taylor St.- Purchase Price	Money with Meaning Fund, LLC	\$22,000
610000342210	206 Taylor St.	Aaron & Rhonda George	\$42,000
610000342800	0 Clinton Court	Aaron & Rhonda George	
610000342000	210 Taylor St.	Ricky Lytle	\$75,000
	Closing Costs	All Properties	\$1,500
	TOTAL		\$140,500

\*Demolition costs including hauling and grading will be taken out of the Zoning Departments demolition account and are estimated to be no more than \$17,000.





**Benching-Area  
Properties  
By Status**

**Legend**

- Road Centerlines
- STATUS**
- CITY OWNED
- COUNTY OWNED
- COUNTY OWNED (FEMA)
- IN DISCUSSIONS

