

Minutes

November 16, 2023

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

Also Present: Christine Carrigan, Cindy Land, Phil Johnson, Steve Wilson, Chad Warnimont, Jeff Wobser and Lou Wilin.

Commissioner Bateson opened the meeting at 9:30 a.m. in the Commissioners' 1st floor conference room. The Pledge of Allegiance was recited. Minutes from the November 9, 2023, meetings were read with Michael Pepple making a motion to approve, Timothy Bechtol seconded. Motion passed 3-0. Minutes from the November 14, 2023, meetings were read with Michael Pepple making a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Michael Pepple made the motion to approve the Warrant Journal, Timothy Bechtol seconded. Motion passed 3-0. The Commissioners approved payroll for Job & Family Services, payroll for their staff and a travel request for the Engineer's office.

The Assistant Clerk presented the following resolutions for consideration:

Resolution #843-23 – Additional appropriation - within the Auditor's certification - Commissioners to appropriate to Ditch Maintenance #2004. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #844-23 – Transfer of funds from Hotel & Motel Tax Fund #8047 to General Fund #1001. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #845-23 – Additional appropriation within the Auditor's certification - Commissioners to appropriate to the Brownfield Coalition Grant #2195. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #846-23 – Transfer of funds within the appropriation - Hancock Veterans General Fund #1001. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #847-23 – Transfer of funds within the appropriation - MV> Fund #2002. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #848-23 – Transfer of funds within the appropriation - General Fund #1001 - Public Defender. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #849-23 – Additional appropriation - within the Auditor's certification - Commissioners to appropriate to Hotel & Motel Tax Fund #8047. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #850-23 – Transfer of funds within the appropriation - Sanitary Landfill Fund #5042. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #851-23 – Additional appropriation - within the Auditor's certification -Commissioners to appropriate to Ditch Maintenance #2004. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Cindy Land presented the following resolution for consideration:

Resolution #852-23 – Amendment to Resolution no. 840-23 authorizing the Hancock County Commissioners to enter into a contract with Professional Restoration Services Inc. d/b/a ServPro for remediation, replacement and repair of drywall in a portion of the Hancock County Justice Center. Cindy explained that this is an amendment to the original contract adding the cleaning and remediation part of the project. The cleaning and remediation will cost \$3,786.98. This will increase the total contract price to \$ 7,230.77. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #853-23 – Resolution authorizing the Board of Hancock County Commissioners on behalf of the Hancock County Sanitary Landfill to purchase one (1) Caterpillar 299D3XE Compact Track Loader through the Sourcewell Cooperative Purchasing Program from Ohio CAT, 25970 SR 25, Perrysburg, OH 43551. Cindy stated the price for the loader is \$187,073.00. They will receive a credit for the trade of a backhoe and attachments. The net contract price after the trade credit is \$127,073.00. It is coming from Sourcewell, so they do not have to bid. Commissioner Pepple asked Chad Warnimont if the loader is on-sight. He stated it is in Perrysburg and will be delivered soon. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #854-23 – Authorization for the purchase of one (1) 2024 F-550 Chassis 4X4 SD with regular cab for use by the Hancock County Sanitary Landfill. Cindy stated the purchase is being made from Reineke Ford - Lincoln, Inc., Findlay. The purchase amount is \$60,220.00. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #855-23 – Resolution authorizing the designation of The Citizens National Bank of Bluffton, as depository for the deposit of public monies for Hancock County, Ohio. Cindy explained it is a requirement to have a depository agreement with banks that are a depository of public moneys for Hancock County. This agreement is for a period of approximately four years starting November 1, 2023 through August 31, 2027. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #856-23 – Authorization to enter into grant agreement for Program year (PY) 2023 allocation and neighborhood revitalization, Community Development Block Grant (CDBG) Program, Grant Number B-23-DC-39-0001. Cindy stated in order to receive the grant, we have to sign and submit the grant agreement. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #857-23 – Authorizing solicitation of requests for qualifications from qualified environmental consulting firms to provide assistance with implementation of an Ohio Department of Development (ODOD) Brownfield Remediation Grant Program. Cindy explained there will be a number of projects through this program which will require environmental studies. This is the RFQ for the selection of the firm that will complete the environmental studies. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Cindy Land requested an executive session in regards to threatened litigation.

Steve Wilson stated that the Maumee Watershed Conservancy District Board member George Ropp's term will be ending soon and he may retire. Therefore, there may be a board position available. In addition, he stated there is a need for modifying the current permit due to the change in the gas collection system at the landfill. This will require a public notice and a public meeting.

Jeff Wobser had no comment.

Chad Warnimont had no additional comments.

Lou Wilin had no comment.

Meetings/Reports

Michael Pepple along with the other two Commissioners attended the Ohio 15 Overpass ceremony. He also attended the CAC meeting, where they continue to discuss the proposed jail.

Timothy Bechtol stated the new Ohio 15 Overpass is going to be a tremendous asset. He also attended the CAC meeting. He would like to review the original instructions that were given to the committee and make them clearer on what the Commissioners are asking for. He would also like to know what the committee members have heard regarding the community support for this project. He attended the BGSU fall band concert. They performed a tribute for the Tuscarawas band members that were killed in a bus accident.

William Bateson has nothing additional to report.

At 9:54 a.m., William Bateson made a motion to enter into executive session in regards to threatened litigation. Timothy Bechtol seconded. A roll call vote resulted as follows: William Bateson, yes; Timothy Bechtol, yes; Michael Pepple, yes. At 10:43 a.m., William Bateson made a motion to come out of executive session, in regards to threatened litigation with no action taken. Timothy Bechtol seconded. Motion passed 3-0.

At 11:00 am, the Commissioner held an annexation hearing for the Buchanan – Township Road 230 & County Road 212 annexation petition. Cindy Land, Phil Rooney, Lynn Taylor, Christine Carrigan and Alec Helms were in attendance. Please see attached sign in sheet for additional attendees. Commissioner Bateson opened the meeting and provided introductions. Alec Helms read the history of the annexation into the record. Commissioner Bateson stated that anyone wishing to provide testimony will need to be sworn in, as this is a public hearing. Phil Rooney stated he feels the petition meets the statutory requirements. The project for this area is well known and he believes this will be for the betterment of the property and area. Milford Smith, Allen Township Trustee, stated he is here to represent Allen Township and they are not in favor of the annexation. He is not sure what the benefit to Sheetz would be to be in the city limits. He feels like this enables the city to move further and further north. Don Shafer from Findlay-Hancock County Economic Development stated they have reached out to Allen Township about having a revenue sharing agreement put into place and he will continue those talks to get all of that set. The main reasoning for Sheetz wanting to be annexed into the city is for a CRA and to receive water services. Commissioner Bateson stated they will take all of this under advisement and make their decision soon. Cindy Land asked if Sheetz had taken ownership of the property yet. Phil Rooney stated the property is still in the Buchanan name. Cindy Land asked the Commissioners when they would like to

have resolution prepared for their decision. Commissioner Bechtol indicated they would like to have it on the agenda in mid-December. Dan Shafer stated if it is at all possible to have that expedited they would like that but if not, he understands. Jobs Ohio has obtained a signed letter of intent with Sheetz that does include some closing contingencies. One of top priority contingencies would be having the property annexed. The Commissioners agreed to have the resolution for their decision presented at the December 5th meeting. Commissioner Bechtol inquired as to why the two properties in the northeast corner of the map are not being annexed, as it seems to create a bit of a peninsula. Phil Rooney stated he was told those property owners were approached and did not want to be in the city.

At 1:00 p.m., the Commissioners held a variance hearing petitioned for by Maycen and Carly Ward. Commissioner Bateson called the hearing to order and introduced the Commissioners, Engineer Doug Cade, Kyle Parker, Sheriff Heldman, Captain Price and Cindy Land. Christine Carrigan, Lynn Taylor, Alec Helms, Maycen Ward and Carly Ward were also present. Engineer Cade explained the procedures for a variance hearing as defined by the new Access Management Regulations. In addition, he explained the below six decision making factors for the Commissioners to consider when approving or not approving a variance:

- Whether not granting the variance would deny all reasonable access
- Whether granting the variance would endanger the public safety
- Whether the hardship was self-created
- Whether granting the variance would hinder traffic safety of the proper operation of the public road
- Whether granting the variance would be consistent with the purpose of these regulations
- Whether all access options, except granting a variance, have been considered

The petitioners, Maycen and Carly Ward were sworn in and provided their reason for petitioning the variance. Kyle from the Engineer's office was sworn in and provided traffic characteristics of the segment of Madison Township Road 68 that is affected by this variance. In addition, he provided the Engineer's recommendation. Commissioner Bateson asked Sheriff Helman what his thoughts were regarding the variance. The Commissioners had discussion regarding how the six decision making factors apply to the requested variance.


Cindy Land presented the following resolution for consideration:

Resolution #858-23 – Resolution - Commissioners' finding upon the variance request, sitting as the Board of Appeals for the Hancock County Access Management Regulations. Taking the six decision making factors in consideration, the Commissioners made the decision to approve the variance. The approval is upon the following terms and conditions: no other reasonable access; will not be a hinderance to public safety and traffic; and all other options have been considered. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

At 4:09 pm, the Commissioner reconvened to read into record the change order amounts that Alvada has submitted for the new Judicial Center design-build-project with RCM. Lynn Taylor and Christine Carrigan were also present. Commissioner Bechtol stated the change orders have been reviewed by the design build team and the Commissioners. The change orders are not additional costs to the project. They are built into the allowances. Lynn read each change order amount and Commissioner Bechtol stated what category the allowance was coming out of. The change orders will be signed by the Commissioners and sent back to Alvada to be processed into future pay allocations. The total amount due for the October 2023 pay application is \$898,869.50. This amount has been approved by Irvin Reinhart, the architect of

record, and the Commissioners. Commissioner Pepple stated he has reviewed all of the submitted prevailing wage reports and they have all met the prevailing wage requirements.

Respectfully submitted,



Christine Carrigan, Assistant Clerk

Reviewed and approved by:



William L. Bateson



Timothy K. Bechtol



Michael W. Pepple

SIGN IN

NAME (PLEASE PRINT)	DEPARTMENT/ADDRESS
Phil Proctor	320 S. MAIN FINDLAY OH
Milford Smith	Allen Twp Trustee
Mark Schimmoeiler	Allen Twp FO
Lou Wilin	The Courier
Jeff Wobser	City of Findlay
Dan Sheaffer	Econ. Development
Jeremy Kalb	CITY of FINDLAY