

Minutes

February 19, 2026

Commissioners Present: Jeffrey Hunker, Timothy Bechtol and William Bateson.

Also Present: Lynn Taylor, Cindy Land, Phil Johnson, Adam Witteman, Matt Cordonier and Saige Thornley.

Commissioner Hunker opened the meeting at 9:30 a.m. in the 1<sup>st</sup> floor conference room. The Pledge of Allegiance was recited. Minutes from February 17, 2026, were read with William Bateson making the motion to approve, Tim Bechtol seconded. Motion passed 3-0.

The Board signed the paperwork for a new employee at JFS. Payroll for JFS and Commissioners office was approved. Bill Bateson made the motion to approve the 2 Warrant Journals. Tim Bechtol seconded. Motion passed 3-0.

The Clerk presented the following resolutions for consideration:

Resolution #97-26 – Additional appropriation within the Auditors certification - Commissioners to appropriate to Veterans Service Trust Fund #2152. Bill Bateson making the motion to approve, Tim Bechtol seconded. Motion passed 3-0.

Resolution #98-26 – Transfer of funds from the Hotel/Motel fund #8047 to the General Fund #1001 4th Quarter Fees 2025 \$25485.21. Bill Bateson making the motion to approve, Tim Bechtol seconded. Motion passed 3-0.

Resolution #99-26 – Additional appropriation within the Auditor's certification - Commissioners to appropriate to Enforcement and Education Fund #2079. Bill Bateson making the motion to approve, Tim Bechtol seconded. Motion passed 3-0.

Resolution #100-26 – Transfer of funds within the appropriation - General Fund #1001 – Sheriff. Bill Bateson making the motion to approve, Tim Bechtol seconded. Motion passed 3-0.

Phil Johnson presented the following resolutions for consideration:

Resolution #101-26 – Authorization to enter into agreement with Truck Country of Indiana, Inc. DBA Stoops Freightliner of Lima, Ohio for purchase of a freightliner 2027 114SD tandem axle semi tractor for use by the Hancock County Engineer. The cost of the new semi tractor will be \$158,043.00. Bill Bateson making the motion to approve, Tim Bechtol seconded. Motion passed 3-0.

Phil Johnson indicated that the next resolution on the agenda will not be presented.

Resolution #103-26 – Authorizing the award of and entry into and execution of a contract with D.L.Smith Concrete, LLC for the demolition and replacement of sidewalks in the Village of Rawson, Ohio pursuant to the Village of Rawson Sidewalk Improvement Department of development's Community Development Block Grant Program for program year 2024. The bid came in at \$285,940.00 with \$202,000.00 coming from grant funds and the remainder for the

revolving loan funds. Matt Cordonier indicated that 80% of the sidewalks will be replaced and the village is very excited for the update. Bill Bateson making the motion to approve, Tim Bechtol seconded. Motion passed 3-0.

Bill Bateson discussed with Matt Cordonier that recently he spoke to the Mayor of Arlington, and they may need some advice regarding their water tower grant. Matt indicated that he and Kaysie can reach out to the mayor and provide some direction.

Cindy Land asked for direction from the Board regarding the Red Hawk subdivision road vacation request. There has been no communication from the Big Lick Township Fiscal Officer. However, their legal representative has not objected to the vacation request. The time has elapsed to decide. The Board directed Cindy Land to prepare a resolution for Tuesday, February 24, 2026 to vacate the road.

Adam Witteman had nothing to report.

Matt Cordonier stated that he would like to apply for a grant with the Department of Agriculture. The \$50,000 grant would be for a Comprehensive Land Use Plan for Hancock County. If approved, Matt would like to hire a consultant to help with the process, due to time constraints of Matt's office and the importance of the project. The grant process can take from 18-24 months. Matt indicated that Sandusky County has a Land Use Plan that he has researched. Matt also stated that he has requested a \$50,000 waiver from the Revolving Loan Fund. If a plan is established at the end of this, the Commissioners would have the final authority of the plan. Matt discussed a Land Use Plan and how it would open community conversations. The Board discussed that it will be important to speak with Villages and Townships, even those that are zoned. Matt concurred. Phil will prepare a resolution for Tuesday, February 24, 2026. Cindy Land inquired about when a consultant would be chosen. Matt indicated that it would happen after grant approval, however, he would want to talk about it first with the Commissioners.

Saige Thornley inquired about the bed tax transfer. Cindy explained that per the resolution, this is the Administration Fee that the Auditor's Office collects quarterly.

## **Meetings and Reports**

Tim Bechol reported that he attended the America 250 planning meeting. He also attended the Board of DD event acknowledging the importance of the center.

Bill Bateson had nothing to report.

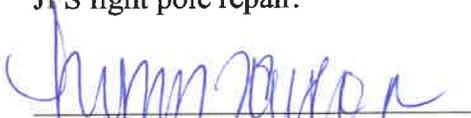
Jeff Hunker reported that he held several conversations regarding recycling. After talking with Rob Martin and Mayor Muryn, he is confident that another site can be used in the city for recycling containers. He also spoke to Chief Mathias about the closing of Cory Street, and it sounds like things are progressing well. Jeff wants the process to continue.

At 10:30 a.m., the Commissioners met with Dan Smies. Lynn Taylor, Cindy Land, Adam Witteman, Saige Thornley, Jon Cross and Maria Haberman were also in attendance. Dan introduced himself and the company OnSite Partners as the new business that recently acquired One Energy. The sale closed on February 13, 2026. They are excited to be in Findlay/Hancock County and have been in discussion since October 2025. Dan provided a history of OnSite and

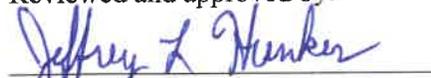
indicated that the combination of the 2 companies will be a good fit for the area. Currently, OnSite has reemployed 15 of One Energy employees and hopes to retain more. Ideally, they would like to have 50 employees at their location. Bill Bateson inquired if the former owner will be involved in OnSite and Dan stated that he will not be an employee of the company, however he will be contacted as needed for a support role. Dan is aware of the history of One Energy and has high hopes of engaging differently with the community. Jeff Hunker also discussed that the community has a lot of resentment for the former owner and Dan acknowledged. Dan will make it a priority to balance business alignments effectively. Dan does intend to resume the construction on the projects that were started and not finished in early 2025. Due to the deadline of July 4, 2026, construction needs to be picked up. Dan also indicated that he does plan to pursue solar and wind operations in the area. Jon Cross expressed his confidence that OnSite Partners will be good for the area. They will be good community partners, hire qualified people, be a local presence and continually work on building good relationships. The Commissioners welcomed OnSite to the area and want to look forward, not backward.

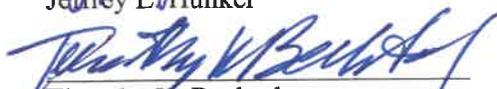
At 11:30 a.m., the Commissioners met with Precia Stuby. Lynn Taylor, Cindy Land and Jim Darrach were also in attendance. Precia is grateful for the use of the former Probate building while ADAMHS is undergoing renovations. It appears that the renovations will be complete mid-May. Therefore, hopefully, they will be out of the former Probate building in June 2026. Precia discussed the Board appointments by the Commissioners and some upcoming changes. There is an appointment needed for a mental health focus and the Board will reach out to the Township Fire Association for possible candidates. The appointment will be needed for July 1<sup>st</sup>, so plenty of time is available to search. Retired Judge Niemeyer is leading the candidate search for a director to replace Precia. Meanwhile, Jennifer Swartzlander was named the interim director at the most recent ADAMHS board meeting. Precia concluded the meeting by expressing her thanks to the Board for their commitment to ADAMHS and enjoyed her time with the County. The Board is grateful to her for her dedication and wished her nothing but the best in her retirement.

Work Session topics included: Litter Landing budget, America 250, State of the County and the JFS light pole repair.

  
Lynn Taylor, Clerk

Reviewed and approved by:

  
Jeffrey L. Hunker

  
Timothy K. Bechtol

  
William L. Bateson

## **Hancock County Comprehensive Plan 2026-2027**

### **Project Cost: \$100,000**

- \$50,000 – Department of Agriculture
- \$50,000 – County RLF Fund
- \$25,000 – In-kind work hours and resources by HRPC

### **Purpose:**

Develop a Countywide Comprehensive Plan for all 17 townships, coordinated with the City of Findlay and seven villages.

The Plan will provide a 15–20 year framework to guide:

- Future land development
- Agricultural preservation
- Drainage and watershed management
- Transportation improvements
- Utility extensions (water, sewer, broadband)
- Targeted economic development

### **Process:**

- **Community Engagement:** public meetings with townships, county wide public workshops, online surveys
- **Coordination:**
  - Incorporating existing land use plans
  - County Engineer and ODOT Plans
  - Economic development strategies
- **Technical Analysis**
  - Existing and future land use mapping
  - Infrastructure capacity review
  - Demographic and housing trends
  - Environmental and drainage considerations.

### **Adoption:**

The plan will go through township, village, municipal, and HRPC review. Public Comment Period. The County Commissioners will be asked to adopt the final plan.

# Hancock County ADAMHS Board Commissioner Meeting Report

**Meeting Date:** September 25, 2025

**Meeting Time:** 11:30 a.m. – 12:00 p.m.

**Meeting Location:** County Commissioners Office Conference Room

**Recorder:** Precia Stuby

**Invited Participants Attending:**

x	Tim Bechtol	x	William Bateson	x	Jeff Hunker
	Mary Beth Dillon	x	Jim Darrach	x	Precia Stuby

**Items Discussed:**

1. OneOhio Update – The Commissioners shared how they want the \$150,000 award to the Board to be distributed: \$75,000 to the Public Defender’s Project: the balance equally split between prevention services in the county schools and The Steady Path (these funds will be used as a funding source to the Board for these two projects, not an additional allocation for the service).
2. FY’27 Board/Agency Contracts – Precia reviewed the Board’s strategy for the development of a budget reduction plan, for implementation at the beginning of next fiscal year.
3. System Capital Projects Update/Juvenile Court Building MOU (Memorandum of Understanding) – An update was provided on the capital projects. A discussion was held regarding the MOU for the Board temporarily occupying the Juvenile Court Building. The Board will be responsible for utilities and internet access. Phil Johnson has drafted the MOU and will send it for signatures. Keys for the building will be available when the MOU is signed.
4. New Board Member Appointment/Board Vacancy – There is currently one vacancy on the Board. The Governance Committee is working on recommendations to send for consideration.
5. Board Member Attendance – The attendance roster was shared. There were no concerns.

# Hancock County ADAMHS Board Commissioner Meeting Agenda

**Meeting Date:** February 19, 2026

**Meeting Time:** 11:30 a.m. – 12:00 p.m.

**Meeting Location:** County Commissioners Office Conference Room

**Invited Participants:**

Tim Bechtol	William Bateson	Jeff Hunker
Mary Beth Dillon	Jim Darrach	Precia Stuby

**Items to be Discussed:**

1. OneOhio Update
2. Capital Projects Update
3. Board Composition/Board Vacancies
4. Board Member Attendance
5. Search Committee Update

**Hancock County ADAMHS Board**  
**FY 26 Board Member Attendance Record**  
 Updated Feb. 2026

Name	Appointment	COMMITTEE	Present	Absent	Absent-Excused	No Meeting	Virtual
<b>Dillon, Mary Beth</b>	<b>Commissioners</b>						
Dillon, Mary Beth	Commissioners	Bd Member Training	1	0	1	1	1
Dillon, Mary Beth	Commissioners	BOARD MEETING	1	0	1	1	1
Dillon, Mary Beth	Commissioners	GOVERNANCE	2	0	1	1	0
<b>Stahl, Jim</b>	<b>Commissioners</b>						
Stahl, Jim	Commissioners	Bd Member Training	3	0	0	1	0
Stahl, Jim	Commissioners	BOARD MEETING	3	0	0	1	0
Stahl, Jim	Commissioners	GOVERNANCE	3	0	0	1	0
<b>Woolum, Ann</b>	<b>Commissioners</b>						
Woolum, Ann	Commissioners	Bd Member Training	3	0	0	1	0
Woolum, Ann	Commissioners	BOARD MEETING	3	0	0	1	0
Woolum, Ann	Commissioners	FINANCE	2	0	1	1	0
<b>Bunn, Susan</b>	<b>Commissioners</b>						
Bunn, Susan	Commissioners	Bd Member Training	3	0	0	1	0
Bunn, Susan	Commissioners	BOARD MEETING	3	0	0	1	0
Bunn, Susan	Commissioners	PROGRAM	3	0	0	1	0
<b>Drymon, John</b>	<b>Commissioners</b>						
Drymon, John	Commissioners	Bd Member Training	3	0	0	1	0
Drymon, John	Commissioners	BOARD MEETING	3	0	0	1	0
Drymon, John	Commissioners	GOVERNANCE	3	0	0	1	0
<b>Eakin, Rick</b>	<b>Commissioners</b>						
Eakin, Rick	Commissioners	Bd Member Training	2	0	1	1	0
Eakin, Rick	Commissioners	BOARD MEETING	2	0	1	1	0
Eakin, Rick	Commissioners	FINANCE	2	0	0	1	1
<b>Walter, Rick</b>							

**Hancock County ADAMHS Board**  
**FY 26 Board Member Attendance Record**  
 Updated Feb. 2026

Name	Appointment	COMMITTEE	Present	Absent	Absent-Excused	No Meeting	Virtual
Walter, Rick	<b>Commissioners</b>						
Walter, Rick	Commissioners	Bd Member Training	0	0	2	1	1
Walter, Rick	Commissioners	BOARD MEETING	0	0	2	1	1
Walter, Rick	Commissioners	FINANCE	0	0	1	1	2
<b>Loy, Joe</b>							
Loy, Joe	<b>Commissioners</b>						
Loy, Joe	Commissioners	Bd Member Training	1	0	2	1	0
Loy, Joe	Commissioners	BOARD MEETING	1	0	2	1	0
Loy, Joe	Commissioners	FINANCE	3	0	0	1	0
<b>Niemeyer, Joseph</b>							
Niemeyer, Joseph	<b>Commissioners</b>						
Niemeyer, Joseph	Commissioners	Bd Member Training	3	0	0	1	0
Niemeyer, Joseph	Commissioners	BOARD MEETING	3	0	0	1	0
Niemeyer, Joseph	Commissioners	PROGRAM	3	0	0	1	0
<b>Stateler, Anthony</b>							
Stateler, Anthony	<b>Commissioners</b>						
Stateler, Anthony	Commissioners	Bd Member Training	2	0	0	1	0
Stateler, Anthony	Commissioners	BOARD MEETING	2	0	0	1	0
Stateler, Anthony	Commissioners	PROGRAM	0	1	0	1	0
<b>Heldman, Michael</b>							
Heldman, Michael	<b>Commissioners</b>						
Heldman, Michael	Commissioners	Bd Member Training	1	0	0	1	0
Heldman, Michael	Commissioners	BOARD MEETING	1	0	0	1	0
Heldman, Michael	Commissioners	FINANCE	1	0	0	1	0