

Minutes

April 13, 2021

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

Also Present: Tammy Erwin, Phil Johnson, Jim Maurer, Charity Rauschenberg, Adam Witteman, Jeff Wobser and Mary Ann LaRoche.

Commissioner Bechtol opened the meeting at 9:30 a.m. in the Commissioner's 1st floor conference room. The Pledge of Allegiance was recited. Minutes from the April 8th, 2021 meeting were read with William Bateson making a motion to approve, Michael Pepple seconded. Motion passed 3-0.

The Assistant Clerk presented the following resolutions for consideration:

Resolution #200-21 – Authorizing payment of the listed and/or attached purchase orders. William Bateson made a motion to approve, Michael Pepple seconded. Motion passed 3-0.

Resolution #201-21 – Transfer of funds from Housing Trust to the General Fund (1st Quarter 2021 Fees) - \$1,188.38. William Bateson made a motion to approve, Michael Pepple seconded. Motion passed 3-0.

Resolution #202-21 – Repayment of advance from the Sanitary Landfill to the General Fund. William Bateson made a motion to approve, Michael Pepple seconded. Motion passed 3-0.

Resolution #203-21 – Additional appropriation within the Auditor's certification – Commissioner's to appropriate to Sanitary Landfill. William Bateson made a motion to approve, Michael Pepple seconded. Motion passed 3-0.

Resolution #204-21 – Transfer of funds from contingencies to Sheriff for travel for prisoners. William Bateson made a motion to approve, Michael Pepple seconded. Motion passed 3-0.

Resolution #205-21 – Advance of funds from the General Fund to Special Improvements (Liberty Reed Single County Ditch). William Bateson made a motion to approve, Michael Pepple seconded. Motion passed 3-0.

Resolution #206-21 – Advance of funds from the General Fund to Special Improvements (Howard Run Single County Ditch). William Bateson made a motion to approve, Michael Pepple seconded. Motion passed 3-0.

The Commissioners signed a letter of support for Hancock County Family and Children First Council for the Community Support Grant.

Phil Johnson presented the following resolutions for consideration:

Resolution #207-21 – Authorizing entry into a contract with Cook's Direct Inc., for the acquisition of a gas convection steamer and a contract with ITW Food Equipment Group, LLC D.B.A. Hobart Service for installation of that gas convection steamer at the Hancock County Justice Center. The cost for the steamer is \$18,412.56 and installation is \$1,726.00. William Bateson made a motion to approve, Michael Pepple seconded. Motion passed 3-0.

Resolution #208-21 – Authorizing the entry into a contract with Fredy Aguado D.B.A. A & A Roofing of Findlay, Ohio for replacement of the roof of the office building at the Hancock County Landfill. Phil stated that he has already sent the contract out to Fredy Aguado but has not received it back yet. The Commissioners stated that it should be the barn, not the office building. Phil Johnson stated that he would clarify and amend the resolution if needed to state that it is a barn instead of office building. William Bateson made a motion to approve, Michael Pepple seconded. Motion passed 3-0.

Resolution #209-21 – Authorizing third entry into and execution of a contract with Clouse Construction Corp. for work involving removal of sections of the ceiling of the county-owned property located at 7814 County Road 140 for the purpose of replacement and repair of ceiling or roof features. William Bateson made a motion to approve, Michael Pepple seconded. Motion passed 3-0.

Resolution #210-21 – Authorization to enter into agreement with Peterman & Associates, Inc. for engineering services related to the Liberty Reed Single County Ditch Project. The quote was for \$48,975. William Bateson made a motion to approve, Michael Pepple seconded. Motion passed 3-0.

Resolution #211-21 – Authorization to enter into agreement with Poggemeyer Design Group, Inc. for engineering services related to the Howard Run Single County Ditch Project. The quote was \$116,800.00. William Bateson made a motion to approve, Michael Pepple seconded. Motion passed 3-0.

Charity Rauschenberg asked for clarification for Resolution #204-21 regarding Sheriff's travel. Charity asked if there was an item missed in the budgeting that is being added to and/or changing the appropriation. Assistant Clerk read the letter that was attached to the resolution from the Sheriff's office and said she could discuss with the Clerk for any more clarification if needed. Charity also had a question regarding Resolution #211-21 asking if that is an advance for all year? Phil was unable to answer that question.

Meetings/Reports

William Bateson stated that on Sunday, he helped with Sausage Distribution for the Ag Committee. He also sat in on a Zoom meeting on Monday with Ag Council. He had another Zoom meeting for Family and Children First Council and then attended the Board of Revisions meeting.

Michael Pepple attended the Ag Council Zoom meeting. He also attended the Opioid Task Force Zoom meeting and the Home Builders Association meeting.

Timothy Bechtol attended the OSU Extension office interviews on Friday morning.

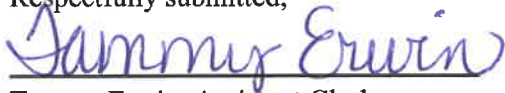
At 1:30 p.m. the commissioners met with J. Steve Welton and Eileen Stanic for the Investment meeting. Others present included Tammy Erwin and Barb Marquart. Steve passed out investment notes and minutes. Eileen introduced herself to the new commissioners and gave some background information regarding Meeder advisors and stated that they have been providing services since 1990. She handed out the Meeder Public Funds Advisory and went over different areas of market information discussing historic low interest rates that hit mid-2020. She stated that the Feds are anchored and committed to keeping the rate at the 0.25% range. She discussed the Fed/Market focus and showed a chart showing consumer spending. The Goods sector in consumer spending was up mostly because parents are working from home and able to travel or being able to utilize services. Spending in the service sector remains low.

Consumer spending represents about 70% of US PCE. Eileen talked about the monthly change in nonfarm payrolls. There was a huge drop when COVID hit. People started to return to work but it has plateaued. High wage earners are back to full employment and middle wage earners are getting much closer but the lower wage earners are still down over 20%. Many of those jobs are in the service sector. Interest rates pre-pandemic were much higher. Yields have now picked up and inflation will start to materialize. Feds are keeping rates locked in at this time. The yield curve is a little ahead now. Eileen went over the Federal Reserve outlook through 2023. She looked at the county's portfolio and went over those numbers and maturity distributions. She stated that the portfolio is still yielding 1.15%. Flood Mitigation funds were discussed along with the Landfill account.

At 2:00 p.m. the commissioners met with Garmann-Miller to discuss the Probate Juvenile Court building update with the latest changes. Those present included Tammy Erwin, Jim Maurer, Judge Starn, Judge Johnson, Jeff Wobser, Lucinda Land, Sheriff Heldman, J. Steve Welton and Shawn Carpenter. Bruce Miller introduced his staff present as: Kasey Corbet, Kathy Tradewell, and Chris Lyons. Steve Friedman was on speaker phone, and Judge Routson and Cathy Wilcox were not present. Kasey went over the updated floor plans with all of the new changes. The first-floor plans were discussed showing all of the secured entrances with their new locations, public bathrooms and elevators. The clerk's area has changed due to the new security entrance. There is 14,477 sq. ft. on the first floor. The second-floor plan was discussed and has 13,791 sq. ft. for a total of 28,268 sq. ft. in the building. Bruce discussed the elevator and stated that the second elevator will help for staff or handicap accessibility. There was extensive conversation regarding the safety of the elevator near the chambers. Sheriff Heldman is concerned with violence and providing a secure corridor to transport defendants to the courtroom. Bruce stated that the only way to do that is to create a separate security corridor to eliminate the problem. Bruce discussed some other options regarding security issues. Judge Johnson asked the group why they could not keep the original plans with a few changes. Bruce discussed the costs with the new plans coming to \$11.2 million, which added an additional \$1.2 million to the project. With inflation, the costs have gone up \$647,000 since November. Bruce stated that waiting another 6 months, would cost an additional 5%. Kasey went over the plans that were previously discussed in January and said the location of the closet on the second floor could be closed in and made into a small secure hallway to transport the defendants into the courtroom which would take care of security concerns. Bruce stated that this could be done with no charge to the commissioners and could be done in about 4 – 5 weeks. He could also add an emergency exit and it would not affect any security issues. Bruce asked everyone present if they were ok with this current plan. Judge Johnson agreed with the plan and asked the commissioners to take a vote. William Bateson stated that they could not vote today because Judge Routson asked them not to take one without him there. Bruce asked for guidance from the commissioners on where to go from here. Timothy Bechtol asked him to pause for now. Bruce will update the plans discussed today and then email it to everyone. William Bateson stated that the commissioners have a proposal to announce today. He gave a prepared statement regarding that proposal: "The future accommodations for our probate and juvenile court is why we are here today. The Hancock County Commissioners have negotiated a letter of intent with the Kohan Group to purchase the core section, or Lot #4 of the Findlay Village Mall. Acquiring this property would enable the new court facility for our Probate and Juvenile Court in the same amount of time or less and for less expense for the proposed new building court facility downtown. It would also provide adequate existing parking." William Bateson stated that the information from the architect can be reformatted and implemented into the new building. The commissioners are planning to purchase 28.852

acres with 335,662 sq. ft. under roof. He stated that with this investment in our community, they feel they could finally and properly address the remainder of the county's current and future office facility need. The negotiated price for this facility is \$3.7 million dollars which equals \$11.02 sq. ft. under roof. Hancock County completed a strategic plan that identified many needs such as Probate and Juvenile Court, lack of adequate long-term record storage, public accessibility and long-term financial responsibility just to name a few. Timothy Bechtol stated there would be a big benefit having this building all as one level and no need for elevators. William Bateson stated that the commissioners envision the Tiffin Ave. side of the property, which is approximately 157,325 sq. ft. to remain all retail while transforming the north suites of the mall, approximately 178,337 sq. ft. into county government use. There were discussions regarding security issues at that location and Sheriff Heldman questioned secured parking for the judges. The commissioners plan on signing an agreement sometime this week, then will have 75 days to perform "due diligence" in regards to the purchase.

Respectfully submitted,

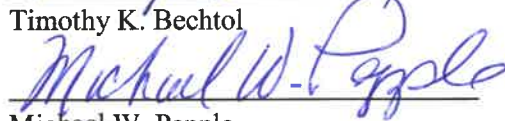


Tammy Erwin, Assistant Clerk

Reviewed and approved by:



Timothy K. Bechtol



Michael W. Pepple



William L. Bateson