

Minutes

December 1, 2022

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

Also Present: Lynn Taylor, Cindy Land, Phil Johnson, Auditor Charity Rauschenberg, Adam Witteman, Steve Wilson, Lizzy Essinger and Lou Wilin.

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 November 29, 2022 meeting was read with Timothy Bechtol making the motion to approve, Michael Pepple seconded. Motion passed 2-0.

The Clerk presented the following resolutions for consideration:

Resolution #831-22 – Transfer of funds within the appropriation – General Fund – Common Pleas Court – Jury Commission. Timothy Bechtol made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Resolution #832-22 – Transfer of funds within the appropriation – General Fund – Common Pleas Court – General Office. Timothy Bechtol made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Resolution #833-22 – Transfer of funds within the appropriation – General Fund – Common Pleas Court – Adult Probation. Timothy Bechtol made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Resolution #834-22 – Transfer of funds within the appropriation – Probate & Juvenile Court – General Office. Timothy Bechtol made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Resolution #835-22 – Transfer of funds within the appropriation – Veterans Services – Soldiers Relief. Timothy Bechtol made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Resolution #836-22 – Additional appropriation within the Auditor's certification – Commissioner's to appropriate to Ditch Maintenance 2004. Timothy Bechtol made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Resolution #837-22 – Additional appropriation within the Auditor's certification – Commissioners to appropriate to ADAMHS. Timothy Bechtol made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Resolution #838-22 – Additional appropriation within the Auditor's certification – Commissioner's to appropriate to Hud Fund 2062. Timothy Bechtol made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Resolution #839-22 – Transfer of funds within the appropriation – Commissioner – General Office. Timothy Bechtol made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Tim Bechtol made the motion and Michael Pepple seconded to approve the Warrant Journal for the week. Motion passed 2-0. Payroll for the Commissioner’s Office and JFS were approved. A travel request for the Treasurer’s Office and the Sheriff’s Office was approved. The November 2022 Explosive Gas Monitoring Report was signed.

Cindy Land presented the following resolution for consideration:

Resolution #840-22 – Authorizing the lease office space at the Hancock County Home property located at 7746 CR 140, Findlay, Ohio to the Hancock County Educational Service Center. Cindy stated that this lease as last prepared in 2020 and any changes could have been made at the end of each calendar year. The prior lease included a \$2.80 maintenance expense in the lease amount. However, in this proposed lease, this amount is not separated. The Commissioners have requested to increase the office space/common space rent to \$10.00 per square foot and \$5.00 per square foot for the storage space. The language is less confusing. Timothy Bechtol made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Phil Johnson presented the following resolutions for consideration:

Resolution #841-22 – Authorizing the entry into a contract with The Feasel Group, 2330 Bright Road, Findlay, Ohio for snow removal services for properties owned or overseen by the Board of Hancock County Commissioners in Findlay, Hancock County, in the 2022-2023 Winter season. Phil explained that this contract will be from December 1, 2022 until May 1, 2023 for snow removal on county owned, former flood mitigation properties. Snow removal cost will be \$1,060 per event. Timothy Bechtol made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Resolution #842-22 – Authorization for entry into agreement with Greenbright Environmental, LLC, for materials and labor to complete repairs to underground elements of unit at the Hancock County Landfill. Phil stated that repairs are needed for a cost of \$23,785.00. Mike Pepple inquired about the cause of the repairs and Steve Wilson stated it was because of material settling. Timothy Bechtol made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Resolution #843-22 – Authorizing entry into Change Order #1 to a contract with Bodie Mechanical Services, Inc. for services in the nature of HVAC system removal and replacement at the offices of the Family Resource Center in Findlay, Hancock County, Ohio. Phil stated that the original grant amount of \$250,000 was approved and the lowest bidder came in at \$225,000.00. Since then some changes have been suggested to the contract amount and some credits have also been calculated. The net change order is \$42,328.00. The remaining grant of \$25,000 will go towards the change order and the difference of \$17,328.00 has been paid by the Family Resource Center. A payment has already been received via check per Lizzy. Auditor Rauschenberg inquired if the revenue has been recognized and Lizzy stated that it had. Timothy Bechtol made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Resolution #844-22 – Authorizing entry into and execution and delivery of a State of Ohio Community Development Block Grant (CDBG) program grant agreement with regard to the McComb 2022 critical infrastructure grant program. Phil stated that back in June 2022, the Commissioners authorized a grant application for the Village of McComb’s outdated water supply system. It was hoped that a \$470,000 grant would be awarded. However, only \$400,000 was awarded. The expected cost is \$1.3 million dollars. Apparently, the Village of McComb was expecting to receive \$200,000 from the Revolving Loan Fund, however, that was not the case. Lizzy has spoken with the Village since and they informed her that they received a \$776,000 grant from WPCLF. The Revolving Loan Fund will give \$100,000 and Lizzy has spoken to Poggemeyer and they have agreed to cut out costs of \$100,000 to make the project work. Timothy Bechtol made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Phil Johnson requested an executive session in regards to potential real estate acquisition, potential real estate lease, pending litigation and potential litigation.

Auditor Rauschenberg stated that dog tag season has begun.

Adam Witteman had nothing to report.

Steve Wilson had nothing to report, however he did state that he would be attending the executive session.

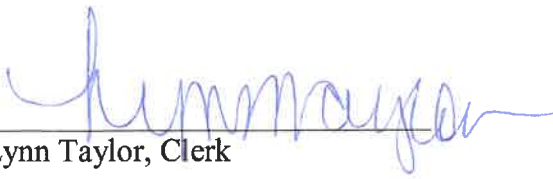
Lou Wilin had nothing to report.

Meetings and Reports

Tim Bechtol stated that he met with RCM regarding the new Probate/Juvenile Building. Some changes were discussed as they are working on the outside elevation. They are proposing more brick into the project. Tim is not in agreement. However, this is this part of the design build process. RCM is still in the design development phase. A meeting with the end users is set for December 15th per RCM. Tim also attended the MWCD and ODOT meeting held at the Engineer’s Office regarding the SR 68 and US 15 exchange.

Mike Pepple stated that he also attended the SR 68 and US 15 exchange meeting at the Engineer’s Office. He also attended the Findlay Downtown Improvement District meeting.

At 10:06 a.m., Mike Pepple made the motion to enter into executive session in regards to potential real estate acquisition, potential real estate lease, pending litigation and potential litigation. Tim Bechtol seconded. A roll call vote resulted as follows: Mike Pepple, yes; Timothy Bechtol, yes. At 10:57 a.m., Mike Pepple made the motion to exit executive session after discussing potential real estate acquisition, potential real estate lease, pending litigation, potential litigation. Tim Bechtol seconded. Motion passed 3-0.



Lynn Taylor, Clerk

Reviewed and approved by:



Michael W. Pepple



William L. Bateson



Timothy K. Bechtol