

Minutes

June 8, 2021

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

Also Present: Lynn Taylor, Cindy Land, Phil Johnson, Charity Rauschenberg, Adam Witteman, Lizzy Essinger, Mary Ann LaRoche and Lou Wilin.

Commissioner Bechtol opened the meeting at 9:30 a.m. in the Commissioners' 1st floor conference room. The Pledge of Allegiance was recited. The minutes from the June 3, 2021 meeting were read and approved. William Bateson made the motion to approve, Michael Pepple seconded. Motion passed 3-0.

The Assistant Clerk presented the following resolution for consideration:

Resolution #380-21 – Authorizing the payment of the listed and/or attached Purchase Orders. William Bateson made the motion to approve, Michael Pepple seconded. Motion passed 3-0.

Resolution #381-21 – Release of permissive tax – Village of McComb to pay for resurfacing various streets - \$90,000.00. William Bateson made the motion to approve, Michael Pepple seconded. Motion passed 3-0.

Resolution #382-21 – Transfer of funds from Job & Family – General Office to Childrens Services. William Bateson made the motion to approve, Michael Pepple seconded. Motion passed 3-0.

Resolution #383-21 – Transfer of funds from Job & Family – General Office to Childrens Services. William Bateson made the motion to approve, Michael Pepple seconded. Motion passed 3-0.

Resolution #384-21 – Transfer of funds from Job & Family – General Office to Childrens Services. William Bateson made the motion to approve, Michael Pepple seconded. Motion passed 3-0.

William Bateson made the motion to approve the Warrant Journal, Michael Pepple seconded. Motion passed 3-0. William Bateson made the motion for the Chairman's signature on the OPWC CM03X Howard Street Bridge Disbursement request, Michael Pepple seconded. Motion passed 3-0.

Lucinda Land presented the following resolution for consideration:

Resolution #385-21 – Submission of Fiscal Year 2021 Community Development Block Grant formula program Critical Infrastructure Grant. Lizzy Essinger stated that this grant is for the Village of McComb to replace a long overdue storm sewer conduit. Matching funds have already been secured through a WPCLF grant. William Bateson made the motion to approve, Michael Pepple seconded. Motion passed 3-0.

Philip Johnson presented the following resolution for consideration:

Resolution #386-21 – Authorizing the entry into change order #1 to a contract with Fredy Aguado D/B/A A & A Roofing of Findlay, Ohio for replacement of the roof of a storage building at the Hancock County Landfill. Phil Johnson stated that this change order is for \$100.00 due to rotten wood being discovered in an area. William Bateson made the motion to approve, Michael Pepple seconded. Motion passed 3-0.

Phil Johnson stated that the 3rd item on the agenda today for the Prosecutor's Office is not ready at this time. However, it may be ready after the 11:30 a.m. meeting or possibly not until this afternoon.

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

Charity Rauschenberg stated that she spoke to Mike Pepple regarding the receipt of an email from the Treasury. It appears that the emails are lagging the receipt of the money. Adam verified with the Treasurer's Office that the money has been received already. Charity stated that she has several meetings this week to hopefully get more details about these funds. Charity stated that the reporting will be the same whether the funds are used or not. Bill Bateson stated that he would prefer to proceed carefully and use the funds in a frugal manner. Charity stated that a lot will be learned over the next 6 months. In addition, these funds are to be used for recovery purposes. Tim Bechtol stated that the funds will need to be paid back if not spent by 2023. Mike Pepple stated that the first installment has already been received and the second installment will be forthcoming. Tim Bechtol stated that most likely we won't be able to spend all of it. Charity stated that there are different options for spending these funds as compared to the funds received prior. Furthermore, she said they will need to be more strategic with these funds. Charity also stated that she has spoken to Cindy Land regarding cyber security in regards to the amount of information being used to access information on these funds. Tim inquired if these funds could be used for a portal and Charity stated that she will look into it. Charity did say the audit is continuing.

Lou Wilin inquired as to when the board will reconvene for the purchase agreement of 1800 Tiffin Avenue. Tim Bechtol stated that he wished it happened several weeks ago. Phil Johnson stated that he wasn't sure when it would become available. There is a chance it could be available after the 11:30 a.m. meeting. Lou also inquired as to who Irvin Reinhart is. Tim stated that he is the principal architect for RCM.

Meetings/Reports

William Bateson stated that he attended the Liberty Benton Middle School groundbreaking event. Bill also attended the Family First Council meeting.

Michael Pepple stated that he attended the Liberty Benton Middle School groundbreaking event. In addition, he attended the Kiwanis Pancake Day and volunteered at the Habitat Restore Store on Saturday.

Timothy Bechtol stated that he also attended the Liberty Benton groundbreaking event. Tim attended the Kiwanis Pancake Day and the 4H Advisory Council Benefit Auction.


At 9:53 a.m., Timothy Bechtol made the motion to enter into executive session to discuss potential real estate acquisition. Michael Pepple seconded. A roll call vote resulted as follows: Timothy Bechtol, yes; Michael Pepple, yes; William Bateson, yes. At 10:33 a.m., Timothy Bechtol made the motion to come out of executive session with no action taken, Michael Pepple seconded. Motion passed 2-0.

At 11:30 a.m., the Commissioners met with Irvin Reinhart. Lynn Taylor, Charity Rauschenberg and Adam Witteman were also in attendance. Tim Bechtol thanked Irvin for coming in and wanted to talk more specifically about the qualifications and the proposal they sent for the inspection coordination for the mall property. This property is going to be referred to as the East Campus. Tim stated that they are in the final stages of dotting I's and crossing T's to sign the purchase agreement. The attorney for the seller is working on the last paragraph and Tim stated that the best-case scenario is to sign it this afternoon. In any case, they will be looking to decide soon who will be heading up the inspections. Tim stated that RCM has the best proposal. Tim also indicated that once the purchase agreement is signed, a document dump will happen within 5 days. Tim is unsure what drawings will be included and finds it very unlikely that CAD drawing will be included. Irvin stated that RCM has a 30 year plus relationship with MBA Engineering out of Maumee. Irvin proceeded to state that they would want to sit down and talk with the Commissioners and go through the items on the list to be clear of the expectations. Irvin would want to include Brock Russel in these conversations. Irvin is aware that these would be considered public meetings with all 3 Commissioners present. He was unsure if one Commissioner would be tasked with leading the process. Irvin stated that it would be easier to have one person as a contact to avoid mixed messages. Irvin would also like to meet with the maintenance staff early in the process. Irvin expects his team on site for a total of 2-3 days. Irvin indicated that they tried to keep the fees low to support the County on this very important project. Furthermore, Tim stated that because this was once an outside mall and the fact that none of the Commissioners have been on the roof, he wanted to discuss the old/new roof area of the mall. Tim stated that they have not inspected the JCPenney and Elder Beerman former store locations. Mike Pepple stated that he wanted to make sure that the report included an idea of how long the roof will last. Irvin stated that yes, they will include that. Mike stated that he is aware of buckets in the mall and that the roof leaks. Irvin concurred. Tim stated that it could be an isolated fix or a whole roof fix. Tim stated that the report would need to include any major red flags. Bill Bateson inquired as if the report will include a roof life expectancy and Irvin stated that yes, it will include that as part of their standard review. Irvin wanted to clarify that as architects, they have the eye to recognize any structural challenges. A structural engineer was not included on the team. However, if something warranted a structural engineer, RCM would bring this to the Boards attention for the Board to decide if one was needed. At that time, the cost would be charged. Bill Bateson stated that a change order would have to be made. Tim stated that the seller has asked the Board to confirm that the inspectors would have liability coverage. Irvin stated that that is not a problem. Irvin inquired as to the process of what happens next once the agreement is signed in regards to working with RCM. Tim stated that the Prosecuting Attorney will need to review the contract with RCM. The letter dated May 6, 2021 would need to be redrafted into more of an agreement. Tim stated that early in the process, they met with Daren Cook to walk through the mall. If any structure issues are discovered, the Commissioners would probably call on him. Irvin acknowledged that was acceptable. Tim stated that based on Daren's walk through, he found no concerns. Charity Rauschenberg stated that next week would be the earliest that a resolution and an agreement could be reviewed funds to be appropriated. Charity inquired if a resolution for proposals for architect fees has been established. Tim stated that the board has not decided on who to go with yet. Tim stated that

this was a follow up meeting. Charity stated that Tim indicated that this was the best proposal. Tim stated that based on the Board review of the different ones that came in upon request from the Commissioners, this one was the best. A resolution was not made. Tim inquired if a resolution needs to be made. Charity was unsure. Bill Bateson stated that because of the dollar amount they were working with they did not have to put it out. Mike concurred. Charity clarified for bids, but this is a proposal and depending on the funding being used, this shows due diligence. Charity stated that sometimes the funding being used decides the three quotes. If a letter was sent by the Board, it might be best to have a resolution indicating that the Board took some action. Bill stated that Cindy said they didn't need 3. In addition, Bill stated that Cindy said a resolution was not necessary because of the dollar amount. However, Tim stated that a resolution will be needed to accept the proposal. Charity inquired if it will be an AIA document since liability was addressed. Irvin stated that their one-page agreement does not outline the insurance amounts. Irvin indicated that it may be a one-page modification. Charity indicated that we will need a not to exceed amount. Tim stated that they will be in recess until the Prosecutor's Office gets back with them regarding the purchase agreement.

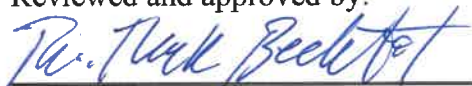
After 4:00 p.m., Tim Bechtol stated that because no purchase agreement is available to sign today, the session for today is adjourned.

Respectfully submitted,

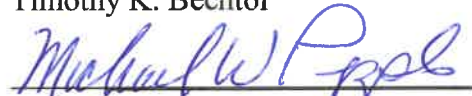


Lynn Taylor, Assistant Clerk

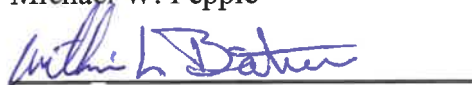
Reviewed and approved by:



Timothy K. Bechtol



Michael W. Pepple



William L. Bateson