

Minutes

March 17, 2022

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

Also Present: Lynn Taylor, Cindy Land, Charity Rauschenberg, Doug Cade, Kyle Parker, Steve Wilson, Phil Johnson, Adam Witteman, Nichole Coleman, Rick Walter, and Charlie Fisher.

Commissioner Pepple opened the meeting at 9:30 a.m. in the Commissioners' 1st floor. The Pledge of Allegiance was recited. Minutes from the March 15, 2022, meeting was read with William Bateson making the motion to approve, Michael Pepple seconded. Motion passed 2-0.

The Clerk presented the following resolutions for consideration:

Resolution #168-22 – Advance of funds from the General Fund to Water Pollution Control. William Bateson made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Resolution #169-22 – Additional appropriation within the Auditor's certification – Commissioners to appropriate to Water Pollution Control. William Bateson made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Resolution #170-22 – Additional appropriation within the Auditor's certification – Commissioners to appropriate to Severance (Sheriff). William Bateson made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

William Bateson made the motion to approve the Warrant Journal and Michael Pepple seconded. Motion passed 2-0. A late fee charge of \$75.00 was approved for a Sheriff's Office payment to Fleetcor Technologies. A Hidden Heroes Proclamation was read. The Commissioner's signed the ARPA approval for the PMP Joint Ambulance District. A letter from citizen Jeff and Shirley Overmyer was read regarding the proposed Solar Farm.

Cindy Land presented the following resolutions for consideration:

Resolution #171-22 – Authorizing a contract with Robin Kershner, D/B/A Kershner Excavating for the design and installation of a new home sewage treatment system as part of the Hancock County WPCLF Grant Project HS#390032-003-2021-09. Cindy Land stated that this is an 85/15 project and the homeowner has paid his share. The contract is for \$3,810.00. William Bateson made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Resolution #172-22 – Resolution authorizing a lease with Headquarters Development Company, LTD, 153 Woodcliff Drive, Findlay, Ohio 45839 for lease of office space for County Offices. Cindy stated that the prior lease was 2 years and this is a 3-year lease at the same rate. William Bateson made the motion to approve, Michael Pepple seconded. Motion passed 2-0.

Phil Johnson presented the following resolution for consideration:

Resolution #173-22 – Authorizing execution release of mortgage for real property located at 130 South Meadow, McComb, Ohio, owned by William Smith. Phil Johnson stated that a few weeks ago, a subordination request was requested. However, now they may change their mind and sell the property instead. This is resolution is just in case. This is a CDBG grant loan. William Bateson 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.

Adam Witteman had nothing to report.

Doug Cade stated that he will be present for the 10:00 a.m., meeting.

Steve Wilson had nothing to report.

Charity Rauschenberg had nothing to report.

Nichole Coleman stated that she needs assistance from the Prosecutor's Office. Phil Johnson stated that he will be available upstairs. Nichole stated that she will see him up in his office.

Bill Bateson stated that he attended the Conventions and Visitor Bureau Board meeting. The hotel/motel tax numbers look strong and restaurant week was a success.

Mike Pepple stated that he met with representatives from Blanchard River Watershed Partnership regarding an ARPA request. In addition, Mike stated that 3 RFQ's were received for the Probate/Juvenile Court building.

At 9:47 a.m., Michael Pepple made the motion to enter into executive session in regards to potential real estate acquisition. William Bateson seconded. A roll call vote resulted as follows: Michael Pepple, yes; William Bateson, yes. At 10:03 a.m., Michael Pepple made the motion to come out of executive session after discussing potential real estate acquisition with no action taken. Motion passed 2-0.

At 10:03 a.m., the Commissioner's met with Doug Cade and Kyle Parker. Lynn Taylor, Christine Carrigan, Alec Helms, Cindy Land and Steve Wilson were also in attendance. Doug presented a listing of the ditches that are being worked on in his office. An update was provided on each ditch with a priority ranked to each one. Doug would like to have a meeting at the Engineers Office, in conjunction with the Commissioner's Office to go over the recent change in the ditch process per the ORC. Doug also stated that since Mike and Bill were not present at the 1st hearing of the McComb Schroll ditch, Doug could show them specific information about that ditch as well. Mike Pepple stated to contact Lynn to arrange a date and time. Bill Bateson inquired about Aurand Run and the effects of the Liberty Benton construction will have on it. Doug stated that this ditch is also on his radar. Doug's concerns are that CR 9 and the farm South of the Liberty Benton School won't flood. Doug also went over a spreadsheet of information gathered from area counties showing staff numbers, and ditch maintenance processes. The rotary method of funding was discussed. Money is advanced for a 2-year period and then all expenses are paid out of this fund. The County Engineer is responsible for the account and keeps a paper trail of all transactions. Bill would like to have another meeting soon with members of the Soil & Water Department to discuss the next step. Doug stated that he can call Jean and then another meeting can be arranged. Doug also stated that upfront costs will be expensive if duties are through the Engineer's Office. Bill stated that the ditches in Hancock County need to be improved and sooner rather than later.

At 11:00 a.m., the Commissioner's met with James Sammet and Phil Johnson. Lynn Taylor and Cindy Land were also present. Phil stated that he met with James and Tony from Honeywell and Phil is recommending that the Board narrow it's focus of what needs to be done to the buildings so a more accurate assessment can be made. Phil stated that Tony indicated that if necessary, a meeting can be held with their attorney to discuss in more detail the bidding process, especially as it relates to ARPA funding. This attorney does have ARPA fund experience. Cindy stated that ARPA funds must be encumbered is 2024 and spend by 2026. Cindy inquired if they have worked with any counties and Phil stated that they indicated they have worked with Seneca County. James Sammet ranked the following buildings that need to have updated/new cooling systems: 1) Courthouse 2) Jail 3) JFS and 4) 514 S. Main Street. Although JFS is currently empty, when the building was built, federal parameters applied to the cooling system.

Currently, the closet repair service is in Indiana, therefore, making it difficult to service. Cindy is concerned that if this goes to a bidding process, Honeywell's information could make them ineligible to provide a bid. Mike Pepple stated that we should know relatively soon how much money will be available in ARPA funds as the non-profits will soon wrap up their requests. Mike's concern is to make sure we are following the guidelines for bidding and using ARPA funds. Cindy concurred. Phil stated that maybe it's best to take a couple of months to discuss more of the projects that will be included. Cindy stated that we don't have a lot of time to wait, as the process may take a while. Mike inquired from James about the dollar amount needed for the four recommended buildings. James stated that it would be between \$4.5 and \$5.0 million. If just HVAC systems are updated (not duct work etc.) it would be about \$3.6 million. James stated that this HVAC work needs to be performed using ARPA money or General Fund money. Cindy stated that she is recommending this project go out to bid. It would be prudent to hire an outside engineer to prepare the specs and scope for use in a bid.



Lynn Taylor, Clerk

Reviewed and approved by:



Michael W. Pepple



William L. Bateson

Absent

Timothy K. Bechtol

Christine N. Carrigan

From: jeff overmyer <jdoflhrider@gmail.com>
Sent: Wednesday, March 16, 2022 6:21 PM
To: Hancock County Commissioners; Matthew Butler; ROBINLGARDNER@gmail.com; Linda Bishop; Patricia True; Pam Bibler; letterstotheeditor@thecourier.com
Subject: [External] : Border Basin

WARNING: This email originated from an external source. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

(Could this be read at Thursday meeting)

If you have really been looking at the maps for the Basin Border proposed solar project you will still see a substation located in an area that contains the largest group of homes in the project area along with a flooding spot. I have expressed my concerns without getting any results from anybody except people that will be affected .Environmental impact along with drastic losses to our homes and family's from this project seems to not matter to those looking for money from this project. Along with them overlooking the risks.

“ We can pull that township's resolution out of the pile and say (to the developer), ' This township doesn't want you in. You have to resolve this before we can go forward” **Hancock County Commissioner Timothy Bechtol**

We only have two projects in our county can we resolve these for us before they go forward? I would like to know from anyone how can you let this happen to The Family's around this project when you can see open areas in the project area without solar panels that would be more neighborly friendly impose less losses ,especially like a substation next to one we already have. If you are going to go along with this at least impose restrictions that will protect our homes.
Jeff and Shirley Overmyer Township road 238 Arcadia Ohio

Sent from Mail for Windows