

Minutes

March 19, 2024

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

Also Present: Lynn Taylor, Cindy Land, Phil Johnson, Matt Cordonnier, Adam Witteman, Auditor Charity Rauschenberg, Steve Wilson, Mike Thompson, Holly Frische, Lou Wilin and Kenzie Tucker.

Commissioner Bechtol opened the meeting at 9:30 a.m. in the Commissioners' 1st floor conference room. The Pledge of Allegiance was recited. Minutes from the March 14, 2024 were read with Michael Pepple making the motion to approve, William Bateson seconded. Motion passed 3-0.

Travel requests for the Sheriff's Office and the Engineer's Office were approved.

The Clerk presented the following resolutions for consideration:

Resolution #157-24 – Authorizing the payment of the listed and or attached Purchase Orders. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #158-24 – Transfer of funds within the appropriation – General Fund Prosecutor #1001. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #159-24 – Advance of funds from the General Fund #1001 to the Water Maintenance Fund #2088. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #160-24 – Additional appropriation within the Auditor's certification – Commissioners to appropriate to Water Project Maintenance Fund #2088. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Cindy Land presented the following resolutions for consideration:

Resolution #161-24 – Sale of a public property no longer needed by the Hancock County Adult Probation Office. Cindy stated that this value is below \$2,500.00 and the reverse no longer works. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Phil Johnson presented the following resolutions for consideration:

Resolution #162-24 – Authorizing entry into a contract with CBE, LLC for provision of materials and services to provide and install surge protection equipment for electronic devices at the Hancock County Justice Center. Phil stated that the estimated cost is \$5,450.00. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #163-24 – Authorizing entry into a contract with CBE, LLC for provision of materials and services to provide and install surge protection equipment for electronic devices at the Hancock County Courthouse. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #164-24 – Lease of real property located in Section 23 in Allen Township, owned by the Board of Commissioners of Hancock County, Ohio to Austin Powder Great Lakes, LLC commencing in 2024. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #165-24 – Authorization regarding an offer for purchase and sale of vacant real property located at 0 North Main Street in Findlay, Hancock County, Ohio. Phil stated this property is the last piece for the second benching project. This lot actually belongs to Huntington and the purchase price is \$133,500. This is the value listed on the Auditor's website. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #166-24 – Authorizing execution and submission of an application to the Ohio Department of Development for a grant under the 2024 State of Ohio Brownfield remediation grant program related to ongoing remediation of the Ra-Nik Brownfield Site. Phil explained that this grant application covers additional expenses to Ra-Nik and if approved, the County would get reimbursed. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution # 167-24 – Authorizing entry into and execution of Change Order #1 to an agreement with Civil & Environmental Consultants, Inc. (CEC) of Toledo, Ohio for environmental remediation services with relation to property formerly owned by Ra- Nik, LTD., pursuant to the Brownfield remediation grant program. This is for CEC to administer the changes to the project in the amount of \$7,700.00. This will make the total contract \$105,700.00. This resolution is concurrent with the next resolution as well. Phil also stated that funds for this will come from Flood Mitigation. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #168-24 – Authorizing entry into Change Order No. 3 to a contract with King Development, LTD, d/b/a King Environmental Group for environmental remediation and restoration services in Findlay. This change order is for \$70,550.41 and pertains to the actual removal of soil at the Ra-Nik site. Total contract price is now \$419,036.66. It is anticipated that the county will get reimbursed from a new and ongoing Brownfield grant. Cindy inquired about what would happen if the grant was not approved. Phil indicated that it would be a cost against the Flood Mitigation fund. Auditor Rauschenberg asked Matt Cordonnier if the State has a timeline for their decision and Matt was unsure. The Grant application process is an on-line application. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #169-24 – Authorizing solicitation of competitive sealed proposals to provide administrative service in furtherance of the PY2024 Community Housing Impact and Preservation program within the CHIP program. Matt explained that the City and the County have been working with Regional Planning for several cycles and this assists many people. Michael Pepple inquired how much has been received in the past and Matt indicated that it ranges between \$700,000 and \$850,000. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Matt Cordonnier stated his appreciation for the Board's help with the Ra-Nik site.

Auditor Rauschenberg stated that she will be setting up a meeting with Matt and the Board to go over the TIRC (Tax Incentive Review Council) meeting next week. There are 2 current TIF's to review, Distribution Drive and 224/300. Lynn Taylor stated that next Tuesday, March 26th at 1:30 is available. Auditor Rauschenberg also stated that they are working on tax settlements.

Adam Witteman stated that audit was here last week and completed their in-person audit. It is possible that more information will be requested remotely.

Steve Wilson had nothing to report.

Lou Wilin has nothing to report.

Mike Thompson indicated that he spoke to the cleaning company for 514 S. Main Street and starting next week, they will make some staff changes. Mike also stated that the cooling tower as part of the HVAC

project for the Courthouse, is having some equipment delay. Greg is to provide Mike an update early next week as to what a revised schedule will look like. It's very likely that this delay will push the repair into the warmer months and could be a 30-day situation. Auditor Rauschenberg inquired if the IT area would be affected. Mike indicated that the IT offices have a separate cooling system and would not be affected. Cindy Land suggested that the Courthouse staff be notified sooner rather than later. Mike will inform them once he knows of a firm schedule.

Kenzie Tucker had nothing to report.

Meetings and Reports

Bill Bateson had nothing to report.

Mike Pepple had nothing to report.

Tim Bechtol stated that he attended the Alliance meeting and the Lamb Banquet. He also met with Cody Mitchell from the Auditor's Office and went over the audit procedures. Tim attended the design build meeting for the Judicial Center and they are priming the 3rd floor drywall, which is great progress. The Good Friday breakfast is next week and Tim has tickets if anyone is interested. Auditor Rauschenberg inquired if the IT portion of the design build contract has been updated since Tim has been working with the Judges. Tim explained that the allowance line will be adjusted as applicable. The second floor will have the system to match what they currently have now and the third floor will be within the contract parameters. Cindy Land stated that she received a question regarding the CR 140 tower bid, which is good to see interest.

At 10:30 am., the Commissioners met with Courtney Comstock. Lynn Taylor, Cindy Land, Rhonda Dingelstedt, Adam Witteman, Auditor Rauschenberg and Holly Frische were also in attendance. Courtney provided the Board with 2 pieces of equipment that are having some mechanical issues. One is a 2015 International and the other is a forklift. The International repairs totaled \$13,000 in 2021, \$11,000 in 2022, and \$7,000 in 2023. This unit is vital to the operations now at Litter Landing as it's the only tarped vehicle. Mike Pepple suggested that Courtney look into rental possibilities instead of repairing the truck. In regards to the forklift, Tim suggested that we look into a rental option for that unit. Courtney will also inquire to see if the units that aren't working will be able to stay on that lot until the County is ready to dispose of them. Tim suggested a 90-day rental period. Cindy discussed the HHWP bid solicitation. Bill confirmed that the Fairgrounds will be the location for the collection. Courtney acknowledged.

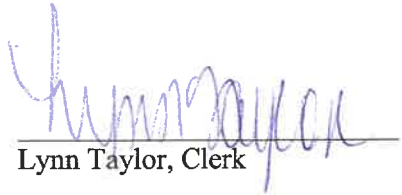
At 10:43 am., Tim Bechtol made the motion to enter into executive session in regards to personnel-hiring. Bill Bateson seconded. A roll call vote resulted as follows: Tim Bechtol, yes; Bill Bateson, yes; and Michael Pepple, yes. At 10:58 am., Tim Bechtol made the motion to exit executive session in regards to personnel – hiring with no action taken. Bill Bateson seconded. Motion passed 3-0.

At 11:00 am., the Commissioners held a Variance Hearing. Lynn Taylor, Kyle Parker, Engineer Doug Cade, Sheriff Michael Heldman, Captain Mark Price, Phil Johnson, Josh Long, Paige Weidner, Michael Casale and Kareem Amr were also in attendance. Tim Bechtol introduced the Board to the attendees. Kyle Parker read the variance request. Kareem Amr provided sworn testimony and explained the access points of the property and the variance request of one additional access permit per property. Tim Bechtol discussed the truck traffic speed that he has witnessed in that area. At times, it has been excessive. Michael Casale provided sworn testimony and stated that passenger vehicle fuel positions will be at that location. Kyle Parker also provided sworn testimony and stated that the traffic count in that area averaged about 17,300 cars a day on CR 99 and about 7,000 cars a day on North Main Street. The Engineer's Office recommends approval of the variance. Bill Bateson inquired if the location will be open 24 hours and Michael confirmed that it will. Engineer Cade stated that Sheetz has addressed all of their safety

concerns. Tim Bechtol inquired from the Board if they agreed to the variance request and the Board concurred. Michael Pepple made the motion to approve, William Bateson seconded. Motion passed 3-0.

Phil Johnson presented the following resolution to consider:

Resolution #170-24 – Resolution Commissioners' finding upon the variance request, sitting as the Board of appeals for the Hancock County Access management regulations.

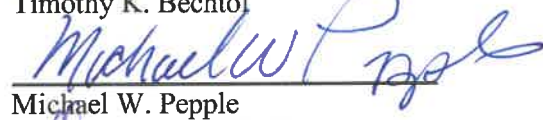


Lynn Taylor, Clerk

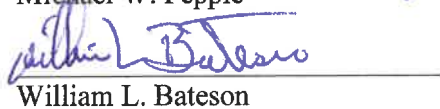
Reviewed and approved by:



Timothy K. Bechtol



Michael W. Pepple



William L. Bateson