

## Minutes

May 26, 2022

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

Also Present: Christine Carrigan, Cindy Land, Phil Johnson, Adam Witteman and Jeff Overmeyer.

Commissioner Pepple opened the meeting at 9:30 a.m. in the Commissioner's 1<sup>st</sup> floor conference room. The Pledge of Allegiance was recited. Minutes from the May 24th 2022, meetings were read with Timothy Bechtol making a motion to approve, William Bateson seconded. Motion passed 3-0.

The Assistant Clerk presented the following resolutions for consideration:

Resolution #317-22 – Additional appropriation within the Auditor's certification – Commissioners to appropriate to HUD Fund 2062. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #318-22 – Transfer of funds within the appropriation – Common Pleas Court – JRIG Project. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #319-22 – Additional appropriation – within the Auditor's certification – Commissioners to appropriate to Contingencies. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #320-22 – Additional appropriation – within the Auditor's certification – Commissioners to appropriate to Buildings & Grounds. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0.

Timothy Bechtol made the motion and William Bateson seconded to approve the Warrant Journal. Motion passed 3-0. The Commissioners approved a travel request for the Engineer's office and the Bowers Heating and Cooling, Inc. invoice for a new compressor at the courthouse.

Cindy Land presented the following resolution for consideration:

Resolution #321-22 Authorizing the 2023 Title XX Profile for Hancock County Job & Family Services. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0. Cindy stated that Job & Family Services is required to prepare a Title XX Profile. This Profile will show how Job & Family Services is designating the Title XX funds.

Phil Johnson presented the following resolution for consideration:

Resolution #322-22 Authorizing entry into an amended agreement with Clean-Line Blacktop, Inc., for numbering and lettering services at the county parking lot south of the library. Timothy Bechtol made a motion to approve, William Bateson seconded. Motion passed 3-0. Phil stated this is a follow up to a previous resolution. Clean-Line Blacktop, Inc., submitted the requested, revised and amended quote for additional numbering and lettering for the parking lot south of the library. The new total will be \$540. Commissioner Bechtol requested that the City of Findlay and the library be contacted before the painting is started.

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

Phil had a discussion with the Commissioners regarding the county owned property north of Township Rd. 89, that is expected to be turned back into a wetlands area. The farmer that is currently renting the property is inclined to plant on the property this year. If for some reason he is not able to harvest his crop due to the transformation of the property he would like to be refunded the paid rent money for the year.

Adam Witteman had nothing to report.

Jeff Overmyer thanked the Commissioners for approving the solar exclusion zones. He inquired when the referendum would need to be submitted. Commissioner Bechtol stated that date has passed. In addition, he shared his concerns with the Commissioners regarding the stipulations that exclude the solar substation that is going to be located close to his residence in Arcadia. Cindy stated that substations fall under federal government regulations. He also expressed concerns with the location of the substation and increased flooding on and around his property that may occur with the addition of the solar substation. Discussion took place on solar fields that are under 50 megawatts. Commissioner Bechtol stated there are no restrictions on under 50 megawatt installations. Township Trustees would have to enforce zoning regulations for under 50 megawatt installations. Commissioner Pepple thanked Jeff for coming and stated they would take all his comments under advisement.

James Sammet from maintenance stated he received a quote to replace the expansion tank on the boiler in the courthouse. Cindy inquired if we only get one quote. James stated he will get two more quotes. James also explained the need for the compressor to be replaced at the courthouse.

### **Meetings/Reports**

Timothy Bechtol stated we should look back at the last five years of maintenance expenses and have a discussion with James regarding building extra cost into his annual budget for repairs. Tim attended the HHWP Community Action Board meeting. They are concerned with the increased transportation cost and are currently working with Job & Family Services for a solution to this problem. Tim sent the public records request information to Touchstone. In addition, Tim sent AIA documents for the design-build agreement with ACI & RCM to the 7-member committee for feedback. Tim would like to plan on approving this agreement at the next board meeting. Tim stated that in light of all the recent mass shootings, we will plan to do the best we can to set up the new building with enhanced security features. No matter what security protocols are put in place, human nature will find its way around it. Nothing is going to be full proof. Tim thinks we need to get back into more of a wholesome society and it can not all be solved with building planning.

William Bateson had nothing to report.

Michael Pepple attended the Habitat for Humanity Finance Committee meeting and the Hancock County Opioid Addiction Taskforce meeting. Commissioner Pepple has been requested to serve on the West Central Partnership Inc. He will be on the board that provides the US Small Business Administration 504 Loans to small businesses throughout Ohio.


At 10:36 a.m., Michael Pepple made a motion to enter into executive session in regards to potential real estate sale. William Bateson seconded. A roll call vote resulted as follows: Michael Pepple, yes; William Bateson, yes; Timothy Bechtol, yes.

At 10:55 a.m., Michael Pepple made a motion to come out of executive session, in regards to potential real estate sale with no action taken. William Bateson seconded. Motion passed 3-0.

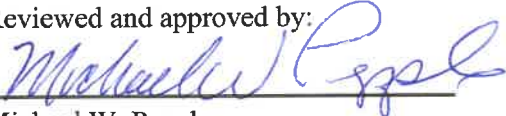
At 1:00 p.m., the Commissioners met with Phyllis Nielsen and Rhonda Brandenburg from Gallagher and UMR. Rhonda Switzer, Christine Carrigan and Lynn Taylor were also in attendance. Rhonda provided a Plan Performance & Analytic Review Report for the year of 2021. Phyllis gave an overview of the Benefit Advocate Center program that Gallagher provides. The Benefit Advocate Center was designed to help employees better understand, use and appreciate their benefits package.


At 4:31 p.m., the Commissioner's reconvened. In attendance were Mike Pepple, Tim Bechtol, Cindy Land and Lynn Taylor. Cindy Land stated that the joint stipulations have been completed per Anthony Core. Mike Pepple made the motion authorizing Tony Core to sign the stipulations for South Branch Solar on behalf of the County. Timothy Bechtol seconded. Motion passed 2-0.

Respectfully submitted,

  
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Christine Carrigan, Assistant Clerk

Reviewed and approved by:

  
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Michael W. Pepple

  
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William L. Bateson

  
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Timothy K. Bechtol