

Minutes

May 3, 2022

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

Also Present: Lynn Taylor, Steve Wilson, Phillip Riegle, Adam Witteman, Charity Rauschenberg, Phil Johnson, Mayor Muryn, Tim Mayle, and Dan Sheaffer.

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 April 28, 2022, meeting was read with Timothy Bechtol making the motion to approve, William Bateson seconded. Motion passed 3-0.

The Clerk presented the following resolutions for consideration:

Resolution #270-22 – Authorizing the payment of the listed and/or attached Purchase Orders. Timothy Bechtol made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #271-22 – Transfer of funds within the appropriation – Sheriff Bond Retirement Fund. Timothy Bechtol made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #272-22 – Additional appropriation within the Auditor's certification – Commissioners to appropriate to Juvenile Probate Capital Projects. Timothy Bechtol inquired if they should wait until after their discussion with the municipal advisor. Adam Witteman stated that if funds are borrowed or cash used, this cost will still have to be appropriated. Charity Rauschenberg stated that the budget needs to be in place for when the contract is selected. Bill inquired whether the funds need to be appropriated before the contract is signed. Charity indicated that yes, they do. Bill stated that negotiations haven't started yet. Charity inquired if a selection has been made and Bill stated yes, a selection has been made. Charity advised to set the budget and not wait. This is legally setting the budget for the intentions to select an architect. Adam stated that this is appropriating money that is currently in the fund. Bill stated that we can wait and Tim concurred. Charity inquired if the Board has spoken to the construction lawyer about the process of legally binding the county for the capital project. Tim stated that they are trying to arrange a call today. Timothy Bechtol made the motion to table this resolution and William Bateson seconded. Motion passed 3-0.

The April Explosive Monitoring report was signed. A travel request for the Auditor's Office was approved.

Lynn Taylor presented the following resolutions for consideration:

Resolution #273-22 –Establishing an American Rescue Plan Act (ARPA) Procurement Policies and Procedures Plan for Hancock County, Ohio. Timothy Bechtol made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #274-22 – In the matter of awarding appreciation bonuses to JFS Employees for service during the 2020 pandemic. Timothy Bechtol made the motion to approve, William Bateson seconded. Motion passed 3-0.

Phil Johnson presented the following resolutions for consideration:

Resolution #275-22 –Authorizing entry into contract with Helms & Sons Excavating, Inc., for construction of road reconstruction project for the villages of Jenera & Mount Blanchard pursuant to the provisions and regulations associated with a CDBG project. Phil stated that this was a cleanup resolution from last week. The previous resolution has the right body of language, not the right title. This is now correct with a Helms & Sons contract for \$146,510.00. Phil stated that he will rescind the previous resolution on Thursday. Timothy Bechtol made the motion to approve, William Bateson seconded. Motion passed 3-0.

Resolution #276-22 – Amending the amount approved for payment in relation to publication fees for Resolution #263-22. Phil stated the prior resolution had an amount that was incorrect and new information was received with the correct amount. The fees are now up to \$800.00. Timothy Bechtol made the motion to approve, William Bateson seconded. Motion passed 3-0.

Phil Johnson requested an executive session relating to potential real estate acquisition, potential litigation.

Bill Bateson requested an executive session relating to Economic Development under ORC 121.22 (G)(8)(a)(b).

Charity Rauschenberg will discuss her items at the 10:30 a.m. meeting.

Steve Wilson stated that the Conservancy District Annual Meeting will be this Friday. In addition, Dick Ricker, the current director will be resigning. He served for over 20 years and Steve thanked him for his long service. They intend to appoint a new director at the meeting on Friday.

Phillip Riegler stated that he was present for the executive session.

Timothy Bechtol reported that he attended the Hancock County Scholarship Luncheon. His son represented Cory-Rawson as the recipient. This was a luncheon that also honored Larry Busdecker who passed away recently.

Bill Bateson stated that he attended the Fresh Brewed Breakfast.

Mike Pepple had nothing to report.

At 9:46 a.m., Mike Pepple made the motion to enter into executive session to discuss potential real estate acquisition, potential litigation and Economic Development under ORC 121.22 (G)(8)(a)(b). William Bateson seconded. A roll call vote resulted as follows: Mike Pepple, yes; Bill Bateson, yes; Timothy Bechtol, yes. At 10:34 a.m., Mike Pepple made the motion to come out of executive session regarding potential real estate acquisition, potential litigation and Economic Development under ORC 121.22 (G)(8)(a)(b) with no action taken, Bill Bateson seconded. Motion passed 3-0.

At 10:34 a.m., the Commissioners met with Mike Sudsina. Lynn Taylor, Phil Johnson, Adam Wittman, Charity Rauschenberg and Steve Welton were also in attendance. A discussion was

held regarding the financing options for Hancock County, specifically, the Probate/Juvenile Court building. Bill stated that we have a good amount of cash in the general fund. There are also some funds borrowed for the Probate/Juvenile fund. Furthermore, Bill wanted to know what the wiser move would be. To use the cash or to borrow money. Mike Sudsina stated that Hancock County's credit rating is AA2, which is a good rating. 41% of the County's in Ohio are rated AA2 that use Moody's rating system. Credit ratings are important when a County wants to borrow money. Mike Sudsina stated that cash on hand does affect the rating. Bill stated that the County is looking for a new jail in the 5-8-year frame at \$50 million in today's dollars. The original scope of a Juvenile/Probate timeline was to have this paid off in 5 years. Mike Sudsina stated that the County's credit rating will be important if the County goes into debt for a new jail. Mike also stated that Hancock County is in great shape now, if the current balances can be maintained. A good benchmark is to keep a balance in the rainy-day fund of about 20-30% of revenue. Charity stated that the current balance of \$1.2 million won't last very long. That led to a discussion of increasing that fund balance and why it's important. Phil Johnson inquired of what Ohio counties are rated AA1. Mike Sudsina stated that Greene County and Delaware County are a few. He will provide a list to Charity for her to distribute. Mike Sudsina proceeded to discuss some debt instruments that are available to Hancock County to use. Bond anticipation notes which are more of a flexible financing tool. Once final costs are determined, a bond can be obtained. The other tool is to get bonds right away based on what we think the costs are to be. Charity stated that we currently have \$3 million that is still bonded on this project and the notes were paid off. Mike Pepple stated that if we have a \$3 million note already and look at a \$6 million note we would then have \$9 million for the anticipated \$12 million cost. We would then use \$3 million in cash. Adam then stated that there is \$6.7 million in the Capital Projects fund for the Probate/Juvenile Project. Tim stated that some of the soft costs can be blended into the construction costs. Furthermore, Mike Sudsina stated that another factor thing that brings the credit rating down is the length to final maturity of the outstanding debt. Hancock County does not have that issue, which is good. A discussion followed regarding the importance of adding to the Budget Stabilization Fund (rainy day fund). Tim stated that \$1 million will be transferred in July 2022 and \$500,000 every year thereafter to increase that balance. Bill Bateson suggested to borrow \$6 million for the Probate/Juvenile project. Information provided today will be reviewed and Mike Sudsina will do some more research and provide input. Timothy Bechtol made the motion to remove from the table Resolution #272-22. William Bateson seconded. Motion passed 3-0.

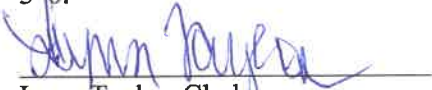
The Clerk presented the following resolution for consideration:

Resolution #272-22 – Additional appropriation within the Auditor's certification – Commissioners to appropriate to Juvenile Probate Capital Projects. Timothy Bechtol made the motion to approve, William Bateson seconded. Motion passed 3-0.

At 1:30 p.m., the Commissioners met with James Sammet. Lynn Taylor was also present. James provided 2 quotes from Shelly and M & B Asphalt for some paving work at the former County Home. The Commissioners would like to alter the area paved, so James will submit the new area to Shelly and M & B and present the revised quote at a later date. James also provided a quote for a new backflow device at the Justice Center. The last time a new one was installed was back in 2017. James will be replacing the old one with a stainless-steel device. A discussion was held regarding the sewer smell in the bottom floor of the Courthouse. James indicated that the smell is in the area of Magistrate Behrendt's courtroom. However, Bill Bateson stated that the clerks have noticed the odor near the 1st floor mailroom on occasion.

Several options were discussed, however James decided and the Commissioners agreed that he will smoke the line out on an upcoming Saturday. He will update Magistrate Behrendt. James inquired about the status of the potential Honeywell project. Mike Pepple stated that Phil Johnson is to be working on the specs for this project to go out to bid. Mike also informed James that time is of the essence. James acknowledged.


At 1:57 p.m., Mike Pepple made the motion to enter into executive session to discuss contract negotiation, William Bateson seconded. A roll call vote resulted as follows: Mike Pepple, yes; Bill Bateson, yes; Timothy Bechtol, yes. At 2:31 p.m., Mike Pepple made the motion to come out of executive session regarding contract negotiation. Bill Bateson seconded. Motion passed 3-0.


Lynn Taylor, Clerk

Reviewed and approved by:


Michael W. Pepple


William L. Bateson


Timothy K. Bechtol