Minutes

May 11, 2023

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

Also Present: Alec Helms, Phil Johnson, and Steve Wilson.

Commissioner Bateson opened the meeting at 9:30 a.m. in the Commissioner’s 1st floor conference room. The Pledge of Allegiance was recited. Minutes from the May 9th, 2023 meeting was read with Michael Pepple making a motion to approve, William Batson seconded. Motion passed 2-0.

The Assistant Clerk announced the 11:30 a.m. executive session has been cancelled.

Michael Pepple made a motion to approve two warrant journals. William Bateson seconded. Motion passed 2-0.

The Assistant Clerk presented the following resolutions for consideration:

Resolution #306-23 – Transfer of funds from Contingencies to Sheriff for travel for prisoners #1001. Michael Pepple made a motion to approve, William Bateson seconded. Motion passed 2-0.

Resolution #307-23 – Additional appropriation – within the Auditor’s certification – Commissioner’s to appropriate to General Fund #1001 (Prosecutor). Michael Pepple made a motion to approve, William Bateson seconded. Motion passed 2-0.

Resolution #308-23 – Additional appropriation – within the Auditor’s certification – Commissioner’s to appropriate to Brownfield Coalition Grant Fund #2195. Michael Pepple made a motion to approve, William Bateson seconded. Motion passed 2-0.

Resolution #309-23 – Transfer of funds from ADAMHS Levy #2013 to ADAMHS Bond Retirement #3179. Michael Pepple made a motion to approve, William Bateson seconded. Motion passed 2-0.

Alec Helms presented the following resolution for Cindy Land:

Resolution #310-23 – Sale of public property no longer needed by the office of the Hancock County Engineer. Michael Pepple made a motion to approve, William Bateson seconded. Motion passed 2-0.

Phil Johnson presented the following resolutions:

Resolution #311-23 – Authorization regarding an offer for purchase and sale of vacant real property located at 0 Jefferson Street in Findlay, Hancock County, Ohio. Phil Johnson stated the purchase price is $10,000.00 and the resolution states there can be up to $3,000.00 in closing costs. Michael Pepple made a motion to approve, William Bateson seconded. Motion passed

2-0.

Resolution #312-23 – Authorizing the solicitation of bids for completion of the Church Street interceptor project, as part of the Ohio Office of Community Development’s McComb 2022 Critical Infrastructure Grant program. Phil stated the overall anticipated cost of this project is $1.2 to $1.3 million. This grant will provide fund in the neighborhood of $470,000.00. The remainder of the fund would come from other sources. Commissioner Pepple verified that this project is not being funded with any county funds. Phil Johnson stated it is his understanding that the county will not be funding any of it. Michael Pepple made a motion to approve, William Bateson seconded. Motion passed 2-0.

Phil Johnson requested executive session in regards to potential real estate acquisition and pending litigation.

Steve Wilson requested executive session in regards to potential real estate easement.

Steve Wilson stated the Maumee Watershed Conservancy annual meeting was last Friday and it was well attended.

**Meetings/Reports**

Michael Pepple had nothing to report.

Timothy Bechtol was absent.

William Bateson attended the Van Buren State Park dedication of the new path and pollinator planted area yesterday. This morning he attended the Public Defenders meeting. They are going paperless for Judge Starns Common Pleas Court.

At 9:43 a.m., William Bateson made a motion to enter into executive session in regards to potential real estate acquisition, pending litigation and potential real estate easement. Michael Pepple seconded. A roll call vote resulted as follows: William Bateson, yes; Michael Pepple, yes;

At 10:00 a.m., William Bateson made a motion to come out of executive session, in regards to potential real estate acquisition, pending litigation and potential real estate easement with no action taken. Michael Pepple seconded. Motion passed 2-0.

At 10:00 a.m. the Commissioners met with Greg Wright form Dynamic. Also present was Alec Helms, Phil Johnson, Auditor Charity Rauschenberg and Adam Witteman. Commissioner Bateson stated they have asked Greg to be here to talk about the services he is providing and will be providing with the upcoming HVAC project. Palmer Conservation provided some consulting services they can provide. We don’t want to have any overlap in services. Phil Johnson stated that he has looked into the state bid process and for this it does not seem like we will be able to do that. The project will have to go out for bid. Greg stated they have already began working on the documents to bid out the work. The construction plans for the two immediate issues should be ready next week. These would be the courthouse cooling tower and this building. There was a discussion on who Greg would work with to create the bid documents and what will need to be included. Phil Johnson stated he will send over some examples of recent bid packages that have been done. Greg explained what repairs are being done at both buildings. Greg stated that they would like to get the bid out in the next couple weeks and hope to have the work done in the fall. Phil Johnson asked if any of this included work for the restaurant next door. Greg stated they have a separate unit so it does not include them. Commissioner Bateson asked who is responsible for training our maintenance staff on the new equipment. Per Greg, the vendors would be responsible for training our staff. Mike Thompson has requested that he be fully trained on all equipment to be able to repair anything and program as needed without calling in outside companies. There was a discussion on if using Palmer would be helpful for this project. Greg stated that it might slow down the process but it could make the Commissioners feel more comfortable in the project. Phil Johnson asked if having Palmer could hurt the project. Greg stated it would not hurt but would slow things down. Commissioner Pepple expressed his concern about only training Mike Thompson on how to repair the equipment. He stated he would like to have a few people trained so there are backups available if needed. Greg stated that would be no problem. Commissioner Bechtol asked about some of the specific testing and line items that Palmer stated they could provide. Greg explained the services they will provide and how they will be done. He stated that there will be a third-party test and balance company hired to assess the project. Greg confirmed the construction documents will be completed next week and he will work with Phil to get the bid documents completed.

At 10:30 a.m. the Commissioners met with Zach and Jeff Smelcer from Northwest Group Services. Also present was Alec Helms, Christine Carrigan, Phil Johnson Auditor Charity Rauschenberg and Adam Witteman. Jeff Smelcer stated the NWCG is a 3rd party vendor that has a close relationship and is very familiar with our new insurance consortium, CEBCO. They are currently in the process of bidding to become onboarding company for CEBCO. Christine Carrigan explained our onboard process and provided the current company the county utilizes for FSA, HSA, COBRA and supplemental benefits. Jeff stated they would like to provide a proposal for services they could help the county get. They would also be able to help with COBRA notices. Auditor Rauschenberg stated the service that is provided with our current vendors is a big reason we have stayed with them. There have been other companies that have bid for the services but other factors have gone into our decision to stay. Zach Smelcer provided details of what local benefits they offer. Jeff stated they could provide references. Jeff would need the census information for current employees to proceed. Christine stated that First Insurance is currently shopping for supplemental benefits as well. Commissioner Pepple stated he would like to discuss the next steps further before committing to give any information. Jeff acknowledged.

At 1:18 p.m., William Bateson made a motion to enter into executive session in regards to personnel – hiring. Timothy Bechtol seconded. A roll call vote resulted as follows: William Bateson, yes; Timothy Bechtol, yes; Michael Pepple, yes;

At 1:51 p.m., William Bateson made a motion to come out of executive session, in regards to personnel – hiring with no action taken. Timothy Bechtol seconded. Motion passed 3-0.

At 2:32 p.m. the Commissioner met with Sheriff Heldman. Also present was Alec Helms, Ryan Kidwell and Mark Price. Sheriff Heldman stated there a couple things they wanted to come in and talk about. Ryan Kidwell stated that about 2 weeks ago the garbage disposal went out. They have already been in touch with Hobart about having it replaced. Hobart currently services most of the other kitchen equipment. The current disposal was from a different company. It is only 5 years old and was rebuilt with no service agreement. Hobart has provided a quote for all parts, labor for installation of a new disposal and control box. The price would be $9,485.56. This would then be placed on the current service agreement and if anything goes wrong it would be repaired at no cost. There is a possibility of using the same company as before for a cheaper price but we would be getting a rebuilt disposal. Commissioner Bateson asked how soon it could be in. Ryan stated that it would take about 2-3 weeks to get everything in and have it installed. The assistant clerk stated we will need to put the budge in place for this and the prosecutor’s office will need to prepare a resolution to move forward.

At 2:40 p.m., William Bateson made a motion to enter into executive session in regards to union negotiations. Timothy Bechtol seconded. A roll call vote resulted as follows: William Bateson, yes; Timothy Bechtol, yes; Michael Pepple, yes;

At 3:25 p.m., William Bateson made a motion to come out of executive session, in regards to union negotiations with no action taken. Michael Pepple seconded. Motion passed 2-0.

Respectfully submitted,

Alec Helms, Assistant Clerk

Reviewed and approved by:

William L. Bateson

Timothy K. Bechtol

Michael W. Pepple