

## Minutes

November 21, 2023

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

Also Present: Lynn Taylor, Cindy Land, Adam Witteman, Phil Johnson, Steve Wilson and Lou Wilin.

Commissioner Bateson opened the meeting at 9:30 a.m. in the Commissioners' 1<sup>st</sup> floor conference room. The Pledge of Allegiance was recited. Minutes from the November 16, 2023 were read with Michael Pepple making the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Michael Pepple made the motion to approve the Warrant Journal, Timothy Bechtol seconded. Motion passed 3-0. Mike Pepple made the motion and Tim Bechtol seconded for the Chairs signature on the Findlay Downtown District notification. Motion passed 3-0. The Clerk explained that this is a renewal of the program for the Findlay Downtown Businesses to participate in. She went over the parameters of the program.

The Clerk presented the following resolutions for consideration:

Resolution #859-23 – Repayment of advance from Water Pollution Control to the General Fund. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #860-23 – Transfer of funds within the appropriation – General Fund #1001- Probate & Juvenile Court. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #861-23 – Additional appropriation within the Auditor's certification – Commissioners to appropriate to Job & Family Services Capital Project Fund #4072. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #862-23 – Transfer of funds within the appropriation – General Fund #1001- Probate & Juvenile Court. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #863-23 – Transfer of funds between fund- General Fund. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #864-23 – Additional appropriation within the Auditor's certification – Commissioners to appropriate to Public Defender #1001. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #865-23 – Authorizing the payment of the listed and/or attached Purchase Orders. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #866-23 – Transfer of funds within the Appropriation – General Fund #1001 Public Defender. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Cindy Land presented the following resolution for consideration:

Resolution #867-23 – Resolution authorizing the initiation of the process for the renaming of TR 215 from CR 220 to CR 236 to Electric Avenue pursuant to Ohio Revised Code 5541.04. Cindy explained that a notice was received on October 6, 2023 and a hearing can take place within 60 days of the petition.

If a hearing isn't held, the road name change would automatically go in effect. A notice of hearing will be sent and published for December 5, 2023 at 2:00 p.m. A letter will be sent to all of the adjacent property owners informing them of this hearing. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Cindy Land requested an executive session in regards to threatened litigation.

Phil Johnson presented the following resolutions for consideration;

Resolution #868-23 – Authorizing entry into Change Order No. 2 to a contract with King Development, LTD, d/b/a King Environmental Group for environmental remediation and restoration services in Findlay. Phil explained that this resolution expands the area of soil removal into a wider circumference around the building. This change order is for \$75,215.80. The initial grant is \$492,800. The total encumbrance to King Environmental is \$348,486.25 including this change order. A purchase order was encumbered to CEC (Civil Engineering Consultants) for \$98,000.00. Therefore, there is not a lot of grant money available. Tim Bechtol inquired if this will be the last change order. Steve Wilson said that he believes this is the last change order. Steve spoke to Matt Cordonnier and Matt stated that he is looking for additional options or grants if they do have to have another change order requested. Bill Bateson inquired about the timing of the results. Steve stated that it will take about 2 weeks after the soil is extracted to get results of the sample. Tim Bechtol inquired what the administrative fees will be that will be charged. Adam stated that it will be 10% of the costs. Tim stated that these are not County owned properties. Steve Wilson stated that the grants are required to be administrated by the County. Cindy Land clarified that no additional money will be taken out of the General Fund if more funds are needed. Tim agreed with Cindy and was only speaking on his behalf, not the other Commissioners. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #869-23 – Authorization the execution and delivery of an easement to Ohio Power Company, a unit of American Electric Power, in relation to the construction of the new Hancock County Judicial Center at 209 East Main Cross Street in Findlay, Ohio. Phil explained that this resolution is needed to provide power to the building. Tim explained that the power will be placed up to the physical area of the building. There are no other options, we need the easement. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Resolution #870-23 – Authorizing entry into a contract with RCM Architects, Inc., for provision of architectural services in relation to proposed repairs at the Hancock County Job & Family Services building. Phil explained that repairs to the JFS building are needed due to water damage from pipes bursting. RCM will prepare the design work for getting this building up and running. Tim stated that RCM will be given specific rooms to work on and will be preparing bid specifications/documents. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 3-0.

Adam Witteman reported that the preliminary 2024 appropriations are available for the public to review.

Steve Wilson had nothing to report.

Lou Wilin requested a copy of Resolution #868-23.

Phil Johnson requested an executive session in regards to potential litigation.

Bill Bateson stated that the 10:30 meeting scheduled for today with JFS has been cancelled.

## Meetings and Reports

Mike Pepple had nothing to report.

Timothy Bechtol stated Go Bucks! .

Bill Bateson had nothing to report.

At 9:57 a.m., Bill Bateson made the motion to enter into executive session to discuss threatened litigation and potential litigation. Tim Bechtol seconded. A roll call vote resulted as follows: Bill Bateson, yes; Tim Bechtol, yes; Michael Pepple, yes. At 10:33 a.m., Bill Bateson made the motion to come out of executive session with no action taken, Timothy Bechtol seconded. Motion passed 3-0.

At 11:00 a.m., the Commissioners met with Mike Thompson. Lynn Taylor and Phil Johnson were also in attendance. Mike provided the following updates:

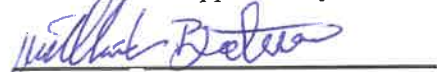
- He is still waiting on the contractor for the AG/County Home roof repair
- The window on the Justice Center is installed
- Shuck completed the repairs on the Justice Center roof and one additional leak was noticed. It appears to be in a difficult area of the roof, so Mike will get Shuck back to take a deeper look.
- The hot water tanks for the Justice Center have been delivered and will be installed relatively soon.
- The snow box has been ordered.
- Mike is working with Jon Opperman to get the elevator line at the Courthouse elevator replaced.
- Mike is meeting with a potential cleaning company to replace Basol on November 27, 2023.
- Mike discussed the Justice Center (green roof) repairs. The estimated cost to repair the green panels will be around \$200,000. Tim stated that this will have to go out to bid early Spring of 2024. The current panels are 30 years old.
- Mike is still working on getting a gutter repair quote.
- Mike Pepple inquired about the quote for snow removal on the Flood Mitigation properties. Phil Johnson stated that Alec is still waiting on a response from the quotes that she sent out.
- Mike Pepple also inquired about the states on the AG and County Home roof repair. Mike Thompson stated that he is waiting on the contractor.

At 11:32 a.m., the Commissioners met with Nichole Coleman. Lynn Taylor, Cindy Land and Phil Johnson were also in attendance.

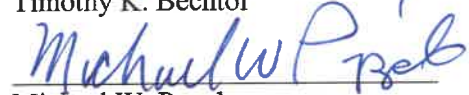
At 11:32 a.m., Bill Bateson made the motion to enter into executive session to discuss potential lease. Tim Bechtol seconded. A roll call vote resulted as follows: Bill Bateson, yes; Tim Bechtol, yes; Michael Pepple, yes. At 11:53 a.m., Bill Bateson made the motion to come out of executive session with no action taken, Timothy Bechtol seconded. Motion passed 3-0.

  
Lynn Taylor, Clerk

Reviewed and approved by:

  
William L. Bateson

  
Timothy K. Bechtol

  
Michael W. Pepple