

## Minutes

October 31, 2023

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

Also Present: Lynn Taylor, Cindy Land, Phil Johnson, Adam Witteman, Auditor Charity Rauschenberg, Steve Wilson and Rachelle Harmon.

Commissioner Bechtol 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 October 26, 2023 were read with Michael Pepple making the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

The October explosive gas monitoring report was signed.

The Clerk presented the following resolutions for consideration:

Resolution #786-23 – Transfer of funds within the appropriation – Board of Developmental Disability #2016. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #787-23 – Additional appropriation within the Auditor's certification – Commissioners to appropriate to Severance Fund #2136. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #788-23 – Authorizing the payment of the listed and/or attached purchase orders. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #789-23 – Transfer of funds within the appropriation – Building and Grounds #1001. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #790-23 – Transfer of funds within the appropriation – CASA/GAL #2246. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #791-23 – Transfer of funds within the appropriation – Dog and Kennel Fund #2009. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0. Cindy stated that it's the time of the year for the Auditor's office to review the Dog and Kennel numbers as it's time for the contract to be reviewed. Adam acknowledged.

Phil Johnson presented the following Resolutions for consideration:

Resolution #792-23 – Authorizing the amendment of a certain existing farm lease of real property located near the old County Home and the intersection of TR 89 and CR 140. Phil explained that this resolution is an amendment to the farm lease currently leased by Schulte Farms. Due to a project done in 2023, north of TR 89, seven acres was not able to be farmed. In addition, 2 acres of good soil was extracted from the area and placed into a large mound, which also became unfarmable. The farmer had already seeded those 2 acres and fertilized the acreage as well. Therefore, the amount of rent charged to the farmer has to be amended. The original rental payment for 2023 was to be around \$50,000, however the adjustment of \$5,200 for the past 2 years had to be made. 2022 rental has been adjusted to \$48,676.50 and the 2023 rental amount will be \$47,496.50. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Tim inquired if there is a provision in the amendment for the mound to be flattened and Phil indicated that he

did not add a provision for that. Phil thought that it wouldn't have to be removed for another 30 days. Tim was going to contact Engineer Cade to determine if his staff could flatten the area. Motion passed 2-0.

Resolution #793-23 – Authorizing the auction of a farm lease for a term of three (3) years commencing in 2024 for of real property located near the old county home and the intersection of TR 89 and CR 140. Phil stated that no auction date has been established yet, however this resolution will allow for the process to begin. Michael Pepple made the motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Phil Johnson requested an executive session in regards to potential real estate lease. Cindy Land requested an executive session in regards to pending/threatened litigation and potential real estate lease.

Tim Bechtol inquired if Phil Johnson has heard anything from Shuck Roofing on the roof work at the Justice Center. Phil indicated that the resolution was passed, but he was not sure when they were going to start the repairs. Tim explained that Mike Thompson was meeting with a referral he received from GEM Services regarding the gutter repair.

Auditor Rauschenberg expressed her thanks for the invitation that her office received for the topping off ceremony for the new Judicial Center. Cindy Land and Auditor Rauschenberg discussed the options for the BRSEP contract and financing options. Cindy wanted to make sure that the contract resolution can be presented and that funds will be certified upon that execution of the resolution. Lynn Taylor confirmed that invoices will be sent out to the respective counties. Cindy confirmed that Hancock County will also receive an invoice. Cindy can indicate on the contract resolution that funds will be in the process of being collected considering the counties did agree to assess the parcels \$4.00. Auditor Rauschenberg also discussed the importance of getting the credit card policy updated. It would make things a little easier for her office as they are processing credit card transactions. Some departments could be following the new policy without a resolution from the Board. Cindy suggested that the Ohio Trustee Association has a template that could be looked at further. There will be a discussion between Cindy, Phil, and the Auditor's Office to present the best option to the Board for their approval.

Steve Wilson inquired if the lease at the Landfill has been looked at yet. Phil Johnson said that it's on his radar.

Rachelle Harmon updated the Board on the solar farm projects in Cass and Washington Townships. She stated that Gaylehead sold to another entity already for the Cass Township project. They plan on taking both cases to the Supreme Court. Tim Bechtol suggested Rachelle to inquire from the other Commissioner candidates on their position of solar farms. Rachelle acknowledged.

### **Meetings and Reports**

Mike Pepple stated that he chaired the ADAMHS Board meeting. Representative Cross was in attendance. Mike also chaired a meeting with Senator McColley regarding the current drug problem. In addition, Mike attended the topping off ceremony for the new Judicial Center.

Timothy Bechtol stated that he attended the topping off ceremony for the new Judicial Center and explained the important milestone for the construction crew. Tim also attended the construction progress meeting for the Judicial Center. The concrete floor pour will be coming up soon. Tim inquired from Phil Johnson if he has reviewed the AEP document that Tim received. Phil will be reviewing it and will let Tim know.

At 10:13 a.m., Tim Bechtol made the motion to enter into executive session to discuss pending/threatened litigation and potential real estate lease. Michael Pepple seconded. A roll call vote resulted as follows: Tim Bechtol, yes; and Michael Pepple, yes. At 10:33 a.m., Tim Bechtol made the motion to come out of executive session with no action taken. Michael Pepple seconded. Motion passed 2-0.

At 10:33 a.m., the Commissioners attended the Mapping and Engineering budget hearing.

At 11:00 a.m., the Commissioners attended the Recorder budget hearing.

At 11:30 a.m., the Commissioners attended the Litter Landing budget hearing.

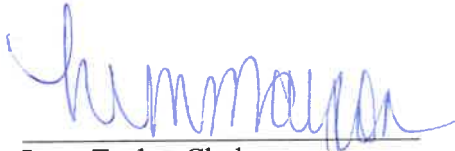
At 11:45 a.m., the Commissioners attended the Landfill budget hearing.

At 1:00 p.m., the Commissioners attended the Sheriff budget hearing.

At 2:00 p.m., the Commissioners attended the Veterans Office budget hearing. Cindy Land and Lynn Taylor were present.

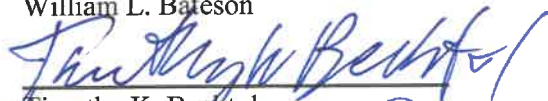
At 2:08 p.m., Tim Bechtol made the motion to enter into executive session to discuss potential real estate lease. Michael Pepple seconded. A roll call vote resulted as follows: Tim Bechtol, yes; and Michael Pepple, yes. At 2:22 p.m., Tim Bechtol made the motion to come out of executive session with no action taken. Michael Pepple seconded. Motion passed 2-0.

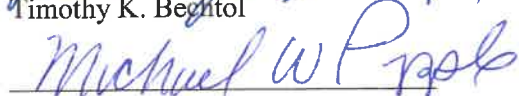
At 2:30 p.m., the Commissioners reconvened. Phil Johnson, Cindy Land and Lynn Taylor were present. Phil stated that the variance hearing will be cancelled due to communication from Karlene Clum. She is unable to attend the hearing per communication with the Commissioner's Office. The possible reschedule date is November 16<sup>th</sup>. However, that has not yet been confirmed.

  
Lynn Taylor, Clerk

Reviewed and approved by:

Absent  
William L. Bateson

  
Timothy K. Bechtol

  
Michael W. Pepple