

The Board of Huron County Commissioners met this date in Regular Session. Roll being called found the following members present: Terry Boose, Harry Brady and Bruce Wilde.

Pursuant to Ohio Revised Code Section 305.14 the Record of the Proceedings of the July 7, 2022 and the July 12, 2022 meeting(s) were presented to the Board. Harry Brady made the motion to waive the reading of the minutes of the July 7, 2022 and July 12, 2022 meeting(s) and approve as presented. Terry Boose seconded the motion. Voting was as follows:

Aye – Terry Boose
Aye – Harry Brady
Aye – Bruce Wilde

At 9:05 a.m. Public comment - none.

22-209

IN THE MATTER OF CERTIFYING CLAIMS SCHEDULE FOR PAYMENT BATCHES TO THE HURON COUNTY AUDITOR FOR PAYMENT:

Harry Brady moved the adoption of the following resolution:

WHEREAS, as per Ohio Revised Code 305.10, a resolution must be made by the Board of Huron County Commissioners to accompany the Claims Schedule to the Huron County Auditor's Office for payment;
now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners does hereby approve Claim Register for Payment Batches #340332 and authorize the Huron County Auditor to make the necessary warrant;
and further

BE IT RESOLVED, that the foregoing resolution was adopted and all actions and deliberations of the Board of Commissioners of the County of Huron, Ohio relating thereto were conducted in meetings open to the public, in compliance with all applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Terry Boose seconded the motion.

***Discussion:**

- Fuel filters for mowers. Mr. Boose noted this would not be necessary much longer if they keep purchasing electric lawnmowers.
- Jail IT- More being paid outside the county.
- Fairgrounds IT project- Final bid payment. Mr. Brady asked if they had started the grandstands. No one knew if they had started.
- Building Assessments. Mr. Boose normally would not pay this yet, but they are coming in today.
- Dog & Kennel. Rabies check. Mr. Boose asked if they bill the owner. Ms. Ziemba explained if it was somebody's dog, they would get the bill.
- Body scanner- Thought this bill was to move it.
- School fees- Mr. Boose thought that we paid school fees to all of the schools in the county for anyone that was below poverty level. Thought that Norwalk had extra money this year, so they are paying the fees this year. Mr. Boose thought we should ask Ms. Minor about this.
- The county is paying more transportation costs.
- Mr. Boose would like to check with Ms. Minor to find out how many kids we are paying out of county foster care for.
- Payment on jail roof. Very little left to do. Mr. Boose thought that they only had about 10% left to do.
- Ms. Ziemba reminded the Board there was a Then & Now that went with the Claims Schedule.

The roll being called upon its adoption, the vote resulted as follows:

Aye – Terry Boose
Aye – Harry Brady
Aye – Bruce Wilde

Harry Brady moved the adoption of the following resolution:

WHEREAS, the Huron County Sheriff has indicated a need for the installation of additional cameras at the Huron County Jail; and

WHEREAS, the Huron County Sheriff has submitted a Proposal from i2c Technologies, LTD to complete said project in the amount of \$18,773.78; and

WHEREAS, i2c Technologies, LTD has the State of Ohio Procurement Contract, Schedule number 800890, Index number: STS846; now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners hereby approves the agreement submitted by i2c Technologies, LTD for the Huron County Jail camera installation project as attached hereto and incorporated herein; and further

BE IT RESOLVED, that the foregoing resolution was adopted and all actions and deliberations of the Board of Commissioners of the County of Huron, Ohio, relating thereto were conducted in meetings open to the public, in compliance with all applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Terry Boose seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

Aye – Terry Boose
Aye – Harry Brady
Aye – Bruce Wilde

**Agreement on file*

22-212

IN THE MATTER OF APPROPRIATING FUNDS IN THE NATIONAL OPIOID SUIT PROCEEDS FUND #176

Harry Brady moved the following resolution:

WHEREAS, the Board of Huron County Commissioners have created a new fund via Resolution 22-208, known as the National Opioid Suit Proceeds Fund, Fund # 176; and

WHEREAS, the Board of Huron County Commissioners are in receipt of an Amended Certificate of Estimated Resources for the National Opioid Suit Proceeds Fund #176 in the amount of \$32,209.10 that need to be appropriated; now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners hereby approves of the appropriation as follows:

TO: 176-00475-176 Other Expenses \$32,209.10 and further

BE IT RESOLVED, that a certified copy of this resolution be sent to the Huron County Auditor and the department requesting the appropriation; and further

BE IT RESOLVED the foregoing resolution was adopted and all actions and deliberations of the Board of Commissioners of the County of Huron, Ohio relating thereto were conducted in meetings open to the public, in compliance with all applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Terry Boose seconded the motion.

***Discussion:** This was the amount the county was supposed to receive, plus the money that Monroeville was supposed to receive. No one was sure if we have actually received the funds. Ms. Ziemba said this was just what we were estimating we would take in. Mr. Boose thought that if there was a year in which they went over the \$500.00 amount, they would receive the money.

The roll being called upon its adoption, the vote resulted as follows:

Aye – Terry Boose
Aye – Harry Brady
Aye – Bruce Wilde

22-213

IN THE MATTER OF APPROVING THE BUILDING OCCUPANCY AND MAINTENANCE AGREEMENT BY AND BETWEEN NORTH POINT EDUCATIONAL SERVICE CENTER (fka Erie-Huron-Ottawa Educational Service Center) HEREINAFTER REFERRED TO AS “ESC” AND THE BOARD OF HURON COUNTY COMMISSIONERS (OWNER)

Harry Brady moved the adoption of the following resolution:

WHEREAS, the owner owns and operates an administration building known as the Huron County Administration Building, 180 Milan Avenue, Norwalk, Ohio; and

WHEREAS, the Owner is desirous of maintaining office space provided to the ESC; and

WHEREAS, Owner and ESC are currently operating under a Building Occupancy and Maintenance Agreement under a renewal term which expired on June 30, 2022; and

WHEREAS, Owner and ESC desires to enter into a new Building Occupancy and Maintenance Agreement for a two (2) year term beginning on the first day of July 2022 and ending on the 30th day of June 2024; now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners approves the new Building Occupancy and Maintenance Agreement with the ESC as attached hereto and incorporated herein; and further

BE IT RESOLVED, that the foregoing resolution was adopted and all actions and deliberations of the Board of Commissioners of the County of Huron, Ohio, relating thereto were conducted in meetings open to the public, in compliance with all applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Terry Boose seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

Aye – Terry Boose
Aye – Harry Brady
Aye – Bruce Wilde

**Agreement on file*

22-214

IN THE MATTER OF APPROVING REQUEST FOR PAYMENT AND STATUS OF FUNDS REQUEST FOR THE HURON COUNTY COMMUNITY HOUSING IMPACT AND PRESERVATION PROGRAM (CHIP) B-C-19-1BJ-1 (DRAW #22) SUBMITTED TO THE BOARD JULY 19, 2022

Harry Brady moved the adoption of the following resolution:

WHEREAS, requests for payment and status of funds requests have been prepared and submitted to the Board of Huron County Commissioners as attached herein by Great Lakes Community Action Partnership for the Board’s certification; and

WHEREAS the Board has reviewed the requests for payment and status of funds reports; now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners hereby approves of the requests for payment and status of funds request as attached herein and certifies that the data reported is correct and that the amount of the Request for Payments is not in excess of current needs; and further

BE IT RESOLVED, that the foregoing resolution was adopted and all actions and deliberations of the Board of Commissioners of the County of Huron, Ohio relating thereto were conducted in meetings open to the public, in compliance with all applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

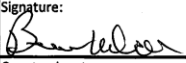
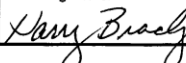
Terry Boose seconded the motion.

***Discussion:** Ms. Ziemba explained this was for \$684.00 - repair assistance in Norwalk .

The roll being called upon its adoption, the vote resulted as follows:

Aye – Terry Boose
Aye – Harry Brady
Aye – Bruce Wilde

State of Ohio
Office of Community Development
Request for Payment and Status of Funds request

Submit to: Development Services Agency Office of Community Development P.O. Box 1001 Columbus, Ohio 43216-1001	Name and Address of Grantee: Huron County Commissioners 180 Milan Ave Norwalk, Ohio 44857	CDBG E.E. RLF Balance: CDBG Housing P.J. Balance: Home Program Income Balance:					
Contact Person Information Name: Shari Zibert Phone number: (419) 332-4120 Email: szibert@dcap.org	Grant Number: B-C-19-1BJ-1 Draw Number: 22	Date: Voucher#: Warrant#:					
Project NBR	Project Name:	Activity NBR	Activity Name	Housing Site Address (if applicable)	Amount Requested	Approved Activity/ Site Budget (\$)	Balance of Activity/ Site Budget (\$)
5	Repair Assistance	1	Home/Building Repair	192 Spino St, Norwalk	684.00	21259.00	18521.00
Total Amount of this Draw:					684.00	21259.00	18521.00
Certification of Itemization of Expenditures: Two Authorized Signatures are Required							
I certify that this request for Payment was drawn in accordance with the terms and conditions of the Grant Agreement(s) cited and that the amount drawn is proper for payment to the drawer's depository. I also certify that the data reported above is correct and the amount of the request for Payment is not in excess of current needs.							
Date: 7/19/22	Signature: 			Title: President			
Date: 7/19/22	Countersignature: 			Title: V-PRESIDENT			
State Use Only: Approved:							

Ms. Ziemba stepped out to call Crawford County.

At 9:30 a.m. Huron-Crawford County Joint Ditch hearing.

Huron County attendees: Commissioners Terry Boose, Bruce Wilde and Harry Brady. Ditch Maintenance Supervisor Aaron Robinson, Administrator/Clerk Vickie Ziemba. Norwalk Ohio News, Shylee Greszler. Norwalk Reflector, Mike Magnuson. From Crawford County: Tim Ley, Larry Schmidt, Doug Weisenauer.

HCJD 22-01

IN THE MATTER OF MAINTENANCE ASSESSMENT FOR 2022 FOR THE HURON AND CRAWFORD JOINT COUNTY DITCHES MAINTAINED BY THE HURON COUNTY DITCH MAINTENANCE PROGRAM

Harry Brady moved the adoption of the following resolution:

WHEREAS, the Huron Soil and Water Conservation District administers the Huron County Ditch Maintenance Program by agreement with the Board of Huron County Commissioners and the Huron County Engineer; and

WHEREAS, the 2022 Ditch Maintenance Inspection Report indicates certain work needed to maintain the ditches on the maintenance program; and

WHEREAS, the Huron Soil and Water Conservation District has recommended to the Joint Board of Huron County and Crawford County Commissioners that the following assessments be collected to fund maintenance work needed in 2022

Franklin-Adams #25810%
Coder-Weckter #500 1%

now therefore

BE IT RESOLVED, that the Joint Board of Huron and Crawford County Commissioners are in agreement with these provisions and that these assessments be certified to the Huron and Crawford County Auditors to be collected in 2022 property tax collection; and further

BE IT RESOLVED, that the foregoing resolution was adopted and all actions and deliberations of the Joint Boards of Commissioners of the Counties of Huron and Crawford, Ohio, relating thereto were conducted in meetings open to the public, in compliance with all applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Doug Weisenauer seconded the motion.

***Discussion:** Mr. Robinson explained that we have sprayed both of these ditches this year. The Franklin-Adams has some tree removal, trees have fallen into it for the wildlife area, that will be another expense on them later this fall.

The roll being called upon its adoption, the vote resulted as follows:

Aye – Terry Boose
Aye – Harry Brady
Aye – Bruce Wilde

Aye - Tim Ley
Aye – Larry Schmidt
Aye - Doug Weisenauer

22-215

IN THE MATTER OF MAINTENANCE ASSESSMENT FOR 2022 FOR THE HURON COUNTY DITCHES MAINTAINED BY THE HURON COUNTY DITCH MAINTENANCE PROGRAM

Harry Brady moved the adoption of the following resolution:

WHEREAS, the Huron Soil and Water Conservation District administers the Huron County Ditch Maintenance Program by agreement with the Board of Huron County Commissioners and the Huron County Engineer; and

WHEREAS, the 2022 Ditch Maintenance Inspection Report indicates certain work needed to maintain the ditches on the maintenance program; and

WHEREAS, the Huron Soil and Water Conservation District has recommended to the Board of Huron County Commissioners that the attached assessments be collected to fund maintenance work needed in 2022; now therefore

BE IT RESOLVED, that the Board of Huron Commissioners are in agreement with these provisions and that these assessments be certified to the Huron County Auditors to be collected on the 2022 property taxes; and further

BE IT RESOLVED, that the foregoing resolution was adopted and all actions and deliberations of the Board of Commissioners of the County of Huron, Ohio, relating thereto were conducted in meetings open to the public, in compliance with all applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Terry Boose seconded the motion.

***Discussion:** Spray has doubled in price. Spray mixture changed, getting better kill. Doing more mowing. The amount he is asking for is going up, but everything is going up. Average increase is about \$250/ditch, split between multiple parcels.

The roll being called upon its adoption, the vote resulted as follows:

Aye – Terry Boose
Aye – Harry Brady
Aye – Bruce Wilde

Mr. Wilde asked Mr. Robinson about Lorain County. Mr. Robinson told them he had called Lorain County about the assessments because their resolution shows Huron County gets a 5% assessment and all of their ditches get a 0% assessment. He spoke with the person that runs the ditch maintenance program in Lorain County who explained Lorain County has a drainage district. Everyone in their county pays on the drainage district in their taxes and they use that money to cover their ditch maintenance program. Since we have the shared Draper ditch and he believes there is another shared ditch, that is why we get the 5% assessment and theirs is at 0%.

Mr. Boose asked why we have to do Crawford's in a Joint meeting and we don't do Lorain County that way.

Mr. Boose said that we used to have to go to Lorain County for a joint meeting. Mr. Robinson said that he had asked the person from Lorain County that question and was told that is how he had always done it. Mr. Robinson said that he had never gone to Lorain County for a joint meeting.

Mr. Wilde asked if we were primary for the Seneca County joint district and Mr. Robinson told him yes, there are 3 joint ditches.

IN THE MATTER OF TRAVEL

Harry Brady moved to approve the following travel request this day. Terry Boose seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

Aye – Terry Boose

Aye – Harry Brady

Aye – Bruce Wilde

- Whitney Hermes - JFS - Westerville, OH - OCSEA Supervisor Training 101- August 30, 2022.
- Terry Boose & Bruce Wilde-Commissioners - Ottawa County - Firelands Forward Board meeting - August 10, 2022.

SIGNINGS – *none*

Mr. Boose would like to ask the Prosecutor's office if we can use the opioid money we are receiving to pay for 2-1-1. Mr. Wilde liked this idea.

Administrator/Clerk updates:

- Ms. Ziemba had a request from the sheriff for a copy of the prosecutor's opinion regarding the use of funds. When she asked Mr. Strickler, he indicated we could not release this information without the approval of the board and a motion to release with a second. It would still be considered under attorney/client privilege, just extended to one more person.

Harry Brady moved to release the Prosecutor's opinion regarding the 052/Out of County account & 315/Jail Permanent Improvement account to the Sheriff. Terry Boose seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

Aye – Terry Boose

Aye – Harry Brady

Aye – Bruce Wilde

- Ms. Ziemba mentioned the September 1, 2022 Commissioners' meeting. This is a Thursday meeting, right before a holiday. Ms. Ziemba would like them to consider canceling the commissioner meeting for that date. Mr. Boose will not be here for that meeting, as well as Ms. Ziemba. Mr. Wilde did not have a problem with cancelling the meeting for that date. Mr. Boose suggested that they plan on not having the meeting, but not cancel it until a week or 2 before the meeting. Ms. Ziemba said that she will plan on not holding that meeting unless it is an emergency.

Commissioner Brady updates:

- Healing Communities meeting- 9 a.m. at JFS with MHAS.
- Energy Committee Webinar - 10:30 a.m. The price went up on fulfillment of contracts due to the bankruptcy. The decision was if the NYEX dropped below \$5.00 by January 1, 2024, they voted to hedge 50% for the next 1 ½ years. Mr. Boose asked if we were at a variable or fixed rate. Mr. Brady told him we are at a fixed rate right now.
- Housing seminar last Wednesday afternoon. Mr. Boose thought it was a good opportunity to speak with a representative from the Governor's office.
- Mr. Wilde noted that the Huron County Commissioners don't hesitate to speak up at webinars.
- Mr. Brady attended the roundabout meeting. He had some concerns, as did Mr. Tansey. He understands there is a problem at that intersection. But he has concerns about what a roundabout is going to do to businesses located at that intersection. Many of the trailers coming through are extremely long and may not make it through the roundabout.
- Mr. Boose said at the beginning of the meeting they said that the roundabout was going in, but they have not designed it yet. Mr. Boose said if they haven't designed it yet, how do they know that it will cost just over \$2M. Mr. Boose stated that there were 2 big issues brought up. The first issue is: Are they going to shut down the intersection to put it in and if so, what will happen to the 2 businesses that are there. The second issue was brought up by the agriculture industry saying why don't you make it bigger. They have taken a combine through another roundabout and it was damaged because they had to go over the curb. They asked if it had not been designed yet, why don't they design it for

- the area it is going in, instead of dropping in a template of a roundabout that is all one size.
- Mr. Wilde said that we know if it is too small it will not work, but if it is too big, it will work for everybody.
 - Mr. Boose told them there was a discussion about going to see roundabouts that were in areas where there were sporting events. They had gone to Indianapolis and saw one that was close to where the raceway is located. That one has 2 lanes. Mr. Boose asked them how they could compare that one to the one here, it is a different size. Mr. Boose said that they received no promises on anything they said. Mr. Boose thought Dick Stein made the best suggestion. His suggestion was to make a roundabout that can be turned into a regular intersection when needed, like for special events. This was not received very well.
 - Mr. Brady told them that he would have lowered the speed limit in this area and was told that they do not do that, the legislature does. Mr. Brady said that ODOT can tell the legislature that it was needed. Mr. Boose said that he also offered to give them Greenwich Milan TL Road, from Route 18 to Route 250.

At 10:00 a.m. Chris Monnin, Ryan Heitkamp & Jason Fleming - Garmann Miller –Huron County Building Assessment Review.

Mr. Monnin apologized that the Board had not received the reports. They had been shipped overnight, but it appears they are still sitting in a warehouse in Columbus.

Mr. Boose asked Mr. Monnin to go through the summary and they would discuss as necessary.

180 Milan Ave. (County Administration Building)

- HVAC system - The system is old. Another issue is the cooling tower. The lines leak, which create moisture issues. Mr. Monnin figured we could limp along for 3 to 5 years. However, it should probably be completely upgraded. Another thing that should be done is to add temperature controls. Right now, it is all individual thermostats and there is no central control system. It would be nice if there was a central control system, where you could monitor each individual unit in all the different spaces. They put this in the 6 plus years range, but the cost is not stable because prices are all over the place. Mr. Boose asked if the \$400,000.00 for 3 years would be for the units on the roof and the cooling tower. Mr. Monnin said that we had to replace 10 of the older units. Mr. Welch stated that it also includes the cost for controls. Mr. Monnin said it was really for units located inside the 3-story section. Mr. Welch said we got a cost of \$175,000.00 for the inside units which is about 6 months old and does not include any controls.
- Mr. Brady felt that they should not go to in depth on this today, but asked in the 6-year range for \$1M, were they looking at doing something with the chiller and the units, or what would that include. Mr. Monnin told him that would include a complete gut and replacement of everything. That would include ductwork, diffusers and the cooling tower. Mr. Boose asked what the life expectancy was for the units we would like to replace. Mr. Monnin told him that the industry standard life expectancy was about 20 to 30 years, depending on how well it was maintained. Mr. Monnin discussed that if we replace 6 units this year, we need to look at what we want to put in, because the inside air handlers are a different system and are a heat pump. We will need to make sure the systems are compatible when we replace the rest of the system later. Mr. Boose asked if the \$400,000.00 included some work to the chiller. Mr. Monnin said not right now, at least not in the HVAC, but he thought there was some money put in to repair the wall and some of the leaking.
- Roofing - No major problems at the moment. However, there is no longer a warranty on it, so it should probably be replaced in the next few years. Mr. Brady thought this may couple with adding a chiller to the roof. Mr. Brady felt we had to decide if we were going to keep this building for a while, if so, then we should put the money in to maintain it.
- Electrical system - In good shape. There would need to be configuration changes if they decided to put a chiller on the roof, but that cost is not configured into this. This is only looking at things that would need to be corrected.
- Plumbing and fixtures - Fixtures are in decent shape. The biggest concern is the piping and most of it is on the sanitary side. It is all cast iron and like any metal, it wears out over time. This can be costly and how far do you take it? Mr. Monnin said this is was not in the immediate need column, but the 6-plus year.
- Windows and structural foundation. Mr. Heitkamp said the windows were fairly new, so no cost for them. The structural foundation looked good for the foreseeable future, but after the 6+ year mark we may need to throw in some costs for maintenance to the structural foundation. There were a few items on the southeast corner, by the stairwell. The block walls have some cracks and the glass block on the exterior have some cracks as well. Mr. Boose asked if we redid the roof, would there need to be some chimney work done. Mr. Welch said it was inactive and would be taken down.
- Mr. Wilde asked about the color-coded items noted at the top of the report and if it was used in the report anywhere. Mr. Monnin told him that there were one or two things that were code related items, but they did not really use the color coding. Usually electrical or handicap items would be code related. Exit signs

would be code related. Mr. Boose asked if the majority of the handicap accessibility section would be the elevator. Mr. Monnin told him yes, a big portion was the elevator. Mr. Wilde noted that we are working on that item. Mr. Wilde asked if the handicap accessibility was more than the elevator and wanted to know if the ramp was okay. Mr. Monnin told him that there were a few cracks to repair, but the ramp itself was in decent shape. Mr. Monnin said they felt there was water getting behind the ramp walls and it is trying to get out. He said you don't want to just put a patch on the outside of the wall because in 5 years you will have the same problem. We will have to put in some drainage and it will be a little more than a simple fix. The repair of the wall is noted in the site and not handicap because it meets the handicap requirements, but there are drainage issues.

- Mr. Boose asked if we were ready to move forward on the elevator now that we had something in the assessment. Ms. Ziemba and Mr. Welch told him that we were waiting for the state grant to be approved and that would not be until fall. Ms. Ziemba told him that we can't do anything until we get the environmental and funds release, which does not come until end of fall and thought that the earliest we could bid these jobs was December for these grants. Ms. Ziemba also said that you can't start the process ahead, even if you are using other funds for it because you have to hit all of their requirements first. Mr. Boose stated this would be high priority and as soon as we get the grant, we want to move forward.
- Floors and roofs- Structurally in good shape.
- General Finishes- Replace VCT (tile) flooring in entryway in 0 to 3 years.
- Interior lighting- Replace fluorescent with LED.
- Technology- Mr. Welch asked how they came up with the number for "Technology". Mr. Monnin explained their tech guy met with Mr. Riedy. They discussed a data center, which Mr. Brady noted was already in process. Mr. Boose asked if the \$121,000 included the data center. He was told that it includes fiber, phone system upgrade and wireless network upgrade. Mr. Monnin said that another part of this are the excessive amount of abandoned cables in the ceiling, which need to be tested to see if they are active. If not, they need to be removed. A new phone system was recommended because of all the old phone wires running through the building. Mr. Monnin stated that the largest part of the technology section was the wireless network upgrade which was almost \$50,000 by itself. The 6 + year shows new cabling.
- Mr. Monnin said basically the bones of this building were good, just need upgrades to the systems, finishes and that kind of stuff. Then this building could serve the community for many years.

22 E. Main (Norwalk Arts Center):

- Mr. Monnin said there wasn't really a lot to that building, based on the current status. Mr. Boose asked about the HVAC system and wanted to know if they were just talking about changing out the units on the roof, which he was told yes. Mr. Boose also said it was a complicated system. Mr. Welch said that this included replacing 4 of the roof top units. They did one in 2018.

Mr. Brady asked about the way the Administration Building basement was set up. He asked if Garmann Miller had any recommendations on what to do in that area. Mr. Monnin thought it may not be usable for what we need, but there were really no deficiencies. Board of Elections had asked them about the changes they wanted to make. Garmann Miller had provided a quote for what they wanted to do. It came in around \$400,000. Mr. Brady was asking because EHOVE had expressed an interest in coming into the building this winter to do some demo work in the basement. Discussed that we would not want EHOVE to demo and get into hazardous materials like asbestos. Mr. Monnin said that they were not allowed to make determinations on hazardous materials per their liability carrier.

22 E. Main (Norwalk Arts Center) - cont.:

- Mr. Monnin said for the most part it was typical maintenance for the about the next six years. Thought it was mainly some masonry work or a hole in the wall that needs to be patched.
- Mr. Welch noted that there was nothing about fire, even though the lights are extremely old.
- They discussed Technology. There is nothing in there, so they would need an entire technology upgrade.

12 E. Main (Office Building) & 16 E. Main (Treasurers' Building):

- Mr. Boose was a little surprised, he thought it was kind of cheap. It was in good shape. They had done a lot of remodeling. Mr. Heitkamp mentioned it needed some windows. Also, it would need a roof.
- Mr. Boose asked if the general finishes section addressed the drop ceiling in the Records' office. Mr. Monnin said it was on page 16 - add a drop ceiling \$19,460.00. This would be for the whole floor.
- Mr. Wilde wanted to go through the whole summary.
- Roofing - \$1,133,220.00. Still good, but only for a few years. Noticed some leaks already. Should look at replacing in the next 4 to 6 years.
- HVAC - He thought they added an air handler on the mezzanine that needed to be replaced. Mr. Welch said there was one at the courthouse to be replaced. Mr. Welch will check on it. The big issue with HVAC is the boilers, which they are well aware.
- Electrical - In pretty decent shape.
- Plumbing & Fixtures- Most is the plumbing, water and sanitary sewer lines.

- Windows - The front bow window in the Treasurer's Office is single pane and very large.
- Walls & chimneys - Mr. Heitkamp said there is some brick falling off the back of Office Building; need tuck pointing and repairs on this building as well as the Treasurers Building. This should be done sooner rather than later. This should be high priority. On list, but getting boilers done first, then the flue area.
- Floors & roofs - Look good, as well as the foundations.
- General finishes- Mainly, what was noted is in the Treasurers Building. In the back stairwell the walls are peeling pretty bad and there is water damage to the ceiling tiles in the second-floor office area.
- Mr. Boose asked about the back stairway to the kitchen in the Office building. He was disappointed in this whole room and asked if they had included anything for this room or if it would just be cosmetic. Mr. Monnin was not sure if they had made it back there. Mr. Boose thought they may want to take another look at the west wall. Mr. Minor noted the whole back area is close to the stairwell and you have the issue above the vault as well. There is definitely some type of moisture back there.
- Mr. Boose asked about the security system. Mr. Monnin told him there must have been some door hardware that needed to be upgraded in there, but the big cost will be in 6+ years, will need to upgrade security systems due to outdating. Mr. Monnin told them that the way it reads; the current building doesn't have access control systems in place. Intrusion system is active and working. Exterior is covered by courthouse cameras. Mr. Monnin said that their recommendation is to extend the access control capabilities to the Treasurers Building, upgrade security and access control systems as they become obsolete.
- Emergency/Egress Lighting- Recommend adding emergency light fixtures with battery backup. Mr. Boose and Mr. Wilde felt this should be done soon.

2 E Main St. (Courthouse):

- HVAC - Mr. Monnin explained they weren't assessing everything. For instance, the HVAC. They looked at it and took pictures.
- Plumbing – Due to the age of the building, it has old cast iron and old water lines. There are some bathrooms that have been mothballed. Need to replace the water lines to the bathrooms.
- Floors- Mr. Welch noted this did include the floor. Mr. Boose wanted to discuss the lobby floor, right when you walk in. Mr. Welch explained it was a major project. Part of the problem was figuring out how to keep the courts operating. Mr. Boose asked if it could be done in sections. Mr. Heitkamp said yes, depending on the flooring system you go with, and said that they had noted we should replace the flooring with an epoxy type flooring or terrazzo with control joints. You could stop it at a joint, do that portion of the flooring, while the rest of the flooring is still operational. Once that is done, move to the next area and open up the new flooring area. Mr. Brady asked about keeping something similar to the original, since it is historic. They said that is why they suggested terrazzo because you could mimic the same pattern that is there. To do a tile floor with the same pattern that is currently there would cost a lot more than is what currently being recommended. We had a quote from a company for our current tile replacement and they were not cheap. Mr. Boose felt that it is a historic building, something to be proud of and we should not go as cheap as we can. Mr. Boose asked if the old floor had to be torn out. Mr. Heitkamp said that he would tear it out and get down to the substrate. Mr. Brady said that you have to prep the substrate right. Mr. Boose asked if there was an asbestos issue. Mr. Heitkamp told him it would need to be tested before they started. Mr. Welch asked what year the courthouse was built. They said it was remodeled in 1918. Mr. Welch felt that it should not have asbestos if it was from 1918. Will still need to check.
- Lighting – change to LED. Mr. Boose asked if they looked at the tower. Mr. Monnin was not up there for the assessment, but had been up there when the roof was done and did not recall anything major that needed to be done.
- Mr. Wilde wanted to discuss the roof at Job & Family Services. He asked Mr. Fleming and/or Mr. Welch to give the scenario, but to let them finish because there were a lot of pieces and parts involved. Mr. Boose asked if they were working on it. There was a subcontractor working on the EIFS. Mr. Fleming explained that on Friday they had the manufacturer warranty walk-thru. The contractor had fixed the items that the manufacturer had pointed out to them at the previous walk-thru and when the manufacturer representative walked off of the roof he said he is closing it out. From the manufacturer's end it is a warrantable product and meets the standards set forth by the manufacturer.
- Mr. Fleming talked to the contractor directly after that and as soon as they get that paperwork, they will send Garman Miller the information, so they can get that over to us with the warranty. From that standpoint they are 100% complete with the roof membrane. They have the EIFS work to do to finish out the contract.
- Mr. Brady asked how many of the protrusions they actually fixed and Mr. Fleming said that they had fixed a lot of them and when he did the walk through with the manufacturer, he pointed out a couple that were not addressed and the manufacturer had them address those. He then walked through and said that from everything he had seen it was a warrantable roof. Mr. Boose asked about the 3 different materials being used. Mr. Fleming said that he had a discussion with Carlisle, who is the manufacturer, and was told that even though they were different colors, they were all the same material. The second

material is their patching material which is lighter grey and is used for patches, ridge caps, toppers and things of that nature. That is technically a different material, but is a manufacturer recommended material. The third material would be the walk mats. Mr. Fleming said the overall roof material is the same, regardless of the color variations. Mr. Fleming talked to the manufacturer about the contractor meeting the specification and ASTM requirements, even with the color variations. Mr. Fleming asked about the different sheen on the most recently installed material and was told that it probably came from a newer manufacturing plant that has newer heads on their rollers which create a different sheen. Mr. Fleming also asked about the color variation and was told that they are within their ASTM requirements for variations and they are allowed. The manufacturer's stance is that they have met their requirements based on who they are and what their ASTM's are. Both the contractor and the manufacturer have said that they have met the installation requirements.

- Mr. Fleming said that from our standpoint they have provided a warrantable roof, we struggle being able to push them. Mr. Fleming has tried to work with them to get this resolved so we are happy with what we are seeing from an esthetic standpoint. Mr. Fleming said that he has had some issues with getting the contractor on board with that and has had even bigger issues getting the manufacturer on board. Mr. Fleming said that they have met all the standard requirements they had. Mr. Brady said that it was poor craftsmanship on the part of the contractor to put multiple colors on the front of the building.
- Mr. Fleming talked to the contractor, but does not have it in writing. Was told if the contractor would provide the material and if someone would pay the labor, he would replace the front. So it would not have the different variations in it.
- Mr. Fleming said the contractor changed that on us, it was different from the last time they met. Mr. Brady felt they had a change of mind because they have leftover material and this way they can get more money out of us for fixing what they should have done in the first place. Mr. Fleming talked to the manufacturer after that and assuming we have agreed to have them replace the front, was told by the manufacturer if we closed that out on this contract, they could do another open item from the manufacturer's standpoint. They will have to come back and re-inspect it. Then they could do that as a repair. If they do that, the prevailing wage rates would not apply to the correction. If we just say no, you need to replace it, then the prevailing wage rate would apply. Mr. Boose wanted us to be careful. Mr. Brady said that if this were a residential job, the homeowner would just refuse to pay. He also felt it was poor craftsmanship to put multiple colors on the front entrance.
- Mr. Fleming said under that premise, he has asked the contractor to give him a price to replace that front area, both under prevailing wage piece and not under it, but as repair work. These would be 2 different numbers. He has not received the quotes from the contractor yet. Mr. Fleming had initially thought there was some contingency money left over, but remembered we had used it for the EIFS. Mr. Fleming said that we had not paid any retainage yet and still have to pay the contractor for the EIFS work because they have not completed it yet. The retainage and a small portion of their labor and material is still owed to them yet. Mr. Brady asked why they used a subcontractor without advising us prior to it for the EIFS. Was it in the contract to notify us? Mr. Fleming said that the EIFS piece was done as a change order. They probably bid the job knowing they would not be performing the work. Mr. Boose said that we would be getting back to Mr. Fleming on that and Mr. Fleming will get back to us when he gets the quote. Mr. Fleming just wanted us to know that he has tried to exhaust every option we have and has been treated very poorly by some of the people at both the manufacturer and the contractor.
- Mr. Fleming told them that regardless of how they decided to go about getting the front redone, it would be re-inspected by the manufacturer for the warranty. Mr. Brady told Mr. Fleming that he appreciated everything he has done to try to get this mitigated and keep it from going any further than it has to go.
- Mr. Boose wanted to talk about the Jail roof. Mr. Fleming thought they would be done in the next week or two. They were basically down to trim work. They had minimal issues, but did have some wet insulation area. Will have to check, not sure if they sent a cost for that or if they were going to send a cost. Mr. Fleming has it in an e-mail that it is a 20 x 15 x 20-foot area. It is going very well and the contractor has kept moving. Mr. Fleming said that he has been up there several times and has sent reports. The contractor has done a nice job and has coordinated really well with the sheriff's department by letting them know what is going on. Mr. Boose said that he has heard no complaints from the sheriff's department. Mr. Fleming told them he knew at one point there was a complaint about glue that was getting into the jail. It was potent stuff. Mr. Boose questioned if over the past few years there have been couple leaks at the jail. Mr. Welch told him yes, someone had to put pans out to catch the water. Mr. Boose told Mr. Fleming that we appreciate the work he does for us and knows it is not an easy job. Mr. Wilde also said he appreciated Mr. Fleming.
- Mr. Welch asked if they wanted to talk about Shady Lane. He also thought this would be a good starting point regarding a database for what is going on in our facilities and the age of equipment. When people come in after we are gone, they can see what was done. Mr. Boose asked if he was getting us a quote on a database. Mr. Welch told him he was waiting for the software to be developed. Mr. Welch was hoping that CCAO would pick up some of the costs like they do now. Mr. Welch said

that hardest part would be entering all of the data, which would take time. They would then need to keep it updated as they go along. Mr. Boose said that we should probably have that conversation with CORSA in the near future.

- Mr. Brady noted Garmann Miller had provided a cost for Shady Lane and asked how they would rate the appraisal value there currently. Is it fairly close or is there a lot of guessing? Mr. Boose said that we have a lot of construction companies in the area and this demolition is not on a timeline, as we have no current plans for the area. We are hoping that we can get a lower cost due to these factors. Mr. Fleming said that would definitely play into it and would help. He said that their quote was under the assumption that there was a strict start and end date. The other part, if we are more flexible, there are some beautiful old stones that a company may be interested in coming in to take it out. Mr. Boose asked if it took a special construction company to do that or do you just have to be careful when removing something. Mr. Fleming was not sure what they were talking about. Mr. Boose told him big pieces of sandstone. Mr. Brady told him selective demolition in order to preserve certain things. Mr. Fleming did not think that it would take a specialist to do that, although there are specialist who do that. He said they have had buildings that were torn down and they wanted to reuse some of the items from the old building in the new building and the general trades contractor has been doing that for them. There are ways to do it to ensure that it is done safely, but the biggest thing for them is to make sure if they are pulling something from above the door out, they are not causing issues down the road. Mr. Brady said that in some cases it slows the demo down a little bit, but it depends how much they are trying to save and where it is located.
- Mr. Fleming said that a lot of contractors don't want to move all of their equipment just for a little bit. They would rather get on site and get it done. If you don't put a time limit on them to finish by, they may keep their price down because as long as they are able to be on site and working that may help some.
- Mr. Boose asked if they had walked through the buildings or did you just say we are tearing them down, so we don't need to see the inside. Mr. Monnin told him that they walked through them mainly because there are tunnels out there and were told that when they were torn down, we want to be able to build something on it again. When you are tearing tunnels out you want to be sure you fill back in and compact properly. That is why this number may have a guess factor in it because it is hard to determine what it is really going to take to get those tunnels out and fill them back, in a proper manner.
- Mr. Boose asked if they did an analysis, for instance, on the wood in the house. Mr. Fleming said from what he remembers there were some nice features in the house and to somebody this may be worth a lot of money. How do you find that right person who is willing to give you a fair number on bid day, knowing that they are going to turn around and resell? Is it worth somebody taking the extra time to manually remove that stuff in a manner that it can be re-used or is it cheaper for somebody to just come in and blow it down. Mr. Welch said that he is assuming that we would have to go out to bid for this.
- Mr. Boose thanked them and noted we now had good data.
- Mr. Brady wanted to go back to discussing the Administration Building HVAC and when they do budget. He thought they may want to reach out to Mr. Welch and ask if we were doing a whole system and you wanted to coordinate it, instead of piecemealing it together. What part of this could we do without interfering with the other part because in budgeting, we might only budget for one third of the total cost of something if we can do it in phases. This may come up this fall when we are doing budget.
- Mr. Welch asked if they wanted to discuss the carpet at JFS and also, the carpet and paint at the Auditor's Office. He asked if they should go out to bid for these projects. Mr. Boose asked if we did, what is Garmann Miller's role. Mr. Welch told him they would put the bid documents together for the projects. Mr. Brady said that he had been in the auditor's office and it could be done. Also, the JFS carpet is long overdue. Mr. Boose felt that we definitely needed to do the carpet at JFS and to do whatever we needed to do to go out to bid.
- Mr. Brady said the air handlers are where he was trying to go. Mr. Boose said to give us some time to talk about that in budget. Mr. Welch said that he would highly recommend we do the air handlers this year and said that they are in the budget. Ms. Ziemba said that in the budget they had HVAC for Admin Building and asked if that is what he was talking about. Mr. Welch said yes. She said that they had budgeted \$100,000.00 for it. Mr. Boose said that there was some confusion because we see a huge cost for HVAC and whatever we do has got to be part of that plan. He is not sure if what we have done so far is part of that plan and is also not sure we can get that done by the end of this year. Mr. Brady would like a more detailed plan for the HVAC system. Mr. Welch told them that he can only keep them running for so long and if one goes down, he will be forced to replace it. Mr. Boose said that his 2 highest priorities are the carpet out at JFS and the elevator at the Administration Building because they have been put off for so long.
- Mr. Brady agrees, but wants to determine a specific type of system that would work best in this building, using Garmann Miller to come up with it and we can have an idea when we do have to replace these; what would be the best way to go with it. Then we are not at a disadvantage if one of them goes away. Mr. Brady would like to have a plan together, so if we make it far enough without

them failing, in budget we can plan. If we know the type of system, we can plan for the components needed to complete the system. Then we could say these are the things you can replace right now, these items you could add on later and these items could go on last. Mr. Boose told them that he thought Mr. Brady was saying is that we don't want to replace units now, that in 3 to 6 years would have to tear out and throw away. We need to make sure we make wise decisions.

- Mr. Welch told them right now he can't get enough air down to North Point. Mr. Brady wanted to ask Garman Miller a question while they were here. He then confirmed that the assessment just stated that the HVAC system needed to be replaced and an approximate figure as to what it would cost. Mr. Brady then asked them if they could formulate a plan for us; specifically, for the HVAC, that we could implement in phases and could you do it relatively soon.
- Mr. Boose said that before we move forward on anything with the auditor, somebody needs to have a sit down with them and say: this is what you asked for, do you realize it's going to cause your offices to be shut down at certain times and no, we do not have any spaces for you to move to. They need to have those discussions ahead of time, before we start anything.
- Mr. Brady asked what it would take to engage Garmann Miller to prepare a plan for the HVAC system in the Administration Building. Would it take a motion and a second or a resolution for us to engage Garmann Miller to give us an HVAC plan? Mr. Fleming told him he would go back to Matt Kramer, who is the person that walked through the building with him. We will see what we can develop, based on the knowledge that we have and the existing drawings. Mr. Brady said that we just need to know how to do it in phases, so that we are coordinated. Mr. Fleming said that they could do that without any resolutions.
- Mr. Welch asked if they knew how much we had left in the budget for this. Mr. Monnin said if you remember when they did the assessment, we had talked about applying anything we had left over to the Shady Lane demo. But it sounds like that may be a little bit longer term. But back to Shady Lane, the next step would be to get a survey of that whole site so they know where all the utilities and everything are at. We can help get quotes on those surveys of we decide to move in that direction. With that being said, if that is going to be longer term, we can take the fees that are leftover here and roll it into looking at an HVAC phased plan. Mr. Brady would like to do that.
- Mr. Wilde asked if there were any more questions. Mr. Boose said that he was sure that there will be more questions as they read through the assessment and get into more detail. We can just funnel the questions through Mr. Welch.

At 11:40 a.m. the board recessed.

At 11:58 a.m. the board resumed regular session

Commissioner Boose updates:

- Mr. Boose and Mr. Wilde attended Firelands Forward on Wednesday. The next one is in August. Before then we may need to discuss what needs to be done to make sure we have 2-1-1 for the next 3 years. So far, we have \$5,000.00 from the Norwalk Area United Fund, \$5,000.00 from Huron County Economic Development and \$2,000.00 from JFS. All of those are for 1 year and the contract is for \$20,000.00 a year for 3 years. Mr. Boose asked if this board was willing to commit, so he could go back to Firelands Forward and say we are ready to move forward with that contract for 3 years. We would still like to continue to fund raise or get it from other agencies. Since they were only willing to commit for 1 year, we are willing to commit for 3 years, but would like to continue to include other agencies to help fund it. Mr. Brady said that he would like to make a motion to that effect and Mr. Wilde said that he would second it.
- Mr. Boose attended the Trauma Informed Community meeting. A person from Ohio MHAS was in attendance and they discussed 2-1-1 and that most areas in Ohio have this system.
- Discussed the motion for 2-1-1. Ms. Ziemba asked if we would get a contract for that and Mr. Boose told her that he did not know what we need and said that it was not a contract for us with Richland Library. It is something that goes through Firelands Forward. Mr. Boose did not know what the process is and told Ms. Ziemba that she could call Carol Wheeler or Dave White to find out what the process is for this. Mr. Boose said that he knew Firelands Forward was the ultimate person paying the bill. Ms. Ziemba said that she wanted to clarify the motion. Mr. Boose said that the motion would be that the Commissioners agreed to make sure that \$20,000.00 is provided for 3 years. Ms. Ziemba confirmed that we were committing \$20,000.00, but will try to get that from other entities. Was told up to \$20,000.00. Right now, we don't have the total from other entities, so we will supplement to get it up to the \$20,000.00.

Mr. Brady moved to have Mr. Boose go back to Firelands Forward and let them know Huron County will make sure the funding for the 2-1-1 system, up to \$20,000, will be provided for the next three years. Mr. Wilde seconded the motion.

****Discussion: Ms. Ziemba clarified that the County will not necessarily provide all the funding, but would work to make sure it was available and cover any shortage.***

Mr. Boose explained the 2-1-1 system and said that there were 2 benefits to the 2-1-1 system. The first being

there is a number for people to call with a live person to talk to most of the time and the second benefit is the report that comes back from the database. This report is huge for the agencies and MHAS to help them figure out the needs of the community. Mr. Boose said that a lot of time we don't have the data we need to move forward to do certain things. This will provide data for a lot of different issues, but will not provide data for suicides in the county or that kind of stuff. It will help us to make sure they are spending our money in the right areas.

The roll being called upon its adoption, the vote resulted as follows:

Aye – Terry Boose

Aye – Harry Brady

Aye – Bruce Wilde

Mr. Boose asked Ms. Ziemba to contact Carol Wheeler with United Fund and/or Dave White with Firelands Forward. Mr. Wilde will provide her with some contact information.

Commissioner Wilde update:

- Youth Grant Writing banquet. Not sure of the future of this, since Ms. Hintz is retiring.
- HCDC. Discussed 2-1-1. They are going to contribute \$2,500 and the five board members are contributing \$2,500.

OLD BUSINESS / NEW BUSINESS

Mr. Brady noted the sign was up in front of the Administration Building. Mr. Boose said JFS was going to control everything on the sign. Their IT person will handle it and will be trained this week. The Commissioner's office won't have to do anything.

Mr. Wilde mentioned that Mr. McCoy and the Huron County Development Council had discussed hiring a company to do assessments. But denied it because it is expensive to have an assessment done and felt we could do it.

Mr. Boose asked if they had received the email from Mr. Pickworth which he had received. Mr. Pickworth explained that he and Mr. Loughton had taken on the grant before Mr. McCoy was hired, so they had continued to work on it. That was the reason we have been hearing from those two on the Landbank rather than Mr. McCoy. Mr. Brady told them that Mr. McCoy is stepping in to a lot of those roles of being at the meetings. Mr. Boose wanted to point out that Landbank is different than all of the other meetings that he goes to; they get paid a significant amount of money to run the Landbank. Mr. Brady said that there is a Landbank meeting tomorrow.

Mr. Wilde said that he would be at Board of Revisions all day tomorrow.

Family and Children First Council meeting tomorrow.

Mental Health Seminar tomorrow evening in Willard at the Depot.

At 12:15 p.m. Harry Brady moved to adjourn. Terry Boose seconded the motion. The meeting stood adjourned.

IN THE MATTER OF CERTIFICATION

The Clerk to the Board does hereby attest that the foregoing is a true and correct record of all actions taken by the Board of Huron County Commissioners on July 19, 2022.

IN THE MATTER OF ADJOURNING

The meeting was called to order at 9:00 a.m. With no further business to come before the Board, the meeting was adjourned at 12:15 p.m.

Signatures on File