

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.

The following were also in attendance: Cherise Crable, Clerical Assistant; Randal Strickler, Assistant Prosecutor; Roger Hunker, Lyme Township Trustee/APEX; Patricia Didion, Citizen; Danielle Smith, Citizen; Dick Wiles, Fair Board; Bob Morgan, Fair Board; Brian Stanley, Schmid Architects; Shylee Greszler, Norwalk Ohio News; Brian Gott, Norwalk Reflector.

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

23-293

A RESOLUTION BY THE BOARD OF HURON COUNTY COMMISSIONERS RECOGNIZING THE HURON COUNTY LAND REUTILIZATION CORPORATION AS THE LEAD ENTITY FOR THE PURPOSE OF FILING AND IMPLEMENTING A BROWNFIELD REMEDIATION PROGRAM APPLICATION WITH THE STATE OF OHIO, DEPARTMENT OF DEVELOPMENT AND A BUILDING DEMOLITION AND SITE REVITALIZATION PROGRAM APPLICATION WITH THE STATE OF OHIO, DEPARTMENT OF DEVELOPMENT

Bruce Wilde moved the adoption of the following resolution:

WHEREAS, the State of Ohio, Department of Development, provides financial assistance to local governments and Land Reutilization Corporations for the purpose of addressing Brownfield Remediation and vacant/blighted building needs; and

WHEREAS, the Huron County Land Reutilization Corporation desires to participate in the Program to receive financial assistance for various Brownfield Remediation Projects under the Brownfield Remediation Program and Building Demolitions under the Building Demolition and Site Revitalization Program; and

WHEREAS, the Huron County Land Reutilization Corporation has the authority to apply for financial assistance and to administer the amounts received from the State of Ohio, Department of Development Brownfield Remediation and Building Demolition and Site Revitalization Programs; and

WHEREAS, the Huron County Land Reutilization Corporation has the experience and resources to undertake required Brownfield Remediation and Demolition activities; now therefore

BE IT RESOLVED, that the Board of the Huron County Land Reutilization Corporation, Ohio is hereby authorized as the Lead Entity for Huron County, Ohio for the purpose of applying for the State of Ohio, Department of Development Brownfield Remediation Program and Building Demolition and Site Revitalization Program; and further

BE IT RESOLVED, that the Huron County Land Reutilization Corporation has acknowledged that it understands and agrees that participating in the program will require compliance with program guidelines and assurances; 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:** Mr. Brady explained the state had changed things a little bit. If you are a county with under 100,000 population you have to designate a lead entity to apply for this. Mr. Brady stated that since the Land Bank does this work they have asked to be designated. Mr. Wilde said he and Mr. Boose watched the webinar on Monday regarding this, there was also the lead portion. The lead portion remediation goes through GLCAP, and they have already submitted.

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

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

23-294

IN THE MATTER OF APPROVING REQUESTS FOR EXPENDITURE OF OVER \$5,000.00 SUBMITTED TO THE BOARD SEPTEMBER 21, 2023

Bruce Wilde moved the adoption of the following resolution:

WHEREAS, requests for expenditures of over \$5,000.00 have been submitted for approval by the Board of Huron County Commissioners as follows:

Permanent Improvement #310

Hartland & Wilken Furnace & AC replacement @ \$ 9,720.00
130 Shady Lane (Family Life Counseling) now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners hereby approves of the requests for expenditure of over \$5,000.00 as listed above; 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:** Mr. Brady explained this was one unit of several out there. This is to replace one to get them through. He said this was one of the buildings the Commissioners have discussed demoing. Mr. Boose stated that a couple years ago Ms. Ziemba sent an email to Senior Services that we were not going to invest any more money into the building. He said we need to send Family Life Counseling an email saying we need to relook at our contract. Mr. Boose explained all they currently pay is the utilities. We need to do a complete evaluation of that building. Buildings and Grounds are telling the Board that this building needs roof repairs and there are three more furnaces out there. He did not think it was wise to keep putting money into the building. Therefore, Mr. Boose would like to tell them that any money that needs to be put into the building will have to be paid for by them. Mr. Boose stated this conversation needs to happen with them now, especially after listening to our Buildings and Grounds staff. Mr. Boose stated the Board needs to make a decision on how they would like to move forward and to let them have the opportunity to sit down and discuss this.

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

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

23-295

IN THE MATTER OF APPROVING THE COUNTY EMPLOYEE BENEFIT CONSORTIUM OF OHIO (CEBCO) RENEWAL RATE ACCEPTANCE FOR PLAN YEAR 2024

Bruce Wilde moved the adoption of the following resolution:

WHEREAS, Huron County contracts with CEBCO in order to obtain employee benefit plan coverage and administrative services relating to certain employee benefit plans for its officials, employees, and their eligible dependents; and

WHEREAS, 2024 Renewal Rate and Plan options have been submitted to the Board for review and selection; and

WHEREAS, the Board desires to select the following Plans:

2024 Renewal Rates:	Medical	HSA	Rx	Total	Total
	2F	HSAE1	PPO	2F	HSAE1
EE Only:	\$660.40	\$743.60	\$145.04	\$805.44	\$743.60
EE + Spouse:	\$1,454.88	\$1,638.04	\$319.56	\$1,774.44	\$1,638.04
EE + Child(ren):	\$1,186.74	\$1,336.26	\$260.66	\$1,447.40	\$1,336.26
Family:	\$1,981.20	\$2,230.82	\$435.18	\$2,416.38	\$2,230.82

now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners hereby approves the CEBCO Renew Rate and Acceptance for Plan Year 2024 as indicated above and as attached hereto and expressly incorporated by reference 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.

***Discussion:** Mr. Brady explained that they had this discussion last week and this is something that needs to be done. Mr. Brady stated that as Commissioners he feels that they made a good choice. To keep the cost around the same they are using some of the money that was in the reserve account. Mr. Wilde explained that these numbers are not with the buy down. There will be a separate resolution to show how much the employees and employer are going to pay. This is the CEBCO rates.

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

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

IN THE MATTER OF TRAVEL

Bruce Wilde moved to approve the following travel request this day. Terry Boose seconded the motion.

***Discussion:** Mr. Boose asked Ms. Crable to reread the travel. Ms. Crable explained that this is for the JFS system. Mr. Wilde stated that Mr. Riedy helps out there, however they have a huge state system so they need their own IT person.

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

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

Amber Stanley, JFS, to Bowling Green, Ohio for IT Training on October 26, 2023.

SIGNINGS – none

OLD BUSINESS / NEW BUSINESS

Assistant Prosecutor update:

Mr. Strickler reviewed the RFQ contract for the jail medical. Mr. Strickler stated that we need to get this out to bid. This is for request for qualifications. Mr. Boose asked who is sending them out. Ms. Crable stated that we will publish it. Mr. Strickler stated that this was last done in 2019. He reviewed 2019 and updated it and made some minor changes to it. He really didn't do a lot to it. Mr. Brady explained this was a contract for medical care for jail inmates.

Commissioner Brady update:

Mr. Brady wanted to provide an update on the transit conference he attended in Columbus earlier in the week. The first night of the conference it was brought up regarding getting emergency funding for the building they just purchased to house the transportation department. Mr. Brady was directed to talk to ODOT about the money for building upgrades. Mr. Brady attended a funding source meeting. Ms. Habig, who is the Director of Seneca Crawford, was in attendance at that meeting as well.

Mr. Brady explained Ms. Habig has requested \$300,000 emergency funding for Norwalk Road building. This will require a 20% match, so \$240,000 grant with \$60,000 in county funds. The gentlemen at ODOT seemed very positive about this. Mr. Boose wanted to clarify that we knew when we bought the building there was going to be rehab necessary. But they couldn't move forward until they had purchased the building and until they signed the agreement with Seneca-Crawford Transportation. They have money set aside in the budget in two different places for transportation and for rehab. If we can get grants that is all the better.

Mr. Boose said when we talked to SCAT in August, one of the big things we wanted to get done was to sit down with all the departments heads and elected officials to let them know how this would affect them. Mr. Brady said they have not done that yet. He thought Ms. Habig was initially trying to get through making sure we were up to snuff with the grant stuff that was needed. But she has mentioned that we are going to have a

meeting with the stakeholders in the county and the different entities.

Mr. Brady noted he had seen parts of what Ms. Habig was putting in for the grant. It included a request for new fencing with power gates, fobs for doors, security cameras, also complete removal and redo of the sidewalks. You have to ask for everything and hope you get something. Mr. Boose noted she had taken a tour and she knew what she was looking for.

Mr. Brady reminded them that some time between now and January they would need to designate someone to be on that board.

At 9:35 a.m. Bob Morgan, Fair Board President – Project review. Also in attendance: Dick Wiles, Fair Board; Roger Hunker, Building Committee; Brian Stanley, Schmid Architects, Tim Hollinger, Health Commissioner; and Amanda Gordon, McDonald Hopkins/ARPA Consultant, via telephone.

Mr. Boose wanted to make it clear that they had never seen the documents that went out to bid, nor had they seen any bid information that had come back. Mr. Brady said he was going to let Mr. Morgan speak first – he would like to know what went out with the bids, what the building was that was bid and what the results of the bid were. Mr. Boose also wanted to know what the bid included. Mr. Morgan thought Mr. Stanley was better able to answer those questions. Mr. Brady wanted to clarify that the conversation they were having this morning was between the Fair Board and the Commissioners. But, in this case, if they felt more comfortable with Mr. Stanley answering the questions that was fine.

Mr. Morgan wanted to start by saying that this whole thing has gone on way too long. It shouldn't be this complicated. It has been back and forth all around. They did what they thought they should do. They had the deadline to have it put out to bid by September 1; enter into contract by October 16. There was a lot of discussion about how much it was going to cost. They heard all kinds of numbers. The bid came in around \$2.5 million. Mr. Boose clarified that was the low bid. Mr. Morgan agreed, saying there were five bids, they were between \$2.4 million to a little over \$3 million. The low bid is approximately \$2.5 million. The big question for them is, if the Commissioners give them the \$1.8 million they will go with it. If they don't get it they won't do it. Mr. Brady said that was why they were here, to have a conversation. Because it has gone on for a long time. We want to get some information, we weren't given the bid documents before they went out, or the prints or anything else. We have Ms. Gordon on the phone in case there are questions regarding ARPA or ARPA language. Mr. Morgan said the architect they hired could answer the questions. Mr. Brady said he was going to give Mr. Stanley the floor. They need to know what was in the building that went out to bid, what it included, what did the bid include, was the ARPA language in the bid, and the results of the bid.

Mr. Stanley said to be clear, they ran all the bid documents through Mr. Strickler's office, as far as the specs, the proposal, the RFQ and the ARPA language. They received the ARPA, as well as AIA contracts that were reviewed, after the plans went out to bid. So, they issued an addendum so everyone was aware of all the items within the reviewed documents. Everyone who bid acknowledged they received those. Mr. Brady asked Ms. Gordon if she had supplied the ARPA language to the necessary entities. She said she did not. Mr. Strickler said he put the ARPA language in a supplement that was sent out. He thought Ms. Gordon put it in the AIA documents, but maybe they had a failure to communicate. He put it in the bid documents as part of a supplement. He pulled the language from one of the engineer projects. Ms. Gordon thought maybe he had pulled it from something she had already supplied. Mr. Strickler agreed he had. Mr. Brady asked if that was sufficient for Ms. Gordon. She said it was. Mr. Brady was trying to make sure everything was clear – there were question as to whether Ms. Gordon had approved the ARPA language, where it came from. Mr. Brady said one of the things the Commissioners had said was, we want the ARPA language in the original bid package.

Mr. Stanley said as far as the plans were concerned, when they took over the project nothing has changed in the plans besides the code review. That is a responsibility the architect typically has if they are submitting plans. They look at the Building Code Review as it relates to the project. Mr. Brady asked what exactly was in the plans – size wise and what does it contain. Mr. Stanley said maybe there was some communication errors going on, because he was dealing with Mr. Strickler. Mr. Stanley thought Mr. Strickler was part of the body that could share the information. Mr. Stanley said they forwarded the plans to Mr. Strickler. Mr. Strickler acknowledged they did forward the plans to him, but he is not an engineer or architect. Mr. Brady said he just wanted to know what was bid.

Mr. Stanley said it was a 24,000 square foot community hall, with four men's and four women's stalls. Two lavs in each stall. There is about a 400 square foot office area, as well as a wash bay area towards the back. Roughly 20,000 square feet of open space for community activities. Mr. Brady asked what the final occupancy number was, because he knew it had been changed a few times. Mr. Stanley said the final occupancy number, based on health, safety and welfare, which means getting people in and out of the building safely, was 1,312 maximum occupants. Mr. Boose asked what the occupancy was of the current Expo building. Mr. Morgan thought it was between 400 – 450. Mr. Brady said he had conversations with Mr.

Hollinger before this went out for bid, so he could understand what the Health Department was going to expect. Mr. Brady said initially the occupancy was listed at 440. Then, the Commissioners publicly expressed their concern with this, since that was not much more than what the existing Expo building is. The intent was to use this building since the Expo building was being outgrown. When the occupancy was about the same we said wait a minute, we need something bigger. Especially if you are talking about doing conferences or shows or large gatherings. Mr. Brady noted that the architect firm said that number of bathrooms, two bathrooms with those stalls, would accommodate up to about 700. He asked how it got to 1300 without changing bathrooms.

Mr. Stanley said when they talk about maximum occupancy, they base that on egress. They put it right on the plans that: *“Actual occupancy will vary greatly due to variable and seasonal usage. However, egress is sized for the calculated maximum occupancy.”* When we look at the restroom count, we do an equation. Based on 1300 occupants, we need additional restrooms that were not in the plans of that building and we were not able to modify. But there is an exception in the building code that says if there are restrooms within 500 feet of the occupancy you can include those in your maximum occupancy. Mr. Boose asked even if those are not open 365 days a year? Mr. Stanley said they looked at it as a judgment call at that point. Mr. Boose asked judgment call by who? Mr. Stanley said the building official. We made it known there are restrooms and they are available within 500 feet.

Mr. Brady asked if at any time the architect or the Fair Board had a conversation with the Health Department. Mr. Stanley said they did not. Mr. Brady said he had the original sheet that was given to him that outlined the uses of the building. As commissioners, they wanted a community building that would also function to show livestock and also have people in there. During the fair they were looking at show rings, swine pens with inside wash rack, goat pens. The remaining time of the year they wanted livestock shows, conventions, home shows, meetings, weddings, etc. Mr. Brady asked if they thought four stalls in each restroom would accommodate 1,300 people. Mr. Stanley said, based on the building code, they have a Certificate of Plan Approval saying that it complies. Mr. Brady said the Health Department has a Plan Review Committee. Prior to this going out to bid the Commissioners publicly said we strongly encouraged the Fair Board to have those plans reviewed by the Health Department. Mr. Stanley said he is unaware of that relationship. They deal with Richland County for the plumbing system. He said in his previous experience the only time we get the local health department involved is if there are food service activities. Mr. Brady said that was exactly what weddings have, what receptions have and what these other things have. Mr. Strickler wanted to clarify something. Mr. Stanley said they deal with Richland County. The county health department, maybe through the Richland County Health Department, always did the plumbing, even prior to the county having Safebuilt.

Mr. Brady said he saw original plans drawn up by Mr. Weaver when they were here for the meeting. He had just listed the things that were given to them by the committee that were the building uses. These are the uses the commissioners wanted to see. Mr. Boose said these were the uses we based whether ARPA money could be used for this building. Mr. Brady said he was taking it that no kitchen of any sort was put into the plans. Mr. Stanley so no kitchen, no warming kitchen, no food service quality kitchen ever was considered when we were given the plans. Mr. Brady said he knew when they were sitting in the meeting here that he made it clear that the commissioners expected to see food service in this, and at least a kitchen similar to the one in the Expo building, if not better.

Mr. Brady wanted to ask Mr. Hollinger his thoughts when they want to have livestock in a building, and then human occupancy and food consumption in the building. What would the Health Department be looking for in a building with an occupancy of 1,300 people, bathroom wise and then obviously kitchen wise. He thought if you have food service you have to have a kitchen of some sort. Mr. Hollinger stated that Mr. Stanley gave a pretty good depiction of the law as far as the bathrooms. They are undersized for the number of people they are talking about – 1,300. The rule is in existence for 500 feet. However, you have seasonal bathrooms rather than nonseasonal. During the season you are legal. During the winter when they are winterized and not available, if you have 1,300 people you would not have enough restroom capacity. Since there is no kitchen, there is nothing for them to review and so no sign off of the Health Department. Plumbing does go through them, through Richland County Health. The plumbing department does not set occupancy. That is between the architect and your building department. But there is also the requirement to have enough stalls for the number of people.

Mr. Hollinger said there is not a lot of dual occupancy, where there are animals and people. There is one in Holmes County and a couple others. It is really about cleaning between using it for livestock and using it for people. He said there is really nothing in code about that, it is more the insurance company and making sure insurance understands it will be used for both. He suggested they talk to the insurance company about what their expectations were for how it would be cleaned between uses.

Mr. Wilde asked Mr. Hollinger if it would make him nervous if they had a wedding with 1,300 people and there was no place to wash/rinse/sanitize, no sinks, no commercial kitchen. Mr. Hollinger said it would.

Mr. Boose brought up that since there is no kitchen, what if there were food trucks. People would take food into the building to eat. Mr. Hollinger explained that as soon as the person buys the food, the food vendor is no longer responsible. At that point the responsibility falls squarely on the individual. Mr. Boose asked if there was no responsibility on the Fair Board if you have maybe 1,000 people eating food in a facility that has smaller bathrooms. Mr. Hollinger said that would be up to the insurance company. As far as the Ohio Food Code, no. If you have a food truck, the food truck is completely self-contained, completely legal. As soon as they sell food to the individual it becomes that individual's responsibility.

Mr. Boose asked if food and drink were the same. Mr. Hollinger said yes. Mr. Boose asked if someone was going to have a wedding there, since it is not approved for food, can drinks be served. Mr. Hollinger said yes, as long as they aren't charging. Mr. Hollinger said if food is free, it is consumer beware. There is no guarantee of any safety. Mr. Boose asked if you have a reverse raffle that sells drinks, what affect does that have? Mr. Hollinger said they would have to pull a temporary license from the Health Department. Mr. Boose asked if that had anything to do with restrooms. Mr. Hollinger said it did not. There are a series of things they would look at, but they wouldn't look at restrooms.

Mr. Wilde thought Mr. Stanley was going to suggest they could make the bathrooms not seasonal, so they could be used year-round. Mr. Stanley said that was his point about a grey area when they submitted. They know during the summer you can pack the place. During the winter you may not have complete access. So, they kind of laid out their rationale with the building department. Mr. Wilde said there are weddings in the winter. He didn't care if they were 500 feet or how far away they were, it is not real fun for the guests to walk outside to go find a restroom. Mr. Stanley said they looked at code compliance based on the plans, they tried to maximize every opportunity they could.

Mr. Boose said he is working on another building being built with ARPA money. Occupancy, bathroom size, everything was essential when we had the discussion before we went out to bid. We didn't look at whether we could put outhouses outside of it. We looked at what the standard service would be expected in that building.

Mr. Brady said when they had the meeting, he thought he made it clear what the commissioners were expecting, since the commissioners were holding the \$1.8 million that was potentially going to be used for this. He has gotten conflicting information and wasn't clear if the site work was included in the bid package. Mr. Stanley explained the sitework within ten feet of the building footprint was included in the bid number. Anything outside of that, any taps, any storm lines that needed to be moved, transformers; anything outside of ten feet of the building footprint was not included in this bid. It is to be completed by the Fair Board as a different contract. Mr. Brady clarified that the taps that might be necessary for this building, water, sewer, were not included. Mr. Stanley confirmed they were not included.

Mr. Brady pointed out that there were a lot of electric poles, lines, all kinds of things running through the fairgrounds. Part of the ARPA requirements were, not only do we have to have the money allocated and spent, but the project has to be 100% complete. He was having some concerns because he knew he said several times that everything needed to be bid in one package so there was a true cost. They would know there was a contractor who was going to be responsible for building this entire building and everything that goes with it. This was so the Fair Board wasn't stuck with doing something and there was nobody for us to go back to because the contractor looks at us and says, I did what I was supposed to do. And yet the building is not done and we have to pay back whatever ARPA money is out there. Mr. Brady knew that he said, multiple times, that it needed to be bid as a single bid, because ARPA money was in this. He saw ranges of \$300,000 - \$500,000 for site work.

Mr. Brady was curious who gave the low bid. Mr. Stanley stated RFC Contracting was the apparent low bidder. Mr. Brady was just wondering, he had no idea who bid on it.

Mr. Boose said when they talk about site work done within ten feet of the building, does this include the demolition of current buildings that need to be demolished. Mr. Stanley said they were advised the Fair Board would handle the site work up to the new building, as well as the demolition and removal of the three buildings, any foundations, any slabs, any stoops, as well as disconnecting the utilities to that building.

Mr. Boose said they have to make a decision soon whether they are going to go forward with the \$1.8 million. He asked if the Fair Board has gone out to bid, since it is over \$50,000, for the rest of the project – demolition, hookups, parking lot. Mr. Morgan said there was no parking lot. It was assumed everyone would park in the west lot. Mr. Boose asked about the demolition and the rest of the hookups. Mr. Morgan said they were going to do that on their own. Mr. Wilde noted there was an expense to that whether they did it on their own or not. Everyone agreed. Mr. Wilde asked if they had funds for that. Mr. Morgan said the Fair Board would cover it, he thought it was going to be around \$300,000. Mr. Weaver said it would be closer to \$100,000 - \$150,000.

Mr. Brady said he was thinking about winter weddings, winter events. You are going to ask people to park in the west lot and walk through muck and mire all the way to the building when they are in a wedding party. Then you are going to ask them to go outside to use restrooms that are not in the building. He did not see that this would be very conducive to getting a lot of events in there, outside of warm weather. Even then, he has been to the fairgrounds after it rained. It is not pretty to walk from the west lot. Mr. Wilde said the commercial building they have now has parking, it has blacktop. It is all done.

Mr. Wilde asked if they had any estimates for monthly expenses to maintain the building. Mr. Morgan said they won't know until they get it up and running. Mr. Wilde thought there would be a way to determine estimated expenses. Mr. Stanley did not have any estimated expenses. Mr. Wilde asked if the bid was agricultural or commercial. Mr. Stanley stated this was a commercial building.

Mr. Boose asked how many cars the west lot held. Mr. Morgan said it depends on how people park. He didn't have a clue. Mr. Boose said, just to make it clear, for events like this you don't have anybody doing parking. Mr. Morgan agreed, saying when someone comes for an event they just park; they don't have anyone to oversee it.

Mr. Wilde asked if there was going to be any extra financing, he has said he would not approve anything extra. Mr. Morgan said they probably would have to borrow something.

Mr. Brady said the building that was proposed is not the building he is hearing about today. The building here was going to be set up so it could be utilized more. It has no kitchen. All along the commissioners have said it needs to be utilized for these other things. He was not going to accept not having a kitchen if they were going to have weddings or dinners in there. Part of this is, this is not just about code. This is about utilization of money to the wisest and best use. His position was we don't have enough restrooms, we don't have a kitchen, now we are talking no parking. It was said there were going to be parking lots. He was not seeing the building that was proposed. What he was seeing was a glorified hog barn. We definitely need a new hog barn at the fairgrounds. And I would wholeheartedly encourage the Fair Board to go back to the original plan and build the hog barn they were originally going to build before they got into all this.

Mr. Boose said they were not going to make a decision on this today. They would need time to go over the plans, the building, the discussion that was had today. He wanted to ask Ms. Gordon if she remembered receiving a sheet earlier this year when they asked her about whether ARPA money could be used for this building. He thought a request may have even come from her that they put in writing what the building was going to be used for. He asked if she remembered the sheet we received then. Ms. Gordon said she did, because in the eligibility memo for the ARPA funds they wanted to make sure we understood and described the uses for the building. That was essential for the eligibility memo. Mr. Boose said if he remembered from the discussion, it was thought we probably couldn't use the money if it were a hog barn. In some other meetings he was in, some other things were talked about besides what was on this sheet. Mr. Boose thought there was a certain school that uses it as a fundraiser and they're running out of space in the current building, they need to expand and this would be a use for this building. The reverse raffle for the fair was running out of space and this would be a possible use for the building. Mr. Boose also remembered looking back in the notes, if the Health Department needed to use it for clinics or things like that we could use it for that. Ms. Gordon said, yes, if he didn't mention that one she was going to bring it up. She definitely remembered that use as well. All of those were taken into consideration in the eligibility memo. Mr. Wilde had her memo from January 11, 2023 with some of the ARPA language and the fairgrounds building facility. He read right from her memo: *"It is our further understanding the project is intended to be used for multiple public purposes in support of the functions of the Agricultural Society, as well as community gatherings, exhibition and public health clinic purposes"*. Mr. Wilde said everyone knows what those community gatherings are. Based on what she heard today, he asked Ms. Gordon if they were covering those or not. She said it does not sound like they were, no. Mr. Wilde said she was their attorney, that is what he wanted to know. Because if this doesn't meet the requirement, we could pay \$1.8 million back. Ms. Gordon said it could be subject to audit, yes, they would be at risk for that.

Mr. Brady thanked her. He said he was concerned because what he was seeing does not seem to be aligning with what we had put out back then. He thought Ms. Gordon just gave credence to that statement. He asked Ms. Gordon if she had any parting words of wisdom. Ms. Gordon thought all the questions today were good so we have a true understanding of what the project is proposed as of now. It allows the commissioners to make a determination of whether it aligns with the plans and goals the commissioners had with respect to that money as we started out. Mr. Brady appreciated it and thanked her for being on the phone call to hear us.

Mr. Brady wanted to give Mr. Morgan an opportunity to speak. Mr. Morgan said the plans are drawn, they put it out to bid. The ball is in your court. We have done everything we can.

Mr. Wilde stated he has a lack of confidence in the project as it is going forward. One of his concerns is, he does not think the Fair Board is unanimous in going forward with the project. Mr. Morgan said every time

they have voted it has been unanimous. Mr. Wiles said not unanimous, they have had a couple dissenters. Mr. Morgan clarified they have one that abstains and one that voted no. Mr. Wilde said he has heard from the public, there are a lot of people that are wondering why we are doing what we are doing.

The Feichtner Memorial Charitable Fund Committee



Current Plan
Replace current Swine Rabbit and Poultry Barns

120 x 200 Clear span steel building
Concrete floor
Concrete foundation exposed 3 feet above grade
R 19 blanket insulation in Ceiling
R13 in the walls
Public restrooms
Sprinkler system

During the Fair
Show ring
Swine Pens
Goat Pens

Remaining time of the year
Livestock Shows
Conventions
Home shows
Meetings
Weddings
ETC

- Timeline
- Committee Began November 2021
 - Received Capital Grant July 2022
 - USDA Grant Deadlines Jan 31 2023
 - Release bid packet Feb 2023
 - Award Bid March 2023
 - Removal of current buildings Sept 2023
 - Move electrical service Oct 2023
 - Complete Site prep Nov 2023
 - Building supplies begin arrival Nov 2023

Current Estimated Total Cost	\$2,400,000.00 w/o site work
	\$2,700,000.00 w/ site work & inside wash rack
Current Funding	
Pledges not yet received	\$524,000.00
Ohio Capital Grant	
Huron Co Comm	
Ag Credit	
Jr Fair Sales 2021 & 2022	\$98,483.13
Money received at NEDC	\$190811.56
BW Final Drive	\$ 1,950.00
Total to Date	\$815,244.69
ESTIMATED Fund Raising to come	\$185,000.00
Request from ARPA	\$1,500,000.00 -\$1,800,000.00

The committee will continue to do fund raising through gifts and grants

At 10:23 a.m. the board recessed.

At 10:33 a.m. the board resumed regular session

OLD BUSINESS/NEW

Commissioner Wilde updates:

Mr. Wilde did not really have anything new since Tuesday.

Monday he will be attending a NACo housing webinar at 1:00 p.m.

Wednesday at 8:15 WIOA will be in New London.

Dedication of the new Boys and Girls Club in Wednesday at 11:30 a.m. in New London.

Commissioner Brady updates: continued

Transportation conference. Mr. Brady felt this had been very worthwhile. Even though SCAT will be handling transportation for us, if you have a better understanding of what is going on it makes things easier. Today at 1:00 p.m. Mr. Brady has a CCAO General Government meeting.

Did not make it to Family Children First Council meeting yesterday.

NEDC Network after Work event tonight.

Next Friday there is a CEBCO board meeting.

Had a CCAO Energy Committee meeting last week. CCAO and Palmer Energy have given rebates back to the counties that are part of the aggregate. Decided at last committee meeting to stop giving the rebates. They will keep it in house to keep fees lower so rates don't go up.

Commissioner Boose updates:

Mr. Boose said at the last meeting they made a motion to move forward with a 24-month contract with Palmer Energy for the electric aggregate for the townships. The rate is close to 6.5 cents. Won't know exact rate until the energy refresh sometime next week.

There are three items Mr. Boose would like to keep moving on:

- First, we now have square footage information for Fireland's Local. Mr. Welch has determined

square footage for dedicated space and square footage for shared space. Mr. Wilde noted that some of the leases he has been involved in have they have common area maintenance, or CAM. That is a different price per square foot. Mr. Boose said sometime soon they will have to give Mr. Strickler an amount per square foot. Discussion on to how determine that number. It was noted that they are currently using the whole building. Mr. Boose said we need to define what area is theirs and give them a drop-dead date as to when the rest of the space is no longer theirs. Mr. Brady thought November 1 was a good date for them to be moved so we have time to renovate. Mr. Boose said we also have to take utilities into consideration. They are going to be using a lot more electricity than the other square footage in that building. Mr. Boose thought at a minimum they would need to know what commercial square footage was going for, both for manufacturing and for office space. He thought someone might want to talk to a realtor, or maybe economic development. Mr. Brady said that, over the next week, he will talk to a realtor or two and try to get an idea of what square footage is going for. Then we can look at the square footage we have and take a look at the cost factor. Hopefully next Tuesday they can have a conversation and make a decision. Mr. Wilde thought they were using 75% of the utilities, even though they are 50% of the square footage. Mr. Boose said the other thing is, we are putting a lot of money in that building; they will benefit from some of it. Using the old rent isn't necessarily the number we should use because it has been awhile since updates have been made. Mr. Boose asked Mr. Wilde if he would check with economic development and see if they had any numbers.

- Next, Mr. Boose said they need to discuss the SRO contract with Western Reserve schools. He has received some requests from constituents hoping the commissioners would work with Western Reserve and not just drop them. Mr. Boose said that was good, but Western Reserve and the Sheriff's office need to sit down with us and work out what that contract should be. Mr. Strickler said he was working on the opinion letter. He had done some research and was hoping to have it done by next Tuesday. Mr. Brady asked if it was not done through the Sheriff's contract, could the county recoup the cost of the health benefits directly from the school. Mr. Strickler did not want to comment on that yet.
- The third thing, a decision will need to be made on Victim's Assistance funding. Mr. Boose has gathered all the data he needs. He noted that pretty soon their line item for salary is going to be zero. He would like to sit down, go over the request and decide what they are going to fund or not fund. Mr. Strickler said they have enough money for the payroll on the 29th. After that they will have about \$500 left. Mr. Boose wanted to strongly suggest they sit down next Tuesday and go over it. Mr. Brady has not received a response yet, he was talking about this to someone the other day. But some other counties have received other grants. He would like to look in that direction. He has also contacted Attorney General's office to discuss other funding sources. Mr. Wilde noted there were four or five other grants that other counties were using. Mr. Strickler said they may not even be aware of those grants. If we have the information we would surely be willing to apply for them. Mr. Brady thought everyone agreed Victim's Assistance was important. They were trying to figure out how to get them funded. He would be happy if they could find grants for them. Mr. Strickler said Ms. Border was aware of a few federal grants. But the problem with those grants, you have to hire somebody new. It only pays the wages, it doesn't pay for the fringe benefits. so you are increasing your overhead by hiring somebody, but you don't have money for Medicare, PERS, health insurance. It just pays wages. It will cost more than you will get out of the grant. Mr. Boose said he may have the opportunity to question the Speaker of the House and the Senate President at the CCAO retreat. If he can, he will ask them about HB 344 and its lack of funding. Mr. Brady suggested that maybe the legislature needs to take a look at doing some things like eliminate the income tax for the state, and let the local governments/counties keep that money and be able to fund some of these projects.

At 11:03 a.m. Bruce Wilde 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 September 21, 2023.

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 11:03 a.m.

Signatures on File