

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; Brad Mesenburg, Citizen; Patricia Didion, Citizen; Rich Marett, Citizen; Danielle Smith, Citizen; Shylee Greszler, Norwalk Ohio News; Brian Gott, Norwalk Reflector.

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

23-314

**IN THE MATTER OF APPOINTING GINA HARTMAN ACTING CLERK OF COURTS**

Bruce Wilde moved the adoption of the following resolution:

**WHEREAS**, October 31, 2023, will be the last working day for Susan Hazel, the duly elected Huron County Clerk of Courts; and

**WHEREAS**, pursuant to Ohio Revised Code §305.02(D), the Board of Commissioners may appoint a person to hold the office of Clerk of Courts as acting officer and to perform the duties thereof from the occurrence of the vacancy and the time when a successor can be appointed by the current office holder’s political party central committee, is qualified, and takes the office; and

**WHEREAS**, Susan Hazel has recommended that Gina Hartman be appointed as acting Huron County Clerk of Courts; now therefore

**BE IT RESOLVED**, that the Board of Huron County Commissioners appoints Gina Hartman as acting Huron County Clerk of Courts, effective 12:01 a.m., November 1, 2023, the occurrence of the vacancy, and the time when a successor can be appointed by the current office holder’s political party central committee, is qualified, and takes the office, pursuant to R.C. §305.02; 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 said that Ms. Hazel has been an awesome Clerk of Courts. For purposes of the Clerk of Courts working with the Supreme Court and Appellate Court, we have to have someone who is in charge until the Republican Party can appoint someone. Mr. Boose said he has had an opportunity to talk to Ms. Hartman. She has spent the last couple months between both the Title office and Clerk of Courts office learning the ropes. Everyone seems to be in agreement as to how to move forward in this case.

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

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

23-315

**IN THE MATTER OF APPROVING THE CONTRACT BY AND BETWEEN THE BOARD OF HURON COUNTY COMMISSIONERS/HURON COUNTY CORONER AND THE BOARD OF LUCAS COUNTY COMMISSIONERS/LUCAS COUNTY CORONER FOR 2024**

Bruce Wilde moved the adoption of the following resolution:

**WHEREAS**, from time to time the Huron County Coroner needs to have certain necessary autopsies; and

**WHEREAS**, the Lucas County Coroner has advised that he is willing to perform such services as requested by the Huron County Coroner, for the costs incurred during the performance of said work; now therefore

**BE IT RESOLVED**, that the Board of Huron County Commissioners hereby approves the agreement with the Board of Lucas County Commissioners, for the services of the Lucas County Coroner to perform requested autopsies, 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. The roll being called upon its adoption, the vote resulted as follows:

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

*\*On file*

23-316

**IN THE MATTER OF APPROPRIATING FUNDS IN THE HURON COUNTY COMMON PLEAS COMMUNITY CORRECTION FUND #112**

Bruce Wilde moved the adoption of the following resolution:

**WHEREAS**, the Board of Huron County Commissioners, being in receipt of an Amended Certificate of Estimated Resources for the Huron County Common Pleas Community Correction Fund #112 in the amount of \$950.00; and

**WHEREAS**, it is the desire of this Board of Huron County Commissioners to appropriate these funds; now therefore

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

TO:	112-00125-112	Salary	\$ 822.00	
	112-00400-112	OPERS	\$ 116.00	
	112-00460-112	Medicare	\$ 12.00	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:** Mr. Boose asked what the background was for this request. Ms. Crable said Judge Conway sent a letter to the Auditor stating “*Huron County Common Pleas is requesting an Amended Certificate in the amount of \$950 due to an increase in our grant funding for Fund 112, Community Corrections Grant for fiscal year 2024*”.

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

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

**At 9:18 a.m. Mary Habig, SCAT/Transportation discussion.** Also present, Ron Davidson, SCAT Safety Director; Jim Oliver, GLCAP; Pete Welch, HC Director of Operations; Steve Minor, Buildings & Grounds Supervisor; Joel Riedy, Network Administrator.

Mr. Brady stated they had had a conversation about transportation on Tuesday. In the interest of making sure everyone was on the same page, he called Ms. Habig and asked if she would be able to come in and give an update. Mr. Davidson from SCAT and Mr. Oliver from GLCAP were also there.

Ms. Habig stated they put an ad in the paper and had Huron County Job and Family Services post an ad. They are receiving a lot of resumes for office manager and dispatch, and a few drivers. We can always use a few more. The first week of October they came over and took pictures of the fleet. It was on a Sunday so the

whole fleet was there, with the exception of one that was in the shop for maintenance. They took three to Seneca County and have their Ford dealer going over them bumper to bumper. One of the vehicles had not been operated in over a year. She explained they were going to try to contract with local vendors, but right now they have a fleet discount at their Ford dealership. They use Ford dealerships because most of the vehicles on the Ohio State Term contracts are Fords. They get a lot of rebates, a lot of warranty work and recalls, which they don't have to pay for. Mr. Boose said it is the same thing for police cruisers.

Mr. Boose said they haven't talked about it, but asked if it was possible to have our county mechanic do some little things, like some of the maintenance work. Ms. Habig thought that would save them money, because the county would pick up the bill. But she is trying to save the county money. Once those vehicles become the possession of SCAT, they go on their insurance. Mr. Boose did not know how busy our mechanic was. Ms. Habig said they do have a maintenance manager on their staff. They don't have a garage but he does things like headlights, taillights and little repairs. Mr. Boose said that was what he was talking about. Ms. Habig thought that would be wonderful if the county mechanic could do those things. She said they would definitely take the county up on that offer.

Ms. Habig said the Workforce Development grant they had been working on had been changed to the Workforce Mobility Partnership grant. That is due on October 31; she has given Mr. Beal all the information. It was important that he follow through, as this would be for the radios and communication devices in all the vehicles. Mr. Davidson said he spoke to Mr. Mead. With the eclipse coming they are trying to get everything in place. We are in communication with EMA, so we will get on their frequency. This will affect which radios they buy. Ms. Habig said she asked ODOT if SCAT could front the money for the radios and get reimbursed. That money is not available until 2024. She said she plead the case, explaining Huron County has no radios, they are using cell phones. She sent that email out to ODOT yesterday.

Mr. Brady knew Ms. Habig had been talking about transferring over vehicles. He asked what that process was. Ms. Habig explained that the State of Ohio holds all the titles. They will mail them to her. She will then go to the license bureau and they will switch the title right there. Ms. Habig will keep a copy and mail the original back to the State.

As far as the banking transition, Ms. Habig said one of the board members is vice president of a bank. She will use him as a resource to insure the transition goes smoothly. SCAT uses two banks, Old Fort and Croghan. There is not an Old Fort bank in Huron County, so deposits and everything will go through Croghan.

Mr. Boose said speaking of the Board of Directors, how soon do we need to have our board member on your board? Ms. Habig said January 1. She said their meetings are on the third Tuesday of the month. Since that is the commissioner meeting, they do have it on their agenda to change the date and/or time. We don't know if it will be in the evening or another date and time. It will be up to the board to decide. Mr. Boose just wanted to make sure we were doing our part. Ms. Habig said Mr. Brady had been on top of things.

Mr. Boose asked if there was any marketing that would happen in December so people know about the transition. Ms. Habig said she was at a meeting yesterday with ODOT. They are going to 100% fully fund all the marketing efforts. ODOT has hired a marketing company that will handle the name change. They are going to let the three counties vote on a name and a logo.

Mr. Boose said a commissioner had already been contacted about advertising. Ms. Habig asked if he meant advertising on the vehicles. Mr. Boose said yes. Ms. Habig said she has been talking to Ginger at Fisher Titus. SCAT will probably not use the advertising company that Fisher Titus is using; SCAT has their own resources. They will still allow the advertising on the bus, but they have their own policies. Ms. Habig said the advertising company Fisher Titus is using now was kind of strong-arming them. Ms. Habig told Ginger to send them to her, she will talk to them. Fisher Titus is paying \$36,000 for eight vehicles. Ms. Habig said they will work out something where a company will give them a donation, since they are nonprofit. That is another thing they are working on. Mr. Brady said it would be nice if we paid for the wrap and the cost of the advertising went back to the transit agency. Ms. Habig said when they advertise on buses that is considered the local match. If they charge \$1,000 a year that is \$1,000 federal dollars we match. She said SCAT will use a local Huron County advertising company if they can. Right now ODOT has the company that they hired and they are going to pay 100% so we will go with it. But that company is just setting us up for advertising. It is up to us to find a vendor to do the wrap.

Mr. Oliver explained he has been working with Ms. Habig to get her the certifications she needs. Things like DD require certain certifications, so they are working on all that. Mr. Wilde said there is a transportation meeting November 7 at 2:00 p.m. at JFS. Discussion on how best to handle the meeting. Mr. Boose suggested having the regular quarterly meeting first and then follow it up with the interested agencies.

Mr. Brady wanted to make sure to have Ms. Habig scheduled in at least once in November after the transportation meeting and once in December.

Mr. Boose told Ms. Habig they were going to talk about the building today. He wanted to know when she wanted to be able to get into that space. Ms. Habig said she was hoping to get a key today. She will go in and see what they need, then go over and see what Mr. Vasquez has available. SCAT has a couple extra computers if we need them and things like that. Mr. Boose didn't think there was anyone in the section SCAT would be in. He wanted to start transitioning the building. Ms. Habig suggested giving Firelands Local a 30-day notice. She plans to bring in their custodians from Seneca County to clean and they would rather not have anyone in there after they do that.

Mr. Brady wanted to move on to discussions about the building. He introduced Mr. Riedy to Ms. Habig and told her he was the one to talk to regarding phone lines and computers. Mr. Brady also introduced Ms. Habig to Mr. Welch and Mr. Minor and explained to her they were the ones to go to regarding the building.

Mr. Brady asked Mr. Riedy if he knew what it would take to get the internet working at the building. Mr. Riedy said they have two options. Mr. Brady said he didn't need all the details, he was just glad Mr. Riedy was working on it. He thought whatever got them up and running fastest was the way to go.

Mr. Brady said he talked to Ms. Habig about putting Senior Express across the hall. Ms. Habig said it would not be an issue, ODOT did not care. Mr. Brady thought that way all the drivers would be on the west side of the building. Ms. Habig said she was hoping some day to build a new building with a drive through bus wash at that location.

Mr. Boose said that someone needs to be meeting with Senior Express and show them what their space is going to be. No one has told them. Ms. Habig pointed out they did not have to be moved by January 1; we could worry about that later. Mr. Brady said that would give us more time, but he thought it would be nice to take them over and show them where they were going to be and see what they are going to need.

Mr. Brady said that Ms. Habig had been to both Willard City Council and Norwalk City Council to explain about transportation to them. Mr. Brady attended the Norwalk City Council meeting and thought Ms. Habig had given a great presentation and it was well received.

Mr. Brady asked Mr. Davidson to give an update on where they were as far as getting drivers. Mr. Davidson explained the reason the drivers had to reapply was because it was an ODOT requirement. Originally ODOT said they didn't think it would be a problem. But after checking with legal they came back and said everybody has to go through the hiring process. They plan to start doing interviews on November 8. They will bring the existing drivers that wish to be hired in and go through the interview process like anyone else. Experience will be a big plus. It will be more of a meet and greet with existing drivers, so they know what the expectations are. Mr. Wilde asked if the employees were social security or PERS. Ms. Habig said social security because they are a nonprofit. They are not in PERS now. Mr. Davidson said the big separation for the drivers is the difference between public transportation and senior transportation.

Ms. Habig will forward updates to Ms. Ziemba, who can forward them on to the board. Mr. Brady suggested she come in mid-November or a December meeting when all three commissioners are present.

Mr. Welch had a map of 306 S. Norwalk and asked the board to explain to him where Senior Express was going to be, since they did not know. Discussion followed.

**At 10:09 a.m. Lara Hozalski, HR, Health Insurance discussion.** Mr. Boose thought health insurance had gotten very confusing, they have done a lot over the last month. Ms. Hozalski explained they have chosen the plans and premiums for 2024. Mr. Boose clarified that the \$50 discount for the 2024 health insurance premium had been earned between August 2022 and August 2023. Now they need to decide what they want to do as far as wellness for the 2025 plan year, which will be earned between August 2023 and August 2024. He noted an employee may get up to \$200 in rebates from Anthem through the new wellness program this year. Ms. Hozalski explained the rebates happen in "real time". Mr. Brady said what they need to determine is if they want to continue to do the discount for the wellness from the county side, which is currently \$50/month, for the 2025 plan year. They also need to decide how much a person would need to earn in rebates to qualify for the discount in 2025. Ms. Hozalski agreed, and said the last time she was here her recommendation was that they do continue, because she thinks it is a real incentive, and that they set the dollar amount at \$100, as this is easily attainable. Mr. Wilde asked where the money came from that was used for the gift cards. Ms. Hozalski said Anthem provides that. Mr. Boose asked if this would be another website they would have to log into. Ms. Hozalski explained it would be through the Sydney app. Everything you do through Anthem can be done through the Sydney app. Mr. Boose asked if this was separate from the other app they have for wellness. Ms. Hozalski said it was separate, Healthworks would be gone. She explained Sydney was owned by Anthem, so Anthem will automatically have the information. Mr. Boose asked about the information needed for the wellness. Ms. Hozalski said Anthem will send CEBCO a completion report. This tells them who earned the \$100. Mr. Brady said some of the things you can do, such as wellness visits, get reported because Anthem gets them through the billing. Ms. Hozalski said everything is in the Sydney app, you might have to click on the Wellness portal, but it is still on the Sydney app to make it easy for now.

Mr. Boose noted that the wellness program had started already. The new wellness program gives a rebate for vaccines. Insurance doesn't start until January 1, but what about people that got vaccines this fall? Ms. Hozalski said we have been told they will pull everything that was claims-based from August forward. The only thing that can't be done until January are things like the nutrition tracking.

Mr. Wilde asked if the \$50 credit was paid by the County. Ms. Hozalski stated the premium amount stays the same; it doesn't affect what the county pays. Say we have a 70% participation the amount of the wellness rate is going to cost more than if we had 25% participation because it all has to balance out. The County is still only paying the 90%.

Mr. Wilde thought they should go with Ms. Hozalski's recommendation. Mr. Boose did not think they should. His reason was, we have one of the best employee programs in the county. Deductibles, out of pocket and the amount paid by the county is incredible. We started the wellness program to help us keep our rates down. With this new program, besides the great health care we have, the employees are going to be able to get double discounts. He did not want to do that. He suggested they reduce the amount. Give \$500 per year. Ms. Hozalski said the employer portion is still the same. Mr. Boose said the only question we have is are we going to continue with the \$50/month wellness program that will be able to be taken in 2025 from the 2023-2024 year. Mr. Wilde was all for going with Ms. Hozalski's recommendation – earn \$100 in gift cards to earn the \$50/month insurance premium credit. Mr. Boose said he was not for that. Ms. Hozalski said the other piece was whether they still want to require the spouses to participate. Her recommendation was they do, it has been what they have done and they have good turnout. Mr. Wilde asked Mr. Boose what he wanted to do. Mr. Boose gave his reasoning why he did not agree with Ms. Hozalski's recommendation. He again stated that we have one of the best employee programs in the county. The deductibles, the out of pocket and the amount that is paid by the county is incredible. We started the wellness program to help us keep our rates down. But with this new program, besides having the great health care program that we have, employees are going to be able to get double discounts for doing the same thing. What we give them is incredible already, he was not ready to increase that even more. The whole idea is, Anthem is picking up part of what we are doing. Why don't we just take the part that Anthem is giving us and continue to have the great program we already have. Mr. Wilde thought that if this was the only incentive, with nothing else, the employees won't participate. Mr. Boose never said it would be the only incentive. He wanted it less than the \$600/year. If we do both, we are going from \$600 to \$800. Mr. Wilde was all for what Mr. Boose was suggesting. Mr. Boose reiterated that he wanted to reduce the amount of our wellness program because we already have a great program and we now have an insurance company that is willing to pick up part of it. He suggested giving \$500 instead of \$600 for wellness. Ms. Hozalski said she understood they were getting incentives from Anthem, but it is not cash back in your pocket. It is gift cards and she didn't know how that would be received. Mr. Strickler agreed, saying he thought they should leave it at the \$600. Mr. Wilde said it was only \$100. Ms. Hozalski asked how much it would be a month. Mr. Brady said it would be about \$42/month. Discussion whether this would save the county \$8/month per person on the wellness program. Mr. Brady pointed out that if look at the HSA, which we push, the rates are going up. If we want to keep people moving in that direction, which ultimately saves the county money, we might want to say here is an opportunity to offset your increases. To make things even more complicated, Mr. Wilde thought that the \$50/month for a single was huge, but not so much for a couple or a family. Everyone agreed. Mr. Boose said it is a smaller percentage, but it is much harder to get for a couple or family because they have to get their spouse to participate. Mr. Brady said we could eliminate that problem right now. We can say it is only the employee that has to earn the \$100 to qualify for the discount.

***Terry Boose moved to continue with the wellness program as presented by CEBCO, but instead of the employee receiving a \$600 credit on health insurance premium, they receive \$500 because they have the potential to earn gift cards. Bruce Wilde seconded the motion.***

***\*Discussion: Mr. Brady asked if they wanted to continue requiring both employee and spouse to participate in the wellness program to earn the \$500 credit. Mr. Wilde thought it was only \$100, so they both should participate. Mr. Brady stated he was not in favor of dropping it \$8/month. He didn't see the point. They were making changes after saying they did not want to change the program. He thought it would be an accounting nightmare.***

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

***Aye – Terry Boose  
No – Harry Brady  
Aye – Bruce Wilde***

**At 10:35 a.m. the board recessed**

**At 10:42 a.m. the board resumed regular session**

Mr. Boose informed everyone that he had to leave in an hour and had four very important topics he needed to discuss.

### **County Project Updates:**

#### **Joel Riedy, Network Administrator**

Did a major email patch over the weekend. Allowed for a lot of security enhancements.

Clerk of Courts is completely done. Live and operating completely in the Data Center.

Common Pleas Court on hold for a couple weeks. This is because the ticket load has been a little higher than normal.

Mr. Riedy wanted to discuss the equipment needed to get internet and phones out at 306 S. Norwalk. He asked who was going to be purchasing the equipment. Mr. Boose said it would depend on how much. Mr. Brady noted there was money set aside for remodel of the building that they may or may not be using a lot of. He asked Mr. Riedy if he had an estimate. Mr. Riedy thought it would probably be less than \$10,000. Mr. Brady did not think it would be an issue. Mr. Boose said to do it and get it done. Mr. Riedy asked if we would be paying the monthly expenses for the internet and phone for SCAT. Mr. Brady said they have money for operational expenses. It was to be determined, but ODOT gives them operational grant money.

Mr. Boose said they were very close to going out to bid for Senior Services. There were some things he gave to Mr. Riedy to look at. He said we can have them buy all our technical equipment, or we can buy all our technical equipment. The advantage to us buying it is there is no 7% fee for the architects. Then the general contractor gets their portion, etc. Mr. Boose said we are talking major money because this includes running from the connection at the road all the way back to the building. He would love to have us do it, but we can't delay the project. Mr. Riedy said he has already started working on it. Mr. Boose wanted to make sure Mr. Riedy understood. Installing the cable in the ground means doing everything. It doesn't mean there will be conduit that we will be pushing cable through. That conduit is not laid. If we are doing it, we are doing the whole thing. Digging what needs to be underground, laying the conduit and putting the cable inside it. Mr. Riedy said he contacted one of our vendors and he said he would be willing to do it. But Mr. Riedy didn't have a chance to take the actual prints out and show it to him. Mr. Boose said that was fine.

#### **Pete Welch, Director of Operations & Steve Minor, Buildings & Grounds Supervisor.**

Mr. Minor stated the Auditor is painted, the carpet is in. Vinyl scheduled for Veteran's Day.

Clock tower windows re-glazed last week.

Blower motor for boiler uptown has been put in and is fully functioning.

Cooling tower at Administration building has been drained and prepped for winter. Air Force One also cleaned the boiler to improve efficiency. There are two circulation motors. One is making a whining noise and may eventually need to be rebuilt. But it is fine for now.

Bleeder valve in the basement has a slow trickle, they are working on a cost to replace.

Hartland removed old air handler and furnace at Family Life Counseling yesterday. They are putting the new one in today.

Dog Warden floor 75-80% done.

Floor trim installed in basement bank building restroom.

Mr. Minor stated that Ms. Hozalski has all the information and is working on the accident from yesterday afternoon. A car backed into the Courthouse. Mr. Boose wanted to keep moving on that project. The damage that was done is not easily fixable.

#### **306 S. Norwalk Road Building Discussion**

Mr. Boose said one of the things they wanted to talk about was setting a plan for the S. Norwalk Road building. He wanted to make sure Mr. Welch and Mr. Minor knew what area had been defined for SCAT, Senior Express and Fireland's Local. Mr. Welch said they were good. Mr. Boose asked what was included outside. Mr. Welch said Fireland's Local gets the shed that is out there and up to 10 parking spaces. Mr. Boose wanted to make sure it was understood they can use up to ten spaces back by their building. He did not want them specifically designated. There is going to be limited parking out there for a while. And the parking spaces are for parking - he did not want them to be used for storing things. He was bringing this up because they have stuff everywhere. Mr. Brady said we need it noted in the lease that the outside parking spaces are not

for storage. Because if we don't put it in the lease it is going to be an argument. Mr. Boose said none of the outside grounds are for storage. Mr. Welch clarified that basically you don't want them to store anything outside.

Mr. Boose said Fireland's Local has been using any part of the building they want. He asked what date the board wanted to set for them to clear out the areas not included in their lease. Mr. Brady thought 15 days for the area transit is actually going to use. He thought 30 days for the rest of it. Mr. Wilde said November 15. Mr. Strickler said the lease begins November 1. Mr. Brady said we want the transit area cleared by November 1 and the rest of it by November 15. Mr. Welch did not think they would be able to get their stuff moved out that fast. Mr. Boose said they would set those dates and if they can't meet them they need to come and explain why. Mr. Brady hoped they would at least give a seven-day notice that they aren't going to be able to meet that deadline. And they have known for a while this is coming. Mr. Boose also wanted to define that the dock space cannot be used for storage. After discussion it was decided to have Mr. Strickler put language in that "there shall be no outside storage of any kind on the leased premises including the dock area".

Mr. Boose asked Mr. Welch if they had any questions about the building, who has what space, what is going where, etc. Mr. Welch did not. Mr. Boose said everything that is not designated is truly not designated. We have promised no one anything. He has asked Mr. Welch to have a discussion with AOS regarding the room with the kilns. As he understands it now it is a gentleman's agreement that was made a long time ago. Nothing is being paid, including electricity. Plus, the ingress and egress to that room is important for security and other things. Mr. Brady clarified they were not trying to nitpick, but any time an outside agency uses public buildings, there needs to be some kind of written agreement in place that has been approved by legal. Mr. Boose said they were trying to get things done so everyone can move forward. A lot of times people have questions about what is going in here, or where is that going. The only things promised right now are: Fireland's Local, SCAT and Senior Express.

Mr. Boose asked Mr. Strickler about the lease agreement. Mr. Strickler said he was working on it and brought a copy to make notes. The term was for five years. His question was, do they want to put in an option to extend – one 5-year extension or five 1-year extensions. The board agreed on five 1-year extensions. Mr. Brady asked if it was possible to increase the rent during the extensions. Mr. Strickler stated he could include that rent shall be negotiated for each extension.

Mr. Boose said their current lease was for \$60,000/year. He asked if that included utilities. Mr. Strickler thought it did; utilities were not mentioned anywhere in the lease. Mr. Boose said they use a lot of electricity and they have a lot of prime space, including the dock. His thought was, we are cutting out a lot of other space. He would love to see the \$60,000/year stay for the new area. He noted that last month the utilities were a little over \$1,700. That was for all the utilities, for the whole building, but the air conditioning had not been running. There is a lot of work that needs to be done to that building. We are going to be putting in a significant amount of money that they are going to get a benefit from. Mr. Boose said if the amount is \$60,000/year, he would think we would have an increase every year on that. We all know that costs are going up. Mr. Wilde asked if they wanted to use CPI. Mr. Boose said whatever is easy. Mr. Wilde suggested 5%. Mr. Brady and Mr. Boose agreed. Mr. Strickler verified that the \$60,000 included the utilities. They all agreed it did. Mr. Boose was concerned about the possibility of them adding equipment that could drive up the cost of utilities. After discussion, Mr. Boose asked if there was something in the lease that stated if they have a significant change in operation we can renegotiate the rent. Mr. Strickler said he could add a paragraph. He confirmed they wanted the first 5% increase to start on November 1, 2024. They all agreed it would.

Mr. Boose asked Mr. Welch if there has been any discussion on who cleans their part of the facility. Mr. Welch said no, he assumed they were taking care of their own space. Fireland's Local does have a maintenance guy on staff and Mr. Welch does not have people to do it. Mr. Boose said it needs to be in the contract.

Mr. Welch thought Fireland's Local would also be responsible for their own waste disposal. He does not have a dumpster to give them and thought they could contract with BFI or Republic. Mr. Boose said they were only talking part of the building, so we have to have somewhere to put our garbage. Mr. Welch asked if we were handling the garbage for SCAT. Mr. Boose didn't know. Mr. Brady thought that again goes back to operating costs. They are an independent operation that has an agreement to use our facility and would be responsible for their own waste disposal. Mr. Boose did not want to have five dumpsters on the property. But he thought if Fireland's Local had a bunch of waste material for their operations, that wouldn't go in our dumpster. They need to take care of that themselves. But if they are dumping their wastebaskets we can have one dumpster. Mr. Welch asked if we were emptying it. Mr. Boose asked what we do for the rest of the buildings. Mr. Welch said we have dumpsters at all our facilities. These are rusting out and they have talked about subcontracting that out. Mr. Boose said we need to do the same thing we are doing with the rest of our buildings. Mr. Welch reminded him that they would incur costs to do this. They will have to buy a dumpster and they are going to have to use manpower once a day to go out there empty it. Mr. Boose said this building is no different than any other building we own in the county in how we manage it. The only difference is

somebody is doing an operation in this. But he did not want to pay their operational costs if they have a bunch of waste that would need to be hauled away. They need to be responsible for that. Mr. Wilde said then we would have two dumpsters. Mr. Welch wanted to make sure he was clear: Mr. Boose wanted Fireland's Local, for their industrial waste, to have their own dumpster. He wanted the county to take care of the office waste for Fireland's Local, SCAT and whoever else was in the building. Mr. Boose said for everybody. Mr. Brady thought that meant that if they have a small dumpster out there, it shouldn't be dumped more than once a week. Mr. Welch explained that we don't dump them; his guys go out and pick it out of the dumpster by hand. Mr. Minor said that a lot of people think it is a regular dumpster and they just throw open trash into it. Mr. Boose said that building is much smaller than this building. However it works for this building is how it needs to work for that building.

Mr. Boose said there are some dates we need to get to them that are not too far off. He asked if Mr. Strickler would have the lease ready or if Mr. Welch should have a discussion with them. Mr. Strickler said he would get it to them by Monday. Mr. Brady suggested Mr. Welch have a conversation with them about clearing out the transportation area. Mr. Welch said they were doing that this afternoon or tomorrow morning.

#### **IN THE MATTER OF TRAVEL - none**

#### **SIGNINGS - none**

#### **OLD BUSINESS / NEW BUSINESS**

##### **Commissioner Boose update:**

Mr. Boose said they were getting ready to go out to bid for the Senior Center, possibly on the 24<sup>th</sup>. Mr. Welch thought the proposed dates were a little aggressive and was going to talk to Mr. Monnin. He said his one concern was that a resolution would have to be passed that day. He also thought that three weeks to bid a project this big was pretty tight.

Mr. Boose said the other problem with going out to bid this soon was that they had a discussion with the architects regarding the possibility of citizens wanting to donate time and/or materials. He did not think they had ever made a decision on that, but thought they said it could be done. He did not know if it would be in the bid documents, or if it would be in the contract – that the contractor would agree to allow us to do those things without them taking a cut of it. Mr. Marett thought that would be tough as a contractor. He said certain things are loaded different directions – you gain on some things and lose on others. Mr. Boose thought it all could be negotiated. He was told it had been done with the fire station when that had been built. He didn't know if it had been in the bid documents or if it had been in the contract. Mr. Strickler said it should be in both. If someone is donating the parking lot, the bid documents should reflect that the parking lot is not included in the bid. Mr. Boose said they don't know that yet; they don't know what the donations are going to be. Mr. Strickler didn't know how they were going to do it. Mr. Boose said the architect thought it could be done. Mr. Strickler didn't know how, unless the architect had done it before and had language they could use. Mr. Boose asked Mr. Welch to discuss this with Mr. Monnin. Mr. Wilde suggested they talk to the City of Norwalk and see how they did it with the fire station. Mr. Boose also wanted to make sure Ms. Gordon reviewed the bid documents. Ms. Crable said that Ms. Gordon was aware that it was getting ready to go out but she did not have the bid documents yet. Ms. Holtzapple from Garmann Miller was supposed to get them to her.

Mr. Boose said normally Ms. Ziemba is here to direct them on budget and ARPA discussions. We are running out of time for budget and need to start on the process. Mr. Boose said they are nowhere near where they would be normally. He asked Mr. Wilde to work with the Auditor to get revenue estimates, carryover, all that. Mr. Wilde said he can provide that once he receives the information on what the Commissioners have left to pay for the year. Mr. Boose wanted to speed up the process. Ms. Crable indicated Ms. Ziemba was working on the information the Auditor needs while she was off. Mr. Boose was concerned that they were a month behind. If he hadn't said something they would continue to be behind. ARPA was the same way. When they discussed not doing the project at the fair grounds they said they were going to talk about what to do with the money at the next meeting. He has not heard a thing about it.

The last thing Mr. Boose wanted to talk about was the school resource officer opinion letter from the prosecutor's office. About a week or so ago they agreed to release the letter to the sheriff, then Mr. Brady was going to meet with him. Mr. Brady said the sheriff is on vacation. He had wanted to send the letter to Chief Deputy Ditz. But Mr. Strickler told him that the board had only voted to release the letter to the sheriff himself. Mr. Brady did talk to Chief Deputy Ditz briefly and explained the sheriff does not have to have the commissioners sign the contracts, but he does have to recoup all the expenses that are incurred, per Ohio Revised Code. He suggested the chief deputy sit down with the sheriff when he gets back and figure out what all the expenses are. Mr. Brady said he takes this to mean vehicles and everything. So the sheriff's office is aware of it. Mr. Boose wanted to express his opinion that they do not do any transfers or approve any projects for the sheriff's office until this gets worked out. He also wondered, since it has gone ten days and



the sheriff probably hasn't even had a chance to read it yet, if it was time to release the opinion letter to the schools who have contracts. They should be letting the schools know there is a problem. Mr. Wilde felt they absolutely should let the schools know. How can they do anything going forward if we don't let them know what is happening? Mr. Brady thought, in reading the opinion, that it was not an issue for it to go out to the schools or be released to the Sheriff's department. It is Ohio Revised Code. There is nothing in there that is sensitive or that would be considered to be executive privilege.

***Bruce Wilde moved to release the opinion letter to the Sheriff's Department and to the schools that have an SRO. 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*

Mr. Boose has been following what City Council is doing and has been heard what they say about their police department. According to City Council meetings they think they are going to be back up, their police department is one of the best there is. He thought it was time we send them something from the commissioners saying that after this school year they will need to supply the School Resource Officer for Norwalk City Schools. Mr. Brady and Mr. Wilde both agreed.

***Bruce Wilde moved to send communication to Norwalk City and Norwalk City Schools indicating it will be their responsibility to provide a school resource officer after this school year. 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*

**At 11:48 a.m.** Bruce Wilde moved to adjourn. Harry Brady 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 October 19, 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 11:48 a.m.

Signature on File