

REGULAR SESSION

THURSDAY

AUGUST 5, 2010

The Board of Huron County Commissioners met this date in Regular Session. Roll being called found the following members present: Mike Adelman, Gary W. Bauer, Larry J. Silcox.

Pursuant to Ohio Revised Code Section 305.14 the Record of the Proceedings of the August 3, 2010 meeting(s) were presented to the Board. Larry J. Silcox made the motion to waive the reading of the minutes of the August 3, 2010 meeting(s) and approve as presented. Gary W. Bauer seconded the motion. Voting was as follows:

Aye – Mike Adelman
Aye – Gary W. Bauer
Aye –Larry J. Silcox

10-255

IN THE MATTER OF AMENDING THE PERSONNEL POLICY MANUAL TO INCLUDE SECTION 5.11 PERSONAL LEAVE

Gary W. Bauer moved the adoption of the following resolution: and

WHEREAS, an addition has been made to the personnel policy manual; section 5.11 personal leave; now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners, hereby amends the personnel policy manual to include section 5.11 personal leave as attached hereto and incorporated herein as if fully written 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.

Larry J. Silcox seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

Aye – Mike Adelman
Aye – Gary W. Bauer
Aye –Larry J. Silcox

* Personnel Policy on file commissioners' office.

10-256

IN THE MATTER OF APPROVING REQUESTS FOR EXPENDITURE OF OVER \$500.00 SUBMITTED TO THE BOARD AUGUST 5, 2010

Larry J. Silcox moved the adoption of the following resolution:

WHEREAS, requests for expenditures of over \$500.00 have been submitted for approval by the Board of Huron County Commissioners as follows:

Huron County Department of Job & Family

MNJ Technologies Ink cartridges for desk printers \$746.00 now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners hereby approves of the requests for expenditure of over \$500.00 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.

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Gary W. Bauer seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

Aye – Mike Adelman
Aye – Gary W. Bauer
Aye –Larry J. Silcox

10-257

IN THE MATTER OF APPROVING OF THE HURON COUNTY HOUSING SEMI-ANNUAL PROGRAM INCOME REPORT

Gary W. Bauer moved the adoption of the following resolution:

WHEREAS, the Huron County Housing Semi-Annual Program Income Report for the year 2010 has been submitted to the Board of Huron County Commissioners for their approval; and

WHEREAS, the Board of Huron County Commissioners has reviewed the Huron County Housing Semi-Annual Program Income Report for the year 2010, and has found that to the best of their knowledge the data in the report as attached herein has been verified to be true and correct as of the date of this report; now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners hereby approves of the Huron County Housing Semi-Annual Program Income Report for the year 2010; and further

BE IT RESOLVED, that the Huron County Housing Semi-Annual Program Income Report for 2010 be made a part of this resolution hereof the same as if fully written 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.

Larry J. Silcox seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

Aye – Mike Adelman
Aye – Gary W. Bauer
Aye –Larry J. Silcox

Date Printed: 07/13/2010 Comm. Nbr: 183

Housing Semi-Annual Program Income Report

1. Housing Program Income Status:		Receipts/Disbursements
CHIP Funds	HOME Funds	(Since Last Report)
- \$ 0.00	26,523.49	Balance as of 12/31/2009
		(Beginning of Report Period)
+ \$		Program Income Received
+ \$	52.38	Bank Interest Received
- \$	1600.00	Program Costs (Net with Total in Section 2)
- \$		Administrative Costs
= \$	24,975.87	Available Cash Balance as of
\$		06/30/2010
\$		Balance Reserved for CHIP Prog.

2. Detailed Activity Information for Housing Program Income:			
Program Activity	CHIP Funds	Outcomes*	HOME Funds
Downpayment Assistance (DPA): \$			\$
DPA/Private Rehabilitation:			
Private Rehabilitation:			1600.00
Home Repair:		N/A	N/A
Private Rental Rehab:			
New Construction:			
Tenant Based Rental Assist.:			
Other Program Costs:			
Total Program Costs:	\$ -0-		\$ 1600.00

On an additional sheet, identify any issues or concerns with the above listed program costs and outcomes. Include all costs but only list as an outcome if the unit/project has been completed and reviewed by local program staff.

*Outcomes should be Reported in Total Units Completed in this Reporting Period.

I certify that to the best of my knowledge the data in this report has been verified to be true and correct as of the date of this report.

CEO: Mike Adelman Title: President
 Date Signed: 8-5-10 Community: HURON CNTY

IN THE MATTER OF APPROVING OF THE HURON COUNTY REVOLVING LOAN FUND SEMI-ANNUAL REPORT

Larry J. Silcox moved the adoption of the following resolution:

WHEREAS, the Huron County Revolving Loan Fund Semi-Annual Report for the first half of 2010 has been prepared by WSOS Community Action, Inc. and submitted to the Board of Huron County Commissioners for their approval; and

WHEREAS, the Board of Huron County Commissioners has reviewed the Huron County Revolving Loan Fund Semi-Annual Report for the first half of 2010 and has found that to the best of their knowledge the data in the report as attached herein has been verified to be true and correct as of the date of this report; now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners hereby approves of the Huron County Revolving Loan Fund Semi-Annual Report for the first half of 2010; and further

BE IT RESOLVED, that the Huron County Revolving Loan Fund Semi-Annual Report for 2010 be made a part of this resolution hereof the same as if fully written 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.

Gary W. Bauer seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

Aye – Mike Adelman
Aye – Gary W. Bauer
Aye – Larry J. Silcox

Date Printed: 07/14/2010 Comm. Nbr: 183

ED RLF Semi-Annual Report

1. Loan Portfolio Status Report:

Balance as of 12/31/2009 (Beginning of Report Period)	+ \$	173,478.15	Receipts/Disbursements (Since Last Report)
	+ \$	260.34	Bank Interest
	+ \$	5,269.22	Principal Received
	+ \$	881.74	Loan Interest Received
	+ \$		Fees Received
	+ \$		Other ()
	- \$	180.00	Administrative Costs
	- \$		Other ()
	- \$		Loan Funds Disbursed
Available Cash Balance as of 06/30/2010	= \$	179,709.55	

Amounts Reserved for Loan Guarantees or Amounts of Other RLF Liabilities: \$ _____ Description: _____

2. Portfolio Status on all Loans: (From your attached loan list, insert the total number, and amount of loans in the appropriate categories!)

CDMG Loan

Loan Status (#) Balance (#) < 30 (#) 30 - 60 (#) > 60

Delinquent...: (1) \$ 162,472.05 () \$ _____ (1) \$ 460,472.05

Defaulted...: () \$ _____

Current...: (1) \$ 41,004.85

Total Loans: (2) \$ 203,476.90

On an additional sheet, identify by name all loans reported in section 2 as being delinquent or defaulted, and describe efforts to resolve these delinquent or defaulted loans. Loans later than 60 days are considered Non Performing Assets.

I certify that to the best of my knowledge the data in this report has been verified to be true and correct as of the date of this report.

CNO: Mike Adelman Title: President
Mike Adelman President
Date Signed: 8-5-10 Community: HURON CNTY

DATE PRINTED: 07/14/2010

COMMUNITY NAME: HURON CNTY

LOAN NUMBER	LOAN TYPE	STATUS	AMOUNT	DATE	REMARKS
1	CDMG	Current	41,004.85	06/30/2010	
2	CDMG	Delinquent	162,472.05	06/30/2010	
TOTAL					

W.H. Fetzter Industries 08/04/2010

W.H. Fetzter Industries continues to be delinquent in making loan payments. This business has been severely hurt by the recent recession. It relies on business from other firms that require, typically, small scale machining, powder coating, or other processes that Fetzter can accommodate. Many of those former clients scaled back production significantly, and did not require the services of Fetzter over the past two years. Some of the steady clients of Fetzter's business are making significantly smaller orders now.

The key person, William Fetzter, suffered some life-threatening health issues in 2006-2007, and was not able to be fully engaged with the business for a period of time. Upon his return full-time, the recession had taken hold. In the mid-2000 decade, the business had as many as 75 production workers, and job certifications were collected for many of them at that time. However, they had not been tabulated for presentation to OHCP before layoffs ensued.

Fetzter is currently down to four production workers. However, their bank continues to work with them, and in a recent meeting with the Executive Director of the Huron County Development Council and RLF administrator from WSOS CAC Inc., Mr. Fetzter noted that it is still his intent to pay off the loan.

During the meeting, Mr. Fetzter noted activity had picked up somewhat in the past 45 days. He is in discussion with a couple people who have noted interest in investing in the business. He is also looking into engaging a manufacturer's representative.

Despite the recession and its effects on the business, some \$28 million in work was bid out over the last year, and some of this work is still pending. During a portion of early 2009, the payroll was up to 30 people fabricating racks under contracts with Chrysler and Subaru. Potential clients include Whirlpool, Honda, and Glenhill Road Machinery.

Mr. Fetzter noted that employment in the range of 20 to 30 production workers, and a level of revenue that can sustain that level of employment, is required in order for the business to achieve a break-even point. At the current and recent levels of activity, there has been no revenue available to make loan payments to the RLF. There are many fixed costs, such as utilities, that are not sufficiently reduced when employment and work levels are down. Where peak utility costs are \$4,500 monthly, they are only reduced to \$3,500 during this period of relative inactivity.

The philosophy continues to be that it is preferable to waive loan payments in order to preserve the company's limited cash flow, keep its doors open, maintain its limited employment in a county that has suffered from numerous plant closures and wholesale layoffs, and hope the business can return to a level of sufficient profitability to meet its loan obligations under whatever payment schedule is prudent. However, at the recent meeting, Mr. Fetzter was informed that contact would now become more frequent, and reporting to the RLF Board (including sharing financial statements) would become more frequent, as RLF officials closely monitor the ongoing status of this business.

IN THE MATTER OF REQUEST FOR LEAVE

Gary Ousley/ Dog Warden/sick/8:00 a.m. – 4:30 p.m. August 3, 2010.

Pete Welch/SWM/vacation/8:30 a.m. 12:30 p.m. August 9, 2010, August 11, 2010, August 12, 2010/sick/7:00 a.m. 3:00 p.m. August 10, 2010.

Administrator/Clerk's report

Cheryl Nolan stated that she has sent the memo for the Elected Officials and Department heads meeting along with the agenda to be held on August 26, 2010 at 9:30 a.m. Ms. Nolan also discussed the two hour safety committee meeting that was held yesterday and stated that it was just a lot of complaining. Ms. Nolan stated that Sue Bommer, Loss Prevention coordinator finally explained that she had been instructed by the commissioners to do what it takes to receive the discount from CORSA, CORSA has instructed that this is what they want done. Mr. Bauer stated that the incentive is safety. Ms. Nolan explained that the safety inspection at the Huron County Office Building was completed with three violations. A maintenance report will be completed for the maintenance department to make these changes. Ms. Bommer finally told the committee that we can keep the safety committee in tact and work on the inspections, etc. we can disband the safety committee, or we can get all new safety committee members.

At 9:30 a.m. no public comment

OTHER BUSINESS

Gary Bauer stated that he had more Board of Revision meeting coming up. One will be on August 10, 2010 at 1:30 p.m.

Discussion was had in regards to the airport. Mr. Silcox stated that he had asked Cheryl Nolan to find out what money has this county signed for in the way of grant funds from the FAA and/or what this board has given to the airport on these projects for the airport. Mr. Silcox stated that when he read Dennis Sokol's comment that if the airport had another \$435,000 we could take this airport to the next level. The commissioners have been told this every time they come in and want money for a project, whether it be a new hangar, improvement or anything else. The reality is that they usually get that money and the airport stays the same. In order to counter some of these comments from the airplane owners are saying we need to put together that information so that we can say that in 1998 they came in for funds for a hangar and that was going to make them self sufficient and move them to the next step and now they want another \$435,000 for the same purpose. Mr. Silcox stated where are they today vs. when they opened. Mr. Bauer spoke about the land purchases and the purposes of such land purchases such as moving the runway to the west. The airport never changed the runway as proposed. They also have not taken out the brush as proposed either. Mr. Silcox stated that even though there are no plans at this time to sell the airport we do need justification such as over the years we have done this and this to help the airport and they are still at the point where they are not self sufficient and they continue to ask for funds. At some point in time we need to say that enough is enough. Mr. Silcox stated that he knows this request is going to take some time

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and doesn't want it tomorrow or next week but it is something that we have to have.

Mike Adelman reported on the Willard Economic Development and stated that they always have an interesting meeting. Mr. Adelman discussed their different projects, along with upcoming Willard events. Larry Silcox reported on attending the Area Agency on Aging District 5 recognition meeting. Mr. Silcox stated that when we do the vestibule at the courthouse and asked about looking at including two courthouse floors in that project. This is really the only thing that detracts from that building. The board agreed to look at this as well. While the board was on the subject of the vestibule Ms. Nolan read a fax that was sent by Illes Architects stating that he would not be able to submit a sketch by the deadline. The board agreed to respectfully accept his withdrawal from the project.



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ILLES ARCHITECTS

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Chip Klinkenberg

From: "Chip Klinkenberg" <iachip@zoominternet.net>
To: <nolan@hcommissioners.com>
Sent: Wednesday, August 04, 2010 6:26 AM
Subject: Courthouse Entry Project

Cheryl,
I have taken the time to look and study the court house entry several times and I think to do design that respects the historic impact of this building will take me more time. I don't think I can do justice (no pun intended) to this building with a sketch by Aug 9th commissioners meeting. If time constraints are an issue I would have to request you withdraw me from the RFP. This building is way to important to just do a simple fix. Being on the historic register we should have several communications with historic agencies prior to recommending a concept.
Please let me know the commissioners ideas on this!

Chip Klinkenberg
Illes Architects

8/5/2010

Mr. Adelman stated that the insurance trust balance is a little over \$1.3 million at this time.

At 9:51 a.m. Larry J. Silcox moved to adjourn. Gary W. Bauer seconded the motion. The meeting stood adjourned.

IN THE MATTER OF OPEN SESSION

The Huron County Commissioners hereby attest that all actions and deliberations of the Board legally required to be public were conducted in an open session on this date and that the foregoing minutes represent the official action of the Board.

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 August 5, 2010.

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

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meeting was adjourned at 9:51 a.m.

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Signatures on File