

The Board of Huron County Commissioners met this date in Regular Session. Roll being called found the following members present: Harry Brady, Tom Dunlap and Bradley Mesenburg.

The following were also in attendance: Vickie Ziemba, Administrator/Clerk; Mia Phillips, Executive Assistant; Patricia Didion, Resident; Dale Daniels, Resident; Jon White, Resident; Brad Cooley, Norwalk City Schools; Joyce Dupont, Norwalk City Schools, Jeremy Norris, Norwalk City Schools; Ralph Ritzenthaler, Norwalk City Schools; Shylee Greszler, Norwalk Ohio News.

25-090

IN THE MATTER OF CERTIFYING THE ANNUAL APPROPRIATIONS FOR THE FISCAL YEAR 2025

Tom Dunlap moved the adoption of the following resolution:

WHEREAS, BE IT RESOLVED, by the Board of Huron County Commissioners as per Ohio Revised Code 5705.38, that to provide the current expenditures for expenses during the year ending December 31, 2025 the following sums be and the same are hereby certified, appropriated and set aside for the purposes for which expenditures are to be made for and during said fiscal year 2025 as recorded in the Commissioners Journal (General Funds - \$30,756,203.50; Other Funds \$84,625,971.38) 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.

Harry Brady seconded the motion.

***Discussion:** Mr. Mesenburg thanked Ms. Ziemba and the board for all their hard work in putting together a good budget for the year.

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

- Aye – Harry Brady
- Aye – Tom Dunlap
- Aye – Bradley R. Mesenburg

25-091

IN THE MATTER OF VOUCHERING FUNDS TO THE OHIO STATE UNIVERSITY EXTENSION

Tom Dunlap moved the adoption of the following resolution:

WHEREAS, funds have been appropriated from the Huron County General Fund for the Ohio State University Extension in 2025; and

WHEREAS, a yearly P.O. for these funds, paid quarterly, is authorized to be issued by the Board of Huron County Commissioners; now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners does hereby authorize their Clerk to voucher the following sum to be paid in quarterly increments from the Code listed in the General Fund Budget to the Ohio State University Extension for the year 2025:

From Code 028-00557-001	OSU/4-H	\$220,950.00	and further
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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.

Harry Brady seconded the motion.

***Discussion:** Mr. Brady commented he appreciates what OSU Extension does for the county, with the youth and for the Farmers in the MUCK Crop program.

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

Aye – Harry Brady
Aye – Tom Dunlap
Aye – Bradley R. Mesenburg

25-092

IN THE MATTER OF VOUCHERING FUNDS TO THE HURON COUNTY HEALTH DEPARTMENT

Tom Dunlap moved the adoption of the following resolution:

WHEREAS, funds have been appropriated from the Huron County General Fund for the Huron County Health Department in 2025; and

WHEREAS, a yearly P.O. for these funds, paid quarterly, is authorized to be issued by the Board of Huron County Commissioners; now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners does hereby authorize their Clerk to voucher the following sum to be paid in quarterly increments from the Code listed in the General Budget to the Huron County Health Department for the year 2025:

From 029-00475-001 Other Expenses \$ 12,000.00 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.

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

Aye – Harry Brady
Aye – Tom Dunlap
Aye – Bradley R. Mesenburg

At 9:05 a.m. Public Comment: None

25-093

IN THE MATTER OF VOUCHERING FUNDS TO THE HURON COUNTY DEPARTMENT OF JOB AND FAMILY SERVICES

Tom Dunlap moved the adoption of the following resolution:

WHEREAS, funds have been appropriated from the Huron County General Fund for the Huron County Department of Job and Family Services (mandated share) for 2025; and

WHEREAS, a yearly P.O. for these funds, paid quarterly is authorized to be issued by the Board of Huron County Commissioners; now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners hereby authorizes their Clerk to voucher the following sum to be paid in quarterly increments from the Code listed in the General Fund budget to the Huron County Department of Job and Family Services for the year 2025:

035-00580-001 Grants \$ 144,852.00 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.

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

Aye – Harry Brady
Aye – Tom Dunlap
Aye – Bradley R. Mesenburg

25-094

IN THE MATTER OF VOUCHERING FUNDS TO THE HURON COUNTY AGRICULTURAL SOCIETY

Tom Dunlap moved the adoption of the following resolution:

WHEREAS, funds have been appropriated from the Huron County General Fund for the Huron County Agricultural Society in 2025; and

WHEREAS, a yearly P.O. for these funds, paid quarterly, is authorized to be issued by the Board of Huron County Commissioners; now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners does hereby authorize their Clerk to voucher the following sum to be paid in quarterly increments from the Code listed in the General Fund Budget to the Huron County Agricultural Society for the year 2025:

From 038-00559-001 Agriculture/Agricultural Society \$3,400.00 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.

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

- Aye – Harry Brady
- Aye – Tom Dunlap
- Aye – Bradley R. Mesenburg

25-095

IN THE MATTER OF VOUCHERING FUNDS TO THE HURON COUNTY HUMANE SOCIETY PURSUANT TO R.C. 1717.07

Tom Dunlap moved the adoption of the following resolution:

WHEREAS, pursuant to the mandate of Ohio Revised Code 1717.07, funds have been appropriated from the Huron County General Fund for the Huron County Humane Society for 2025; and

WHEREAS, a P.O. for these funds for a yearly payment is authorized to be issued by the Board of Huron County Commissioners; now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners hereby authorizes their Clerk to voucher the following sum from the Code listed in the General Fund budget to the Huron County Humane Society for the calendar year 2025:

From: 040-00569-001 Other Expenses \$1,800.00 annually 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.

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

- Aye – Harry Brady
- Aye – Tom Dunlap
- Aye – Bradley R. Mesenburg

25-096

IN THE MATTER OF APPROVING AGREEMENT BY AND BETWEEN HURON COUNTY CHILD SUPPORT ENFORCEMENT AGENCY (CSEA) AND HURON COUNTY CLERK OF COURTS (CONTRACTOR)

Tom Dunlap moved the adoption of the following resolution:

WHEREAS, pursuant to Title IV-D of the Social Security Act, Section 3125.13 and 3125.14 and rule 5101:12 -10-45.2 and its supplemental rules of the Ohio Administrative Code promulgated by the Ohio Department of Job & Family Services, the Huron County Child Support Enforcement Agency is authorized to enter into this contract with Huron County Clerk of Courts hereinafter referred to as “Contractor” for the purchase of services on the first day of January, 2025; and

WHEREAS, this contract will be effective from the first day of January, 2025 through the 31st day of December 2025 unless terminated according to the terms of paragraph 23 of the attached contract; and

WHEREAS, Huron County CSEA desires to enter into agreement with the Contractor, and agrees to purchase for, and Contractor agrees to furnish to eligible individuals those specific services detailed in attachment; now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners hereby approves the above mentioned agreement as attached hereto and incorporated herein; and further

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

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

- Aye – Harry Brady
- Aye – Tom Dunlap
- Aye – Bradley R. Mesenburg

*Agreement on file

25-097

IN THE MATTER OF SETTING A DATE AND TIME FOR THE FIRST PUBLIC HEARING FOR THE PY2025 COMMUNITY DEVELOPMENT PROGRAMS AND AUTHORIZE GLCAP TO ADVERTISE FOR SAME

Tom Dunlap moved the adoption of the following resolution:

WHEREAS, Huron County intends to apply to the Ohio Development Services Agency for program year 2025 under the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME), federally funded programs administered by the Office of Community Enhancements (OCE); and

WHEREAS, CDBG and HOME programs can fund a broad range of planning, community improvement and housing related activities that must be designed to primarily benefit low-moderate income persons, aid in the prevention of elimination of slum and blight or meet an urgent need within the community; and

WHEREAS, the County may be eligible for the following PY2025 Community Development programs: Allocation Program, Community Housing Impact and Preservation Program (CHIP), Neighborhood Revitalization Program, Residential Public Infrastructure Program, Critical Infrastructure Program, Economic Development and Public Infrastructure Program, and the Target of Opportunity Program; and

WHEREAS, the Commissioners desire to set a public hearing to provide citizens with pertinent information about the above listed programs, including an explanation of eligible activities, program requirements and application due dates; now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners now hereby sets the first of two public hearings for April 1, 2025 at 9:30 a.m. in the Huron County Board of Commissioners Board room, Top Floor, Huron County Administration Building, 180 Milan Avenue, Ste. 7 Norwalk, Ohio 44857. A copy of the Public Hearing Notice is attached hereto and expressly incorporated by reference herein; and further

BE IT RESOLVED, that notice of the this will be published in a newspaper of general circulation on Monday, March 24, 2025 and on the County’s website www.hccommissioners.com by clicking on the Legal Notices link; 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.

Harry Brady seconded the motion.

***Discussion:** Ms. Ziembra stated this is the beginning of the grant program for CHIP. They will review every grant available to the county. They will have the first public hearing. There will be a couple other meetings to collect input from the community to determine the needs of the county. This information will be used to put together the grant application. Then there will be a second public hearing stating the needs and the intent to apply.

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

Aye – Harry Brady
Aye – Tom Dunlap
Aye – Bradley R. Mesenburg

VIA Column

NOTICE OF PUBLIC HEARING #1

Huron County intends to apply to the Ohio Development Services Agency for program year 2025 under the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME), federally funded programs administered by the Office of Community Enhancements (OCE). CDBG and HOME programs can fund a broad range of planning, community improvement and housing related activities that must be designed to primarily benefit low-moderate income persons, aid in the prevention of elimination of slum and blight or meet an urgent need within the community. It is estimated, the County may be eligible for the following PY2025 Community Development programs, providing the County meets the applicable requirements:

- Allocation Program: biennial for approximately \$150,000 – designed to improve public facilities, public services, housing, economic development, and fair housing.
- Community Housing Impact and Preservation Program (CHIP): biennial for approximately \$400,000 alone or for approximately \$1,050,000 in partnership with City of Norwalk, and the City of Willard – designed to improve housing conditions and strengthen neighborhoods.
- Neighborhood Revitalization Program: biennial up to \$750,000 – designed to improve the quality of life, livability and functionality of distressed areas through public infrastructure projects.
- Residential Public Infrastructure Program: open cycle up to \$750,000 - designed to create safe and reliable drinking water and properly disposed of sanitary waste.
- Critical Infrastructure Program: open cycle up to \$500,000 – designed to fund public infrastructure improvements with a significant community impact.
- Economic Development and Public Infrastructure Program: open cycle up to \$500,000 – grants and loans designed to improve infrastructure directly and primarily related to creating, expanding, or retaining a business in the community.
- Target of Opportunity Program: open cycle, up to an amount to be determined - designed to provide a means to fund worthwhile "targets of opportunity" projects and activities that do not fit within existing program structures and to provide supplemental resources to resolve immediate and unforeseen needs – includes Downtown Revitalization, up to \$250,000, designed to improve central business districts, aiding in the elimination of slum and blight structures.

The first of two public hearings will be held on April 1st, 2025, at 9:30 a.m. in the Huron County Commissioners office, 180 Milan Ave Ste 7, Norwalk, Ohio. This meeting will provide citizens with pertinent information about all these programs, including an explanation of eligible activities, program requirements and application due dates. Citizens are encouraged to attend to provide input on the County's programs. Accommodations for disabled or non-English speaking residents will be made available upon advance request, at least one (1) week prior to hearing date, by contacting Huron County at 419-668-3092.

25-098

IN THE MATTER OF APPROVING THE LEASE AGREEMENT BETWEEN THE BOARD OF HURON COUNTY COMMISSIONERS AND THE HURON COUNTY LAND REUTILIZATION CORPORATION

Tom Dunlap moved the adoption of the following resolution:

WHEREAS, the Huron County Land Reutilization Corporation desires to obtain an Ohio Department of Development Brownfield Remediation Grant (the “Grant”) on behalf of the Huron County Board of County Commissioners in order to remediate some dilapidated structures with asbestos located on property with some other environmental contamination owned by the Huron County Board of County Commissioners; and

WHEREAS, as a condition of the Grant, it is necessary to convey the property to a third party; and

WHEREAS, the Huron County Land Reutilization Corporation has agreed to accept a conveyance from the Huron County Board of County Commissioners of the property in order to obtain the proceeds of the Grant, raze the affected structures, and abate the nuisance; and

WHEREAS, upon completion of the demolition and Close Out (the “Close Out”) of the Grant, the Huron County Land Reutilization Corporation will convey the property back to the Huron County Board of County Commissioners; now therefore

BE IT RESOLVED, that the Board of Huron County Commissioners hereby approves the lease agreement with the Huron County Land Reutilization Corporation 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.

Harry Brady seconded the motion.

***Discussion:** Mr. Mesenburg talked with Ms. Lykins, Land Bank Coordinator, this morning, they are good on their end. Mr. Brady spoke to Mr. Hatfield, Assistant Director of CORSA, there are no issues at all.

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

- Aye – Harry Brady
- Aye – Tom Dunlap
- Aye – Bradley R. Mesenburg

*Agreement on file

Tom Dunlap moved to approve signing a proclamation for Developmental Disabilities Awareness Month. Harry Brady seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

- Aye – Harry Brady***
- Aye – Tom Dunlap***
- Aye – Bradley R. Mesenburg***

PROCLAMATION

WHEREAS, the month of March has been designated Developmental Disabilities Awareness Month; and

WHEREAS, individuals with developmental disabilities, their families, friends, neighbors and co-workers encourage everyone to focus on the unique abilities of all people, and the potential for every individual to make a difference; and

WHEREAS, the most effective way to increase this focus is through everyone’s active participation in the life of the community, and the openness to understand and acknowledge the importance of each individual’s contribution; and

WHEREAS, policies must be developed, attitudes shaped, change pursued, and opportunities offered for citizens with developmental disabilities to live as independently and productively as possible in our community; and

WHEREAS, we encourage all citizens to support opportunities for people with disabilities that include full access to education, housing, employment, volunteering, and recreational activities; and

WHEREAS, we believe that all people—of all abilities—have inherent value, and that we are all more alike beneath the surface than we are different; and

WHEREAS, we share the vision and desire to create a world where we all belong;

NOW THEREFORE BE IT RESOLVED, we, the Board of Commissioners, Huron County, Ohio hereby invite the citizens of Huron County to join us as we offer full support to efforts that assist people with developmental disabilities to make choices that enable them to live successful lives, to welcome and learn from change as it comes, and to realize their potential as valued members of our community who have the ability to make the world a better place for those around them.

REGULAR SESSION

THURSDAY

MARCH 20, 2025

IN WITNESS WHEREOF we have hereunto subscribed our names this 26th day of March in the year of our Lord, Two Thousand and Twenty-Five.

HURON COUNTY COMMISSIONERS

Brad Mesenburg, Harry Brady, Tom Dunlap

SIGNINGS

Tom Dunlap moved to approve signing a letter of support for the Norwalk Arts Center. Harry Brady seconded the motion.

**Discussion: Mr. Brady commented when this is done, he hopes that the community supports them by attending their functions, because it cost a lot of money to operate this. Mr. Mesenburg pointed out that they do a nice job with our youth getting them involved in the theater productions.*

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

*Aye – Harry Brady
Aye – Tom Dunlap
Aye – Bradley R. Mesenburg*

March 20, 2025

*Dina Lukasko, President/Fundraising Chair
Norwalk Arts Center, LLC
P.O. Box 626
Norwalk, OH 44857*

Re: Norwalk Theater Restoration Project

Dear Ms. Lukasko:

The Huron County Board of Commissioners wish to express support of the Norwalk Arts Center in their efforts to restore the Norwalk Theater. We feel the historic tax credits will tremendously help with the rehabilitation project of the theatre.

Once restored the theater will have numerous uses, all of which will increase awareness of the value of the arts. This will result in a positive impact on the economic revitalization of our area. By promoting a sense of community, as well as drawing people in from all over North Central Ohio, the restoration of the Norwalk Theater will benefit all citizens of Huron County.

The Board is pleased to support the Norwalk Arts Center to in their efforts to restore the Norwalk Theatre and promoting art in the community.

Sincerely,

*HURON COUNTY BOARD OF COMMISSIONERS
Harry Brady, Tom Dunlap, Bradley R. Mesenburg*

At 9:15 a.m. Norwalk City Schools: Brad Cooley, Superintendent; Jeremy Norris, Board Member; Joyce Dupont, Treasurer; Ralph Ritzenthaler, Vice President

**At this time, Mr. Mesenburg stepped out of the meeting for the Norwalk City Schools conversation.*

Mr. Dunlap welcomed the Norwalk City School (NCS) Board.

Mr. Cooley stated they would like to purchase the 23.36 acres that is currently owned by the county. They have passed the bond issue. The community supports this brand-new school and want it to happen. The critical part of this is that people have seen the architectural design of what they think the new school will look like. He explained that is not the case, this was a brand-new Shelby School district, that was basically put on their land and the county land assuming the sale in the future would happen. The School Board has decided they will hire an Owner's Representative for their \$100 million-dollar project, due to the fact this is a once in a lifetime project. They also still need to hire an architect and the construction manager at risk (CMAR) which they hope to do in the next couple months. They have met with Ohio Facilities Construction Commission (OFCC) on multiple occasions. Within the next month or so, they will secure an architect and the CMAR, then the bidding will start. They have hired the Owner's Representative out of Westfield, WCG. Mr. Cooley said their last major project was Cloverleaf Schools on Rt. 224. Mr. Cooley stated that his background is farming. He understands the price of land and he spoke to Mr. Sherman on what the process is to make sure there are no seeds in the ground before they start. Mr. Dunlap said they have spoke to legal counsel about stepping out of the farmland lease.

Mr. Brady asked Mr. Cooley what is the time table for progress and does he currently have any plans drawn?

Mr. Brady stated he does not hate Norwalk City Schools, nor the students of Norwalk City School District. The questions he is asking are in a positive light. He read in the paper they wanted to be able to do soil borings, because no one really knows what type of soil is on the land, can they do this without an architect? Mr. Cooley explained he has been told they need to get a design of the build, this will be based on enrollment, other sites have done random samplings however, this is not efficient. They need the land secured by late spring or early summer so they can complete the architectural design. They want to move in 4 year from now. If they don't have the land the architect cannot take the next step. Mr. Cooley said they have had too many failings in the past, if this is not done properly. Mr. Dunlap stated once they get some kind of agreement together, the commissioners can give Norwalk City Schools permission to proceed with the soil borings while paperwork is being done.

Mr. Brady wanted to put forth a couple motions, however he had some questions. He feels the people in the community appreciate the time frame as well. The plan for the school building, itself is critical for the soil borings. Mr. Brady pointed out Norwalk City Schools has 20 acres in the middle, he asked if they foresee the school building exceeding the 20 acres? Mr. Cooley confirmed yes, the building will go towards the residential side. The 23.36 acres they want will very much be in this zone. He explained to Mr. Brady the biggest part is that they have close to 800 kids across the street and somethings they can control from an administrative side. Mr. Cooley mentioned Mr. Mesenburg had asked what all the green space was for. Mr. Cooley answered for traffic flow. He stated they are going to get a traffic study, because what he cannot have is people blocking traffic. He has been asked if he could build the school within 20 acres, yes, but then there is not the traffic flow needed for a school this size.

Mr. Brady said his goal is to utilize the land in the best interest of the county and part of that may be for the Norwalk City School building. He wants to make sure they have access to be able to do the soil borings. Mr. Brady doesn't want to see the School Board building a 2nd floor, because it does not work for handicapped people, even if there is an elevator. It still is not always convenient. The county wants to help Norwalk City Schools build a one-story school.

Mr. Brady would like to make a motion to look into suspending the lease for this year, or having Mr. Sherman hold off on planting anything, or compensating him for what he has done.

****Discussion:*** Mr. Brady said he would like the Farmer contacted and have him hold up until the school has a chance to do their soil borings. Mr. Cooley said Mr. Sherman, Farmer had contacted him, as they have done for years, asking if he could farm Norwalk City School District's 20 acres. Mr. Cooley allowed this in the past because it was better for both not to have weeds to chop. However, he was directed by some architects, the commissioners have worked with, not to do this. Mr. Brady asked in reference to the architect that Mr. Cooley spoke to, if he was able to do the soil borings, was it the School Board's intention to keep the land vacate? Mr. Cooley said yes and based on the direction he received from Garmann Miller this would need to be done as quickly as possible, because the results of the soil borings will impact their architectural design or whoever is hired to be the architect.

Tom Dunlap seconded the motion.

****Discussion:*** Ms. Dupont clarified everything the School Board needs to do is governed by Ohio Facilities Construction Commission (OFCC), as they are co-owners with the project. The soil borings cannot be done until they know if the land has been secured. Mr. Brady said he does not anticipate them only having 20 acres.

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

Aye – Harry Brady

Aye – Tom Dunlap

Harry Brady made the motion to allow Norwalk City Schools (NCS) to do soil boring on the land.

****Discussion:*** Mr. Brady stated until they get a final plan worked out he wants to allow the Norwalk City Schools to do soil borings on property currently owned by the county commissioners. Mr. Dunlap asked Mr. Brady to specify how much acreage. He replied he doesn't foresee them not acquiring the acreage to the west, the commissioners will give written permission to do the soil borings to the west. Ms. Dupont stated her understanding is they cannot do it without the land being owned and in Norwalk City School's name. OFCC will not co-fund it. Mr. Cooley said in speaking with the Farmer he is hoping he does not farm the 23.36 acres adjacent to the School's property. He said it is critical for the Farmer to know because they want to be respectful. Mr. Brady agreed with this. He explained the commissioners are trying to show good faith in moving forward however, there is only so much they can do without legal, which would be the same for the School Board. Mr. Dunlap stated it is solely the commissioners' decision, regardless of what the county prosecutor says and they can make it if they want to. Mr. Brady confirmed this is correct,

but he is also choosing to listen to their legal counsel. He did assure them they will end up with the property.

Tom Dunlap seconded the motion.

***Discussion:** Mr. Dunlap said I don't think this will do them one bit of good. Mr. Cooley and Ms. Dupont said they do appreciate the good faith, but there is nothing they can do with this. They must have the county property to move forward. Mr. Norris pointed out they are trying to be good stewards of the tax payer money. If they don't have the property, it is pointless for them to spend this money if they do not have a guarantee that the property will be theirs.

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

Aye – Harry Brady

No – Tom Dunlap

Mr. Dunlap is making the motion to sell the entire 23.36 acres to the school; exact motion as before.

Harry Brady seconded the motion.

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

No – Harry Brady

Aye – Tom Dunlap

Mr. Cooley reiterated this is not local money like Norwalk Highschool. In this situation the State (OFCC) is giving them \$52 million, clearly, they are playing by rules that are not based on good faith, though he appreciates this very much.

Mr. Dunlap asked what is the next step. Mr. Brady replied because there is a legal team for both sides. He noted Mr. Strickler was not present today, and that was done as a courtesy to the School Board because their legal team could not attend. The commissioners purposely did not have their legal there out of respect for them, they did not think it would be fair. Mr. Dunlap asked what is the legal team going to tell the commissioners that they don't already know? Mr. Brady replied he does not know yet, because at this time the Prosecutor's office is in communication with Bricker Graydon. Mr. Brady thinks within a month they'll have an agreement and they will be able to move forward. Ms. Dupont asked if there was anything they can provide that would help the commissioners with their decision? She explained the OFCC part of this is a big deal, they could not even sign their project agreement until they had the cash in the bank, which happened March 5th. Everything the School Board does depends on the OFCC, because they are co-funding so much of the project. Bricker Graydon was their bond counsel to prepare the official statement. They only asked Bricker Graydon questions because she works with the OFCC to make sure everything is correct. They did not get legal to help with this situation. Mr. Brady appreciated this input. He is going by what the Prosecutor is saying and they are working with Bricker Graydon. He is not trying to stall this project, this is why he offered for the School Board to start the soil boring process on the county property.

Mr. Cooley asked if there was any additional information the commissioners would want from them to help decide, because this is a push pull with OFCC. The month and a half are what's delaying them. Mr. Brady said it will be much less than a month and half. Mr. Dunlap asked when the School Board can come back in? Mr. Brady said he was not sure and he will let Ms. Ziemba know. This public session is for the record to let everyone know the commissioners understand and there should be an agreement within a month. Mr. Cooley said the most critical part is the Farmer. Mr. Dunlap said they will take care of this and asked if the School Board let the Farmer bid their 28%. Mr. Cooley replied, no they did not.

Mr. Brady said he appreciated the School Board coming in and he is glad they will get this moving forward. He wants to make sure that whatever he is doing is not going to be a problem in the legal realm. Mr. Norris questioned if there was a time frame for when they can go into executive session to have discussion on this matter? Mr. Brady stated he does not want to do it in executive session, he wants to do it publicly, because he knows the School Board now has a levy people are paying and the people want to know what is going on. As soon as he finds out there is no legal from their side or the commissioners to proceed with this, and no one will end up with a law suit from either side over anything. He thanked Ms. Dupont for the explanation as to why Bricker Graydon is involved. He stated the commissioners will let them know as soon as possible and it should not be long.

Mr. Norris reiterated for everyone including the newspaper, that the tax payers are the purchaser, they are also the seller and the end user of this product. They are trying to work together for the betterment of the county and the city. Mr. Brady said this is true, and as a county the commissioners represent all the constituents in the county.

At 9:50 a.m. the board took a brief recess.

At 10:00 a.m. the board resumed regular session. At this time Mr. Mesenburg rejoined the meeting

OLD BUSINESS/NEW BUSINESS

Administrator/Clerk report: Ms. Ziembra stated the commissioners received a letter from Family Life Counseling regarding their space. They submitted a request to remove the building materials and items, which were purchased for reconstruction and remodeling because the building is being demolished and no new tenants will need these items. Mr. Dunlap noted he spoke with Mrs. Wilson, it is basically all the stuff they bought when they moved in. Mr. Brady commented this is what he thought and feels they should take it. Ms. Ziembra asked if at this point do the commissioners want to do a motion to authorize that they can take the items they had purchased. Mr. Mesenburg said he will make a motion they can take these items if and when the building is torn down.

March 7, 2025

*ATTN: Huron County Commissioners
Re: Family Life Counseling Relocation*

Dear Commissioners:

Family Life Counseling has been incredibly grateful for your support of our organization and the partnership we have shared. Although we will no longer be connected directly by a shared physical location, we look forward to continuing our partnership in meeting the needs of our county as we move to a new location in Norwalk.

As we look forward to our move, Family Life Counseling would like to request to remove the building materials/ items which we purchased for reconstruction and remodeling of 130 Shady Lane location. Because this current location at Shady Lane is being demolished, there will be no new tenants needing these items; Such items would include any remaining building materials not used, interior office doors, receptionist window, any fire systems FLC put in place for the agency and any other systems in which FLC has put in the Shady Lane office. Should the board be willing due to demolition we also would like to request to be able to have two to three additional building interior doors should the board not be utilizing them for other things. Thank you for considering our request.

Respectfully,



Steven Burggraf Ph.D., LPCC-S, IMFT

CEO, Family Life Counseling and Psychiatric Services

1(c)(3).

Bradley R. Mesenburg made the motion that when they vacate they can have the items they purchased and any additional items they may have use for. Tom Dunlap seconded that motion.

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

Aye – Harry Brady

Aye – Tom Dunlap

Aye – Bradley R. Mesenburg

Administrator Clerk report

Ms. Ziembra stated Mr. Strickler is not present, but he had forwarded the commissioners a couple leases. She asked the commissioners if they are OK with the Norwalk Arts Center lease as is? Mr. Dunlap stated he would like one addendum added, which is they have no sub-contractors, and he said they have vendors in there they are charging. Mr. Mesenburg explained they have sub-lesers, such as, the lady who provides their costumes for their productions. She has a business that she leases these costumes out to

others. She pays rent to the Art Center from the proceeds she makes doing this. Mr. Brady said he does not think this is an issue. Mr. Mesenburg said he spoke to Ms. Lukasko, who said if they do not have the woman providing the costumes, they do not have a theater company. Mr. Brady agreed that makes sense. Mr. Mesenburg suggested Mr. Strickler clarify this section. His thought is any subletting should be at the discretion of the Board, who must sign-off on any subletting. It will be a case by case basis, which they can petition the Board, so they know what is going on. Ms. Ziemba stated she will contact Mr. Strickler and let him know to add this language.

Ms. Ziemba said the next lease is the Services for Aging lease for the Senior Enrichment Center. She asked if the commissioners have reviewed it. Mr. Mesenburg stated as long as it's a \$1, they are paying the utilities and the 10-year, with a possible 2, 5-year renewals, they all agreed it is fine.

State Apiarist:

Ms. Ziemba said she spoke with someone yesterday from the committee and he has found someone willing to be the Bee Inspector for the county. This person did reach out to her yesterday so she will forward this information to the commissioners to review. Also, she will forward to Mr. Strickler the last contract to review, which was in 2022. This is just to make sure it is updated to today's standards. She will reach out to other surrounding counties to see what their contracts look like. She spoke with the state and was told typically they should put a, not to exceed amount, which can range between \$2,000 to \$6,000. Mr. Mesenburg asked if the board pays this. Ms. Ziemba answered yes, but it is not mandated however, there are a lot of bee hives/colonies in this county. They inspect the hives are healthy and report findings to the state. The county had one for years, but he stepped back because he got another job. In the past, the Farm Bureau was behind this idea. Mr. Dunlap knows bees are very important to the ecosystem. Ms. Ziemba said the state mentioned Lorain County did a motion to not exceed \$1,500. The commissioners confirmed they would like to proceed.

Ms. Ziemba stated the commissioners received an email from Western Reserve Land Conservancy. They want resolution of support for Huron County as a part of their application for a property in New Haven Township for a local agriculture easement purchase program through the Ohio Department of Agriculture. She asked the Board if they would like her to schedule them in? The board would like to have them come in and explain what they are wanting.

Commissioner Dunlap report

Mr. Dunlap will be attending the jail tour tonight. Ms. Ziemba asked if anyone is going with him. He said he asked Ms. Phillips to send an email requesting they all bring flashlights. He is also taking the waiver of liability. Mr. Mesenburg added that he talked with Mr. Welch, they did find asbestos in the old jail building. This is something to consider as they are making decisions with this project moving forward. He suggested Mr. Dunlap bring up this point on the tour today. Mr. Dunlap thinks they want eyes on to see what is salvageable.

Commissioner Brady report

Mr. Brady stated he has a virtual general government meeting today at 1:00 p.m. Tomorrow he will be in Columbus at CCAO board meeting. He is only doing it this year, because Mr. Boose sat on this board for eight years. It is important to have a seat at this table and having the ability to make a phone call on behalf of the county is important.

AGRIP, talked a lot about AI. It is the way of the future. They were talking about different ways to utilize it for data. He said they mentioned millions, if not higher, of operations they could do in a second. He listened to a doctor who explained how important sleep is for your health. Wellness programs are going to be reviewed over the next year again to measure if they are getting ROI. The resources need to be managed well and they want people in the county to be healthy. The healthier your people are, the more productivity there is.

Commissioner Mesenburg report

Mr. Mesenburg played for the Celebrity All-stars basketball team, which lost again to the Bears. It was a great evening with a great turnout. Very proud of Board of DD. Former Commissioner Wilde did great as the emcee. Next week he is out of town.

At 10:23 a.m. Tom Dunlap moved to adjourn. Harry Brady seconded the motion. The meeting stood adjourned.

REGULAR SESSION

THURSDAY

MARCH 20, 2025

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 March 20, 2025.

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 10:23 a.m.

Signatures on File