

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; Randal Strickler, Assistant Prosecutor; Lee Tansey, Engineer; Dennis Doughty, Resident; Wayne Babcanec, Resident; Patricia Didion, Resident; Cheryl Pugh, Resident; Shylee Greszler, Norwalk Ohio News; Terry Burton, Norwalk Reflector.

At 9:00 a.m. Pete Welch, Director of Operation/Senior Center Project update. Mr. Welch stated he and Mr. Brady met with Mr. Brubaker, Classical Construction and their subcontractor regarding the concrete concerns. Mr. Welch reminded the Board they were withholding \$10,000 from the project until there was a solution. They suggest taking a light scrubbing to the concrete, which will take some of the rough areas out and then reseal it. This resealing will be done to the front and back. They will be using a deshield product for the backside to properly reseal it. Mr. Brady commented this is a thicker fill with more solids, which will cover up the little pits. He said there is nothing they can do to get rid of the aggregate look.

Mr. Dunlap commented he stopped out and looked at it and would hate to have them run a wire brush or scrubber over it. He thinks they should just reseal it with a good sealer and be done with it. He is afraid they may open more pores and get water down into the concrete. He feels it is not that bad, but it's not good either. Mr. Brady said he also had some concerns with taking too much off, however they said you won't really notice it, because it will not take the broom finish off. Mr. Welch said he is not familiar with the machine they will be using, but they do not want to make it too slick and turn it into a slip, trip and fall hazard. My Dunlap stated his two cents is to reseal it and be done with it. Mr. Welch said they will not know what they end up with if they do the light scrubbing/grinding. After discussion, it was decided they reseal it only with a very good sealer. Mr. Welch reviewed the agreement he received from Mr. Miller and there is one change he would like Mr. Strickler to make when he reviews it. He will also create the change order and have it for next Tuesday's board meeting. Mr. Brady pointed out they had said they were not just going to put new sealer on the front, but strip it all out and then use the two-part sealer.

Mr. Welch reported there is one other outstanding issue, there was supposed to be an alarm on the outside of the facility. Classical is working with Garmann Miller to resolve this.

At 9:05 a.m. Public comment – Wayne Babcanec, City of Norwalk Resident. Mr. Babcanec stated he is here with Mr. Doughty to talk about the acquisition of land on Shady Lane Dr. Both were members of the levy committee for the new elementary school. He explained last night the Board of Education announced an architectural firm has been selected to design the new elementary complex. The land purchase now has new urgency and any further delays will put the project in jeopardy. Believes the schools need the entire parcel of land to ensure adequate space for the building, and also more importantly to ensure safe and efficient traffic flow. He asked the Board to reach a consensus with the School Board.

Denny Doughty, City of Norwalk Resident. Mr. Doughty stated the Ohio Facilities Construction Committee (OFCC) worked in conjunction with the Board of Education and the levy was passed to go ahead with the school. Mr. Doughty stated there is a need to purchase land by the Norwalk Board of Education in order for the district to meet the requirements of the state OFCC project, and the need to control traffic flow on Shady Lane. He suggested maybe a mediator who can work with both entities for a solution. He and Mr. Babcanec are offering to help the Commissioners, in any way, to get this done.

Mr. Brady noted the reason the school levy passed is because Mr. Doughty and Mr. Babcanec saved it. He said the two are icons and pillars in Norwalk Trucker history.

Mr. Brady stated he called the Engineer to come in today with an alternate drawing of a proposal. He asked Mr. Doughty and Mr. Babcanec to stay until the Engineer arrived. Mr. Brady knows the School Board will listen to both of them due to their experience and a lot of respect.

At 9:22 a.m. the Board recessed.

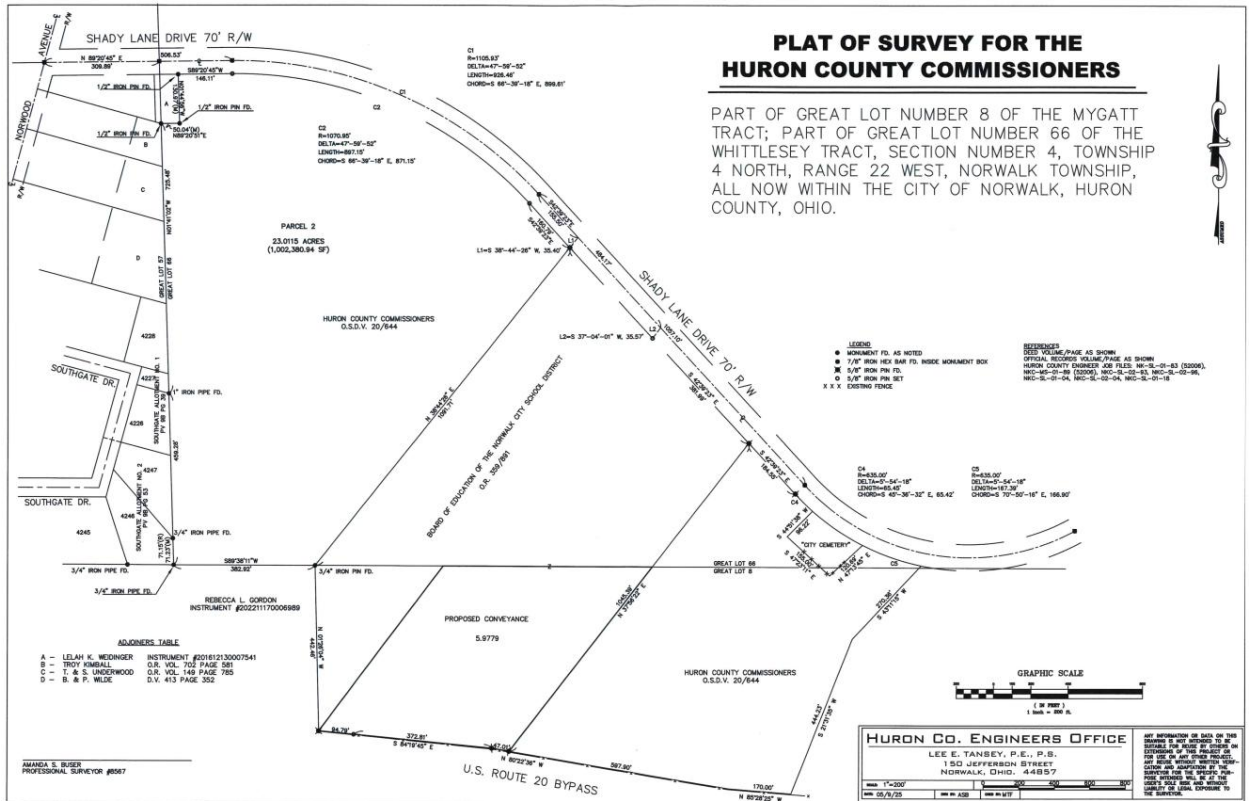
At 9:43 the Board resumed regular session. Commissioner Mesenburg excused himself from the meeting and discussion.

Mr. Brady reported the Board sent a proposal to the Norwalk City Schools a month ago. There has been no response. The stall has not been on the Commissioners part. Mr. Strickler commented their lawyer did send something on Monday of this week. The Commissioners have not tried to keep the School Board from accomplishing what they want or need. Mr. Brady stated he was strongly in favor of the deal that the Commissioners had.

Mr. Brady explained the reasons for keeping 10 acres. There is already a need for more parking for the new Senior Center. When they built the building, they tried to guess how much parking space was

needed. Residents are asking for more parking space. The Commissioners will be landlocked if they sell all of the property. They also thought about moving the Dog Warden to this area, because they are tearing down the Shady Lane complex. There was also discussion about potentially putting offices in this area. He noted three years ago they did not have these options.

Mr. Brady proposed retaining 6 acres instead of 10 acres. Mr. Brady was told the school needs 17 acres, for their 37-acre complex. The Commissioners want room to put in a parking lot at the Senior Center and leave room for expansion. Mr. Brady proposes the Commissioners sell the school 17 acres at \$30,000 per acre. Mr. Tansey, Engineer, prepared a drawing, which Mr. Brady invited Mr. Doughty and Mr. Babcanec to step forward and review. Mr. Doughty and Mr. Babcanec both confirmed it looked feasible, however they came to the meeting with the intentions of wanting all the land. Mr. Brady said he understood this however, he hoped he explained to them why they cannot sell all the land.



Mr. Brady stated the other thing the Commissioners would like to do, since they are not going to retain the 10 acres, is negotiate the 4 acres that the Main Street School is on. They would swap these 4 acres, instead of the School Board paying an additional \$120,000 (4 acres x \$30,000). The Commissioners know it will not be for a few years, until they have the new school, however they want the School Board to turn it into a buildable lot. Mr. Doughty confirmed the Commissioners want to trade 4 acres for a clear parcel on Main Street. Mr. Brady confirmed the School Board is purchasing 13 acres, however with the trade they will get 17 acres. He pointed out the Commissioners are giving the School Board what was recommended, which is 37 acres. The Commissioners will retain the 6 acres for the purpose of the Senior Center and have the 4 acres on Main Street down the road.

Mr. Brady noted it will take some time to change the legal description on the paperwork, however when this is done he is going to make a motion to proceed with this, so it is on record. If Mr. Dunlap agrees, there will be a 2-0 vote that this can go to the School Board. Mr. Strickler said they already drafted a purchase agreement. They can change the terms of the purchase agreement to reflect what was said at the Board meeting today. Once they get the new legals from Mr. Tansey, the Commissioners can submit it to their attorneys, which can happen next week. Mr. Tansey said it will not happen quickly at their office, he prefers the School Board hire a private surveyor.

Mr. Brady mentioned he has heard others comment that this is an economic tool and building new schools brings in potential families. While the county has businesses, there can always be more, though the county is short on housing. He stated there are three parts to this deal, first is the sale of 13 acres and the county retaining 6 acres, second is the Main Street School trade and the third part is the Commissioners would like the School Board to not contest and to allow the City of Norwalk to go forward with the Community Reinvestment Area (CRA) Program. This will help them develop economically, so they can bring more people into the schools. It has been the school that has held up the CRA. Mr. Dunlap noted he attended the Huron County Economic Growth Committee meeting with Mayor Light yesterday and many other representatives from the entire county. Mayor Light asked how many of their school districts have CRAs. He confirmed everyone raised their hand except Mayor Light. Mr. Dunlap said Mayor Light told him they currently have 93 buildable lots in Norwalk, that he has no economic tool for incentivizing

people to build and settle here. Mr. Dunlap would like to see the school consider CRA without even hesitation, because they are both economic drivers. Mr. Brady said he understands what CRA's do and they don't see the tax results for a period of time, but ultimately, they do see this going forward. The School Board has continuously said the new school is an economical tool and so is the CRA. He commented if they shut down the other half of the economic tool, they are hampering bringing more students into this district. Mr. Dunlap pointed out other school districts seem to understand this.

Mr. Brady asked if Mr. Doughty and Mr. Babcanec had any comments. Mr. Babcanec said the third part is something new. He cannot speak to the merits one way or the other. They do understand where the Commissioners are coming from and will serve as a conduit.

Mr. Brady said in his opinion if this happens, he hopes the school will be mostly happy with the 17 acres, the tax payers in the county should be mostly happy, because the Senior Center will not be landlocked and the property on Main Street can be future development. Lastly, the city should be happy if they can have the CRA, that helps bring more business and people in. He thanked Mr. Doughty and Mr. Babcanec for coming in, it made a difference.

Harry Brady moved that the Huron County Commissioners sell 13.0112 acres to the Norwalk City School Board for \$30,000 an acre, in addition, trade 4 acres out at Shady Lane for the Main Street School Property as bare ground, buildable lot, and have the Norwalk City School Board sit down with the City of Norwalk to come up with a CRA plan. Tom Dunlap seconded that motion. The roll being called upon its adoption, the vote resulted as follows:

Aye – Harry Brady

Aye – Tom Dunlap

At 10:05 a.m. Commissioner Mesenburg returned to the meeting.

IN THE MATTER OF TRAVEL

Tom Dunlap moved to approve the following travel request this day. 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

Harry Brady, to Upper Sandusky, Ohio for a CEBCO meeting on June 2nd, 2025.

SIGNINGS

Tom Dunlap moved to approve the signing of the Environmental Review Documentation and Certification Form for General Administration, Fair housing and Planning letter for the CHIP grant. Harry Brady seconded that motion. The roll being called upon its adoption, the vote resulted as follows:

Aye – Harry Brady

Aye – Tom Dunlap

Aye – Bradley R. Mesenburg

At 10:10 a.m. Tom Dunlap 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 May 15, 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 10:10 a.m.

Signatures on File