

IN THE MATTER OF AUTHORIZING THE AUGLAIZE COUNTY COMMUNITY IMPROVEMENT CORPORATION TO ACT AS THE AGENT FOR THE COUNTY, PURSUANT TO OHIO LAW, TO SELL CERTAIN PROPERTIES OWNED BY THE COUNTY WITHOUT COMPETITIVE BIDDING.

The Board of County Commissioners of Auglaize County, Ohio met in regular session on the 19th day of September, 2024.

Commissioner Bergman moved the adoption of the following:

RESOLUTION

WHEREAS, Ohio law allows Auglaize County to designate a Community Improvement Corporation (hereinafter CIC) organized under Ohio Revised Code Chapter 1724 as the agency for the industrial, commercial, distribution, and research development of Auglaize County when the County has determined that it is its policy to promote the health, safety, morals, and general welfare of its inhabitants through such a designation; and,

WHEREAS, the Auglaize County CIC is organized under Ohio Revised Code Chapter 1724; and,

WHEREAS, the Auglaize County Commissioners have determined that it is the policy of Auglaize County to promote the health, safety, morals, and general welfare of its inhabitants through the designation of a community improvement corporation as such agency; and,

WHEREAS, the County Commissioners have designated the Auglaize County CIC as an agent for the industrial, commercial, distribution, and research development of Auglaize County through Resolution No. #21-100, enacted on March 9, 2021; and,

WHEREAS, pursuant to Ohio Revised Code Section 1724.10 a County that has taken such action may authorize its CIC to sell or lease lands or interests in lands owned by the political subdivision that it determines are not necessary for its purposes; and,

WHEREAS, such property may only be sold or leased for uses determined by the political subdivision that will promote the welfare of the people of the political subdivision, stabilize the economy, provide employment, and assist in the development of industrial, commercial, distribution, and research activities to the benefit of the people in the political subdivision and will provide opportunities for their gainful employment.

NOW THEREFORE BE IT RESOLVED that the Auglaize County Commissioners find that the following properties, owned by the County, are no longer needed by it as described in these documents which are attached to the resolution; and,

BE IT FURTHER RESOLVED, that the Auglaize County CIC, or its designated representative, has authority to discuss the sale of said properties with interested purchasers; and,

BE IT STILL FURTHER RESOLVED, that upon the receipt by the Auglaize County CIC of an offer to purchase any of the properties listed above that in its opinion will promote the welfare of the people of the political subdivision, stabilize the economy, provide employment, and assist in the development of industrial, commercial, distribution, and research activities to the benefit of the people in the political subdivision and will provide opportunities for their gainful employment, the Auglaize County CIC, through its designated representative, will present that offer to the Board of County Commissioners for its consideration; and,

BE IT STILL FURTHER RESOLVED, that at that time, based upon all the facts and the circumstances of the particular offer to purchase and the recommendation of the Board of the C.I.C., the County Commissioners will consider accepting that offer to purchase or making a counteroffer for the sale of the property.

Commissioner Bambauer seconded the Resolution and upon the roll being called, the vote resulted in the adoption of the Resolution as follows:

Adopted this
19th day of
September, 2024

BOARD OF COUNTY COMMISSIONERS
AUGLAIZE COUNTY, OHIO

Douglas A. Spencer, ya
Douglas A. Spencer

David Bambauer, yes
David Bambauer

John N. Bergman, yes
John N. Bergman

cc: CIC
/ Board of County Commissioners Auglaize

Exhibit “A”

Real Property Legal Description

Being a parcel of land in the Northwest ¼ of Section 20, Town 5 South, Range 6 East, Duchouquet Township, Auglaize County, Ohio and is more particularly described as follows:

Commencing from a railroad spike (found) being the Southwest Corner of the Northwest Quarter of Section 20, and being situated in the intersection of State Route 501 and Infirmary Road (CR 166);

Thence with a bearing of N 00°43'30" E along the West line of the Northwest Quarter of Section 20 and the centerline of SR-501, a distance of 493.13' to a mag nail (found) being the original PLACE OF BEGINNING;

Thence continuing along the West line of the Northwest Quarter of Section 20 and the centerline of SR-501 with a bearing of N 00°43'30" E a distance of 174.07' to a mag nail (set);

Thence S 89°30'33" E a distance of 900.00' to an iron pin (set), passing through an iron pin (set) for reference at a distance of 30' being situated on the East right-of-way line of SR-501;

Thence S 00°43'30" W a distance of 174.07' to an iron pin (set);

Thence N 89°30'33" W a distance of 298.89' to an iron pin (found) being the Northeast corner of Parcel B07-201-001-02 as recorded in O.R. 696, Pg. 737;

Thence N 89°30'33" W a distance of 601.11' to a mag nail (found) situated on the West line of the Northwest Quarter of Section 20 and the centerline of SR-501 and being the original PLACE OF BEGINNING, passing through an iron pin (found) at a distance of 571.11' situated on the East right-of-way line of SR-501;

The above-described parcel contains 3.596 acres, more or less, of which 0.120 acres is existing highway right-of-way. This parcel is subject to a 20' sanitary easement in the Southeast portion of the parcel. The parcel is also subject to any additional legal highways and easements of record at the time of the survey.

This survey includes a part of parcel B07-201-001-00. Previous Deed References Vol. 17, Pg. 6.

The basis of bearing is the West line of the Northwest Quarter of Section 20 as N 00°43'30" E from the Ohio State Plane – North Coordinate System NAD-83.

The above description was prepared by Andrew J. Baumer, P.S. #8820

EXHIBIT A

REAL ESTATE

Being a parcel of land in the NW ¼ of Section 20, Town 5 South, Range 6 East, Duchouquet Township, Auglaize County, Ohio and is more particularly described as follows:

Commencing from a railroad spike (found) being the Northwest corner of the Northwest ¼ of Section 20 and the intersection of State Route 501 and Linzee Road (TR 170);

Thence with a bearing of S0°43'30"W along the West line of the Northwest Quarter of Section 20 and the centerline of State Route 501, a distance of 2172.37 feet to a mag nail (set) and the PLACE OF BEGINNING;

Thence S89°30'33"E a distance of 601.11 feet to an iron pin (set), passing through an iron pin set for reference at 30.00 feet on the East right-of-way line of State Route 501;

Thence S00°43'30"W, a distance of 493.13 feet to a mag nail (set) on the centerline of Infirmiry Road (CR 166), passing through an iron pin set for reference at 468.13 feet on the North right-of-way line of Infirmiry Road (CR 166);

Thence N89°30'33"W, along the East-West Half Section line of Section 20 and being the centerline of Infirmiry Road (CR 166), a distance of 601.11 feet to a railroad spike (found) at the intersection of State Route 501 and Infirmiry Road (CR 166);

Thence N00°43'30"E, along the West line of the Northwest Quarter of Section 20 and the centerline of State Route 501, a distance of 493.13 feet to a mag nail (set) and the original PLACE OF BEGINNING.

The above-described parcel contains 6.806 acres, more or less, of which 0.667 acres is existing highway right-of-way. This parcel is subject to a sanitary easement off the entire South end of the parcel extending from the existing right-of-way line 20.00 feet north. This parcel is also subject to any additional legal highways and easements of record at the time of the survey.

This survey includes a part of parcel number B0720100100. Previous Deed References Vol. 17, Page 6.

The basis of bearing is the West line of the Northwest Quarter of Section 20 as S00°43'30"W from the Ohio State Plan – North Coordinate System NAD-83.

The above description was prepared by Andrew J. Baumer, S.I., under the direct supervision of Douglas P. Reinhart, P.S. #6507

IN THE MATTER OF APPROVING THE PROPOSAL WITH JULIAN & GRUBE FOR PREPARING THE COUNTY'S BASIC FINANCIAL STATEMENTS (BFS) IN COMPLIANCE WITH THE ACCOUNTING PRINCIPLES (GAAP) FOR THE COUNTY AUDITOR'S OFFICE; RATIFYING THE EXECUTION OF SAME.

The Board of County Commissioners of Auglaize County, Ohio met in regular session on the 19th day of September, 2024.

Commissioner Bergman moved the adoption of the following:

RESOLUTION

WHEREAS, County Auditor Linda Bice submitted from Julian & Grube a proposal to assist Auglaize County in (1) preparing the County's basic financial statements (BFS) in compliance with accounting principles generally accepted in the United State of America (GAAP) for a three period of time, starting for the year ending December 31, 2024, including the related notes to the financial statements, and to perform a compilation engagement with respect to those financial statements and (2) assist in preparing the County's Schedule of Expenditures of Federal Awards (the "Federal Schedule") for a three year period of time starting for the year ended December 31, 2024; and,

WHEREAS, the compensation for said three year engagement is \$15,300.00 per year; and,

WHEREAS, the Board was asked to approve and execute the proposal with Julian & Grube as presented as it meets with County Auditor Bice's satisfaction.

THEREFORE BE IT RESOLVED, that the Board of County Commissioners, Auglaize County, Ohio does hereby approve the proposal from Julian & Grube as mentioned above for the County Auditor's office; and,

BE IT FURTHER RESOLVED that the Board ratifies the execution of said proposal.

Commissioner Bambauer seconded the Resolution and upon the roll being called, the vote resulted in the adoption of the Resolution as follows:

Adopted this
19th day of
September, 2024

BOARD OF COUNTY COMMISSIONERS
AUGLAIZE COUNTY, OHIO

Douglas A. Spencer, yes
Douglas A. Spencer

David Bambauer, yes
David Bambauer

John N. Bergman, yes
John N. Bergman

ec: County Auditor

IN THE MATTER OF AUTHORIZING THE REFUND OF AN OVERPAYMENT TO KAREN LINDO FOR THE SANDY BEACH SEWER ACCOUNT.

The Board of Auglaize County Commissioners met in regular session on the 19th day of September, 2024.

Commissioner Bergman moved the adoption of the following:

RESOLUTION

WHEREAS, Auglaize County Andrew Baumer sent correspondence of an overpayment for the Sand Beach Subdivision sewer account for Karen Lindo. The City of St. Marys added Ms. Lindo their sewer billing on December 6, 2021; and,

WHEREAS, Ms. Lindo has overpaid \$905.21 from December 6, 2021 until June 30, 2024.

THEREFORE, BE IT RESOLVED that the Board of County Commissioners, Auglaize County, Ohio, does approve the request for the refund of the overpayment in the amount of \$905.21 be issued to Ms. Karen Lindo out of the Sandy Beach Sewer Fund (122).

Commissioner David Bambara seconded the Resolution and upon the roll being called, the vote resulted in the adoption of the resolution as follows:

Adopted this
19th day of
September, 2024

BOARD OF COUNTY COMMISSIONERS
AUGLAIZE COUNTY, OHIO

Douglas A. Spencer, yes
Douglas A. Spencer

David Bambara, yes
David Bambara

John N. Bergman, yes
John N. Bergman

cc: Auditor
Sanitary Engineer
Karen Lindo

IN THE MATTER OF APPROVING THE ARTICLES OF AGREEMENT WITH JOHN G. CLEMINSHAW, INCORPORATED OF SELECTED PROPERTIES NEW CONSTRUCTION AND MAINTENANCE OF RECORDS FOR AUGLAIZE COUNTY, OHIO FOR 2025 AND 2026 FOR THE COUNTY AUDITOR'S OFFICE; RATIFYING THE EXECUTION OF SAME.

The Board of County Commissioners of Auglaize County, Ohio met in regular session on the 19th day of September, 2024.

Commissioner Bayman moved the adoption of the following:

RESOLUTION

WHEREAS, County Auditor Linda Bice submitted Articles of agreement for the appraisal of selected properties for new construction and maintenance of records for Auglaize County, Ohio for the years of 2025 and 2026. John G. Cleminshaw, Incorporated, an Ohio corporation, hereinafter called the **Company**, hereby proposes to assist the Auglaize County Auditor, hereinafter called the **County Auditor**, in the appraisal and annual maintenance of certain properties to be designated by the County Auditor for the tax years of 2025 and 2026; and,

WHEREAS, the fee to be paid to the Company by the County for performance of the scope of work stated herein shall be \$22,837.00 computed on the basis of completing an estimated 820 parcels, to be selected the Auglaize County Auditor. In the event the parcel count should exceed 820 parcels, the excess parcels shall be completed on the basis of \$27.85 per additional parcel. Should the final parcel count be less than 820, the fee will be reduced by and amount equal to \$27.85 for each parcel less than 820 for year 2025 and 2026.

WHEREAS, the Board was asked to approve and execute the proposal with John G. Cleminshaw, Incorporated as presented as it meets with County Auditor Bice's satisfaction.

THEREFORE BE IT RESOLVED, that the Board of County Commissioners, Auglaize County, Ohio does hereby approve the Articles of Agreement from John G. Cleminshaw as mentioned above for the County Auditor's office; and,

BE IT FURTHER RESOLVED that the Board ratifies the execution of said proposal.

Commissioner Bambauer seconded the Resolution and upon the roll being called, the vote resulted in the adoption of the Resolution as follows:

Adopted this
19th day of
September, 2024

BOARD OF COUNTY COMMISSIONERS
AUGLAIZE COUNTY, OHIO

Douglas A. Spencer, Y
Douglas A. Spencer

David Bambauer, Y
David Bambauer

John N. Bergman, Y
John N. Bergman

/ cc: County Auditor

IN THE MATTER OF AUTHORIZING CONTRACT AMENDMENT NO. 5 TO THE ADMINISTRATIVE CONTRACT WITH KLEINFELDER INC. FOR THE PY2022 COMMUNITY HOUSING IMPACT AND PRESERVATION (CHIP) PROGRAM GRANT; AUTHORIZING THE PRESIDENT OF THE BOARD TO EXECUTE SAID CONTRACT AMENDMENT NO. 5.

The Board of County Commissioners of Auglaize County, Ohio met in regular session on the 19th day of September, 2024.

Commissioner Bergman moved the adoption of the following:

RESOLUTION

WHEREAS, on January 17, 2023, in Resolution #23-033, the Board of County Commissioners executed an administrative contract with Kleinfelder Inc. for services for the County’s PY2022 Community Housing Impact and Preservation (CHIP) Grant at the compensation amount of \$295,500.00 and approved amendment #1 for \$2,971.00 on August 31, 2023, approved amendment #2 for \$500.00 on September 19, 2023, approved amendment #3 for \$1,151.00 on October 12, 2023, and approved amendment #4 for 3,040.00 on July 11, 2024; and,

WHEREAS, Kleinfelder presented to the Board with the contract amendment No.5 which includes the increased soft costs of \$1,416.00; and,

WHEREAS, this contract amendment #5 increases the contract line item for Private Owner Rehabilitation Project Soft Costs for the following project to the allowable / recommended 20% POR projects (“Exceeds” Approved by OCE).

Task 6049 – 102 Guthrie Street Waynesfield, OH of \$13,916.00 (additional \$1,416.00), which increases the contract line item for POR Projects by \$1,416.00 (to be paid from CHIP Grant HOME Private Rehabilitation funds); and,

WHEREAS, the Board of County Commissioners has agreed to this contract amendment #5 increase; and,

WHEREAS, an Administrative contract amendment No. 5 has been prepared by Kleinfelder reflecting above mentioned fee increase; same is to be executed by the President of the Board.

THEREFORE, BE IT RESOLVED that the Board of Commissioners, Auglaize County, Ohio, does hereby approve the contract amendment No. 5 to the administrative contract with Kleinfelder for the PY2022 CHIP Grant; and,

BE IT FURTHER RESOLVED that Douglas A. Spencer, President of the Board, is hereby authorized to execute said contract amendment No. 5 as presented by Kleinfelder Inc., thereby increasing said administrative services fee by \$1,416.00 to a total of \$304,578.00.

Commissioner Bergman seconded the Resolution and upon the roll being called, the vote resulted in the adoption of the Resolution as follows:

Adopted this
19th day
September, 2024

BOARD OF COUNTY COMMISSIONERS
AUGLAIZE COUNTY

Douglas A. Spencer, Yes
Douglas A. Spencer

David Bambauer, Yes
David Bambauer

John N. Bergman, Yes
John N. Bergman

cc: Kleinfelder Inc.



Contract Amendment

PROJECT: *(Name and Address)* **CONTRACT AMENDMENT NUMBER:** **5**
Auglaize County PY2022 CHIP
 Auglaize County Board of Commissioners
 209 South Blackhoof Street, Room 201
 Wapakoneta, OH 45895
DATE: 09/10/2024
PDG PROJECT NUMBER: 20233418.002A

PROJECT MANAGER: GRF
CONTRACT DATE: 01/17/2023

TO CLIENT: *(Name and Address)*
 Ms. Erica Preston, County Administrator
 Auglaize County Board of Commissioners
 209 South Blackhoof Street, Room 201
 Wapakoneta, OH 45895

The Contract is changed as follows:

Due to current economic state and rising costs, ODOT-OCE evaluates project limit increases annually. Published limits for both Project Hard & Soft Costs effective annually for all active program years on the date the memo is issued (ODOD Policy Memo issued April 30, 2024). Currently, project hard costs increased to \$85,000 (Private Rehabilitation) and \$30,000 (Home Repair) with corresponding recommended Soft Cost Averages of 20% and 25%, respectively.

*> This Contract Amendment request is to increase "Soft Costs" for the following projects to the allowable / recommended 20% for Private Owner Rehabilitation projects ("Exceeds" Approved by OCE): **Task 6049 – 102 Guthrie Street, Waynesfield, OH \$13,916 (additional \$1,416).** Total increase for Private Owner Rehabilitation Project Soft Costs included in this contract amendment for the Task listed above is **\$1,416** which increases the contract line item for Private Owner Rehabilitation from \$125,000 to \$129,456 (which includes contract amendment #4 total of \$3,040; and to be paid from CHIP Grant HOME Private Owner Rehabilitation funds as shown on attached approval letter).*

The original Contract Sum: \$295,500
 The net change by previously submitted Contract Amendments: \$7,662
 The Contract Sum prior to this Contract Amendment: \$303,162
 The Contract Sum will be increased by this Amendment in the amount of: \$1,416
 The new Contract Sum including this Contract Amendment: \$304,578
 The Contract Time will be increased by: 0 days

NOT VALID UNTIL SIGNED BY THE ARCHITECT/ENGINEER AND CLIENT

Kleinfelder Inc.
 ARCHITECT/ENGINEER
 1168 North Main Street
 Bowling Green, Ohio 43402
 ADDRESS

Auglaize County Board of Commissioners
 CLIENT
 209 South Blackhoof Street, Room 201
 Wapakoneta, OH 45895
 ADDRESS

Lauren O. Falcone

BY Lauren O. Falcone, AICP, Principal Professional
 DATE 09/10/2024

Spencer

BY Douglas A. Spencer, President, Auglaize County Commissioners
 DATE 9/19/2024

County Commissioners Office
Auglaize County, Ohio
September 19, 2024

NO. #24-476

IN THE MATTER OF AUTHORIZING THE COUNTY AUDITOR TO DRAW WARRANTS FOR THEN AND NOW CERTIFICATE PAYMENTS.

The Board of County Commissioners of Auglaize County, Ohio met in regular session on the 19th day of September, 2024.

Commissioner Bergman moved the adoption of the following:

RESOLUTION

WHEREAS, the practice of using “Then and Now Certificates” has been instituted by the County Auditor.

THEREFORE, BE IT RESOLVED that the Board of County Commissioners, Auglaize County, Ohio, the taxing authority for Auglaize County, having thirty (30) days to approve payment by resolution from receipt of “Then and Now Certificates”, does hereby approve the following:

Check No.	Amount	Vendor
482943	225.00	TREASURER STATE OF OHIO
482945	373.93	ALL SERVICE GLASS
482957	518.56	FIRST NATIONAL BANK
482965	672.68	BARNES & NOBLE EDUCATION, INC.
482984	754.52	CDWG
482998	210.00	EMILY A. GREGG
483023	2,169.99	Kiesler
483057	7,125.00	KLEINFELDER
483062	1,057.83	BRITTANY BONETA
483066	1,986.95	OHIO PHARMACY SERVICES STATE OF OHIO

Commissioner Bambauer seconded the Resolution and upon the roll being called, the vote resulted in the adoption of the Resolution as follows:

Adopted this
19th day
September, 2024

BOARD OF COUNTY COMMISSIONERS
AUGLAIZE COUNTY, OHIO

Douglas A. Spencer, Yes
Douglas A. Spencer

David Bambauer, yes
David Bambauer

John N. Bergman, yes
John N. Bergman

cc: / County Auditor