

County Commissioners' Office
Auglaize County, Ohio
September 25, 2025

NO. #25-496

IN THE MATTER OF AUTHORIZING A HOUSING REPAIR PROJECT UNDER THE C.H.I.P. PROGRAM.

The Board of County Commissioners of Auglaize County, Ohio, met in regular session on the 25th day of September, 2025.

Commissioner Bergman moved the adoption of the following:

RESOLUTION

WHEREAS, the Board of County Commissioners did receive a \$1,000,000.00 grant through the State of Ohio's Office of Community Development - PY2024 Community Housing Impact and Preservation Program and the Auglaize County Commissioners have committed \$136,202.00 from the Program Income Fund for the acquisition & rehabilitation of housing units within the County; and,

WHEREAS, the following home repair project is ready to proceed:

Applicant: Timothy & Jennifer Kirchhofer	508 East Benton St., Wapakoneta, OH 45895
Project Cost: \$7,500.00 (Home Repair)	(CHIP CDBG Funds) B-C-24-1AF-1
Soft Costs: \$4,500.00 (Kleinfelder)	Total Costs: \$12,000.00
Contractor: Huelskamp Drainage & Excavation	

THEREFORE, BE IT RESOLVED that the Board of County Commissioners does hereby authorize the housing project as noted above.

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

Adopted this 25th day
of September, 2025

BOARD OF COUNTY COMMISSIONERS
AUGLAIZE COUNTY, OHIO

David Bambauer, yes
David Bambauer

John N. Bergman, yes
John N. Bergman

Douglas A. Spencer, yes
Douglas A. Spencer

cc: Kleinfelder
BOCC Clerk

IN THE MATTER OF RATIFYING THE EMPLOYMENT OF LIAM FERROGGIARO AS THE SOCIAL SERVICES WORKER II POSITION AT THE AUGLAIZE COUNTY DEPARTMENT OF JOB AND FAMILY SERVICES.

The Board of County Commissioners of Auglaize County, Ohio, met in regular session on the 25th of September, 2025.

Commissioner Bergman moved the adoption of the following:

RESOLUTION

WHEREAS, Julie Gossard, Director of the Auglaize County Department of Job & Family Services, informed the Board that the vacant position of Social Services Worker II position has been posted and interviews conducted. Liam Ferroggiaro has been selected to fill the position; and,

WHEREAS, Director Julie Gossard recommended that Mr. Ferroggiaro to be hired to the position of Social Services Worker II position on September 25, 2025 at the pay rate per hour of \$24.25.

THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Auglaize County, Ohio, does hereby ratify the employment of Liam Ferroggiaro to the position so mentioned above in the Auglaize County Department of Job & Family Services; employment in accordance with the specifications as mentioned above.

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

Adopted this
25th day of
September, 2025

BOARD OF COUNTY COMMISSIONERS
AUGLAIZE COUNTY, OHIO

David Bambauer, yes
David Bambauer

John N. Bergman, yes
John N. Bergman

Douglas A. Spencer, yes
Douglas A. Spencer

cc: Auglaize County Department
of Job & Family Services
✓ Auditor
✓ Liam Ferroggiaro

IN THE MATTER OF APPROVING AND EXECUTING THE AMENDMENT TO THE OPTION AGREEMENT BETWEEN AUGLAIZE COUNTY COMMUNITY IMPROVEMENT CORPORATION, AUGLAIZE COUNTY BOARD OF COMMISSIONERS AND WAPAKONETA HEALTH FACILITIES, LLC FOR PARTS OF PARCEL B0720100100.

The Board of County Commissioners of Auglaize County, Ohio met in regular session on the 25th day of September, 2025.

Commissioner Bergman moved the adoption of the following:

RESOLUTION

WHEREAS, the Board of County Commissioners of Auglaize County, Ohio (the "Board"), did previously appoint the Auglaize County Community Improvement Corporation (the "CIC"), to act as agent for the County as allowed under Chapter 1724 of the Ohio Revised Code; and,

WHEREAS the parties entered into an Option Agreement on or about October 1, 2024 in Resolution #24-496, whereby the Optionor granted to the Optionee a purchase option for what is commonly referred to as the former Auglaize Acres location (the "Agreement"); and,

WHEREAS, an Amendment to the Option Agreement has been presented by Erica Preston as the designated agent of CIC, in regards to amend the Agreement to accommodate a nine (9) month extension for the purchase option provided for under the Agreement. Paragraph 1 of the Agreement is hereby modified to allow the term of purchase option to expire on July 1, 2026; and,

WHEREAS, after review of the Amendment to the Agreement, the Board is in agreement with the CIC that the above goals will be achieved; and,

WHEREAS, the Board finds the Amendment to the Option Agreement to be in order and the said Agreement will be attached hereto.

THEREFORE, BE IT RESOLVED that the Board of Commissioners, Auglaize County, Ohio, does hereby approve the Amendment to the Agreement and does hereby authorizes the execution of said Amendment to the Agreement and any transaction documents related thereto.

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

Adopted this
25th day of
September, 2025

BOARD OF COUNTY COMMISSIONERS
AUGLAIZE COUNTY, OHIO

David Bambauer yes
David Bambauer

John N. Bergman yes
John N. Bergman

Douglas A. Spencer yes
Douglas A. Spencer

cc: County Auditor
County Prosecutor
Wapakoneta Health Facilities, LLC

Amendment to Option Agreement

This Amendment to Option Agreement is entered into as of this 25th day of September, 2025, by and between the Auglaize County Community Improvement Corporation, ("**CIC**"), Auglaize County Board of Commissioners (the "**County**") and, collectively with CIC, the "**Optionor**") and Wapakoneta Health Facilities, LLC (the "**Optionee**").

WHEREAS, the parties entered into an Option Agreement on or about October 1, 2024, whereby the Optionor granted to the Optionee a purchase option for what is commonly referred to as the former Auglaize Acres location (the "**Agreement**"); and

WHEREAS, the parties collectively believe it to be in the best interest of all involved to amend the Agreement to accommodate a nine (9) month extension for the purchase option provided for under the Agreement.

NOW THEREFORE BE IT RESOLVED that the parties agree as follows:

1. Paragraph 1 of the Agreement is hereby modified to allow the term of the purchase option to expire on July 1, 2026.
2. All other terms and conditions of the Agreement are hereby confirmed and ratified and there are no other amendments to the Agreement except as set forth herein.

[Remainder of Page Intentionally Left Blank]

In Witness whereof, the parties have each caused this Amendment to Option Agreement to be executed by their duly authorized officers on or about the date and year first above written.

Auglaize County Community
Improvement Corporation

By: Erica L. Preston
Name: Erica L. Preston
Title: County Administrator,
Agent for CIC

Auglaize County Board of
Commissioners

By: David Gambauer
Name: David Gambauer
Title: President

Wapakoneta Health Facilities, LLC

By: Mark A. White
Name: Mark A. White
Title: President

IN THE MATTER OF AMENDING THE ANNUAL APPROPRIATION AS REQUESTED BY THE AUGLAIZE COUNTY ENGINEER.

The Board of County Commissioners of Auglaize County, Ohio met in regular session on the 25th day of September, 2025.

Commissioner Bergman moved the adoption of the following:

RESOLUTION

WHEREAS, under date of January 2, 2025, the Annual Appropriation for Auglaize County was accepted, having been prepared with the 2025 Annual Amended Official Certificate of Estimated Resources which was given to the Board of County Commissioners by the County Auditor; and,

WHEREAS, County Auditor's Office informed the Board that an amendment was made to the Annual Amended Official Certificate of Estimated Revenue for the Salt Rotary Fund (511) by \$82,718.01; and,

WHEREAS, the Auglaize County Engineer has requested that the Board amend the 2025 Annual Appropriation to reflect the following increase:

Salt Rotary Fund		
511.0511.530300	Salt	\$23,710.16

THEREFORE BE IT RESOLVED that the Board of County Commissioners of Auglaize County, Ohio, does hereby order the 2025 Annual Appropriation Resolution be amended to show the changes as tabulated above.

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

Adopted this
25th day of
September, 2025

BOARD OF COUNTY COMMISSIONERS
AUGLAIZE COUNTY, OHIO

David Bambauer, yes
David Bambauer

John N. Bergman, yes
John N. Bergman

Douglas A. Spencer, Yes
Douglas A. Spencer

cc: ☒ County Auditor
☒ County Administrator
☒ Engineer

County Commissioners' Office
Auglaize County, Ohio
September 25, 2025

NO. #25-500

IN THE MATTER OF AUTHORIZING CHANGE ORDER #1 FOR HOUSING HOME REPAIR FOR JEREMY PIERCEFIELD UNDER THE C.H.I.P. PROGRAM.

The Board of County Commissioners of Auglaize County, Ohio, met in regular session on the 25th day of September, 2025.

Commissioner Bergman moved the adoption of the following:

RESOLUTION

WHEREAS, the Board of County Commissioners did receive a grant through the State of Ohio's Comprehensive Housing Improvement Program for the rehabilitation of housing units within the County; and,

WHEREAS, in Resolution #25-341 dated June 26, 2025, the Board approved home repair to the property of Jeremy Piercefield a cost of \$10,984.00; and,

WHEREAS, Kleinfelder has advised the Board of the need for a change order #1, which is for the following reasons: Change Order #1 – Add items: Add new heat run to addition from furnace. The total cost for Change Order #1 is \$374.00; and,

WHEREAS, the change order #1 will increase the contract for the new cost of \$15,858.00 (including \$4,500 for soft cost).

THEREFORE, BE IT RESOLVED that the Board of County Commissioners does hereby authorize the above noted change order #1 for home repair work for the Jeremy Piercefield's property.

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

Adopted this
25th day of
September, 2025

BOARD OF COUNTY COMMISSIONERS
AUGLAIZE COUNTY, OHIO

David Bambauer, yes
David Bambauer

Douglas A. Spencer, yes
Douglas A. Spencer

John N. Bergman, yes
John N. Bergman

cc: ☒ Kleinfelder
☒ BOCC Clerk

County Commissioners Office
Auglaize County, Ohio
September 25, 2025

NO. #25-501

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 25th day of September, 2025.

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:

<u>Check No.</u>	<u>Amount</u>	<u>Vendor</u>
492584	9976.04	COMPASS MINERALS AMERICA
492605	19663.20	BF&S
492636	19800.00	IRWIN BROTHERS CO, DBA APEX STEEL PIPE

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

Adopted this
25th day
September, 2025

BOARD OF COUNTY COMMISSIONERS
AUGLAIZE COUNTY, OHIO

David Bambauer yes
David Bambauer

John N. Bergman yes
John N. Bergman

Douglas A. Spencer yes
Douglas A. Spencer

✓cc: County Auditor

IN THE MATTER OF AUTHORIZING THE EMPLOYMENT OF BRENDA S. HOLTZAPPLE TO THE POSITION OF BOARD OF COUNTY COMMISSIONERS CLERK.

The Board of County Commissioners of Auglaize County, Ohio met in regular session on the 25th day of September, 2025.

Commissioner Bergman moved the adoption of the following:

RESOLUTION

WHEREAS, with the position of the Clerk of the Board of Auglaize County Commissioners being vacated, effective November 28, 2025, the Board gave advertisement for interested parties for said position; and,

WHEREAS, the Clerk position provides administrative and clerical support to the Board of County Commissioners and County Administrator; and,

WHEREAS, the Commissioners reviewed all resumes as received and performed interviews of selected candidates; and,

WHEREAS, after much deliberation, the Commissioners determined to offer the position of Clerk of the Board to Brenda S. Holtzapple; and,

WHEREAS, Ms. Holtzapple was contacted about filling the Clerk's position and accepted. Her employment to commence upon the successful completion of a s pre-employment background check for the Clerk of the Board of Auglaize County Commissioners with a starting wage of \$1,760.00 bi-weekly.

THEREFORE BE IT RESOLVED, that the Board of County Commissioners, Auglaize County, Ohio, does hereby authorize the employment of Brenda S. Holtzapple as the Clerk of the Board of Auglaize County Commissioners at the bi-weekly rate of \$1,760.00, to commence upon the successful completion of a pre-employment background check.

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

Adopted this
25th day of
September, 2025

BOARD OF COUNTY COMMISSIONERS
AUGLAIZE COUNTY, OHIO

David Bambauer, yes
David Bambauer

John N. Bergman, yes
John N. Bergman

Douglas A. Spencer, yes
Douglas A. Spencer

cc: ✓ Brenda S. Holtzapple
✓ Auditor