

**RESOLUTION NO. 21-00692**

In the matter of approval of prior meeting ) County Commissioners’ Office,  
minutes from the regular session held on ) Wood County, Ohio  
June 3, 2021. ) June 8, 2021

*WHEREAS*, in accordance with §121.22 (“Sunshine Law”), and §305.11, Revised Code of Ohio, “immediately upon the opening of each day’s session of the board of county commissioners, the records of the proceedings of the session of the previous day shall be read by the clerk of the board, or provided to each commissioner in written form, and, if correct, approved and signed by the commissioners”; and

*WHEREAS*, the Board of County Commissioners met in regular session on the 3<sup>rd</sup> day of June 2021 with the following members present: THEODORE H. BOWLUS, CRAIG LAHOTE and DORIS I. HERRINGSHAW; and

*WHEREAS*, the Commissioners’ Agenda for June 3, 2021 was as follows:

*I. 9:24 a.m. -- Reading of minutes from preceding meeting*

Commissioner Herringshaw called the meeting to order and requested reading of the prior meeting minutes. Administrator Andrew Kalmar, Clerk Sandy Long, Wood Haven Administrator Jeff Orlowski, Director of Nursing Darlene Selvey and Administrator-in-Training Kaylee Fleischmann were present.

*II. -- Consider Approval of Resolutions immediately following item I  
See Resolution Listing*

There was one personnel action submitted from Wood Haven to recommend new hire temporary intermittent Receptionist Parker Chafins. Commissioner LaHote moved to approve the resolutions on the attached listing with the exception of resolution 21-00681 (enterprise zone agreement) which will be held until later in the day’s session. Commissioner Bowlus seconded the motion. All voted aye, with Commissioner LaHote abstaining from resolution 21-00679 (prior meeting minutes), and the motion carried.

*III. -- Staff Reports*

Wood Haven Monthly Update (9:28 a.m.) – Mr. Orlowski stated that he has a plan to help prepare for the re-opening of Wood Haven as it was pre-COVID. The plan is 4-tiered with the first to restore the employee experience. This includes retention, recruitment and scheduling. Mr. Orlowski noted that Wood Haven only has a 41% retention rate which is well below the industry standard. Ms. Fleischmann stated there were six STNA’s hired last month, but they still need to hire more registered nurses. She attended a workshop regarding hiring and how to make the process easier when applying online. Ms. Fleischmann noted the current resident census is 76.

Mr. Orlowski stated the next tier is to rebuild census and revenue. He noted the census has been low due to the lack of elective surgeries and COVID restrictions. Wood Haven has closed the COVID unit and can now utilize this area. He anticipates an uptick in elective surgeries. Community Relations Director Chris Stearns will be focusing on marketing and community involvement. Mr. Orlowski stated that initial revenue projections revealed a significant shortfall for the year, but he believes they may be able to close this gap. The third tier is to preserve cash flow. Finance Manager Dan Scherger is focusing on accounts receivable. He has made significant headway on collecting

payment of the largest outstanding account. (Sentinel-Tribune Editor Debbie Rogers entered at 9:45 a.m.) Mr. Orlowski stated the final tier will include empathy training.

Ms. Selvey stated the federal government created six new tags that if found in violation of can result in citations. The biggest one is reporting which she mentioned will change significantly. Reports are due by 11:59 p.m. on Sunday for the preceding week. If the report is submitted after midnight, a citation is issued and a fine of \$1,000 with \$500 added for each day following until the report is submitted. (BG Independent News journalist Jan McLaughlin entered at 9:51 a.m.) An automatic sub-standard F is given for the non-compliance which can result in more fines up to \$10,000 per day. Ms. Selvey stated that four staff members are tasked with making sure the reports have been filed. Wood Haven has chosen to file the report daily rather than weekly. Also, if the deadline is missed the facility automatically drops to a one-star rating. Ms. Selvey noted there have been no changes of the Governor's orders in regard to nursing homes yet. The Commissioners thanked them all for the update. The meeting concluded at 9:57 a.m. Mr. Orlowski, Ms. Selvey and Ms. Fleischmann exited at this time.

Consider Enterprise Zone Agreement among Peloton Interactive, Inc., Troy Township and Wood County (10:00 a.m.) – Wood County Economic Development Executive Director Wade Gottschalk was joined by Brad St. Louis, a representative of Peloton Interactive, Inc. Mr. St. Louis stated that he travelled to many locations to find the best site for the construction of the new Peloton facility. He stated that everything has gone smoothly so far and he is looking forward to this opportunity. Mr. Gottschalk stated the new manufacturing and distribution facility will be one million square feet with an investment of approximately \$400 million, creating 2,174 new jobs. Peloton Interactive, Inc. is requesting a 15 year 100% tax abatement on new real property. Mr. St. Louis stated the ground breaking will be in July or August of this year and intends for the facility to be operational in the first quarter of 2023. Commissioner Bowlus asked if the facility will be strictly manufacturing. Mr. St. Louis stated there will be a very small store within the facility which will be unique to this area. He also stated that the new building will be designed to be very attractive rather than just having a purely industrial look.

Commissioner LaHote moved to approve resolution 21-00681, allowing the 15 year 100% tax abatement for Peloton Interactive, Inc., and Commissioner Bowlus seconded the motion. All voted aye and the motion carried. Mr. St. Louis thanked the Commissioners. The meeting concluded at 10:08 a.m. Mr. Gottschalk, Mr. St. Louis, Ms. Rogers and Mrs. McLaughlin exited at this time.

Mr. Kalmar mentioned that he received an e-mail from First Energy regarding a newly built house on Ottawa Road. The owner of the property claims the neighboring land owner will not allow for utility poles for electric service since he owns the land to the edge of the road. Mr. Kalmar referred the inquiry to Wood County Road Engineer Jason Sisco.

Commissioner Herringshaw moved to recess until 10:30 a.m. and Commissioner Bowlus seconded the motion. All voted aye and the motion carried at 10:12 a.m.

City of Bowling Green Historic Preservation Commission (10:33 a.m.) – Commissioner Herringshaw called the session back to order with Commissioners LaHote and Bowlus, Mr. Kalmar, Ms. Long, Mrs. McLaughlin, and City of Bowling Green Historic Preservation Commission members Wilfred Roudebush, Lester Barber and John Sampen present. Mr. Barber mentioned there are two additional members of the commission and some of the five members own historic homes in Bowling Green. Mr. Sampen stated that on March 15, 2021, the Bowling Green City Council approved an ordinance for historical preservation. Approval from the state and the National Park Service is still pending. The purpose of the commission is to preserve history, allow a connection to the past, and to educate the public about historic designations. Mr. Barber stated the Wood County

courthouse has been placed on the historic register, but the designation provides no legal protection regarding changes to the building or demolition. Mr. Barber mentioned there are 78 Certified Local Government Ordinances in Ohio. All cities in Ohio that have a college or university have had this designation, except for Bowling Green.

Mr. Sampen stated the long-range goal is to preserve the historical district with the hope it becomes a magnet to visitors, businesses and permanent residents. He stated the commission would like this to include the courthouse and jail. Mr. Barber stated the commission would like to be able to list them both as local historic properties and is giving the Commissioners the opportunity to be the first to subscribe to the initiative. Mr. Kalmar gave examples of changes that have been made to the courthouse complex over many years and stated that the exterior of the courthouse has been maintained very well over the past century.

Mr. Barber stated this meeting will be reviewed with the mayor and suggested that a Memorandum of Understanding between the city and county could be considered. Commissioner Bowlus stated this sounds good in theory but is concerned there may be an issue if the Commissioners would want to add or change things on the courthouse. Mr. Barber stated the MOU could be written to be very respectful of the county commissioners as owners of the courthouse. Mr. Barber suggested the Commissioners review the Secretary of Interior standards for this. The Commissioners agreed to allow the commission to draft a MOU. The commission members thanked the Commissioners for their time. The meeting concluded at 11:02 a.m.

*IV. -- Open Forum Citizens Comments/Concerns*

No one from the public was present. Commissioner Herringshaw moved to adjourn and Commissioner Bowlus seconded the motion. All voted aye and the motion carried at 11:02 a.m.

*The Board of County Commissioners will attempt to provide reasonable accommodations for any disabled person. Requests for special accommodations shall be made to the Office of the County Commissioners twenty-four (24) hours prior to the time such accommodations are required; now therefore, be it*

*RESOLVED*, by the Board of County Commissioners of Wood County, Ohio, that the foregoing minutes be and are hereby approved; and be it further

*RESOLVED*, that these proceedings shall be kept on file in the office of the County Commissioners and open at all time to public inspection.

Commissioner Lahote moved and Commissioner Bowlus seconded the approval of the resolution, and the roll being called on its adoption, the vote resulted as follows:

DR. THEODORE H. BOWLUS	<u>yes</u>	<u><i>Theodore H. Bowlus</i></u>
CRAIG LAHOTE	<u>yes</u>	<u><i>Craig Lahote</i></u>
DORIS I. HERRINGSHAW, Ed.D.	<u>yes</u>	<u><i>Doris Herringshaw</i></u>

*Board of County Commissioners,  
Wood County, Ohio*

Attest: *Sandy A. Long*  
Clerk of said Board

Resolution	Date	Description	PO	Cost
21-00679	6/3/2021	APPROVAL OF PRIOR MEETING MINUTES FROM THE REGULAR SESSION HELD ON 6/1/2021		
21-00680	6/3/2021	AUTHORIZE PAYMENT OF VOUCHERS		
21-00681	6/3/2021	AUTHORIZING AN ENTERPRISE ZONE AGREEMENT AMONG PELOTON INTERACTIVE, INC., TROY TOWNSHIP AND WOOD COUNTY, OHIO.		
21-00682	6/3/2021	ADJUSTMENT TO APPROPRIATIONS - VARIOUS FUNDS		
21-00683	6/3/2021	ACKNOWLEDGING ACTION TAKEN BY THE COUNTY ADMINISTRATOR AND INCORPORATING SAID ACTION INTO THE JOURNAL OF PROCEEDINGS TO AUTHORIZE THE PURCHASE OF ORNAMENTAL FENCING, CONDUIT AND LUMBER FOR THE WOOD COUNTY VETERANS MEMORIAL PROJECT.	134774	\$5,486.63
21-00684	6/3/2021	AUTHORIZE VARIOUS PERSONNEL ACTIONS		
21-00685	6/3/2021	AUTHORIZE AMENDMENT TO UNION AGREEMENT AND SALARY INCREASES FOR BARGAINING UNIT EMPLOYEES AT WOOD HAVEN HEALTH CARE		
21-00686	6/3/2021	AUTHORIZE OHIO DEPARTMENT OF REHABILITATION AND CORRECTION SUBSIDY GRANT AGREEMENT FOR COMMUNITY BASED CORRECTIONS PROGRAMS - FOR ADULT PROBATION ELECTRONIC MONITORING PROGRAM.		
21-00687	6/3/2021	AUTHORIZE OHIO DEPARTMENT OF REHABILITATION AND CORRECTION SUBSIDY GRANT AGREEMENT FOR COMMUNITY BASED CORRECTIONS PROGRAMS - FOR ADULT PROBATION INTENSIVE SUPERVISION PROGRAM		
21-00688	6/3/2021	AUTHORIZING PAYMENT OF VISION CLAIMS FROM THE WOOD COUNTY EMPLOYEES' TRUST INSURANCE FUND FOR THE MONTH OF JUNE, 2021.		
21-00689	6/3/2021	AUTHORIZE AGREEMENT WITH WELLPATH, LLC FOR INMATE HEALTH CARE SERVICES AT THE WOOD COUNTY JAIL.		
21-00690	6/3/2021	AUTHORIZE THE EXECUTION OF AMENDMENT NO. 2 TO AGREEMENT OF SUBLEASE FOR JUVENILE DETENTION CENTER (JDC)		
21-00691	6/3/2021	SECOND AMENDMENT TO AGREEMENT OF SUBLEASE WITH DEPARTMENT OF YOUTH SERVICES FOR JUVENILE DETENTION CENTER (JDC)		

