

EC – April 24, 2025

EXECUTIVE COMMITTEE

April 24, 2025

The **Executive Committee** of the Lima-Allen County Regional Planning Commission met in regular session on **Thursday, April 24, 2025, at 4:00 p.m.** in the Commission office located at 130 West North Street, Lima, Ohio.

A quorum being present, Chairperson Doug Post brought the meeting to order at 4:00 p.m. and roll was taken.

1. ROLL CALL

Brad Baxter	Bath Township
Kevin Cox	Perry Township
Howard Elstro	City of Lima
Steve Ewing	Auglaize Township
Doug Post	Amanda Township
Chuck Schierloh	City of Lima
Beth Seibert	Allen County

GUESTS

Dan Dues	Weigandt Development
Dean Kemper	Weigandt Development

STAFF

Adam Haunhorst	Lima-Allen County Regional Planning Commission
Rebecca Phillips	Lima-Allen County Regional Planning Commission
Tonya Dye	Lima-Allen County Regional Planning Commission

2. APPROVAL OF EC AGENDA – April 24, 2025

Motion 38 (04-24-2025) EC

Mr. Cox moved that the agenda be approved as submitted. Seconded by Ms. Seibert; the motion carried.

3. APPROVAL OF EC MINUTES – March 27, 2025

Motion 39 (04-24-2025) EC

Mr. Cox moved that the Executive Committee minutes of March 27, 2025, be approved. Seconded by Ms. Seibert. The motion carried.

4. CORRESPONDENCE

Ms. Phillips stated there was no correspondence this month.

5. FINANCIAL REPORT

Ms. Phillips provided the budget revenue, budget expense, bills to be approved, payroll, and OPERS reports. She stated that the only outstanding membership dues were from the County. Ms. Seibert said there was a resolution done that morning, so that should be resolved shortly. The agency is still working on pulling down ODOT funds. Ms. Kinear continues to work with RTA and strengthen that partnership. We are a quarter of the way through the year. The Bureau of Workers' Compensation payment is listed as a payment and is a high expenditure, but it is usually adjusted later in the year. The final bills for Custom

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Staffing and the Schneider Downs orientation sessions are coming to a close as well. The auditor's fund balance report matches with the agency's reports.

Motion 40 (04-24-2025) EC

Mr. Baxter made the motion to approve the budget revenue, budget expense reports, and payment of the bills, payroll, and OPERS as presented. Seconded by Ms. Seibert; the motion carried.

6. STANDING COMMITTEES

a. Administrative Affairs Committee

The AAC did not meet this month.

b. Community Development Committee

Ms. Phillips stated that the Community Development Committee took a trolley ride provided by ACRTA to tour the Bradfield Community Center to see what was available at their facility.

Motion 41 (04-24-2025) EC

Mr. Ewing made the motion to accept the Committee Report. Seconded by Mr. Baxter; the motion carried.

c. Developmental Controls Committee

Mr. Schierloh stated that the DCC has met since the last meeting with several items on the agenda. The items included rezoning petitions in Shawnee Township, Richland Township, and Amanda Township, which were approved. The Amanda Township rezoning still needed some approvals by the Township, but were being addressed. Richland Township and Perry Township submitted zoning regulation changes, which were approved by the committee. Finally, there was a variance approved for a property in Amanda Township that did not meet the width-to-depth requirements. The variance was approved, and LACRPC will complete the necessary documents for that approval.

Motion 42 (04-24-2025) EC

Mr. Baxter made the motion to accept the Committee Report. Seconded by Mr. Elstro; the motion carried.

d. Transportation Coordinating Committee

The TCC met immediately preceding this meeting with a substantial agenda. ACRTA asked for comments on bus stop sign designs. Ms. Barry had provided a summary of the TIP/STIP Open House and the new interactive elements, focusing on the Project Dashboard and the "Ride the Bus" videos. There were several resolutions approved for the TIP, UPWP, and the Annual Report

Motion 43 (04-24-2025) EC

Mr. Ewing made the motion to accept the Committee Report. Seconded by Mr. Cox; the motion carried.

7. OTHER COMMITTEE REPORTS

The TAC met on Tuesday, with a similar agenda as the TCC. The CAC also met, with a guest speaker from the Newcomers Coalition.

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8. DIRECTOR'S REPORT – STAFF PLANNING REPORT

Ms. Phillips stated that the staff report was included in the packet and was pretty standard. Any questions could be directed to her and she would be happy to answer them, however, she was not going to go into detail as Weigandt Development representatives were present to discuss the façade project.

9. OLD BUSINESS

a. Building Renovations Update

Ms. Phillips introduced Dan Dues and Dean Kemper of Weigandt Development. Mr. Dues went over the proposed price list for the façade renovation. They detailed the progress that had occurred, including a meeting with the City of Lima's Review Board regarding the material that is to be used on the façade. The material, a combination of styrofoam, mesh, and a high-impact finish, was approved and will give the appearance of sandstone blocks. Because of the Styrofoam, there should be some additional insulating properties. The garage door will be done in a factory finish that will match the exterior. It was determined that the façade, conference room, lighting, new flooring, HVAC, and Security system could be done with a budget of \$4564163. The HVAC would be electric rather than gas, as it was more cost-effective to meet the budget requirements. The timeline presented was that everything could be ready in June and would end in the fall, with 4-5 months of construction. New signage would have to be designed still, and would need approval from the City's Review Board.

There were questions about the HVAC centered around the price and efficiency of electric over gas. They said the gas HVAC installation would be around \$150,000, and that would push other upgrades out of the budget. They would, however, get more information to the committee regarding the differences in gas and electric.

It was determined that the Security system could be placed at the bottom of the list of improvements to allow more flexibility in the budget.

The committee did determine that a special session may be called once the information is obtained so that the project may commence as quickly as possible.

10. NEW BUSINESS

a. Website Redevelopment

Ms. Phillips asked the committee to consider allowing her to enter into an agreement to update the agency website. This has been an ongoing discussion, but at present, there is a viable offer from a website provider that works with government agencies, Civicplus, that would be able to provide the services needed to make the site more user-friendly. The current site has had problems with access, and with the new interactive features that are being developed with the Project Dashboard and videos, there is a need to move to a more reliable service. Civicplus provided a quote for \$8500 which is within the budget allowance to create a new website.

Motion 44 (04-22-2025) EC

Ms. Seibert made the motion that the Executive Director be allowed to use \$8500 that is within the budget to engage a website development company to redesign the website. Seconded by Mr. Elstro, the motion carried.

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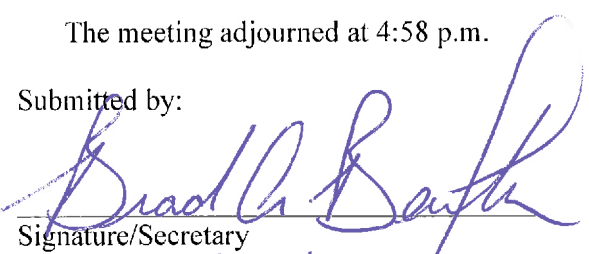
11. ADJOURNMENT

Motion 45 (04-22-2025) EC

Mr. Ewing made the motion that the meeting be adjourned. Seconded by Ms. Seibert, the motion carried.

The meeting adjourned at 4:58 p.m.

Submitted by:


Signature/Secretary

Date:

5/22/2025

Accepted by:


Signature/RPC President

Date:

5/22/25