

February 24, 2022

MINUTES OF FEBRUARY 24th MEETING

Commissioners were all present. Staff recited the pledge at 9:00. Purchase orders and bills were reviewed and signed. Pending issues were discussed with the following resolutions approved and signed:

V107-300 Minutes of February 22, 2022:

1st-Crowe 2nd-Striker Roll call: Striker-yes, Rush-yes, Crowe-yes

V107-301 Reimbursement to Ditch Maintenance

1st-Striker 2nd-Crowe Roll call: Rush-yes, Crowe-yes, Striker-yes

V107-302 Bills

1st-Crowe 2nd-Striker Roll call: Crowe-yes, Striker-yes, Rush-yes

V6-372 Unused Vacation Pay to K. Wallace

1st-Striker 2ndCrowe Roll call: Striker-yes, Crowe-yes, Rush-yes

A public records request will be forwarded to the Prosecutor regarding too broad and vague.

Tiffany Putnam, **Teltron**, phone call due to internet/phones being down. She will come Monday, Feb. 28 and do a walk thru. Meeting today cancelled. Ceiling tile will be replaced at the end to avoid any further damage.

Mark Doll, **CDBG/Regional Planning**, Whitaker Wright, CDBG/ Ohio Consultant.

Commissioners were given an overview of a CHIP complaint. Terms and conditions were reviewed as signed by the homeowner on Dec. 6, 2019. \$46,000 is the max for assistance. Warranty ended with final inspection on 9/20/20 as noted by signatures of both homeowners who then filed a complaint July 13, 2021. One item requested was a new roof that was not included in the contract. The contractor has not been invited back into the home to address complaints. Some of the claims appear to be out of the scope of work and were done between the contractor and homeowner. This project was a Rehab. These programs are audited and monitored. Arrived: Dave Fischer, CDC Consultant, Holbrook Construction who did the Rehab project with the complaints.

Richard and Lisa Allen discussed a complaint with the CDBG CHIP Rehab program project done to their house. The work done was not right, mistakes pointed out and some corrected. From the beginning information was not correct such as amount to repair their home. Contract was to bring home up to living standards. Breakers were to be new and were used. They used one from their son in law. A new countertop was replaced but not new. A very bad experience for them. Contractors would leave for days at a time. She tried to contact Columbus offices but no one was in. Was told a living room carpet could be got if they save money in other areas. She felt the funds saved went elsewhere. Dave Fischer paid for that out of his pocket to be reimbursed from Holbrook. How can this be? She wanted her baseboards replaced but was told she could have a new furnace. He told us \$30,000 was max then \$33,000 my paper said \$46,000. I questioned and he said their monies come from that. I found out that was not so. I never got satisfied answers. No finished paperwork with figures. Waited months. At a point I can't do anymore. Dave wrote us a check for carpet and we signed papers and went on. We had a leak in the bathroom and bedroom. Dave ignored. Ceiling and trim are ruined. I have pictures. (Have email trail of issues) Interaction with Tim Holbrook was not happy. Wonderful program but a bad experience. I don't understand how you put figures on a paper to charge you (x) amount of dollars but not putting that item in your home. I had an electrician check the electric. The box was moved, exposed junction box. I asked for another shower due to size. One window was broken-my son in law put in. No hole cut for dryer vent. Very upset, heartbroken, dissatisfied. When I looked at prices and saw what I was charged, a large amount. What went in the pockets. Needs brought to your attention and addressed. I have pictures if you want to see. Neglect. Flooring came up. Commissioner Crowe-we have copies of documents they work by, all they can do, it is what grants allow by law. A spreadsheet that shows costs related to original work and change order. If something in original contract on bid from contractor-if not right, you need to work with contactor to fix what's not right. If in addition, very in depth and itemized. First item is a new roof which is not included in the

contract. Even if damaged not a warranty item. On-going maintenance item. Hard to get a full grasp if not physically looking at. Work with contractor to get warranty items taken care of. Can't help with things outside of warranty. If not happy you can file a complaint form. Need to put eyes on. Linda-that's fine. I thought Commissioners were over this. You can come out. Didn't know why you didn't. Then told only two would come and maybe an electrician. You can come see in person. I'm upset, not trying to get a new roof but was addressed to him. Water rings, a known problem. I don't know the ins and out I just accept what he told me I don't know. I have a beautiful bathroom despite not having new and was charged for. Neglect. We were told they prioritize. I did call and Holbrook guys came due to window leaking. They're telling me another issue. Had it been addressed, a problem but not done. Appreciative but. If we said anything we got attitude. I wasn't following them around to nit pick but I knew what they were doing. Wanted to make sure it was done right. Windows weren't installed right. Evidence. Commissioner Crowe-whatever was included in the original contract. Dave-windows are fine. All have to be caulked every year. Lisa-different, not matching. We had someone put in. Not efficient. We thought they were replacing them all not a chosen few. Commissioner Crowe we can't second guess. My thought is if they didn't see bad they wouldn't have seen if siding still on. Just a different style doesn't mean it has to be replaced. Warranty items make a list and let the contractor look at. Day to day items beyond scope of the contract. Lisa-so we have a hired person to come out and say what is important and let rest go. Due to neglect it just gets destroyed. Commissioner Crowe-have you done anything to see what the issue is with the roof? Lisa-no I've been waiting on seeing you guys. Neglect of that caused damage to the new that was done. That was an issue. But was blown off. Other things could have been done to address. Dave-such as? Lisa-carpet. Dave you wanted from the get go. Lisa-yes it would be wonderful for me. I don't have the ability to force your hand. My first time. Should have been addressed. You can't erase. I don't care what the contact says. He picked and chose. It didn't matter what I want. He should address the important first. That is what should have been done. By not, the end result is damage. Commissioner Crowe-he follows the guidelines of what you can spend money on. Regardless what we feel is the need. Total amount of \$46,000 in contract? Commissioner Crowe-yes. Soft costs? Whitaker-anything not included in construction. Lisa-when Dave came in he said \$30,000 and contract was \$35,000. What wasn't addressed? Roof? A given. Dave-roof would run around \$8,000. We did 9 rehabs and I only have so much money. In the group of the last 3 and I divey money up. I follow this book. This is how much life left in roof-leave and go on. Lisa-if you have an issue, leave other things out. Dave-like siding? Lisa-you could have said if we do we have to exclude here. You gave me no options. I questioned and you tried to blow off. You don't steal from me if you have so much money. My paper said \$46,000 per household. Dave-up to \$46,000 if needed. They got septic. Lisa-are you not following standard? Dave-I didn't. I should have done a whole repair roof or furnace then the new program. I knew it would come back to haunt me and it has. Not up to code. That is what I am supposed to do. Lisa-my home is not a fictitious thing. Commissioner Crowe-at this point nothing to do with including septic. We can take care of warranty issues. No money available to make changes to do work. Not getting into an argument on what could have been done. Lisa-you have me under a five-year agreement to pay this. Commissioner Crowe-you get with contractor to justify and we will work with you. Lisa-what about two others that would be glad to talk with you about complaints about the lies. Not much being done about me. Your just shoving it under. Commissioner Crowe-not when we say we are going to fix the items not done proper. Not saying what should have been done. Let the program run the way it is set up. Not the answer you want. Nothing else we can do. Lisa-why allowed to do and saying go on to the next and finding no fault? Commissioner Crowe-nothing else to say? Lisa-my contract. Will my big picture window get done? Commissioner Crowe contract rules. Not always to get same size windows. Special order. Lisa-can be done. Is my finished paperwork in here? I never got. Dave-explained paperwork. Lisa-I thought in the contract you could not ask for special favors. Dave wrote me a personal check to pay for carpet, \$1800. Dave-yes he did. Holbrook to Lisa-you extorted me over and over. No carpet whatsoever. Once he gave you the check you signed the paperwork. Richard told the boys to put the breaker box in. I told them to take out. Your son in law wanted back. I took out, this is a pattern. Extortion. Counter top

is brand new-I bought it. Richard-warped. Holbrook-no I cut to make it fit. Lisa-I took pictures. Holbrook-I have pictures. I have never received complaints, one time a text of roof leaking. I sent JB over to check out. You were dammed up. Lisa- I addressed with you (Dave) and you didn't say nothing. Dave-I couldn't tell if new or used. Lisa-did you change the figures? Holbrook-no, I bought new. Lisa to Commissioners-did I ask you for a new roof? Commissioners Crowe-you insinuated you did. Commissioner Rush you did. Commissioner Crowe-until you fix the roof the damage will continue. Lisa-I want you aware it was existing it should have been addressed by this program. We will do because we can do less the cost. Where my thinking went because of what I endured. An existing problem stuck under the rug. I suffer for. Holbrook-we went over contract. Not once did you mention you should have a new roof. Never once. Lisa-I addressed it with Dave. You work under him. Holbrook-I work with contract. You could have said not right. Simple. I bid contractor grade. I told you first meeting. You got what the contract said. Lisa-not my countertop. Discussed water issues with roof dammed up. Lisa showed commissioners pictures. Commissioner Crowe-this is not a cosmetic program. If it works they can't replace. Dave-if functional we leave. Tim Holbrook-Getting material was hard. Beginning of covid. Lisa-I applied for windows. I didn't know about this rehab program. I never thought more about it. Then I got a letter for this project. When Dave come out, I based on what my mom and dad got, he said the cost and I thought maybe I can get a water heater or baseboard heaters replaced. He said what about the furnace. Then he told me this place applies for a full rehab. We can get you this and that. I had no idea it existed. He did a quick walk thru and he and Richard went outside and talked. Next time they discussed it changed, nothing to garage as it is detached. Then things brought to us that I had no idea of the program. I just thought I was getting windows. A blessing. Good in the beginning. I had questions on cost. Then a paper for up to \$46,000 with soft cost. "Where does pay comes from" I questioned. Things happened and created an issue. I still don't know what soft costs are. Mark Doll-adm cost. Not contractor cost-paid out of construction. Lisa-this should have been addressed (roof). I am suffering the results. I have to go with your word it's true. A lie or truth, I believe. I came in to let you know I was charged for things that was not. Not right. Commissioner Crowe-we appreciate you coming in. Don't like complaints but we need to hear. Contact Tim talk with Dave, have them come look at warranty items and take care of. Dave-any other complaints? Mark-no. Lisa-people take you at your word. I know one. If I didn't say anything it would not have been finished. Whitaker-not appropriate to discuss another homeowner. Lisa-I feel I come in to tell you things and you aren't going to say anything to them. You already sat and discussed. Unfair to talk behind my back. None the less I came in and poured my heart to you. You live with it. Money being pocketed. Mr and Mrs Allen left.

Commissioner Rush reviewed the time line on the Allen's Rehab contract and addendum. Soft costs were 12%. Completed package; what is going to happen and the approval. A rehab project. Mark Doll will accompany Dave Fisher and Tim Holbrook when they go to the Allen's home to review warranty items.

Chris Griffith, had quotes for Microsoft O365. They were able to meet the previous price. \$17.75 to \$18.00 each and back up and archiving at \$0.25 less, for a total of \$24.50 each computer. Signed before March 1. No price increase for first year. Chris received approval from Commissioners to move forward. It is an annual subscription March 1 to March 1. CBTS is here. Internet into the building. Five switches up. They may be able to get internet today for wireless access/laptops. Today Windstream (Century Link has an outage) courthouse has no internet and don't plan to get until tomorrow. Everything should be up by Friday on the new network and CBTS should be able to reconfigure remotely. Next will be adding new phones. New switches have not arrived. Monday he will start bringing smaller offices up on the new network. He plans to be here on Monday with Teltron for a walk thru. Chris noted Phase I workmanship looked much better than Phase II. 75% done with Team Viewer and ESET install.

Roll call resulted as follows:

_____, YES/NO
President of the Board-Fred M. Rush

_____, YES/NO
Timothy L. Striker

_____, YES/NO
Roger E. Crowe

Attest _____
Clerk of the Board

CDBG

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