

## Minutes for Tuesday, December 1, 2015

Mr. Jerwers moved to approve the minutes from Friday, November 27, 2015.

Mr. Schroeder seconded the motion.

Vote: Mr. Jerwers yes            Mr. Schroeder yes            Mr. Love yes

Mr. Love moved the adoption of the following Resolution:

**WHEREAS**, The Board of County Commissioners has received a request from Robert Benroth, auditor, to establish a revenue line and an appropriation line for KMLS Farms LLC in Fund 106, Tax Equivalent.

now therefore, be it

**RESOLVED**, The Board of County Commissioners does hereby agree to have the Putnam County Auditor create the following revenue line in Fund 106, Tax Equivalent:

106 KMLS – KMLS Farms LLC

and be it further

**RESOLVED**, The Board of County Commissioners does hereby agree to have the Putnam County Auditor to create the following appropriation line:

106 KMLS – KMLS Farms LLC

Mr. Jerwers seconded the motion

Vote: Mr. Jerwers yes            Mr. Schroeder yes            Mr. Love yes

Comm. Jrl. 108, Page 341

Mr. Love moved the adoption of the following Resolution:

**WHEREAS**, The Board of County Commissioners has received a request from Robert Benroth, auditor, to establish a revenue line and an appropriation line for Bear Creek Farms LLC in Fund 106, Tax Equivalent.

now therefore, be it

**RESOLVED**, The Board of County Commissioners does hereby agree to have the Putnam County Auditor create the following revenue line in Fund 106, Tax Equivalent:

106 NIESE – Bear Creek Farms LLC

and be it further

**RESOLVED**, The Board of County Commissioners does hereby agree to have the Putnam County Auditor to create the following appropriation line:

106 NIESE - Bear Creek Farms LLC

Mr. Schroeder seconded the motion

Vote: Mr. Jerwers yes            Mr. Schroeder yes            Mr. Love yes

Comm. Jrl. 108, Page 342

Mr. Love moved the adoption of the following Resolution:

**WHEREAS**, The Board of County Commissioners has received a request from Robert Benroth, auditor, to establish a revenue line and an appropriation line for Spitnale Pig LTD in Fund 106, Tax Equivalent.

now therefore, be it

**RESOLVED**, The Board of County Commissioners does hereby agree to have the Putnam County Auditor create the following revenue line in Fund 106, Tax Equivalent:

106 SPIT – Spitnale Pig LTD

and be it further

**RESOLVED**, The Board of County Commissioners does hereby agree to have the Putnam County Auditor to create the following appropriation line:

106 SPIT – Spitnale Pig LTD

Mr. Schroeder seconded the motion

Vote: Mr. Jerwers yes      Mr. Schroeder yes      Mr. Love yes

Comm. Jrl. 108, Page 343

Mr. Schroeder moved the adoption of the following Resolution:

**WHEREAS**, The Board of County Commissioners has received a request from Robert Benroth, auditor, to establish a revenue line and an appropriation line for Vennekotter Farms in Fund 106, Tax Equivalent.

now therefore, be it

**RESOLVED**, The Board of County Commissioners does hereby agree to have the Putnam County Auditor create the following revenue line in Fund 106, Tax Equivalent:

106 VENN – Vennekotter Farms

and be it further

**RESOLVED**, The Board of County Commissioners does hereby agree to have the Putnam County Auditor to create the following appropriation line:

106 VENN – Vennekotter Farms

Mr. Love seconded the motion

Vote: Mr. Jerwers yes      Mr. Schroeder yes      Mr. Love yes

Comm. Jrl. 108, Page 344

Mr. Schroeder moved that the following appropriation modification be made for the year ending December 31, 2015.

For Commissioners

From.....1 A 11D, Other Expenses.....to...1 A 42H, Wellness Grant.....\$ 1,400.00

For Common Pleas Court

From...2 B 12D, Other Expenses.....to...2 B 13, Salaries, Jury Comm.....\$ 100.00

Mr. Love seconded the motion

Vote: Mr. Jerwers yes      Mr. Schroeder yes      Mr. Love yes

Comm. Jrl. 108, Page 345

Mr. Jerwers moved the adoption of the following Resolution:

**WHEREAS**, Putnam County has been assigned to the 13<sup>th</sup> District Public Works Integrating Committee by the Ohio General Assembly, which includes the counties of Allen, Auglaize, Hancock, Logan, Mercer, Putnam, Shelby, and Van Wert, and

**WHEREAS**, The Board of County Commissioners of each county is allocated one (1) representative on said district committee, and

**WHEREAS**, The Board of County Commissioners of each county can also appoint an alternate to serve on said district committee (if out representative is unable to attend).

now therefore, be it

**RESOLVED**, The Board does hereby appoint Michael Lenhart to serve as the Board of Putnam County Commissioners' representative, to the 13th District Public Works Issue II Integrating Committee for a three-year term beginning May 1, 2015 and ending April 30, 2018.

And be it further

**RESOLVED**, The Board does hereby appoint Vincent T. Schroeder, to serve as the Board of County Commissioners' alternate representative to the 13th District Ohio Public Works Commission Integrating Committee for a three year term beginning May 1, 2015 and ending April 30, 2018.

Mr. Schroeder seconded the motion

Vote: Mr. Jerwers yes Mr. Schroeder yes Mr. Love yes

Comm. Jrl. 108, Page 346

**Now and Then Purchase Orders.....**

**Board of D/D.....**Purchase order 30241

**Commissioners.....**Purchase order 30190

Mr. Jerwers moved to approve the now and then purchase orders

Mr. Schroeder seconded the motion

Vote: Mr. Jerwers yes Mr. Schroeder yes Mr. Love yes

Exceptions: Mr. Jerwers none Mr. Schroeder none Mr. Love none

Comm. Jrl. 108, Page 347

**Purchase orders and Travel Requests.....**

**Commissioners.....**Ottawa Oil Co., 20-\$100.00 gas cards 2015 wellness incentive, \$2,000.00; Brooky's, 20-\$100.00 gas cards 2015 wellness incentive, \$2,000.00; Sears, upright vacuum for Glandorf Complex \$374.99;

Mr. Love moved to approve the purchase orders and travel requests.

Mr. Schroeder seconded the motion

Vote: Mr. Jerwers yes Mr. Schroeder yes Mr. Love yes

Exceptions: Mr. Jerwers none Mr. Schroeder none Mr. Love none

**8:30 a.m.**

Commissioner Love moved to open the business session.

Commissioner Schroeder seconded the motion.

Vote: Mr. Jerwers absent Mr. Schroeder yes Mr. Love yes

**8:50 a.m.**

Mr. Jerwers arrived

**9:00 a.m. – 10:30 a.m.**

Commissioners Love, Schroeder and Jerwers attended the elected officials meeting hosted by auditor Robert Benroth in the lunch room.

**10:00 a.m.**

Agenda. Present were Commissioners Love, Schroeder and Jerwers; administrator Jack Betscher; clerk Betty Schroeder and Nancy Kline of the Putnam County Sentinel.

**10:15 a.m. – 10:30 a.m.**

Ray Brinkman of home health stopped in to meet with commissioners Love, Schroeder and Jerwers and administrator Jack Betscher said employees will not have a paid lunch anymore because of the liability. Ray said it is an increase in pay for the employees. Will cost \$30,000.00 more Mr. Schroeder said. Tim Schnipke gave him the key for the garage so Home Health can store items in.

**10:30 a.m. - 11:15 a.m.**

Steve Ford of Job & Family Services met with commissioners Love, Schroeder and Jerwers and the administrator Jack Betscher regarding the lease for the new building. Bob Benroth was invited to attend the meeting also. The prosecutor was asked to look into the useful life of the building. Numbers are being awaited from Technicon. State auditor said to negotiate useful life with commissioners and Technicon Design group. Tony said useful life would be 67 years on a new building, an estimate is 50 years on current building with proper maintenance. Most maintenance issues have been taken care of only minor things are left, outside cameras. A split cooling system needs to be in place because server room gets overheated. The Maintenance department will take care of that. No heat is needed in that room at all. Steve asked if the estimate is still \$1.1 for the cost of the building. The costs are expected to go up when all figures are compiled. When the costs are confirmed the lease figures can be finalized. Steve said he is comfortable with 35 years at \$1.1-\$1.2 mill. 58.1% of operational costs (utilities) will be JFS responsibility. It was thought the auditor is thinking 20 years. The dollar figure needs to be confirmed. Steve stated lease amount should be based on useful life of building not costs. Each entity has a different view of the value of a building depreciation wise (contractor, accountant, tax). Bob Benroth and Jeremy Maag joined the meeting. Vince and Steve informed Bob of the estimated useful life would be 50 years and Steve is negotiating 35 years for a lease. JFS will pay for all improvements needed. JFS will not get any additional money for rent. Steve said the children's services fund is \$900,000 and if more children are taken into custody then those funds would be depleted. And any other costs would be on the Commissioners. Jack stated past directors would use Medicare/Medicaid funds to care for the children and use county funds sparingly. This year the children service fund will be used up to \$60,000. It is not forecasted to have fewer children in the system but more in the future. There are exclusive costs that are going to be included with the costs of JFS. Can the depreciation be adjusted on a local level or is it State? Bob said new buildings were 50 years and remodels were 10-15 years for depreciation. Steve said that whatever useful life is decided they will pay the \$1.1/\$1.2 M back, but with a shorter time it will affect their service budget for Children's services. Commissioners can only charge costs. No additional state funding is available. Jack suggested paying some funds upfront to lower the payments. Steve said they are already paying funds for furniture, security system, and other items. They would not have funds upfront. Steve asked if Bob would consider

30 years. Bob will review some other counties and their situations. Steve said a reasonable useful life must be agreed upon per the Audit. A letter from Technicon Design will be received stating their opinion of useful life. When the utility bills are received then an idea of costs will be figured. Steve asked what temperature to set the heat in the old building Vince said 50 degrees. Steve said they are still storing some shred material until January and traded in furniture will be picked up tomorrow. All heating and cooling units are on the roof at the old building. Jack thinks all figures will be received this week. Steve will be out next week. A meeting will be set when all figures are received.

**11:15 a.m. – 12:20 p.m.**

Bob Benroth and Jeremy Maag stayed and discussed the Children's service funds. Bob said there are other accounts that were not mentioned. Jeremy had a list of costs that were already paid that are already deducted from the balances. The costs are based on percentage of use of building. Bob said \$200,000 would not be that large for them to pay up front and take depreciation to 25 years. Steve had stated they were comfortable with a \$3,100 payment. Jeremy said that both sides need to be able to use the "what if" not just the JFS side. The operational costs should take into account the efficiency upgrades that have been done to the building. Will the Commissioners give the funds for any future costs on the budget-salaries, pay raises, when they do not want to pay the costs now? This is a no interest lease. JFS is saving on the interest. The years should be figured first then figure the payment amount. If they could use money from each of their funds toward the down payment it will help lower the payments and possibly years. John suggested a schedule for down payment figures and years of payback, a tiered schedule. If they could come up with a large down payment the lease years would be less. The projection of future directors saying the upgrades are county responsibility. Is the useful life of the building based on actual information or is it a judgement from Technicon. The Auditor said their numbers are based on what other counties have used for rehab/remodel. Jeremy suggested adding a statement in the lease that every three years an additional payment could be made if funds are available, or prepayment. John said this is going to be a precedent on the remodeling of buildings. Everyone is trying to save their own funds and use county funds.

Vince had asked about the change in projected revenue. Why it was more? The casino tax is all projected into general fund instead of being divided into capital improvement now. Interest revenue is up. TIF revenue is up due to more TIFs, Sheriff Prisoner care income is up, \$400,000 advance in, as well as \$400,000 advance out. Jeremy explained the budget figures.

Jack said Amber will be in today to discuss with him the costs of the building.

The budget figures given for the Road 5 case were discussed.

The prosecutor will be writing up the lease for JFS when all figures are received.

**12:20 p.m.**

Mr. Jerwers left for lunch

**12:30 p.m.**

Mr. Love moved to adjourn for lunch

Mr. Schroeder moved to seconded

Vote: Mr. Jerwers absent Mr. Schroeder yes Mr. Love yes

**1:25 p.m.**

Mr. Love moved to resume the business session

Mr. Schroeder moved to seconded

Vote: Mr. Jerwers yes Mr. Schroeder yes Mr. Love yes

**1:45 p.m.**

Amber Palte from Technicon Design Group stopped in to talk to Jack Betscher and Commissioners Love, Schroeder and Jerwers to go over the figures from the building costs. She figured the percentages for the offices that will be occupying the building.

**2:20 p.m. – 3:10 p.m.**

The administrator met with commissioners Love, Schroeder and Jerwers regarding the 2016 budget, Phase 1.

**3:20 p.m.**

Commissioner Love moved to go into executive session to discuss compensation of Commissioners employees.

Commissioner Jerwers seconded the motion.

Vote: Mr. Jerwers yes Mr. Schroeder yes Mr. Love yes

**3:45 p.m.** Mr. Jerwers left

**4:00 p.m.** Mike Klear from Office of Public Safety joined the executive session to discuss a land purchase.

**4:30 p.m.**

Mr. Love moved to come out of executive session.

Mr. Schroeder seconded the motion.

Vote: Mr. Jerwers absent Mr. Schroeder yes Mr. Love yes

**4:30 p.m.**

Mr. Love moved to adjourn

Mr. Schroeder seconded the motion

Vote: Mr. Schroeder yes Mr. Love yes

Mr. Jerwers moved that the minutes/discussion notes be approved as read.

Mr. Schroeder seconded the motion and the roll being called upon its adoption, the vote resulted as follows: Mr. Jerwers yes Mr. Schroeder yes Mr. Love yes