

Minutes for Tuesday, May 12, 2015

Mr. Schroeder moved to approve the following lease agreement.

LEASE AGREEMENT

This agreement made and entered into by and between the County of Putnam (hereinafter referred to as "County" and Sandridge Grain Farms, LLC, hereinafter referred to as "Sandridge". Whereas the County is the owner of certain farmland farmed on a cash rental basis, and whereas Sandridge has submitted the highest and best bid for the lease of the land and desires to farm the same; now therefore, in consideration of the mutual understandings and agreements set forth, the County and Sandridge agree as follows:

The County hereby leases to Sandridge 2.067 acres of deeded land located across from the Putnam County Landfill on Road H-11, Ottawa, Ohio.

This lease is from May 9, 2015, to December 9, 2019. Sandridge has the right to harvest crops in the fall of 2019.

Sandridge agrees to pay the sum of ONE HUNDRED SEVEN DOLLARS AND ZERO CENTS PER ACRE PER YEAR for the lease of the land (\$107.00 x 2.067 acres) equals \$221.16 per year). Total contract price equals One thousand one hundred five dollars and eighty cents (\$1,105.80) payable as follows:

The 2015 payment is due December 1, 2015, (\$221.16) Two hundred twenty-one dollars and sixteen cents.

The 2016 payment is due March 1, 2016, (\$221.16) Two hundred twenty-one dollars and sixteen cents.

The 2017 payment is due March 1, 2017, (\$221.16) Two hundred twenty-one dollars and sixteen cents.

The 2018 payment is due March 1, 2018, (\$221.16) Two hundred twenty-one dollars and sixteen cents.

The 2019 payment is due March 1, 2019, (\$221.16) Two hundred twenty-one dollars and sixteen cents.

Possession of the land is given to Sandridge upon the signing of this contract. It is further agreed that the premises shall be used and occupied in a careful, safe and proper manner by Sandridge; that the premises shall not be underlet, nor shall this lease be assigned without the consent in writing of the County.

That Sandridge will deliver up and surrender to the County the possession of the premises hereby leased at the expiration of the term, in as good condition and repair as the same shall be at the commencement of the term, the natural wear and tear accepted.

The County reserves the right to decrease the amount of acreage at any time during the term of the lease, provided, however, that the rental payments will be adjusted accordingly and subject to the right of tenant to harvest growing crops.

It is further agreed that should at any time the rent be in arrears and unpaid, the County may cancel this lease and enter into possession of the premises; and sue for and recover all the rent due, up to the time of such entry.

This contract is executed in duplicate with each party receiving one and shall be considered an original.

Mr. Jerwers seconded the motion.

Vote: Mr. Love yes Mr. Schroeder yes Mr. Jerwers yes
Comm. Jrl. 107, Pages 199-200

Mr. Love moved to approve the following lease agreement.

LEASE AGREEMENT

This agreement made and entered into by and between the County of Putnam (hereinafter referred to as "County" and Gerald Maag, hereinafter referred to as "Maag". Whereas the County is the owner of certain farmland farmed on a cash rental basis, and whereas Maag has submitted the highest and best bid for the lease of the land and desires to farm the same; now therefore, in consideration of the mutual understandings and agreements set forth, the County and Maag agree as follows:

The County hereby leases to Maag 1.3030 acres of deeded land located at 6146 Road J, Ottawa, Ohio.

This lease is from May 9, 2015, to December 9, 2019. Maag has the right to harvest crops in the fall of 2019.

Maag agrees to pay the sum of SEVENTY-SIX DOLLARS AND SEVENTY-FOUR CENTS PER ACRE PER YEAR for the lease of the land (\$76.74 x 1.3030 acres) equals \$99.99 per year). Total contract price equals four hundred ninety-nine dollars and ninety-five cents (\$499.96) payable as follows:

The 2015 payment is due December 1, 2015, (\$99.96) Ninety-nine dollars and ninety-six cents.

The 2016 payment is due March 1, 2016, (\$99.96) Ninety-nine dollars and ninety-six cents.

The 2017 payment is due March 1, 2017, (\$99.96) Ninety-nine dollars and ninety-six cents.

The 2018 payment is due March 1, 2018, (\$99.96) Ninety-nine dollars and ninety-six cents.

The 2019 payment is due March 1, 2019, (\$99.96) Ninety-nine dollars and ninety-six cents.

Possession of the land is given to Maag upon the signing of this contract. It is further agreed that the premises shall be used and occupied in a careful, safe and proper manner by Maag; that the premises shall not be underlet, nor shall this lease be assigned without the consent in writing of the County.

That Maag will deliver up and surrender to the County the possession of the premises hereby leased at the expiration of the term, in as good condition and repair as the same shall be at the commencement of the term, the natural wear and tear accepted.

The County reserves the right to decrease the amount of acreage at any time during the term of the lease, provided, however, that the rental payments will be adjusted accordingly and subject to the right of tenant to harvest growing crops.

It is further agreed that should at any time the rent be in arrears and unpaid, the County may cancel this lease and enter into possession of the premises; and sue for and recover all the rent due, up to the time of such entry.

This contract is executed in duplicate with each party receiving one and shall be considered an original.

Mr. Jerwers seconded the motion.

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

Comm. Jrl. 107, Page 201-202

Mr. Schroeder moved the adoption of the following Resolution:

WHEREAS, The Putnam County Courthouse has security cameras and panic buttons to assist in protecting the general public and employees who do business in the courthouse.

and

WHEREAS, To better protect the general public and the employees, the courthouse security committee recommended to install eight new cameras and monitoring screens. Said purchase will be paid by a technology/security grant offered by the Supreme Court. If these funds are unavailable, the costs will be paid from the special project fund for the courts.

now therefore, be it

RESOLVED, The Board of County Commissioners does hereby approve IT director Joe Burkhart to assist security officer Harry Berger in efforts to purchase and install the proper number of cameras and monitoring screens in the Clerk of Courts office, and also to purchase at least three additional panic buttons for offices who have submitted a request.

Mr. Love seconded the motion.

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

Comm. Jrl. 107, Page 203

Mr. Jerwers moved the adoption of the following Resolution:

WHEREAS, CCAOSC wishes to continue assisting Ohio counties which are members of the County Commissioners Association of Ohio (CCAO) and which choose to participate either for themselves or on behalf of boards, agencies, districts or other instrumentalities which are affiliated with them in securing competitively priced employment verification services;

and

WHEREAS, CCAOSC wishes to avail itself of the expertise of the Ohio CSEA Directors' Association ("OCDA") in relation to the administration of said agreements;

WHEREAS, ORC Section 9.48(B) is the enabling statute that permits a political subdivision to participate in a joint purchasing program operated by a state association of political subdivisions in which the purchasing political subdivision is eligible for membership;

and

WHEREAS, ORC Section 9.48(C) exempts certain purchases by a political subdivision from competitive bidding through participation in an association program described in ORC Section 9.48(B);

and

WHEREAS, in February 2015 an Agreement was executed by representatives of West Publishing Corporation and by representatives of CCAOSC;

and

WHEREAS, CCAOSC, OCDA and Putnam County Job & Family Services agree that it is necessary and desirable that this Agreement be entered into in order to provide a program that is needed to provide location service(s) at a statewide price.

now therefore, be it;

RESOLVED, The Board of County Commissioners of Putnam County, on behalf of the Putnam County Job and Family Services, hereby enter into the attached CLEAR contract for IV-D location services. The contract shall commence on June 1, 2015 and end May 31, 2016.

Mr. Schroeder seconded the motion.

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

Comm. Jrl. 107, Pages 204-210

Mr. Schroeder moved the adoption of the following Resolution:

WHEREAS, It has been recommended by Technicon Design Group, architects for the renovations at the O-G Road Complex, that the following change order be approved for Kuhlman Builders, Inc:

CHANGE ORDER..G-019

- 1) At door 200-A add drip strip @ head of door and a new threshold to be set in a full bed of silicone caulk.....total \$414.00

CHANGE ORDER..G-020

- 1) Stump removal for unforeseen stump located in landscaping opening at existing patio.....total \$337.00

Original contract price.....\$610,823.00

Prior change orders.....\$

2,642.00

Increase this change order\$ 751.00

Contract price with all change orders.....\$614,216.00

now therefore, be it

RESOLVED, The Board of County Commissioners does hereby approve the above change order as recommended by the architect, Technicon Design Group, Inc.

Mr. Love seconded the motion.

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

Comm. Jrl. 107, Page 211

Mr. Love moved the adoption of the following Resolution:

WHEREAS, It has been recommended by Technicon Design Group, architects for the renovations at the O-G Road Complex, that the following change order be approved for Gast Plumbing & Heating, Inc.:

CHANGE ORDER..M-021

- 1) Supply materials and labor to repair or replace damaged pipe duct work in the attic above Board of Elections office suite. Repair or replace damaged flex duct and repair insulation.
- 2) Supply materials and labor to install (2) new supply grilles to match existing in Corridor 300; remove existing 10" grille, replace flex with hard pipe and tee with 10/8 reducers, insulate and flex to new grilles.

Contract price.....	\$197,558.00
Prior change orders.....	\$ 8,001.03
Contract price (prior to this change order).....	\$205,559.03
This change order.....	\$ 1,175.54
Contract price with all change orders.....	\$206,734.57

now therefore, be it

RESOLVED, The Board of County Commissioners does hereby approve the above change order as recommended by the architect, Technicon Design Group, Inc.

Mr. Jerwers seconded the motion.

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

Comm. Jrl. 107, Page 212

Mr. Jerwers moved the adoption of the following Resolution:

BE IT RESOLVED, By the Board of County Commissioners of Putnam, Ohio, that to provide for the unanticipated revenues for the fiscal year ending December 31, 2015, the following sums be and the same are hereby appropriated for the purpose for which expenditures are to be made during the fiscal year as follows:

Fund 113, PutCo Water/Sewer
 113 TR, Transfer Out.....\$ 4,001.21
 and

BE IT RESOLVED, By the Board of County Commissioners of Putnam, Ohio, that to provide for the unanticipated expenditures of said County during fiscal year ending December 31, 2015, the following sums be and the same are hereby transferred, set aside and appropriated for the purpose for which expenditures are to be made during the fiscal year as follows:

From...Fund 113, PutCo Water/Sewer District (113 TR-Transfer Out).....to....Fund 124, PutCo Water/Sewer Bond Repay (124 TRN-Transfer In).....\$ 4,001.21
 and also

BE IT RESOLVED, By the Board of County Commissioners of Putnam, Ohio, that to provide for the unanticipated revenues for the fiscal year ending December 31, 2015, the following sums be and the same are hereby appropriated for the purpose for which expenditures are to be made during the fiscal year as follows:

Fund 124, PutCo Water Sewer Bond Repay
 124 INT, Interest.....\$ 1,132.02
 124 PRN, Principal.....\$22,869.19

Mr. Schroeder seconded the motion.

Vote: Mr. Jerwers yes Mr. Schroeder yes Mr. Love yes
Comm. Jrl. 107, Page 213

Mr. Love moved that to provide for the unanticipated revenues for the fiscal year ending December 31, 2015, the following sums be and the same are hereby appropriated for the purpose for which expenditures are to be made during the fiscal year as follows:

Fund 008, Capital Improvements
N 1, Contracts/Projects.....\$ 5,190.00
 (O-G Road Complex)

Mr. Schroeder seconded the motion.

Vote: Mr. Jerwers yes Mr. Schroeder yes Mr. Love yes
Comm. Jrl. 107, Page 214

Now and Then Purchase Orders...

Airport Operations.....Purchase order 29069

Landfill Closure/Maint.....Purchase order 29071

Recorder Equipment Fees.Purchase order 28403, 28405, 28406

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. 107, Page 215

Purchase orders and Travel Requests...

Capital Improvements.....Kuhlman Builders, Inc., change order for O-G Rd. Complex, \$751.00; Gast Plumbing & Htg., Inc., change order O-G Rd. Complex \$1,175.54; Window Wear, LLC, 26 solar shades for OG Road Complex \$3,2626.00;

Dog & Kennel....Travel for Mike Schroth to attend NW Ohio Dog Warden meeting May 13 at Lucas County, no cost listed;

Foreclosure.....Henry County Treasurer, mediation fees, \$7,500.00;

Local Emergency Planning Committee.....Putnam County EMA, services supplies to LEPC by EMA, \$8,000.00;

Office of Public Safety.....Blanket PO. For employee uniforms, \$1,500.00; blanket P.O. for credit card fees \$500.00;

PutCo Water/Sewer Bond Repay...The Union Bank, interest due June 1 and Dec. 1 and principal due Dec. 1, \$24,001.21;

Mr. Schroeder moved to approve the purchase orders/travel requests.

Mr. Jerwers 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 yes Mr. Schroeder yes Mr. Love yes

8:30 a.m. – 9:10 a.m.

Dan Imm, landfill closure/maintenance, recycling driver met with commissioner Schroeder and administrator Jack Betscher and Ashley Siefker recycling coordinator, regarding the truck that was damaged in an accident two weeks ago and the leachate pump.

9:10 a.m. – 10:10 a.m.

Kim Diamond and Steve Ford met with commissioners Love, Schroeder and Jerwers; administrator Jack Betscher regarding the CSEA contract for location services. CCAO service Corporation. He said we currently use Lexus Nexus, now it will be less expensive. Steve said they will have two users. The resolution will be on today's agenda. Kim said don't remember seeing a 3-prong plug at the OG Rd. Complex for a clothes dryer. Found the electric guys and asked if it was 220 and he said no 110. Kim said this should not be at our expense, should be on Technicon. Steve said will have to put on a new pigtail. In another issue talked about cleaning at the new building. Mr. Love said we can get our janitorial employee to put together a cleaning cart. Talked about purchasing a vacuum cleaner. They are thinking about purchasing a cleaner from Brown Supply which has a 28" sweeping path. Discussed a cleaning person Steve estimates 20 hours a week to clean their area which is 58% of the building. If the person that is doing it now, can't do it anymore, Steve said they would still go through Callos. Kim and Steve feel the cleaning position will not be full time. Kim said we were awarded the Adult Protective Service grant, Kim said we got \$59,000 to start the program and have RFP on county website, soliciting bidders to assist in promotion and create a volunteer program in the county to help adult victims. Would hire a person to whoever gets the grant.

10:10 a.m.

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

11:05 a.m. – 12:15

Tim Schnipke, head maintenance said ordered filters for all the buildings from Koch Filters and was paid from jail fund, we will have to reimburse them the cost if \$355.54. He said he talked with guys from Ohio Indiana saw rotten areas on Ag Complex roof that we knew were rotten. Tim said contract says \$4.81 for wood and \$7.22 for steel. Will have some of each Tim said. On building facing east, \$450.00 in material from Vetter Lumber. Tim will do this. Tim said metal and spouting will fall off

and Tim and company will install. Regarding the work on the roof, previously repaired Tim said we only have issues when it is cold. Tim said Ohio Indiana Roofing told him there should be a diamond weld on spots when seams come together. He said Carlisle will never warranty the roof when the diamond weld is not there. He said Crime Victim Services trying to get a grant on building improvement, ideas if maintenance do or hire it out. Tim will talk to them. He said he priced fence and the cost is \$200.00 for 50 feet from Glandorf Lumber and \$190.00 for 50 feet. at Straightline. Both 11 gauge Tim said. 3 or 4 sections...Cost of \$775.00. Vince said it will come from fairground's rental fund. 200 feet of fence Tim said. Tim said Rich is getting the old dog warden truck and said we should keep '92 plow on Rich's truck for the fairgrounds. Got a price from 3-M for concrete for last door in the back \$4,950; Schimmoeller Contracting \$3,690; Crime Victim's walk \$1,950; recycling at Ag Complex 26x11, \$2,950; landfill cost 859 sq. ft. 8" deep, \$7,638.00; Talked about getting another quote from Dale's Concrete. One air conditioner out at Annex, will get quote from Wagners. He said Joe Moenter talked to him yesterday about the Annex. Tim told him to look at his supplies in the Ag Complex. Tim told commissioners the brown car has transmission issues. Vehicle is at the Ag Complex. Told Lee Construction leaks in sunroom skylights at the OG Road Complex Said it was the seals in the skylights, Tim said coming out at base. Flash wrong and they will reflash them They do caulking, molding mortar, future use. .need to do something with this building with all the seams in the sandstone. Will get free estimate, has to be done sometime, doesn't have to be done this year. Also have to fix up the Annex sometime. Vince mentioned tearing it down sometime, it is in the flood plain. Perhaps use the old Job & Family Services building for storage. Tim said could have an area at the Ag Complex, it's an option. Getting a quote on the control computer on the jail, might be \$1,800 to update. Commissioners said ok to purchase tin behind the spouting on building at Ag Complex.

12:15

Mr. Love moved to adjourn for lunch

Mr. Schroeder moved to seconded

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

1:00 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

1:00 p.m.

Mr. Love, Schroeder and Jerwers attended the pre-construction hearing concerning the Old St. Rt. 12 bridge. The meeting was held in the assembly room.

2:00 p.m.

Commissioners Love, Schroeder and Jerwers and Cindy Landwehr, Grant Coordinator reviewed the submitted projects for the FY 15 CDBG allocation program. There was a stipulation included with the allocation from the State that Putnam County has to allocate 50% of its RLF balance toward the program as well, since the fund balance is

greater than \$100,000. The current balance in the RLF is \$160,000, whereas \$80,000 must be allocated. The County is still limited to submitting three projects. With this additional allocation amount the balance for projects is now \$145,600. The projects chosen for submission on the FY 2015 application were:

\$35,700 to Village of Continental for Sugar Street Resurfacing,
\$34,000 to Village of Belmore for Town Hall Building Demolition,
\$75,900 to Village of Pandora for Community Center Improvements

All the entities that submitted applications will be notified of the selections.

3:00 p.m. – 3:55 p.m.

Commissioners Love, Schroeder, and Jerwers met with Cindy Landwehr, Grant Coordinator to discuss bid procedures for the jail demolition. The procedures for bidding out the “special items” in the jail were discussed. It was also discussed if the demolition bid should be done as a package including the asbestos removal with the general demo, having the general contractor get the subcontractor for the asbestos removal. Also discussed was letting the general contract have some of the recyclable or salvage items out of the building rather than bidding for removal separately. All of these items must be determined soon so bid advertisements can be prepared. The selection of the new building by the 911 board must be determined soon as well to keep things on track for the project to be complete by the end of the year.

3:40 p.m.

Mr. Jerwers left

4:30 p.m.

Mr. Love moved to adjourn

Mr. Schroeder seconded the motion

Vote: Mr. Jerwers absent 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