

Minutes for Thursday, February 23, 2017

Now and Then Purchase Orders.....

Sheriff.....purchase order 33872

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

Mr. Schroeder seconded the motion

Vote: Mr. Schroeder yes Mr. Lammers yes Mr. Love yes

Exceptions: Mr. Lammers none Mr. Schroeder none Mr. Love none

Comm. Jrl. 110, Page 310

Purchase orders and Travel Requests.....

Engineer.....Travel request for Derek Heitzman to attend the Bridge Inspection Refresher Training in Lima July 12, 2017 with expense of \$60 for registration.

Solid Waste Dist Disp Fees.....Travel request for Alaina Siefker and Jack Betscher to attend the EPA Solid Waste meeting in Columbus on March 13, 2017 no expenses listed.

Travel request for Alaina Siefker and Jack Betscher to attend the EPA regional meeting in Lima on March 16, 2017 no expenses listed.

Mr. Lammers moved to approve the purchase orders and travels requests.

Mr. Schroeder seconded the motion

Vote: Mr. Schroeder yes Mr. Lammers yes Mr. Love yes

Exceptions: Mr. Lammers none Mr. Love none Mr. Schroeder none

Commissioner Schroeder called the meeting to order at 8:25 a.m. with Commissioners Lammers and Love.

Joe Moenter met with Commissioners Schroeder and Lammers at 8:30 a.m. to discuss getting a cell phone for their office to communicate with clients via texts. Joe has talked to Mike Schroth about any deals that are available with Verizon. They could be added to the County's account and pay their share of the bill similarly to the other departments that use it. Joe said it is challenging to get the younger veterans in the office. The younger vets are getting their services through colleges. Mike asked if they have any data on substance abuse with vets. Are there support groups for vet with similar issues that they can talk/relate with. Joe said those people are referred to groups in surrounding counties. There was an instance in the County when a vet was getting tormented at work about being a vet, he has moved employment. Joe said they do work with Job & Family to provide services for veterans.

The business agenda was held at 10:00 a.m. with Commissioners Schroeder, Love and Lammers; Jack Betscher, Administrator; Cindy Landwehr, Clerk and Nancy Kline, Putnam County Sentinel.

Gary Milmine with AEP met with Commissioners Schroeder, Love and Lammers to discuss the purchase of some property from the County. Nancy Kline attended the meeting also. John asked about the intentions for the property. Gary did have a footprint map showing a new substation. Additional land is wanted to create a buffer zone around the station. Gary deals generally with the land purchases, he does not know all the reasoning of relocation of the current Fourth St. substation. Gary has not seen the upgrading plans for any lines running in

and out of the station. Bob Benroth joined the meeting. Gary just does the station purchases, there would be another person to discuss the engineering of the station. Gary made an offer of \$100,000 to the Commissioners and they informed him they would be interested in a higher amount. The Commissioners would like to reserve approx. an acre of land to expand the parking area for the O-G Rd Complex. Gary was asked if AEP would be interested in less than the 5.9 acres, he said no. Commissioner Lammers asked if the area would be used for any storage. Not at this time. No one wants to be a neighbor to the substation but everyone wants to use electricity for lights and TVs. The Commissioners will have to discuss this to get a fair amount for the taxpayers of the county. Mike Lammers asked about the capacity of the current station compared to the new station. Gary did not have any of those statistics but can get those answers. The intent is to replace the substation on Fourth Street to get it out of the flood zone. John asked if there is an alternative site, there is one across the street. And Gary thought that the Commissioners would be easier to deal with. Bob went over some recent commercial sales figures in Putnam County, to show what commercial sites are going for now. The Commissioners have changed their mind on accepting the \$100,000 offer that Gary was given by Jackson Betscher. Gary would like to get a deal made today. The Commissioners recently received the Commercial sale information from the Auditor so they have not had time to discuss other amounts. Gary has reported the \$100,000 to AEP. The Commissioners have decided to go into executive session to hold the discussion.

Mr. Love moved to go into executive session at 10:48 a.m. to discuss the sale of county property.

Mr. Lammers seconded the motion.

Vote: Schroeder yes, Lammers yes, Love yes

Mr. Lammers moved to come out of executive session and go back on the record at 11:03 a.m.

Mr. Love had some points to cover, due to the amount of this transaction it will have to be bid out and the Prosecutor needs to be consulted. The Commissioners would like to see a site plan to see how it will affect the area and the neighborhood. Gary was accepting of the Commissioners process that was presented. The Commissioners will contact Gary with any other questions and concerns. Gary also showed the Commissioners the alternate site being looked at. Gary left the meeting at 11:15 a.m.

Commissioners Schroeder, Love and Lammers; Jack Betscher and Bob Benroth discussed what would be an acceptable base bid for the sale of the property. The other commercial property sales in the County were discussed and the amounts received per acre. The site drawing was reviewed to see how big the actual substation would be compared to the lot. Commissioner Lammers also wants to know the change in the voltage from current substation and the new substation.

Commissioners Schroeder, Love and Lammers adjourned for lunch.

Commissioners Lammers left for lunch at 12:20 p.m.

Commissioners Schroeder and Love left for lunch at 12:25 p.m.

Mike Siefker, Tony Imm, Lisa Schroeder for Tom Maag and David Nuveman, residents; Doug Schroeder and Jason Phillips Village of Ottawa; and Greg Bockrath, Bockrath & Associates met

with Commissioners Schroeder, Love and Lammers and Jack Betscher at 3:00 p.m. to discuss a sanitary sewer line running to the North of Ottawa. Mr. Siefker said there is a group of homeowners that are in favor of this project. Mike Siefker called the EPA for definition of leaking septic system which is anything that discharges water outside the leach bed system. The estimate for this project would be approx. \$400,000, there are 47 homes involved. Greg Bockrath has a proposed project progression, derived from the I-9 project, for the sanitary sewer line. Greg explained that since the area is not part of an incorporated village it would be under the County's jurisdiction. The question of percentage of consent was discussed. Siefker wants to know what percentage of consent is needed. Not participation but consent. Do they need 100% consent to proceed with the project? The properties were looked at to see who would fall in to the 200 ft. rule for 6117 set by the OAC. Greg explained the 200 ft rule and the distance/proximity to the accessible sewer line. A question of the point on property measuring the distance was discussed, was it tap in location or the outlet of the house. Vince said the Health Dept says closet place on the foundation. There was an interpretation given by Gary Lammers about 10 years ago as to the point of destination to use. The interpretation could have changed since then. The ORC and OAC have rules regarding these issues but there is a discrepancy in the interpretation of each the rule and the code. The local Health Dept have the final say so. Mike Siefker asked if it was the road right of way or the sewer line right of way. For a 6119 the 200 ft connection rule is determined by the Health Dept not ORC. Some Counties have the rule of 400 ft. from the existing sewer line, it is all a matter of interpretation. Greg used Nelson Manufacturing as an example. The homeowner (Sutter) that was forced to tap in was against the project until Nelson agreed to pay for the project. Jason brought up the situation of Pohl Rd. which had findings and orders from the EPA. Greg did not do any work on that project. The EPA forced the residents to tap in on that project. Mike Siefker asked about Glandorf were they under findings and orders. Mr. Imm said their area is not under findings and orders they want to change the game and be proactive about it. If this area was under findings and orders it would help this project. The creek running through this neighborhood has been tested by EPA previously and it has been black. There have been instances when a local farmer hauled manure and it ran right through a pond and into the creek.

Mr. Imm said is not a question of need, these people would just like to be proactive about this and fix it before it is a problem. It was asked again if the Commissioners would approve the project if it did not have 100% consent.

Greg stated the steps in the project.

1. Meet with the residents to discuss scope of project and estimated costs.

Would it be similar to Sewer Dist #2 with homeowners association? Would it belong to the homeowners or the County? With a homeowners association the County would not have to own it, and would collect fees for maintenance and repairs. Mr. Imm said the homeowners did not want to own it. Once it is built and if 80% are using and 20% are not, the Commissioners would not assume responsibility. If the Commissioners/County would take the line over then the Health Dept. rules would apply? The 200 ft rule would not apply to a privately held system. The Homeowners Assoc. would need a cost recovery plan if any other residents would want to tap in in the future. Will Ottawa accept the system, yes they have the capacity and if it is up to their standards/specs. Mr. Imm said, the reason for today's meeting is if the Commissioner will take

over ownership after the line is in. The Village of Ottawa will accept the line if it is up to their standards. The homeowners association could construct the line operate the line and keep it or turn it over to the Commissioners and/or then the Village. Again Mike Siefker asked what percentage of consent do they have to have? There are changes coming from EPA. The Health Dept. and the EPA are not working together and no one knows why. The changes are coming. Everyone knows the changes are coming not a matter of if but when. Mike reiterated the definition of a leaking septic system by EPA. Mike also brought up the issues with the western basin of Lake Erie This area does not want to get caught up in the line to Miller City, due to the higher costs. Vince said if a line is run to Miller City it would be pressurized and no one would be forced to tap in to a pressurized line. Greg said it would be a forced main mostly gravity, they will put in private grinder pumps if needed. Do the Commissioners want to own this line after it is done. Vince said no they do not want to be in the sewer business any more than they are now. The area does agree to be annexed. 50% plus 1 agreement is needed to annex. They are not contiguous to the Village. The homeowners in between have not been approached. If annexed they will be charged village rates if not annexed they will be charged county rates. Jack asked who the spokesperson would be, who would the Commissioners contact with any further questions. Greg Bockrath said to have another meeting with the same people here. Jack also said the Commissioners would not be making a decision today. Jason asked about designing the system for the people who want to use it, Greg said they do not want to design it to avoid certain houses. Most of the houses in this area would fall under the 200 ft distance rule. To make the whole project pressurized it would make it more costly, the pumps would have to be replaced every 5 years. Glandorf's system was discussed and the problems that they have to deal with. The problem with grinder pumps is if power is lost, once pit is full there is no more use and no using temporary power. If Miller City runs line to Ottawa will the 100 % participation rule be applied to them. Jack said the Health Dept. would have the authority to enforce people to tap in or not. Greg said in Wood Co, they are forced to tap in , Jack said the people here are different Who would own and line outside corporation limits and would those people outside the limits be forced to tap in? Mike Siefker asked about the line being forced from Miller City to Ottawa. Would it be forced from station to station and then gravity fed or is it forced all the way, that would depend on system design. The Village of Miller City would have to vote in favor for it. The Commissioners would still have responsibility of the project, running a line from Ottawa to Miller City. Jack stated that the onsite Brookhill system could handle the Village of Miller City rather than running a line all the way to Ottawa. Would people be forced to tap in if a private sewer system is installed? Private entities would have to be allowed to install the lines on public property right of ways, which would be under the Commissioners jurisdiction. The Ottawa township trustees were questioned and said it is up to the Commissioners. The project would be designed to Ottawa specs and EPA specs for any future ownership changes that could occur. A problem with a private system the homeowners' assoc. would have to set aside money for repairs and maintenance. The Village's fees also include maintenance It was thought that the private system would have to go to the County first before the Village would accept ownership. Annexation would need 50% plus 1 to go through. Mike Siefker explained a problem that occurred in Hancock County where the properties had to be abandoned due to not being large enough properties for private systems. There have been distressed waterways named in Ohio and portion of Lake Erie. This area drains into Lake Erie. These residents would like the Commissioners to be proactive on this situation. The Commissioners said it is the Health Dept. that would make that decision. Mr. Imm said "the County is the County is the county is the County, whether it is the Commissioners or the Health Dept". The Health Dept is under a

different Board. Would the Commissioners be willing to look at this project? Will this trigger another project so Putnam County will not have findings and orders? Do we wait until this is under findings and orders? There are people who believe this project would benefit other in the future also. Greg said there is a minimum size of a 4" line, minimum gravity line is 8". The lines are generally oversized to prevent problems. John Love asked if these people are willing to fund the project to get it started, yes they are. And once it's operational turn it over to either the County or Village, that is the intention. Greg confirmed there will be a cost recovery plan included and a process to transfer the ownership. Vince reviewed the step in the project item 5, documentation of rates the Village has rates to work from and can provide the outside rate. Rates will include used fee, debt service will be worked in also and maintenance. There are some young homeowners that will have an issue paying for these costs. Greg's rough estimate was \$350,000-\$400,000. Private tap costs would be on top of those costs. Vince said with these projects there will be leaks, infiltration, which there are cost for as well from the Village for treatment. If it is a public system the payments can be assessed on taxes over time if the homeowner cannot pay all at once. Private system does not have to pay prevailing wage, there would be more agreement to give an easement also. Public system must pay prevailing wage and may not get permission for easements due to opposition. Greg said there are other private groups that are talking of doing similar projects. Mike Siefker wants to be ahead of the game when the EPA rules come down regarding the discharging in to Lake Erie.

Mr. Love moved to adjourned for the day at 4:30 p.m.

Mr. Schroeder seconded the motion.

Vote: Schroeder yes, Lammers yes Love yes

Mr. Lammers moved to approve the minutes from Thursday, February 23, 2017.

Mr. Schroeder seconded the motion.

Vote: Mr. Schroeder yes Mr. Lammers yes Mr. Love yes