

Minutes for Tuesday, June 12, 2018

Mr. Love 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, 2018, 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 014, REA
J 6, Other Expenses.....\$ 35,000.00
Mr. Schroeder seconded the motion

Vote: Mr. Love yes Mr. Schroeder yes Mr. Lammers yes
Comm. Jrl. 112, Page 247

Mr. Schroeder 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, 2018, 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:

For Putnam Acres Care Center
7530-0-1, Maintenance & Minor Equip.....\$ 700.18
Mr. Love seconded the motion

Vote: Mr. Love yes Mr. Schroeder yes Mr. Lammers yes
Comm. Jrl. 112, Page 248

Mr. Lammers moved the adoption of the following resolution:

WHEREAS, the Engineer, Michael L. Lenhart, has deemed necessary to advertise for sealed bids for Prestressed Concrete Box Beams for the Road J and Road Z bridge replacement projects;

Now therefore, be it

RESOLVED, The Board of Commissioners will receive sealed bids for Prestressed Concrete Box Beams on Thursday, June 28, 2018 at 11:00 a.m.;

And be it further

RESOLVED, specifications are on file in the Putnam County Engineer's Office and may be obtained by contacting the Engineer's Office between 8:30 a.m. and 4:30 p.m. Monday through Friday, or by logging onto <http://www.putnamcountyohio.gov/ElectedOfficials/Engineer/BidOpportunities.aspx> and downloading the Bid Document. Each bid shall contain the full name and correct address of every person, firm or company interested in the same and should be accompanied by a certified check or cashier's check upon a solvent bank in the amount of ten (10%) percent of the bid, payable to the Board

of County Commissioners, or a bond executed by a surety company authorized to do business in Ohio, for a sum equal to the amount of the bid submitted, as guarantee that, if the bid is accepted, a contract will be entered into and its performance properly secured;

And be it further

RESOLVED, The Board of County Commissioners reserves the right to reject any or all bids submitted.

Mr. Love seconded the motion

Vote: Mr. Love yes Mr. Schroeder yes Mr. Lammers yes
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Now and Then Purchase orders

Putnam Acres.....purchase order 36813

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

Mr. Love seconded the motion.

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

Exceptions: Mr. Love none Mr. Schroeder none Mr. Lammers none
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Purchase orders and travel requests

CDBG.....Purchase order to BYO Recreation for Continental NRG park equipment for \$34955.00.

Dog & KennelTravel request for Mike Schroth to attend the NW Ohio Oh Warden meeting in Wood County no expense listed.

Public Assistance.....Purchase order to Jen & D's Cleaning Service for agency cleaning for \$6582.31. Blanket purchase order to Medicaid transportation for \$10,000,00.

EMS.....Purchase order to Braun Industries Inc for Stryker cot floor plates/install unit 70 for \$500.00. Purchase order to Clemans-Nelson for consulting fees for \$5000.00.

OHTF.....Purchase order to JT Home Services for change order for Puckett for \$300.00.

HOMEPurchase order to JT Home Services for change order for M. Wright for \$2000.00.

Capital Improvement....Purchase order to Bockrath & Assoc for parking lot expansion at O-G Road bldg for \$4900.00.

Solid Waste Dist Disp Fees....Purchase order to Amazon/synchrony for table and case for display board for \$ 100.00. Purchase order to 4 imprint for Fair table cover for \$176.47.

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

Mr. Schroeder seconded the motion.

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

Exceptions: Mr. Love Mr. Schroeder Purchase order 36814 Mr. Lammers Purchase order 36814

Commissioners Schroeder and Lammers feel they need to have another discussion regarding the expanded parking area at the O-G Road Complex.

Commissioner Love called the meeting to order with Commissioners Schroeder and Lammers by reciting the Pledge of Allegiance.

Tim Schnipke stopped in to discuss the rental space available at the Ag Complex and which areas are available for viewing today. Mr. Lammers has been talking to Mr. Al Wilson about renting space and Mr. Carl Brown is also interested in renting additional space. The Commissioners need to confirm if this is all the same space since Mr. Wilson and Mr. Brown are both affiliated with different companies. The Commissioners will call Mr. Brown to confirm what is needed. The rental fee will be proposed to be increased to \$.20 per sq. ft. from \$.10.

The Commissioners had a conference call with Mr. Brown about the rental space. Mr. Lammers asked about increasing the rental rates and Mr. Brown asked about a sprinkler system area. Mr. Love said that is the next step to upgrading the building. Mr. Brown understands the steps in upgrading the building and the Commissioners are working on it. The Commissioners are completely willing to upgrade the building if they know they will have an occupant/renter. The structure of the building with the low ceilings will limit the renters. Mr. Wilson's company is a client of Mr. Brown. Mr. Wilson knows Mr. Lammers and did meet him at the building the previous week to view the current rental space. The Commissioners have been working on upgrading the building and replacing the roof. Mr. Brown said the Ag Complex area does work nicely for storing equipment and things that cannot be stacked. The Commissioners will get back with Mr. Brown after they talk to Mr. Wilson. If the Commissioners can get the increased rent for the space they will consider it. Mr. Love told Tim Schnipke to contact the fire suppression people to see where to start in the buildings.

Administrator discussions with the Commissioners regarding labor and personnel issues with County offices.

Mr. Lammers moved to go into executive session at 9:05 a.m. with Commissioners Love and Schroeder and Jackson Betscher, Administrator to discuss personnel issues and compensation of employees.

Mr. Schroeder seconded the motion.

Vote: Love yes Schroeder yes Lammers yes

Commissioners went back on record at 10:00 a.m. No decisions were made.

The business agenda was held with Commissioners Schroeder, Love and Lammers; Jackson Betscher, Administrator; Cindy Landwehr, Clerk and

Commissioners Schroeder, Love and Lammers met with Al Wilson of Hearthside at the Ag Complex at 10:30 a.m. to view rental space.

Commissioners returned to the office at 11:30 a.m.

The minutes from Thursday June 7, 2018 were reviewed and approved.

Commissioners gave a summarization for the trip to Toledo on Monday June 11. The Judge was made aware of a motion to dismiss filed by the CORSA attorney on Friday June 8, which negated the trip by the Commissioners. No decisions were made.

Mr. Lammers moved to adjourn for lunch at 12:10 p.m.

Mr. Schroeder seconded the motion.

Vote: Love yes Schroeder yes Lammers yes

Commissioners returned from lunch.

Commissioners Schroeder, Love and Lammers met with Dale Arnold from Ohio Farm Bureau at 2:00 p.m. along with Bob Benroth and Greg Luersman to discuss the alternative energy project near Miller City. Mr. Arnold spoke about some other projects that he is working on in Ohio, solar and gas. The solar project in Hardin County is with one landowner who has 1,000 acres. Mr. Arnold also spoke about other interconnection projects in electricity also happening in Ohio. The Ohio Farm Bureau assisted with the lease agreements between the utilities and the landowners. All transmission lines are being upgraded. Along the transmission lines is an option for interconnection points. Mr. Benroth showed an advertisement that is out in farm magazines to lease farm ground. Energy development is growing rapidly. There are at least 32 different companies talking to farmers about lease agreements. The lease company will drive the project toward themselves since they are going out a singing up the farmers prior to the projects. You should always know your business partner from start to finish. The lease companies have an outlay of cash for these agreements. Legal counsel should be reviewing these agreements before they are signed, to determine all stipulations and exit clauses. Mr. Benroth brought up the Iberdrola wind farm that is stalled due to the setback legislation. 50 megawatts is where the process starts. Ohio has legal process that must be followed for any energy projects. Party of first record status is a right that Ohioans have. This right give you more negotiating power. Anything learned from dealing with one energy project can be applied to other projects as well. Putnam County has not had any projects developed. There is a projected solar farm near Miller City that a past CIC director is facilitating and there is concern that the landowners are being rushed to sign. Eminent domain provisions do not apply to energy projects. All the aspects of the standards of the projects are negotiable. The Commissioners are not involved in the solar farm development. Ohio Power Siting Board governs the energy project development. Once the permits are created for the project all public entities will be informed. Once the permits are created any information can be viewed. OPSB is the website that the information can be viewed of anything that has been filed. A step by step process will be shown for application. If the agreements are signed now it will be two years until construction. The lease agreements should be verified as to who is being leased. There are a few speculative cases. The projects may not be approved due to not having the process completed correctly. Ohio Farm Bureau's policy abdicates the process for the landowners. Mr. Arnold shared his contact info with the Commissioners. Mr. Love asked about tax abatement for the projects. Mr. Arnold said only at

federal level. The whole area that is projected for the solar farm is subject to annexation into Miller City, would that leave out the County. For this type of power generation there is PILOT (Payment in Lieu of Taxes). Alternative of renewable energy generation in Ohio a certificate would be granted by Ohio for PILOT program. The County Commissioners would be included in the review process for PILOT. With renewable energy the money stays with the County, in schools, county, township, not with the municipality. The Prosecutor would have to be conferred. The area north of Findlay being developed as an industrial park was discussed as an example. Where the supplier can be chosen. The electric cooperatives are losing out on this business. Taxes are based on the megawatts produced. The production will vary, so capacity factor will be taxed. The tax rate will remain constant no increase or decrease. If this is annexed a CRA cannot be created to exclude the County. The township would lose out on the area also, giving it up for annexation. The County, Township and schools should benefit from these projects. Ohio Farm Bureau will be advocate to work with in these agreements. First responders is another aspects to look at in the area, training that is needed to address the safety needs, the Company should provide. A partnership with the University to provide teaching resources to the local school, investment in education. Conflict resolution process should be another aspect that needs to be provided with the agreements. These should all be stipulations in the agreements. Mr. Arnold is here to help to educate the Commissioners, Township Trustees on these projects. Someone from these projects will have to come to the Commissioners or local government. The companies must follow the stipulations in the process to get the projects approved. Mr. Schroeder asked about the approval of the wind turbine for Whirlpool. Mr. Arnold explained that it is not for public use and the size of the power generated. Energy is a commodity just like corn, wheat & beans, with an off taker (a guaranteed buyer) the deal is made. KMI wanted the windmills to guarantee their energy costs for 30 years. Mr. Lammers said there are instances where there is surplus of energy on the West coast where they are paying to get rid of excess. California is producing solar and wind energy. New natural gas production is not necessarily needed due to the excesses. In 2052 51% percent of energy will come from renewables. Coal and nuclear energy prospects were discussed. Mr. Arnold does respect President Trump based on his economic decisions on energy. Mr. Betscher asked about Marathon still being based in Findlay, Mr. Arnold explained the history and the oil history in Wood County, Ohio and the first off shore oil rig was in Grand Lake St Mary's. The closest natural gas peaking capacity station is in Republic, Ohio. Northwest Ohio could be the center of the energy sources. There are two points both in Ohio where the two main pipelines that serve the country interconnect. There was a Canadian company A & R Canada that has been working to get a transmission line passing through the area and Ohio. Mr. Arnold explained some pipeline replacement projects that are in process. Mr. Benroth asked about the utility tax that is on the pipeline. The Company owning the pipeline is filing BOR on the values of the pipeline requesting the lowering of values. Mr. Arnold said Matt Butler with Ohio Power Signing Board would be another outreach for the commissioners and he gave the commissioners his phone #. Mr. Arnold said all are designed to be upgradable, don't be surprised if 8 or 9 years later that all old panels will be taken off and more efficient ones would be put on. A lot of people are doing pollinator habitats for the ground under them.

Mr. Lammers moved to adjourn for the day at 4:30 p.m.

Mr. Schroeder seconded the motion.

Vote Love yes Schroeder yes Lammers yes

Mr. Lammers moved to approve the minutes as read from Tuesday, June 12, 2018.
Mr. Schroeder seconded the motion.

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