

Minutes, Thursday, August 3, 2023

Mr. Lammers moved the adoption of the following Resolution:

BE IT RESOLVED, By the Board of County Commissioners of Putnam County,
Ohio, that the following appropriation modification be made for the year ending
December 31, 2023.

For County General

From.....14 D 1, Various Settlements.....to 15 A 17A, Contingencies.....\$ 100.00

Mr. Schroeder seconded the motion.

Vote: Mr. Schroeder yes Mr. Lammers yes Mr. Schlumbohm yes
Comm. Jrl. 119, Page 176

Mr. Schroeder moved the adoption of the following Resolution:

WHEREAS, The Putnam County Loss Control Coordinator position was held by
the Commissioners' Clerk, Betty Schroeder.
and

WHEREAS, Betty Schroeder retired as Clerk and Loss Control Coordinator on
December 31, 2015.
and

WHEREAS, The duties of the loss control coordinator have been assumed by
Cindy Landwehr since January 1, 2016.
and

WHEREAS, A resolution formally appointing Cindy Landwehr to said role has
never been compiled.
now therefore, be it

RESOLVED, The Board of County Commissioners does hereby formally appoint
the clerk of the Board of County Commissioners, Cindy Landwehr as the loss control
coordinator for Putnam County.

Mr. Schlumbohm seconded the motion.

Vote: Mr. Schroeder yes Mr. Lammers yes Mr. Schlumbohm yes
Comm. Jrl. 119, Page 177

Mr. Lammers moved the adoption of the following Resolution:

BE IT RESOLVED, By the Board of County Commissioners of Putnam County, Ohio, that the following appropriation modification be made for the year ending December 31, 2023.

Juvenile Court

From...2 C 45, Medical Evaluations...to... 2 C 36D, Juvenile Other Expenses.....\$ 1,500.00

Mr. Schlumbohm seconded the motion.

Vote: Mr. Schroeder yes Mr. Lammers yes Mr. Schlumbohm yes
Comm. Jrl. 119, Page 178

Then/Now Purchase orders

Probate Court.....Purchase order 46380

Juvenile Court.....Purchase order 46379

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

Vote: Mr. Schroeder yes Mr. Lammers yes Mr. Schlumbohm yes
Exceptions: Mr. Schroeder none Mr. Lammers none Mr. Schlumbohm none
Comm. Jrl. 119, Page 179

Purchase orders and travel requests

County General.....Purchase order to Cardmember Services for Identity guard for Auditor for 2023-2024 for \$ 256.79

Juvenile Court.....Travel request for Michael Borer to attend the Make the Grade luncheon meeting on August 2, 2023 with expenses meals totaling \$ 200.00.

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

Mr. Schlumbohm seconded the motion.

Vote: Mr. Schroeder yes Mr. Lammers yes Mr. Schlumbohm yes
Exceptions: Mr. Schroeder none Mr. Lammers none Mr. Schlumbohm none

Nolan stopped in to talk to Commissioners Schroeder and Lammers about the proposed changes to the solar rules and he stated it would eliminate the need for the company to go to the Power Siting Board and pay the lower fee. He also proposed rescinding the AEZ. The Commissioners will have to decide what to do.

Joe Burkhart met with Commissioners Schroeder, Schlumbohm and Lammers to discuss cybersecurity for the county. Joe said the antivirus is due this year and not next year like he was thinking. He has prices for renewals and different terms. Money will have to be appropriated for this expense since it was not expected this year. Joe also brought up multi-factor authentication, which he would like to implement for added security, which CORSA is recommending. Joe explained what multi-factor authentication is, using a PIN number to log in. This will be included in the budget for next year. There will be increased revenue next year due to the real estate revaluation.

Commissioners Schroeder Schlumbohm and Lammers held a discussion regarding solar farms and HB 501. This is limiting under 50 megawatt facilities. The Commissioners are still seeking legal counsel, as to whether the Commissioners can do it can be done on the township level. CCAO has been contacted for guidance on this matter. This seems to be something new for the Commissioners' to do. Townships have done it through zoning. Nolan Croy, Planning Commission is here today to give input. Most are against the facilities unless it is someone who would benefit from it. The Commissioners are researching to make an informed decision. Commissioner Lammers read a passage from the information received regarding the regulations. The process will be reviewed. The Miller City substation was not designed to be larger. It was reviewed after progress to see that expansion was possible. The interconnect substation would be able to handle the increase from the expansion. Some other counties have not made the decision to limit the 50 & under facilities as of yet. There are new projects and all the results from them are not known yet. After the current project is finished it will be viewed to see what the perspective is. The Commissioners do not want to tell the farmers what to do with their properties but the neighbors do need to be take in to consideration. Adrian Schroeder asked if no restrictions are in place what is stopping larger companies coming and putting in numerous small facilities, do the Commissioners have any authority to stop it if they see that happening. The decision must be consistent and fair for everyone. Mark Snyder asked about a limit to under 20 megawatts, that has not happened yet. Sam Knueven asked about the process and if the final is the decision would be up to the townships. She asked for better communication with the public on the effects to the local economy. There is a loss somewhere where money will be pulled from one entity to go to another. The restrictions and rules must be considerate of all property owners including the neighbors. The transfer should not have been private it should have gone through the CIC for more public transparency. Infringement is up to interpretation. The facilities are available to be put on agricultural land and not commercial so the zoning rules will be reviewed. The Commissioners asked Jeff what the generation of taxes would be if the AEZ would not be applied. The rates would be higher up to a third above the AEZ payments from the energy company. Without the AEZ it would be less likely that the facility would be built. James Frey of Continental informed everyone he was notified that Blue Harvest is planning an expansion also which will be up and running by 2024. There was no public knowledge regarding the Blue Harvest project coming prior to construction. The residents are concerned about having a Chinese company having control of their local ground. The materials in the solar panels are made and harvested in China where those locations have people getting sick from the exposure to the materials within the panels. The screening has not been put in place for the Continental project. EDP is the parent company for Blue Harvest from Portugal with Chinese primary holdings. China is buying up land near the military bases in the US. Mr. Frey does not want it next to his house, it infringes upon his property and his family's health. If the facility is within the corporation limits the village is the decider. Will the Commissioners make the public known of the projects that are presented to them. The way to inform the public was brought up, people don't buy newspapers anymore so Facebook may be best choice for notice. Jeff confirmed the materials in the solar panels, they are majority glass and sand with some cadmium. The panels have been

purchased for the Powell Creek project, they are being manufactured in southeast Asia currently. Jeff also said they have rules about slave labor in manufacturing of the panels. The Commissioners asked about sharing the information on the specific model of the panels that will be used. The minerals that are in the panels are concerning, those minerals are mined in China by women and children. The panels are not manufactured by slave labor but there is slave labor involved in the mining of minerals. Jim Thompson asked about requesting the TCLP EPA report on the panels to view what materials are used for them. The anti-glare film is to keep the radiation from leaking out of the panels. He recommended asking about the coating for the panels also, to relieve some of the concerns regarding the materials used. The Ohio Dept. of Health has information on the materials also.

Commissioners Schroeder, Schlumbohm and Lammers held a discussion to review the MOU from the Sheriff's Union which was presented as a result of the meeting with the Sheriff Siefker, Brad Nelson, Brandi Anspach and Staci Schroeder regarding employee compensation. They were instructed to negotiate with the union and have also submitted an addendum to their budget submitted for next year.

Commissioners shared the discussion from the trustee meeting on Monday evening. There was general discussion with the townships regarding opinion on solar facilities below 50 megawatts. Some of the trustees are waiting on the Commissioners to make a decision, other are no votes and some said 5-6 acres. They do not want to infringes on the rights of the landowners/farmers. No one said absolutely no restrictions. One trustee was in favor due to receiving a benefit from the project.

The business agenda was held with Commissioners Schroeder, Schlumbohm and Lammers and Cindy Landwehr, Clerk.

The minutes from Tuesday August 1, 2023 were reviewed and approved.

Tim Schnipke met with Commissioners Schroeder, Schlumbohm and Lammers regarding the storm damage to county properties. Commissioners Schroeder asked about the Hearthside leaving the door open when they leave for the evening. Tim explained when they leave, they leave the doors open and lights on. The other renters are good with closing things up when they leave for the evening, Hearthside is not.

Tim presented the storm damages from the weekend, there were building damages at the O-G road building, a tree down at the courthouse, the dumpster was blown into the back of the truck sitting in the parking lot, sewer dist #2 pump was struck by lightning, the annex lost some shingles, and the grandstand at the fairgrounds had a portion of roof blow off. Tim showed pictures of the damages for the Commissioners to view.

There are estimates for repairing the truck. The grandstand will have to be reviewed by Rob for coverage since it is under construction. The pump station which was struck by lightning, it hit the controls. Kahle Electronics for repairs. Kahle will do some improvements to prevent this from happening again to take the pump down.

Tim also talked about the trench drain for the grandstand he had estimate from the contractor. Tim brought the drawings to view. Muhlenkamp will complete the installation of the trench drain with a new estimate for the work. This drainage process will service the grandstand better than the previous design presented. This will be a savings to the project. There are more supports under grandstand that should be reinforced. These posts can be swapped for the ones in the vendor area that do not need to be replaced

but are in the specs. A new footer is needed in the front of the grandstand also. It was asked when the beam materials were changed from oak to pressure treated pine. The pine is bowed but will be used in shorter pieces. The sewer line coming out of the event center will run straight west. They will tap in the Dog shelter building to the same line, a man hole is needed for the line. The fairgrounds office building sewer line ties in straight to the street. The sewer line location from the restroom by the Pandora tent is not known, Tim will do some testing to find the location of that line.

Rob Fawcett of UIS Insurance and Ali Redmond of CORSA met with Commissioners Schroeder, Schlumbohm and Lammers to present the building appraisals that were done. Bob Benroth and Time Schnipke sat in on the meeting. Ali presented the building appraisals that were done this year. The cycle of appraisals is every four years. The appraisal was submitted in paper and digital form. This is a replacement appraisal. It is a replacement appraisal except for the courthouse. The courthouse is reproduction. The Commissioners are going to keep it the same, with replacement while the courthouse is reproduction. The values have increased, so the premium has increased by \$7,800 which would be a 10% increase. There are other factors that affect the premium amounts. The previous year premium was approx. \$199,000. All the properties over \$100,000 are appraised under that amount are trended. Overall Putnam County's losses are good even including the claims from this past weekend storm. This is an included service for the county. The Commissioners do not want to see an increase again in the future if possible. The economy and inflation were discussed and its effect on the insurance industry. CRL and Marsh are the levels above CORSA for coverage for insuring the large amounts. The Commissioners are happy with the rates since other counties did get larger increases in their premium coverage approximating \$100M in property.

The Commissioners asked Rob about the storm damages. He has been collecting the information for the claims. The truck estimates have been received. The roof at the grandstand was discussed and if the contractor had it secured sufficiently. The work on the roof was reviewed and new materials that were being replaced will not be paid by insurance just the material that was not intended to be moved will be covered. An estimate from the contractor will be submitted. The remaining estimates are being collected. The damages to the sewer pump were discussed as to the timing of the damages. Tim will collect estimates for the repairs to the other buildings as well. The grandstand roof, the decking and the sheeting, and what will be included in the insurance estimate. No other damages have been discovered. The employee wages from cleanup can be included with the estimates for the insurance claim.

Bob Benroth informed the Commissioners that a letter will be going out to the landowners of the county to inform them of the changing coming in the land values. The Commissioners asked about a contact for AEZ questions at the state level. Bob suggested they call Dale Arnold with Farm Bureau. Bob also suggested contacting Hardin County Commissioners and Auditor. There have been questions and arguments that the solar facilities do lower the property value of neighboring properties.

Tim Schnipke presented a change order from Helms Construction for the new event center with a cost increase of \$ 40,122.22 which includes the removing and capping the tiles founds under the old buildings and tying in the storm drain and adding a manhole. The Commissioners are in agreement to approve the change order. Tim also presented

a change order from Muhlenkamp for upgraded storm drainage for the grandstand. The Commissioners were in agreement to approve that change order as well.

The Commissioners, Tim and Bob went to view the Municipal court room to view the proposed changes from Judge Niese.

Commissioners Schroeder and Lammers called John Leutz regarding terminating the AEZ and what the benefits would be from the termination. John will have to do some research to get an answer.

Mr. Lammers moved to adjourn for the day.

Mr. Schroeder seconded the motion.

Vote: Schroeder yes Lammers yes Schlumbohm absent

Mr. Lammers moved to approve the minutes as read from Thursday August 3, 2023.

Mr. Schlumbohm seconded the motion.

Vote: Mr. Schroeder yes Mr. Lammers yes Mr. Schlumbohm yes