

Minutes, Tuesday August 23, 2022

Mr. Schlumbohm 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, 2022.

For Treasurer...

From....1 C 4, Equipment/Maintenance.....to...1 C 3, Supplies, Treasurer.....\$ 1,000.00

Mr. Lammers seconded the motion

Vote: Mr. Lammers yes Mr. Schlumbohm yes Mr. Schroeder yes
Comm. Jrl. 118, Page 25

Mr. Schlumbohm moved to approve signing the Child Support IV-D Contract totaling \$ 25,189.79 starting July 1, 2022 through June 30, 2023 allowing reimbursement to the Prosecutor for Child Support services.

Mr. Lammers seconded the motion

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

Mr. Schroeder moved the adoption of the following Resolution:

WHEREAS, On August 16, 2022 the bid opening for the lease of 2.067 acres of farm land located across the road from the closed Putnam County Landfill on Road H-11, Ottawa.

and

WHEREAS, The following bid was received for the lease of 2.067 acres located across from the closed Putnam County Landfill in Ottawa Township.

Bidder.....Sandridge Grain Farms, LLC., Brent Leopold, 10921 St. Rt. 15,
Ottawa, Ohio 45875

Bid deposit.....Cashier's check for \$

Bid amount.....\$ 75.00 per acre....total bid for 3 year contract is \$ 465.08

now therefore, be it

RESOLVED, After a review of the bid, the Board of County Commissioners does hereby award the bid for the lease of 2.067 acres to Sandridge Grain Farms, LLC, Brent Leopold, 10921 St. Rt. 15, Ottawa, Ohio 45875.

Mr. Lammers seconded the motion

Vote: Mr. Lammers yes
Comm. Jrl. 118, Page 26

Mr. Schlumbohm yes

Mr. Schroeder yes

Mr. Schlumbohm 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 December 3, 2022, to December 2, 2025. Sandridge has the right to harvest crops in the fall of 2025.

Sandridge agrees to pay the sum of SEVENTY-FIVE DOLLARS AND ZERO CENTS PER ACRE PER YEAR for the lease of the land (\$75.00 x 2.067 acres) equals \$155.03 per year). Total contract price equals Four hundred sixty-five dollars and nine cents (\$465.09) payable as follows:

The 2023 payment is due March 1, 2023, (\$155.03) One hundred Fifty-five dollars and three cents.

The 2024 payment is due March 1, 2024, (\$155.03) One hundred Fifty-five dollars and three cents.

The 2025 payment is due March 1, 2025, (\$155.03) One hundred Fifty-five dollars and three 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. Lammers seconded the motion

Vote: Mr. Lammers yes Mr. Schlumbohm yes Mr. Schroeder yes
Comm. Jrl. 118, Page 27-28

Mr. Schlumbohm moved the adoption of the following Resolution:

WHEREAS, An appropriation line is needed to record the expenses of EPA grant funds for the County's recycling program.

and

WHEREAS, Line item "33RLG3" Glass Grant" in Fund 033, Recycle Grant-ODNR can be renamed to Recycle Grant

now therefore, be it

RESOLVED, The Board of County Commissioners does hereby request the Putnam County Auditor to change the revenue line item as follows:

From....33 RLG3, Glass Grant...to.... 33 RLG3, Recycle Grant

Mr. Lammers seconded the motion

Vote: Mr. Lammers yes Mr. Schlumbohm yes Mr. Schroeder yes
Comm. Jrl. 118, Page 29

Mr. Lammers 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, 2022, 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 033, Recycle Grant-ODNR

33 RLG 3, Recycle Grant.....\$ 285,000.00

Mr. Schlumbohm seconded the motion

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

Comm. Jrl. 118, Page 30

Mr. Schlumbohm 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, 2022, 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 016, Ditch Maintenance

R 5, Ditch Maintenance.....\$ 13,000.00

Mr. Schroeder seconded the motion

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

Comm. Jrl. 118, Page 31

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, 2022, 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 016, Ditch Maintenance

R 6, Advance Out.....\$ 37,000.00

BE IT RESOLVED, That per the request of The Board of County Commissioners for the purpose of the County General Fund the following advance of funds is authorized by the Board of County Commissioners:

FROM

TO

AMOUNT

that to provide for the unanticipated revenues for the fiscal year ending December 31, 2022, 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 001 County General

15 A 15A, Advances Out....\$ 2,000.00

and also

BE IT RESOLVED, That per the request of The Board of County Commissioners for the purpose of the General Ditch Fund the following advance of funds is authorized by the Board of County Commissioners:

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
15 A 15A, Advance Out	Q 40, Advance In	\$ 2,000.00

Mr. Schroeder seconded the motion

Vote: Mr. Lammers yes Mr. Schlumbohm yes Mr. Schroeder yes
Comm. Jrl. 118, Page 34

Mr. Lammers moved the adoption of the following Resolution:

WHEREAS, August 16, 2022 was the date set for the opening of sealed bids for the lease of 1.3030 acres of farm land located at 6146 Road J, Ottawa.

and

WHEREAS, The following bids were received for the lease of 1.3030 acres located across from the Putnam County Airport in Blanchard Township:

Bidder.....Doug Kimmet, 163 Bismarck Dr, Ottawa, 45875

Bid Deposit.....no deposit

Bid Amount.....\$ 326.00 per acre

Bidder.....Bryan Maag, 211 Easthaven, Ottawa, OH 45875

Bid deposit.....Cashier's check for \$74.10

Bid amount.....\$189.56 per acre....total bid for 3 year contract is \$741.00

now therefore, be it

RESOLVED, after review of the bids the Board of County Commissioners hereby award the bid for the lease of 1.303 acres of farmland located at 6146 Rd. J, Ottawa to Bryan Maag, 211 Easthaven Dr., Ottawa, OH 45875.

Mr. Schroeder seconded the motion

Vote: Mr. Lammers yes Mr. Schlumbohm yes Mr. Schroeder yes
Comm. Jrl. 118, Page 35

Mr. Schlumbohm moved to approve the following lease agreement:

This agreement made and entered into by and between the Putnam County Board of Commissioners (hereinafter referred to as "County" and Bryan 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 1.303 acres of deed land, more or less located at 6146 Road J, Ottawa, in Blanchard Township, Putnam County, Ohio.

This lease is for a three (3) year period, December 3, 2022 to December 2, 2025. Maag has the right to harvest crops in the fall of 2025.

Maag agrees to pay the sum of ONE HUNDRED AND EIGHTY-NINE DOLLARS AND FIFTY-SIX CENTS PER ACRE PER YEAR for the lease of the land (\$189.56 x 1.303 acres equals \$246.99 per year). Total contract price equals Seven hundred forty-one dollars (\$741.00) payable as follows:

The first half of the 2023 payment is due March 1, 2023, (\$123.50), One hundred twenty-three dollars and fifty cents.

The second half of the 2023 payment is due November 1, 2023, (\$123.50), One hundred twenty-three dollars and fifty cents.

The first half of the 2024 payment is due March 1, 2024 (\$123.50), One hundred twenty-three dollars and fifty cents.

The second half of the 2024 payment is due November 1, 2024 (\$123.50), One hundred twenty-three dollars and fifty cents.

The first half of the 2025 payment is due March 1, 2025 (\$123.50), One hundred twenty-three dollars and fifty cents.

The second half of the 2025 payment is due November 1, 2025 (\$123.50), One hundred twenty-three dollars and forty-nine cents.

Lease payments not paid within 15 days of due date will be assessed an interest penalty of one and one-half percent (1½%) interest per month..

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.

Vegetable crops will not be allowed and no animal waste or manure may be spread on the land due to the close proximity of the business district and the heavy weight of manure application equipment.

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. Lammers seconded the motion

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

Comm. Jrl. 118, Page 36-37

Mr. Schlumbohm moved the adoption of the following Resolution:

WHEREAS, Bids for the cash renting of 15.647 acres of land more or less for three (3) years surrounding the Putnam County Airport and Serenity Living Care Center building were opened and tabled on the 16th day of August, 2022.

and

WHEREAS, The following bids were received:

Bidder.....Doug Kimmet, 163 Bismarck Dr. Ottawa, OH 45875

Amount of bid.....\$ 326.00 per acre

Total contract for 3 years....

Bid deposit.....none submitted

Bidder.....Blanchard Valley Farms, 4857 Rd J-3, Leipsic, Ohio 45856

Amount of bid.....\$ 183.77 per acre

Total contract for 3 years.....\$8,626.32

Bid deposit.....cashier's check in the amount of \$862.64

Bidder.....Ken Verhoff, 23622 Rd. O, Cloverdale, OH 45827

Amount of bid.....\$ 195.00 per acre

Total contract for 3 years....\$9,153.50

Bid deposit.....cashier's check in the amount of \$915.35

now therefore, be it

RESOLVED, After a review of the bids, The Board of County Commissioners does hereby award the bid to the high bidder: Ken Verhoff, 23622 Rd. O, Cloverdale, Ohio 45827, in the amount of \$195.00 per acre.

and be it further

RESOLVED, Successful bidder will not be able to take possession of the farm ground until after contract agreement has been signed and the 2022 crops are harvested.

Mr. Lammers seconded the motion

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

Comm. Jrl. 118, Page 38

Mr. Schlumbohm moved to approve the lease agreement between Putnam County Commissioners and Ken Verhoff for leasing 15.647 acres of farmland near the Putnam County Airport for \$ 195.00 per acre for three years.

Mr. Schroeder seconded the motion

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

Comm. Jrl. 118, Page 39-40

Mr. Schlumbohm moved to approve signing the contracts with R & I Construction, Inc. for the bridge replacement on Road 18-S (known as PUT-CR18S-1.556).

Mr. Schroeder seconded the motion

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

Now and Then Purchase orders

Auto License & Gas.....Purchase order 44717

Youth Subsidy.....Purchase order 44673, 44674

CDBG.....Purchase order 44410

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

Vote: Mr. Lammers yes Mr. Schlumbohm yes Mr. Schroeder yes
Exceptions: Mr. Lammers none Mr. Schlumbohm none Mr. Schroeder none
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Purchase orders and travel requests

CDBG.....Purchase order to Tri-County Roofing for Home Repair for Stevens for \$ 8600.00.
Purchase order to Bebout & Houg for Home Repair for Walker for \$ 6,500.00.

EMA.....Travel request for Brian Hilvers to attend the Ohio Recorders Assoc Fall Continuing Ed in Columbus, OH Sept 15, 2022 no expenses listed.

HOME Funds.....Purchase order to Habitat for Humanity-Lima area for Haward build for \$ 20,000.00.

Veteran Service Commission.....Travel request for Jonathan Balmer to attend the OSACVSO New CVSO training in Dublin, OH on Oct 3-7, 2022 with expenses for mileage, lodging, meals, registration and other totaling \$ 1372.50.

Recycle Grant-ODNR.....Purchase order to DNC Hydraulics for New Recycle Baler for \$ 284,442.85.

Sheriff/FOJ.....Travel request for Brian Siefker, Brad Nelson, Brianne Basilius and Brandi Anspach to attend the annual Sheriff's conference at Kalahari Resort in Sandusky, OH November 13-16, 2022 no expenses listed.

HAVA Grant.....Blanket purchase order for cybersecurity for \$ 10,000.00.

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

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

Nolan Croy stopped in to ask the Commissioners about the status of starting DocuSign and if it was approved to use the e sign service. DocuSign has not been purchased yet by the County. Nolan said having e sign would streamline the planning commission process. The rules for solar farms were also discussed.

Tim Merschman met with Commissioners Schroeder, Schlumbohm and Lammers regarding paying cash for tickets at the gates of school sporting events. What government entity is in control of that? He was referred to the school board. Why they cannot allow people to pay cash for tickets at the gates. They are forcing people to pay with credit card for gate admission and charging them the additional fees. Mr. Merschman recommended watching the movie Dr. Zivago to compare with what is going on now.

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

The minutes from Thursday August 18, 2022 were reviewed and discussed.

Julia Siefker and Rick Verhoff met with Commissioners Schroeder, Schlumbohm and Lammers regarding an EMS run. On June 17, 2022 Julia had called for the EMS she had been outside having a drink and fell from getting out of a swivel patio chair. She fell and broke her elbow. She was rolled over and due to her shock conditions with the pain she had a bowel movement during the roll. The paramedics (Smith & Babcock) and Medic (Niese) arrived and took her to the Ambulatory Care rather than the hospital. They also did not clean her up prior to loading her. She was rather embarrassed and felt that she should have been cleaned prior to bringing her in. They also did not take her directly to the hospital where she wanted to go, they took her to Putnam County ACC. Ms. Siefker was a past EMS employee. She was referred to the Lima OIO sports clinic. She had to wait days for surgery. Julia had a previous elbow injury so she knew that it was broken. She decided to go to OIO Findlay and they did another set of scans and scheduled her for surgery the same day. Mr. Niese, drove the squad to ACC with the paramedics on board, where she did not want to go she wanted to go directly to St. Rita's. The patient should be taken to where they request to go for care. Ms. Siefker did contact Brian Hilvers regarding this matter and did not get any resolve with him. Mr. Verhoff confirmed that she had requested to go directly to the hospital. Ms. Siefker asked that disciplinary measures be taken against Mr. Niese, since he refused her request. Ms. Siefker was responsive through the whole call she did not lose consciousness. She also asked why there were three medics taking her that is a waste of resources. Ms. Siefker reviewed her run sheet with the Commissioners and pointed out the errors in the information reported. She does not want to pay the bill since they did not follow her request. Ms. Siefker asked the Commissioner if it would have been their wife, mother or grandmother how would they feel about this care and treatment she received? The Commissioners will follow up with the Public Safety Director on this matter.

Brian Hilvers met with Commissioners Schroeder, Schlumbohm and Lammers to discuss Lifewise Academy using the PCOPS building. Brian said Lifewise is requesting to use his building for religious classes. The Commissioners asked why they are not using the St. John's Hall. The priest will not allow that since they are not Catholic. They are only requesting to use one day a week. They are looking for a building within Glandorf for bussing from school. The Prosecutor has been asked for an opinion and has not provided a response yet. Opening this to religious groups is the question if you allow one you would have to allow all.

The Commissioners asked Brian about Julia Siefker's EMS run. Mr. Hilvers said he supports his employees with not cleaning the patients since that was not part of the injury, could be construed as sexual abuse and she was in shock. Ms. Siefker's state of intoxication may have been a factor in her care. Mr. Hilvers said the bill she is disputing would have been much more had she been taken straight to the hospital. Mr. Hilvers reviewed the run sheet also and said that there were not two medics in the back during the transport, there may have been three to get her situated for the transport but not three for the ride. Mr. Hilvers said Mr. Niese was addressed regarding honoring the patients request for where to be taken for care.

Mr. Schlumbohm moved to adjourn for lunch.

Mr. Lammers seconded the motion.

Vote: Lammers yes Schlumbohm yes Schroeder yes

Commissioners resumed session.

Nathan Meyer and Luke Karhoff of the Fairboard met with Commissioners Schroeder and Lammers to discuss the fairgrounds improvements and drainage. Nathan said the goat & sheep committee would like to put in new washracks between the goat and swine barns. Nathan sent pictures for the Commissioners to view. The Goat & Sheep Committee would pay for this project. The gates from the old washracks will be removed. The washracks will be all concrete with 5 ft concrete dividers also. The washracks will be larger and accommodate more animals. The Commissioners are in favor of the project. The Commissioners informed Nathan and Luke that if the prices come in too high for the rehabbing of the grandstand it may be more cost effective to just build a new grandstand. They also shared that the size of the building has been decreased by about 2,000 square feet, which will be a cost savings also. Nathan asked about the pole barn that could be used for storage in the off season and used as the entertainment tent during the fair. The storage building could be similar in structure to the current beef barn with the overhead doors. Jim Jordan has expressed interest in participating in the opening ceremony also. Luke is the new board president. The drainage and catch basins in the barn area were discussed. The locations of the current tiles and the new catch basins were discussed. The miscommunication with Bockrath & Assoc. over the design and plans has been corrected. Commissioner Schlumbohm left for the day. The expansion of the fairgrounds across the road is on hold at this time. The dairy barn would be the next roof project needing done.

Mr. Lammers moved to adjourn for the day.

Mr. Schroeder seconded the motion.

Vote: Lammers yes Schlumbohm absent Schroeder yes

Mr. Schroeder moved to approve the minutes as read from Tuesday August 23, 2022.

Mr. Schlumbohm seconded the motion.

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