

Minutes, Thursday September 12, 2024

Mr. Schlumbohm moved the adoption of the following Resolution:

WHEREAS, The Board of County Commissioners on September 22, 2022 signed a participation agreement with the County Employee Benefit Consortium of Ohio (CEBCO) which was formed by the County Commissioners Association of Ohio.

and

WHEREAS, Said agreement is effective thru the 31st day of December, 2025.

and

WHEREAS, The Board of County Commissioners has accepted the rates received from Anthem.

Now therefore, be it

RESOLVED, The Board of Commissioners does hereby approve the following approved health insurance rates, which include the prescription rates:

	<u>Medical High Ded.</u>	<u>Medical Low Ded.</u>	<u>HSA Alternative</u>
Employee	\$ 851.38	\$ 943.92	\$ 896.84
Employee+Sp	\$ 1,875.58	\$ 2,079.46	\$ 1,975.74
Employee+Ch	\$ 1,529.98	\$ 1,696.30	\$ 1,611.68
Family	\$ 2,554.15	\$ 2,831.79	\$ 2,965.03

High & Low

<u>Vision:</u>	<u>Monthly</u>
Employee	\$ 7.90
Employee+Spouse	\$11.42
Employee+child(ren)	\$11.42
Family	\$20.45

And be it further

RESOLVED, Said rates are effective for the 2025 calendar year.

Mr. Schroeder seconded the motion.

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

Comm. Jrl. 120, Page 287

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, 2024.

For Dog and Kennel...

From....B 3, Supplies & Repairs....to...B 11, Insurance.....\$ 1,200.00

Mr. Schroeder seconded the motion.

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

Comm. Jrl. 120, Page 288

Mr. Schlumbohm moved to approve the lease agreement between Putnam County Board of Commissioners and Putnam County Board of Developmental Disabilities for the property located at 7989 State Route 108, Ottawa for a term of five years commencing on Oct. 1, 2024 an ending on Sept. 30, 2029 for the amount of \$1.00 payable each year.

Mr. Schroeder seconded the motion.

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

Comm. Jrl. 120, Page 289-291

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, 2024, 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

1 A 2H, Employee Fringes.....\$ 20,800.00

Mr. Schlumbohm seconded the motion.

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

Comm. Jrl. 120, Page 292

Mr. Schlumbohm moved the adoption of the following Resolution:

WHEREAS, the Putnam County Board of Commissioners want to maintain stability with its health care premiums,

WHEREAS, consistency is important for steady valuation,

WHEREAS, in order to maintain stability, departments and offices of Putnam County cannot arbitrarily choose to participate in the County's health care plan on a random basis,

WHEREAS, on November 14, 2017 the Board of County Commissioners, Putnam County, Ohio passed a resolution setting a time limit on re-enrollment for The Putnam County Department of Health to rejoin the County's health care plan,

WHEREAS, that time limit has expired and The Putnam County Department of Health is now again eligible to join the County's health care plan,
now therefore, be it

RESOLVED that any department or office choosing to depart from the County's health care plan must wait three (3) calendar years until that department or office can petition the county to participate in the county's present health care coverage,
Be it further

RESOLVED that the Putnam County Department of Health has petitioned to rejoin the county for group coverage.
Be it further

RESOLVED, The Putnam County Department of Health must remain on the county's health care plan for a period of three years.

Mr. Schroeder seconded the motion.

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

Comm. Jrl. 120, Page 293

Purchase Orders and Travel Requests

Office of Public Safety.....Purchase order to Stryker Sales LLC for PM on Power Cots for \$ 3,200.00.

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

Mr. Schlumbohm seconded the motion.

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

Exceptions: Mr. Schlumbohm Mr. Schroeder Mr. Lammers

Commissioners Schroeder and Schlumbohm left the office to meet with Technicon, Kevin Niese and Scott Birkemeier; Helms & Sons; the Fairboard and Maintenance Tim Schnipke at the Fairgrounds Event Center to discuss the final punch list. The emails of Helms requesting ACH payments were discussed these are bogus emails, all future emails will be reviewed to confirm the sender.

As-built prints will be needed and the new sheets will be added.

Kevin Niese reviewed the punch list and per Caleb the punch list is complete. Kevin said there are still spots needing to be taken care of there are paint splatters and water spots on beam faces that need to be taken care of. There is no water actually running down the wall. There are spots on bolts and bracing that are not painted only primed. The touch up painting is bubbling and still ribbed, the north wall the touch up spots are showing. The overspray on the floors was taken care of, the northeast corner still has spots on the floor.

The duct work is dripping oil at the seams which was done by All Star, the duct work was stored standing up prior to installation. There has not been any training on the fans from All Star yet. The fans should pressurize the air in the building. The pressure sensor was just installed in the past 3 weeks. The louvers were noisy while opening & closing. The fans should run to adjust the pressure in the building and only blow out. The garbage disposal and ice maker need service calls. Purcet sent a service rep, the water runs over in the ice maker. The garbage disposal need to be looked at yet. Niko will follow up with Purcet.

The plans to take down the panel to view the moisture in the walls were brought up. Helms does not have any plans at this time to remove a panel. This was discussed in previous meetings and Helms agreed then. Since then the insulation has drained but not in every panel Helm contends that the moisture issues is not from the roof leaking, the moisture reading in the wood/shiplap is under 5%. Since the fair there is still moisture within the building even with the a/c running. The moisture barrier will keep water but not moisture from the air. The insulation was wet when it was installed. Kevin asked why they did not ask about drilling holes first? Kevin said there are steps to follow, Caleb said the instructions were not consistent. The Commissioners asked how can the insulation be put back in the ceiling where it was pulled out to check? How can they reach that far? No answer. Kevin talked to the roof company about the issues and how much time is needed to get the moisture out of the building. Heaters were ran during construction to help keep the temperature up and dry the air. There were no moisture issues at the time of construction. It could have been contributed by both sides, contractor and owner having the doors open. Electric and propane heaters were both used to remove moisture and control the temperature. It did rain into the building in February the windows were leaking. The south wall had water. The insulation permiance rating was questioned. If they take a panel down to view the insulation why would it be dry on top and not on the bottom. Caleb does not feel obligated to find the moisture source. They can work with the subcontractor to remove a panel. More wet areas were notices at the time of construction. Caleb had to work with subs who left insulation exposed for weeks. We knew the insulation was wet at construction time, is all the insulation still wet? The insulation was cut to drain the moisture out then taped back up, the a/c has been running since. The days before the fair the doors were open sporadically which Helms argued

were more open the not. Caleb was willing to take down a panel now. Do they need to bring the roofer in? How will it be proved who is responsible for moisture? There were no dehumidifiers used during construction. After checking the air now to see the moisture level in the building the restroom side has less moisture than the other side of the building. The roof contractor will come in to view and a panel will be removed.

The site quantities on the last change order were questioned by Bockrath.

There is puddling in the parking area, one spot does have water that lays. The pavement was low and was feathered per the specs. The area will be viewed. The area was not undercut just bridged. There were wet sub grades in this spot. On the northside spots were cut out and put in before it rained more dirt was taken out. 4 cubic yards if the difference. The sites were reviewed for painting issues and paving issues.

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

Commissioners Schroeder and Schlumbohm met with Treasurer Tracy Warnecke for the Investment Meeting.

The minutes from Tuesday, September 10, 2024 were reviewed and approved.

Commissioners Schroeder and Schlumbohm met with Greg Luersman to discuss the solar farm taxation. Greg presented the millage estimates for the payments. There are some changes to the acreage effected. The effective rate for collection is 34.22 or 31.52 for most parcels. The total estimated tax collection would be \$153,417.83. The acreages inside and outside the fence were discussed. Only one farmer is not farming outside the fence. The breakdown of the taxing district totals within the area were reviewed. Since the county is not collecting the 2.1 mills their portion is not correct. Greg only provided information on tax district 36 today, since there are many variables with the collection of levies. The values being offered for renting and buying farm grounds for solar projects are very enticing for sellers. But that does not retain the farm ground. Greg will forward his figures on to Avangrid. The auditors send the tax bill but the Commissioners need to figure up the compensation agreement for construction. The Commissioners said for Greg to send the figures to Avangrid and have them write up the agreement and the Commissioners can adjust as they want. They would like to round up the real estate tax payment amount to \$155,000 per year. The Auditor and Treasurer handle the distribution of the collected payments. Nothing is exempted yet since the 2023 taxes were just collected. This would be for the 2024 payments collected in 2025. These payments will be in affect until the generation pilot payments start. Greg will communicate with Avangrid and share this information.

GIS was brought up if there will be a meeting soon. Greg said he has been busy and will hopefully have a meeting before the end of the year. There have been many changes that have been made and need to be made.

Mr. Schroeder moved to adjourn for the day.

Mr. Schlumbohm seconded the motion.

Vote: Schroeder yes Schlumbohm yes Lammers absent

Mr. Schlumbohm moved to approve the minutes as read from Thursday, September 12, 2024.

Mr. Schroeder seconded the motion.

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