

Minutes Thursday, March 13, 2025

Mr. Schlumbohm moved the adoption of the following Resolution:

WHEREAS, on the 7th day of March 2025 the Board of County Commissioners of Putnam County received a request from the owners of CK Family Farms for support of their application to the State of Ohio for purchase of an agricultural easement on their property located at 2556 Rd. F, Leipsic, OH 45856 (parcels 59-026120-0000 & 59-026050-000).

WHEREAS, the Board of Commissioners of Putnam County, Ohio have reviewed this request and determined that the nomination of the property for purchase of an agricultural easement is compatible with the county's goals to preserve and promote agriculture as an important part of the area's economy;

NOW THEREFORE, BE IT RESOLVED that all formal actions of the board relating to the adoption of this resolution were taken in an open meeting of the board in compliance with all legal requirements of ORC Section 121.22 , the Sunshine Law, and be it

FURTHER RESOLVED that the Board of Commissioners of Putnam County, Ohio support the participation of the above name landowners in the LAEPP and Acknowledge that participation in the LAEPP does not conflict with any existing or proposed land use plans of Putnam County.

Mr. Brubaker seconded the motion.

Vote: Mr. Wehri yes Mr. Brubaker yes Mr. Schlumbohm yes

Comm. Jrl. 121, Page 115

Mr. Wehri moved to approve the following resolution:

WHEREAS, on the 7th day of March 2025 the Board of County Commissioners of Putnam County received a request from the owners of Maple Drive Farms for support of their application to the State of Ohio for purchase of an agricultural easement on their property located at 4255 Rd. Q, Pandora, OH 45877 (parcels 48-030010-0000 & 48-029200-000).

WHEREAS, the Board of Commissioners of Putnam County, Ohio have reviewed this request and determined that the nomination of the property for purchase of an agricultural easement is compatible with the county's goals to preserve and promote agriculture as an important part of the area's economy;

NOW THEREFORE, BE IT RESOLVED that all formal actions of the board relating to the adoption of this resolution were taken in an open meeting of the board in compliance with all legal requirements of ORC Section 121.22 , the Sunshine Law, and

be it

FURTHER RESOLVED that the Board of Commissioners of Putnam County, Ohio support the participation of the above name landowners in the LAEPP and Acknowledge that participation in the LAEPP does not conflict with any existing or proposed land use plans of Putnam County.

Mr. Schlumbohm seconded the motion.

Vote: Mr. Wehri yes Mr. Brubaker yes Mr. Schlumbohm yes

Comm. Jrl. 121, Page 116

Mr. Schlumbohm moved the adoption of the following Resolution:

WHEREAS, Sealed bids for the Putnam County Historical Society Museum ADA Improvements (CDBG Allocation) project, were opened and tabled on the 6th day of March, 2025 and

WHEREAS, The bids received were as follows:

<u>Contractor</u>	<u>Bid Bond</u>	<u>Bid Amount</u>
Schimmoeller Construction	Included	\$93,999.00
Joe and Joe Construction	Included	\$114,629.00
E Lee Construction	Included	\$98,950.00
Meyer Restoration	Included	\$129,145.00

And

RESOLVED, The Board of County Commissioners, upon the recommendation from Bockrath & Associates and the Putnam County Historical Society, does hereby award the bid for to Schimmoeller Construction, Inc., 452 West Main Street, Kalida, OH 45853 based on their total bid of \$93,999.00.

Mr. Brubaker seconded the motion.

Vote: Mr. Wehri yes Mr. Brubaker yes Mr. Schlumbohm yes

Comm. Jrl. 121, Page 117

Mr. Wehri 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, 2025, 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 052, Clerk of Courts Title Administration

52 TS, Transfer Out.....\$65,824.00

and also

that to provide for the unanticipated expenditures of said County during fiscal year ending December 31, 2025, the following sums be and the same are hereby transferred, set aside and appropriated for the purpose for which expenditures are to be made during the fiscal year as follows:

From.....Fund 052, Title Administration (52 TS, Transfer Out).....to.....Fund 001, County General (A 26, Transfer In).....\$65,824.00

and also

that to provide for the unanticipated revenues for the fiscal year ending December 31, 2025, 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 15, Transfer Out.....\$ 65,824.00

and also

that to provide for the unanticipated expenditures of said County during fiscal year ending December 31, 2025, the following sums be and the same are hereby transferred, set aside and appropriated for the purpose for which expenditures are to be made during the fiscal year as follows:

From.....Fund 001, County General (15 A 15, Transfer Out).....to.....Fund 075, Comptznt-Clerk Crts (75TRN, Transfer In).....\$65,824.00

and also

that to provide for the unanticipated revenues for the fiscal year ending December 31, 2025, 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 075, Comptznt-Clerk Crts

75 MI, Miscellaneous.....\$ 65,824.00

Mr. Brubaker seconded the motion.

Vote: Mr. Wehri yes Mr. Brubaker yes Mr. Schlumbohm yes

Comm. Jrl. 121, Page 118

Then/Now Purchase orders

HOME Funds.....Purchase order 48654

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

Mr. Brubaker seconded the motion.

Vote: Mr. Wehri yes Mr. Brubaker yes Mr. Schlumbohm yes

Exceptions: Mr. Wehri Mr. Brubaker Mr. Schlumbohm

Comm. Jrl. 121, Page 119

Purchase Orders and Travel Requests

Enterprise Zone.....Purchase order to Putnam Co CIC for 2025 TIRC Review for \$ 1,000.00

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

Mr. Wehri seconded the motion.

Vote: Mr. Wehri yes Mr. Brubaker yes Mr. Schlumbohm yes

Exceptions: Mr. Wehri Mr. Brubaker Mr. Schlumbohm

Mr. Schlumbohm opened the meeting with leading the Pledge of Allegiance with Commissioners Brubaker and Wehri, Cindy Landwehr, Alaina Siefker.

Alaina Siefker met with Commissioners Brubaker, Schlumbohm and Wehri to discuss the recycle day pricing that came in from the new company ERG. The company wants to do April 19th and gave us a pricing on all the items the previous company took and also gave us a price for some things we have never taken. Alaina mentioned lots of calls over the years about pesticides for residential. The commissioners want to try only add pesticides for this first year with the new company for now on top of the normal items before adding any other items they take to see how things go with the new company. Tim said with April 19th being on Easter weekend it should be ok since it would be before the busy time of the day and if this is when that company can do it, we are willing to do that day. He is going to plan on coming out for that day. Want to try to keep it April since we will be getting into track, baseball, proms and other school items soon too. Alaina will reach out to the others involved, ESC, Sheriff, Village, EMA and Thrift Store to see if this will work for everyone.

Commissioners Schlumbohm Brubaker and Wehri met with Jeff Reinkemeyer and Dyllan Borchers of Avangrid to discuss project updates and introductions to new commissioners. Several county residents joined the meeting also. Commissioner Schlumbohm opened the meeting and turned it over to Jeff he introduced Matt Kuhlman landowner liaison, and Dylan Borchers. Jeff will share pictures of the project. The PILOT payments will be explained. The pictures were viewed by the Commissioners. The pictures show the setbacks. The expenses of Avangrid that went to local businesses were mentioned. Target date by mid-year to be up and operating. The construction phase is finishing up. The first construction payment has been made. Some of the businesses are about 50 miles away. So that is not completely local. The local goes by the radius of the project site. Avangrid's customer for the power is still private they cannot disclose who that is yet. The customer is US based. Paulding Putnam will not benefit from this project. It is a collected supply. The local co op is not included in the power supply. The power generated will go to the private customer. TH power was competitively bid. IS this considered "green energy". There is a purchase agreement with the customer who is putting that energy on the grid. Do the companies get to say they are buying green energy "yes", why don't we the local people get to say that? Not everyone is getting the benefit. The large companies are purchasing solar energy as a price edge. The rates for natural gas are not fixed. The capacity for that system is 150 megawatts. What is the guaranteed amount that is going to be supplied to the customer? That is not known yet. How long until they hit the guaranteed amount by year 1-2 years will hit capacity. The solar panels will degrade over time so will they still meet capacity. Is there battery storage on the site? No. The tax revenue for the project was explained. Three agreements were entered into, the pilot compensation agreement, construction pilot, and a capital improvement agreement. The construction pilot is going on now it covers 2024=2025 tax years. First payment has been made. IN 2026 the project will be obligated to pay the full operational PILOT, and will continue to ramp up over the life of the project. 2026 is when the large payments will begin. 1st payment of \$ 1,125 mil will hit in 2027. That is the main timing to keep an eye on. That will be a significant change in revenue. The capital improvement agreement will start in year 2 of operations \$120,000 payment. The county will have to in 2026-2027 create an infrastructure fund for those payments. There is a fourth agreement with Miller City for infrastructure payments. Dylan will summarize in an email and send to the Commissioners. The funds large payments will come specifically to the county and dispersed through the tax rates to all entities. A resident of Rd G-12 wants to know how the roads will be repaired through the capital improvement agreement? Avangrid will repair the road and repave with no expense to the county. One of the requirements with the State Siting board was an agreement to repair the roads. The timing of the repairs was asked, it will be done this year and depending on the weather. Will it be done by a local contractor, yes. Do they pay property taxes? Any real property taxes still remain as the landowner's responsibility. OAQDA does provide some exemptions. PILOT is for payment in lieu of tax. Dylan explained the reasoning for the tax exemptions, and in relation to the pipelines that were put in. The PILOT sets revenue for the life of the project. The land as its currently taxes create about \$40,000 under a PILOT it would create \$1,000,000. Pulling land out of agriculture use removes the CAUV values. PILOT is in place of the land tax. The PILOT payment is based on the maximum produced. IF less is produced the payment amount is still fixed for the life of the project. The project receives production tax credit 20-205of capital costs, which is an upfront credit not given every year. There are production gas credits also. The level of demand growth in this country is a deciding facture for growth. Are there any other projects coming to the county? The townships have set their own rules. Are there any plans for another larger project? Ther are still and leases

being held for an additional project. There are other projects in Van Wert. There is a moratorium currently in Putnam County so that puts the additional projects on hold. The leases have not been rescinded. The additional project would not be built within the next five years either way. An inter connect request must be filed. Jeff is s developer he will not give up yet. All the taxpayers have seen all their tax money being spent and they want some honesty and transparency. This is not necessarily in the right context. All the industries must work together and not pick at each other. Everyone wants and needs power. Jeff was asked if he wanted this in his back yard. Jeff explained good neighbor agreements, and the proximity of the panels to the homes. Jeff does not have these in his back yard. Dylann does have solar panels and the house he grew up does have solar panels around it. Commissioner Schlumbohm stated that the moratorium will not be lifted in the near future. Inflation is the money the government is spending that the taxpayers do not have. People are struggling making house payments. The power companies are mandated to use a percentage of green energy which makes our bills go up. There was a business transaction in December that the company is fully owned by Iberdrola. Ther aa other solar companies that have gone bankrupt. What happens if the Iberdrola sells the solar off how will this affect us? They are still developing. During every presidential term Jeff has had a renewable energy project go through since George W. Bush. What kind of guarantees are there that this project keep its word for the payments if the company sells? Iberdrola owns and operates every project. They are committed for the life of the project, which is currently 30 years. There are decommissioning agreements in place and money set aside if this would become a stranded asset. If the cost changes the company would have to provide more funding. If it is decommissioned and the estimate is low who will cover the difference? There will be a company to come in. They do not want this to be something that will haunt our kids. With technology these panels will be obsolete. There is an aftermarket for spent panels. Instead of talking decommissioning we need to talk repowering. Since the Commissioner stated they will not change the decision will Avangrid accept that decision. Avangrid will try to talk the Commissioners to change their mind. Could they be bought off?

Commissioner Schlumbohm thanked everyone for coming and the concerns from the residents. Avangrid appreciates the feedback. Since this is an agricultural community we need to remind them who will be growing all the food. It was asked about installing mobile homes on lots to save up for a house. The townships and villages put rules of mobile homes. There is a housing shortage.

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

A bid opening was held for 2025 Bituminous materials at 10:30am with Commissioners Schlumbohm, Wehri, and Brubaker, and Engineer Mike Lenhart & Cindy Landwehr, Clerk. The bids were received as follows:

Bidder: KLINK group		Unit price p/u	Unit price deliver
HFRS 2P	155,000gal	\$1.941	\$1.971
MWS 90	5,000 gal	\$ 2.211	\$ 2.241
SS1h-Diluted (fog seal)	25,000 gal	n/a	n/a
Bidder: Asphalt Materials		Unit price p/u	Unit price Deliver

HFRS 2P	155,000gal	\$ 2.129	\$ 2.129
MWS 90	5,000 gal	\$ 2.140	\$ 2.235
SS1h-Diluted (fog seal)	25,000 gal	\$ 1.540	\$ 1.635

Mr. Schlumbohm moved to table the bids for further review.

Mr. Brubaker seconded the motion.

Vote Wehri yes Brubaker yes Schlumbohm yes

The minutes from Tuesday, March 11, 2025 were reviewed and approved.

Commissioners reviewed RFQs for EMS building addition. All of the applicants are reputable, the Commissioners would like to request an RFP from all of them.

Alexander & Bebout

Weigand Construction

ACI Construction

Touchstone CPM

Kevin Niese was consulted on the time frames allowances. The drawings will not be done by Apr 15, 2025, the revised floor plan is done.

Mr. Schlumbohm moved to request RFPs from all four applicants and to move the due date for the RFP to April 14, 2025 due to a lag in design work.

Mr. Wehri seconded the motion

Vote Wehri yes Brubaker yes Schlumbohm yes

Rob Schnippel stopped in to say Hi to the Commissioners.

Sheriff Brian Siefker and S.O. Admin Staci Schroeder met with Commissioners Wehri, Brubaker and Schlumbohm to discuss the retire/rehire policy.

Mr. Schlumbohm moved to go into executive session to discuss employee compensation with Commissioners Brubaker and Wehri, Sherif Siefker and Staci.

Mr. Brubaker seconded the motion.

Vote Wehri yes Brubaker yes Schlumbohm yes

Commissioners went back on record at 11:53am No decisions were made.

Mr. Brubaker moved to adjourn for lunch.

Mr. Wehri seconded the motion.

Vote: Wehri yes Brubaker yes Schlumbohm yes

Commissioners Wehri, and Brubaker resumed session.

Commissioners Brubaker and Wehri went to the Putnam County Task Force Meeting at the Putnam County ESC Building.

Mr. Brubaker moved to adjourn for the day.

Mr. Wehri seconded the motion.

Vote: Wehri yes Brubaker yes Schlumbohm absent

Mr. Schlumbohm moved to approve the minutes as read from Thursday, March 13, 2025.

Mr. Brubaker seconded the motion.

Vote: Mr. Wehri yes Mr. Brubaker yes Mr. Schlumbohm yes