

Minutes

December 9, 2021

Commissioners present: Timothy Bechtol and Michael Pepple.

Also Present: Tammy Erwin, Alec Helms, Phil Johnson, Lucinda Land, Charity Rauschenberg, Adam Witteman, Steve Wilson, John Wieland, Rob Kalbous and Mary Ann LaRoche.

Commissioner Bechtol opened the meeting at 9:30 a.m. in the Commissioner's 1st floor conference room. The Pledge of Allegiance was recited. Minutes from the December 7th, 2021 meeting were read with Michael Pepple making a motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

The Assistant Clerk presented the following resolutions for consideration:

Resolution #867-21 – Transfer of funds within the appropriation – Buildings & Grounds. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #868-21 – Transfer of funds within the appropriation – Family and Children First Council. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #869-21 – Additional appropriation within the Auditor's certification – Commissioner's to appropriate to Special Improvement. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #870-21 – Transfer of funds within the appropriation – Treasurer. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #871-21 – Authorizing payment of the listed and or attached purchase orders. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #872-21 – Additional appropriation within the Auditor's certification – Commissioner's to appropriate to ADAMHS. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Timothy Bechtol made a motion to approve Resolution #873-21 through and including Resolution #883-21 by consent agenda due to it being routine in nature. Michael Pepple seconded. Motion passed 2-0.

Resolution #873-21 – Transfer of funds within the appropriation – General Fund.

Resolution #874-21 – Transfer of funds within the appropriation – Real Estate.

Resolution #875-21 – Transfer of funds within the appropriation – Coroner.

Resolution #876-21 – Transfer of funds within the appropriation – Law Library.

Resolution #877-21 – Transfer of funds within the appropriation – Job & Family Services.

Resolution #878-21 – Transfer of funds within the appropriation – Children’s Services.

Resolution #879-21 – Transfer of funds within the appropriation – Child Support Fund.

Resolution #880-21 – Transfer of funds within the appropriation – MV>.

Resolution #881-21 – Transfer of funds within the appropriation – Sheriff Commissary.

Resolution #882-21 – Transfer of funds within the appropriation – Sheriff Police Revolving General Office.

Resolution #883-21 – Transfer of funds within the appropriation – Sheriff.

Resolution #884-21 – Additional appropriation within the Auditor’s certification – Commissioner’s to appropriate to Fiscal Recovery Fund. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Commissioner Pepple made a motion to approve two Warrant Journals. Timothy Bechtol seconded. Motion passed 2-0. Commissioner Pepple made a motion for Timothy Bechtol’s signature on a request from the Engineer’s office regarding OPWC CM03Y HAN-CR153-00.91 Bridge Replacement Disbursement 3 Final, also for the PY2020 CHIP Home Written Agreement and a Grant Extension request for Hancock County’s Critical Infrastructure Grant PY19 B-X-19-1-BC-1. The grant funding is going towards water facility improvements in the Village of Rawson. Timothy Bechtol seconded. Motion passed 2-0. The Commissioners and Lucinda Land signed a checklist for a project at the Hancock County Probate and Juvenile Court for usage of ARPA funds. Michael Pepple stated that the committee met yesterday morning where the request was reviewed and approved. The Commissioners also signed a letter to Director Davis from the Department of Developmental Disabilities for a waiver to re-appoint Buzz Dyer, who is an existing board member for a second term.

Phil Johnson presented the following resolution for consideration:

Resolution 885#-21 – Authorization to enter into agreement with Kalida Truck Equipment for purchase of two dump bodies and two snow plows for use by the Hancock County Engineer. Phil stated that the cost for the dump bodies is \$49,000 each and \$35,500 each for the snow plows for a total of \$169,000 for the completed purchase of two plow trucks. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Phil requested an executive session to discuss potential real estate acquisition.

Charity Rauschenberg reminded everyone that it is Dog Tag season and also that she attended the CVB meeting this morning. She stated that it is a busy time with year-end approaching quickly.

John Wieland and Rob Kalbouss from Leeward provided an update on the South Branch Solar Project. They presented a presentation to the Commissioners for review. A brief discussion was held highlighting property value assessments, odors and dust, farmland preservation, storm water & drain tile management, noise, modifications to layout, additional revisions, landscaping plans, visual simulations, 50Ft. drain tile corridors and quotes for community support of the project. Presentation is attached to the minutes.

Meetings/Reports

William Bateson was absent.

Michael Pepple attended the County ARP Committee meeting yesterday with Lynn Taylor and Lucinda Land. Charity and Adam were also present. He stated that they approved the Juvenile Probate Court request for funds and met with another person who has also requested funds. Mike also attended the Habitat for Humanity Board meeting this morning and approved their 2022 budget.

Timothy Bechtol sat in on the zoom meeting with Community Action Commission for the November/December meeting last night.

At 10:09 a.m. Timothy Bechtol made a motion to enter into executive session to discuss personnel as it relates to compensation and potential real estate acquisition. Michael Pepple seconded. A roll call vote resulted as follows: Timothy Bechtol, yes; Michael Pepple, yes.

At 11:14 a.m., Timothy Bechtol made a motion to come out of executive session, having discussed personnel as it relates to compensation and potential real estate acquisition with no action taken. Michael Pepple seconded. Motion passed 2-0.

At 11:36 a.m. the Commissioners reconvened the meeting. Those present included Timothy Bechtol, Michael Pepple, Tammy Erwin and Lucinda Land.

Lucinda Land presented the following resolutions for consideration:

Resolution #886-21 – Resolution amending Resolution #834-21, Authorization regarding acquisition of Cyber Liability Insurance Coverage and payment of insurance premiums. Lucinda Land stated that the total amount of the first resolution (contract) was \$55,863.70, however, once agreed on everything they sent a bill for \$55,864.00 for a difference of .30 cents. Lucinda stated that is the reason for this resolution. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

Resolution #887-21 – Authorization of the Eleventh Amendment to the terms of Resolution #494-16 and authorization of a purchase order authorizing payment of \$54,500 during calendar year 2022 for the reimbursement to the Maumee Watershed Conservancy District, pursuant to a certain Memorandum of Agreement between the Maumee Watershed Conservancy District and the Board of Hancock County Commissioners. Lucinda stated that this contract has been amended 11 times due to changes or additional costs. This one is the 11th amendment and is for the estimated costs for administration, disbursements and reimbursements for 2022. The amount is for \$54,500 and is paid out of flood mitigation. Michael Pepple made a motion to approve, Timothy Bechtol seconded. Motion passed 2-0.

At 12:15 p.m. the Commissioners reconvened the meeting to approve another Warrant Journal. Timothy Bechtol made a motion to approve the Warrant Journal, Michael Pepple seconded. Motion passed 2-0. Meeting was adjourned for the day.

Respectfully submitted,

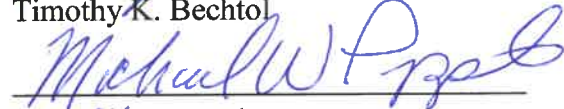


Tammy Erwin, Assistant Clerk

Reviewed and approved by:



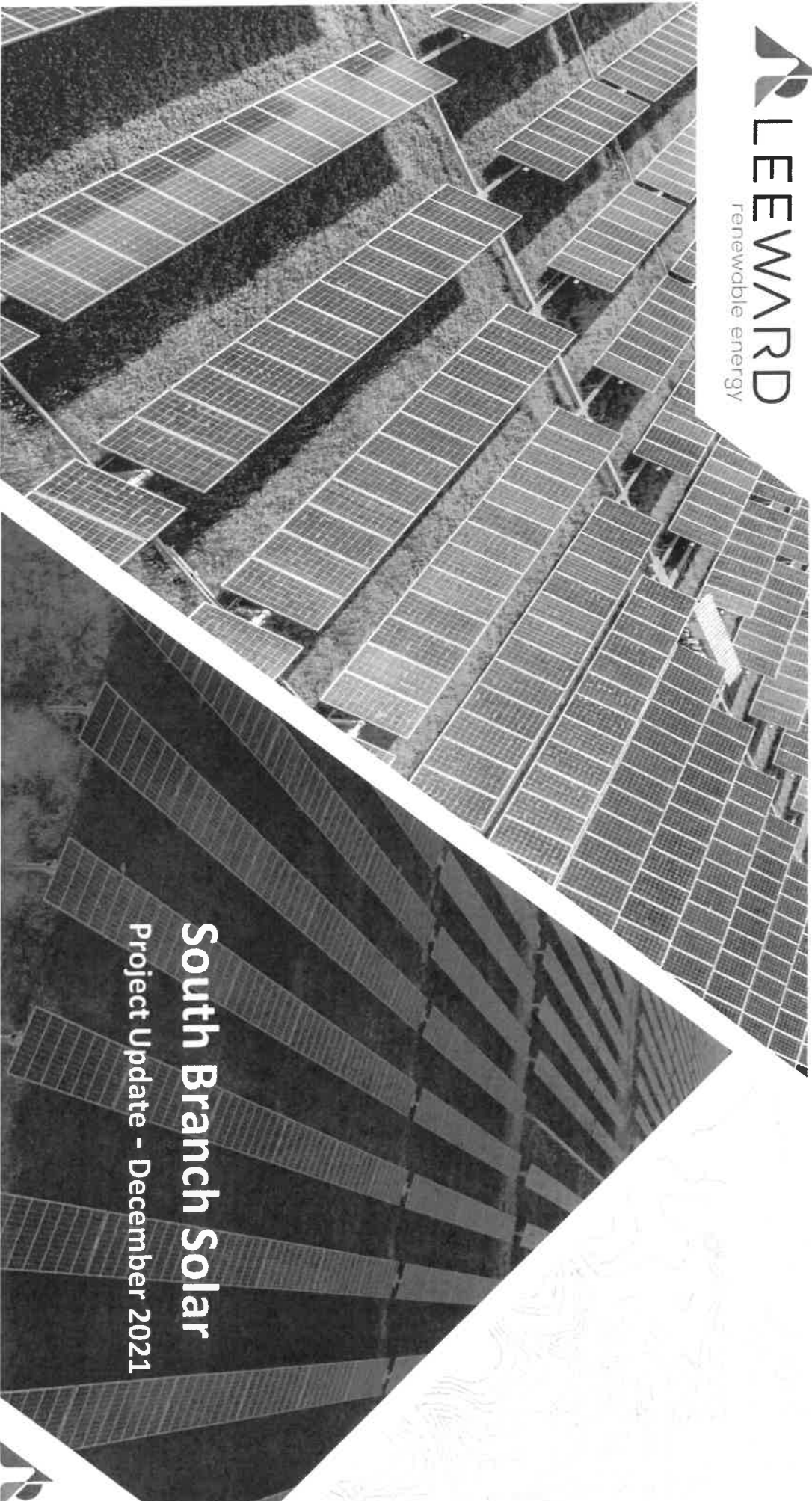
Timothy K. Bechtol



Michael W. Pepple



William L. Bateson



South Branch Solar

Project Update - December 2021



LISTENING TO THE COMMUNITY



Common Concerns and How We Plan to Address

Aesthetics

- The facility will incorporate enhanced setbacks and landscaping to soften the profile of project infrastructure.
- Generous landscaping will be deployed in one of three levels of intensity, depending on the setting and abutting properties.
- Agricultural fencing, consisting of wooden posts and wire woven mesh with a 6" gap at the bottom for wildlife, will be used in lieu of chain link at the facility's perimeter.

Property Values

- Utility scale solar facilities are a passive use of the land. Compared to many "by right" uses, the operational facility will result in less dust, odor, noise, etc.
- The facility will impose minimal burden to local services while at the same time generating substantial revenue that can be used to enhance local services
- Significant steps are being taken to minimize watershed concerns to sensitive receptors.
- Property value impact studies have not demonstrated a measurable negative impact resulting from solar facilities.

Farmland Preservation

- The new project footprint of approximately 730 acres represents less than 0.3 percent of the land under cultivation in Hancock County.
- The site will be developed with preservation and restoration in mind which will allow it to be returned to agricultural use rapidly.
- A barn and misc. livestock facilities have been excluded from the project area, allowing for continued use, incl. a tenant who has kept cattle in the barn for 40 years.
- Discussions with 4H are underway to provide limited access to the facility as an educational resource for studying the compatibility of utility-scale solar and agriculture.

Stormwater & Drain Tile Management

- Converting land cover from row crops to meadow reduces runoff rates in most drainage areas by more than 40% and 30% for the 10-year storm and 100-year storm events, respectively. The runoff volume in most drainage areas is reduced by more than 30% and 20% for the 10-year storm and 100-year storm events, respectively.
- Boes Quality Drainage (BQD) has been retained to advise on drain tile matters and to liaise with the community on related issues of concern.
- A robust Drain Tile Management plan establishes a framework for protecting both outlet drain tile, as well as the lateral network in sensitive areas.
- Setbacks have been established (25' from centerline) from outlet drain tiles to facilitate maintenance and repairs.

Sanitary Drainage Systems

- In consultation with Hancock County Public Health, four residences were identified on abutting properties which utilize outlet tiles which cross the Project Area to convey household sewer and wastewater discharges away from sanitary systems.
- BQD visited each site to document the location and other specifications of the lines within the Project Area so that they can be protected during construction and operations.

Noise

- Project sound sources will not increase daytime sound levels at non-participating residences within 250 ft by more than 1 dB above ambient.

Washington Township ROW

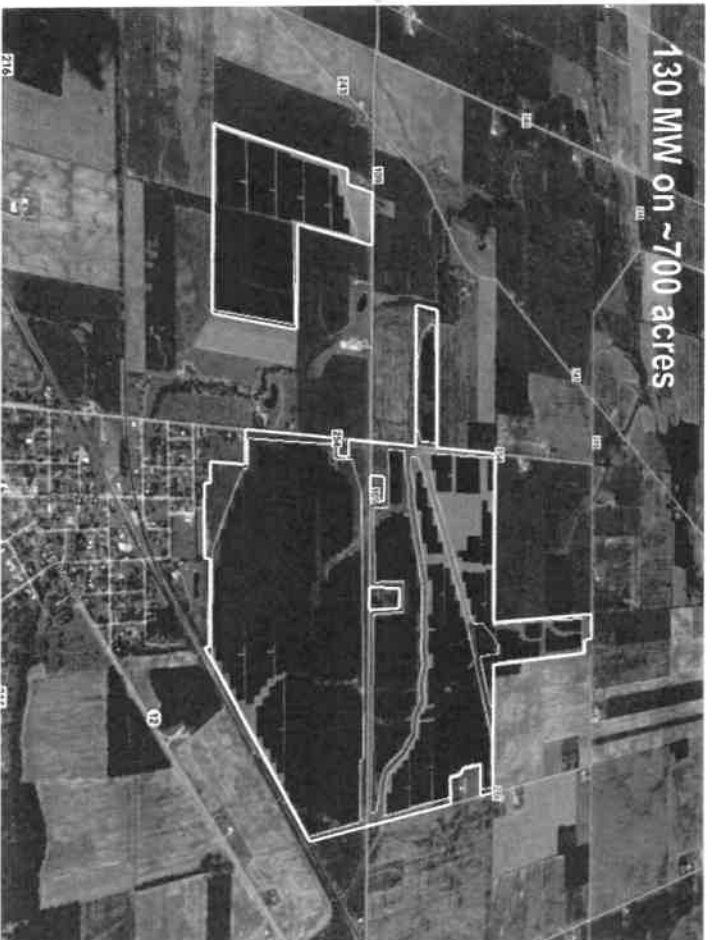
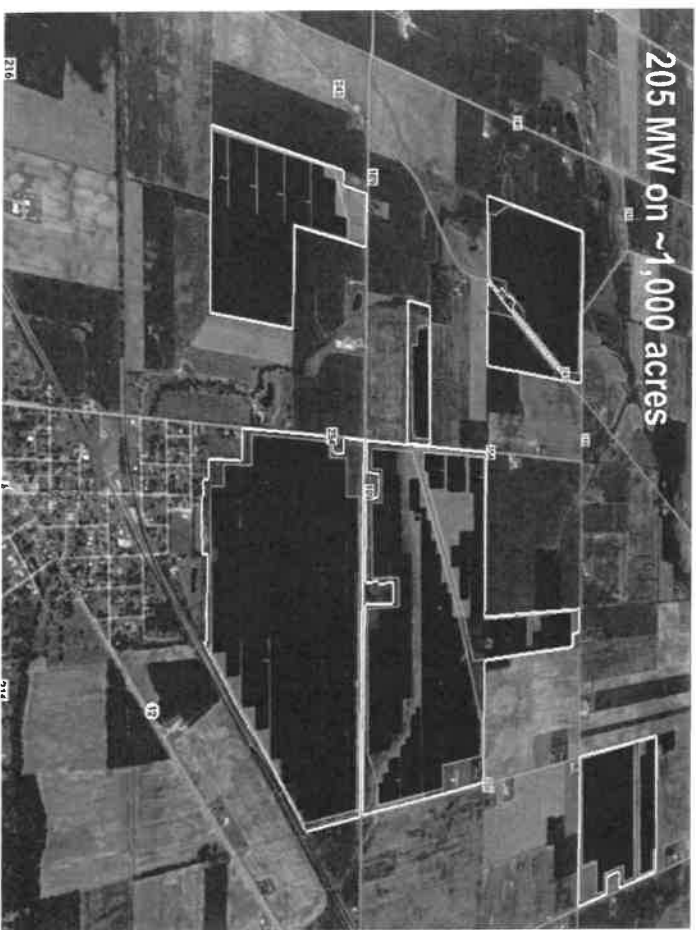
- The new, more compact design will not utilize longitudinal ROW for electrical connectivity.

Electromagnetic Fields (EMFs)

- Solar arrays generate weak electromagnetic fields (EMFs) during the day that dissipate at short distances.
- EMFs are generated in the same extremely low frequency range as electrical appliances and wiring found in most homes and buildings.
- In a study of three solar projects in Massachusetts, electric field levels measured along the boundary of each project did not exceed background levels.



MAJOR DESIGN REVISION BEING PROPOSED



ORIGINAL DESIGN

REVISED DESIGN



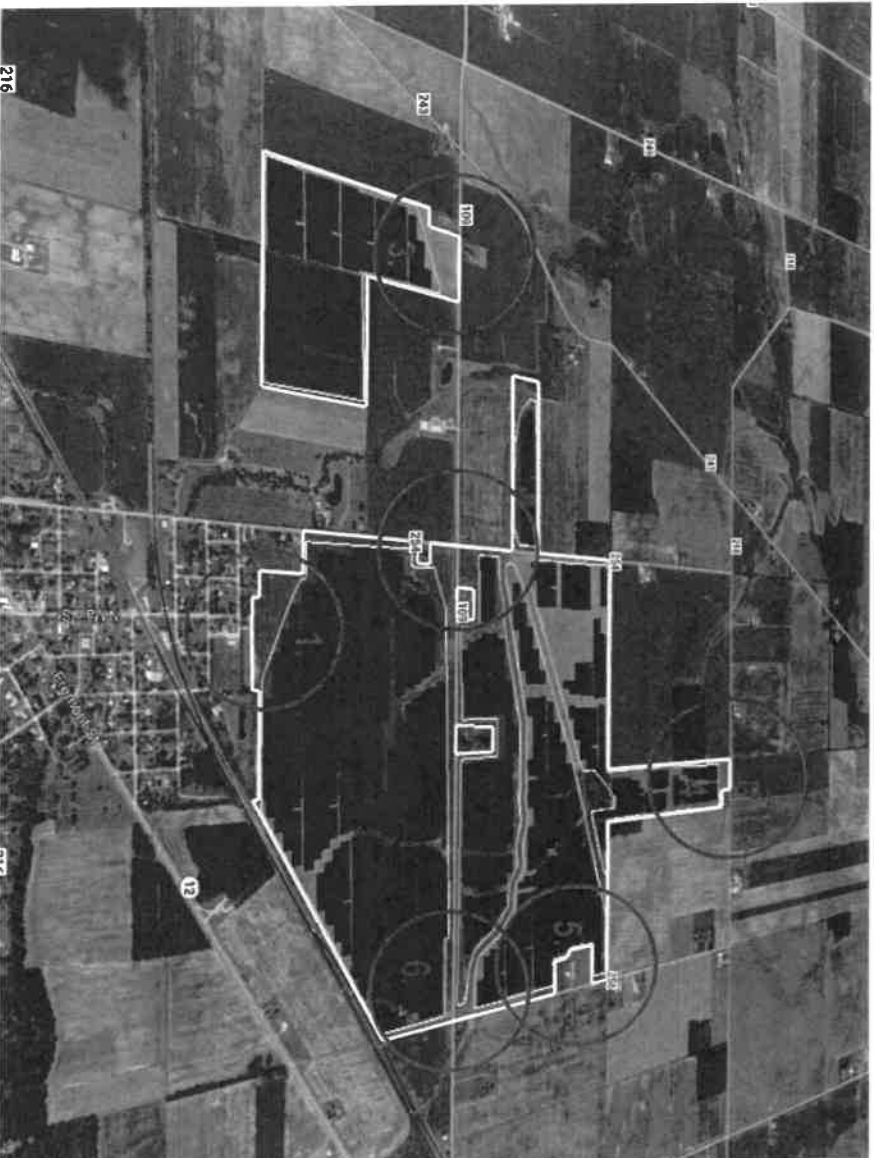


ADDITIONAL REVISIONS



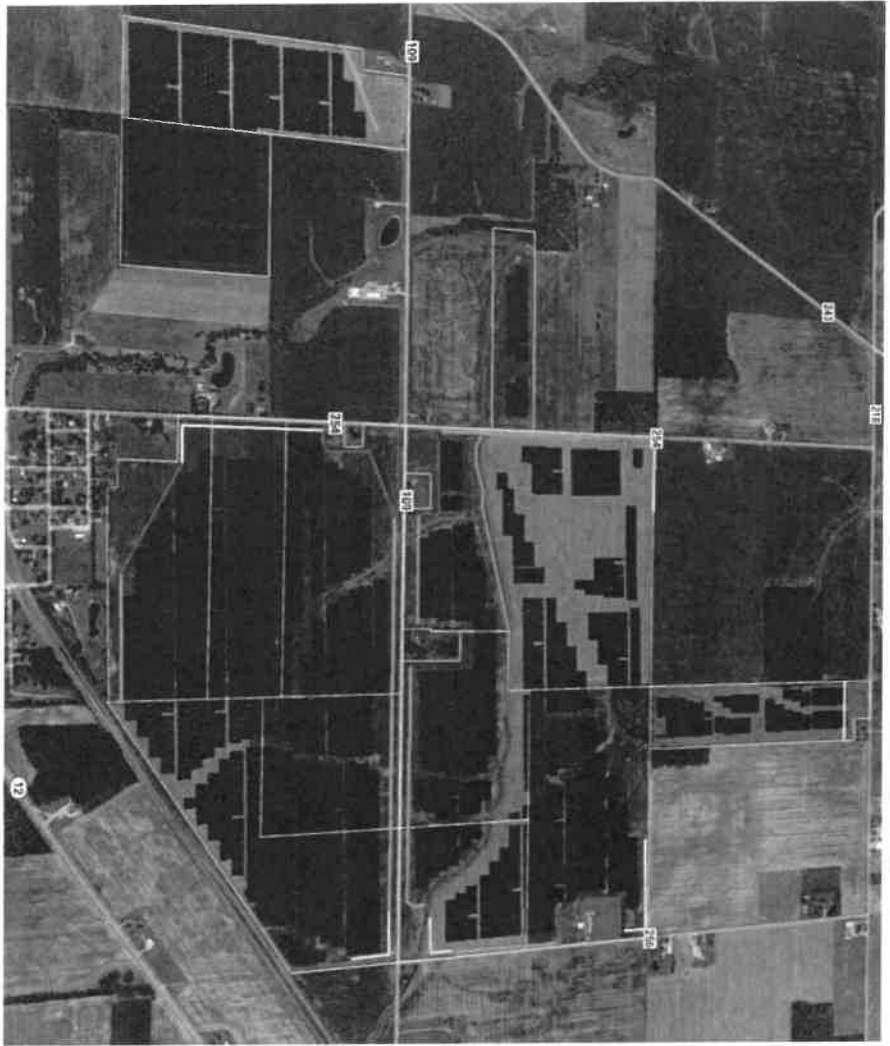
Community Feedback Driven Design Modifications

- 1. 8-acre buffer and enhanced landscaping north of Village**
Sets back off a key 8" diameter drain tile and provides a significant buffers Village of Arcadia
- 2. 6-ac Buffer, 109 and 254**
Selective panel placement limits exposure to abutting landowners
- 3. Enhanced Setback, west 109**
Selective panel placement limits exposure to abutting landowners
- 4. Enhanced Setback, 218**
Selective panel placement limits exposure to abutting landowners
- 5. 6-acre no build**
Preserves existing agricultural use and maintains owner-renter relationship
- 6. Enhanced Setback, east 109**
Selective panel placement limits exposure to abutting landowner.





LANDSCAPING PLANS



Three Levels of Landscaping Intensity

Landscape Buffer 1 (green): Vertical Softening - intended for use in areas with the potential for frequent viewers but without prolonged viewer duration.



Landscape Buffer 2 (yellow): Moderate Screening - intended for locations where viewer may have the potential to see Project features, but where the layout buffer results in a reduced visual effect.



Landscape Buffer 3 (pink): High Level of Screening - intended for use when stationary adjacent uses could be affected by a direct view of the Project.



VISUAL SIMULATIONS | Monroe Street



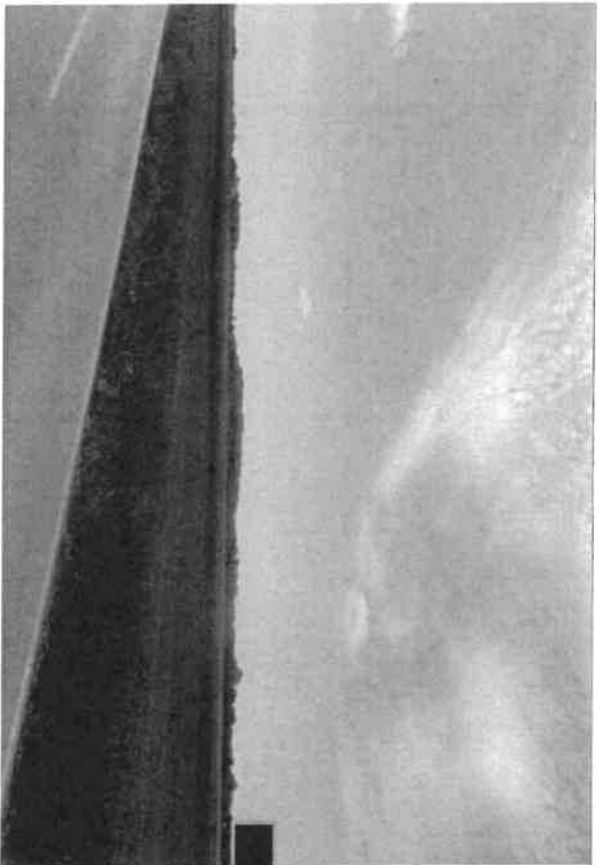
Before



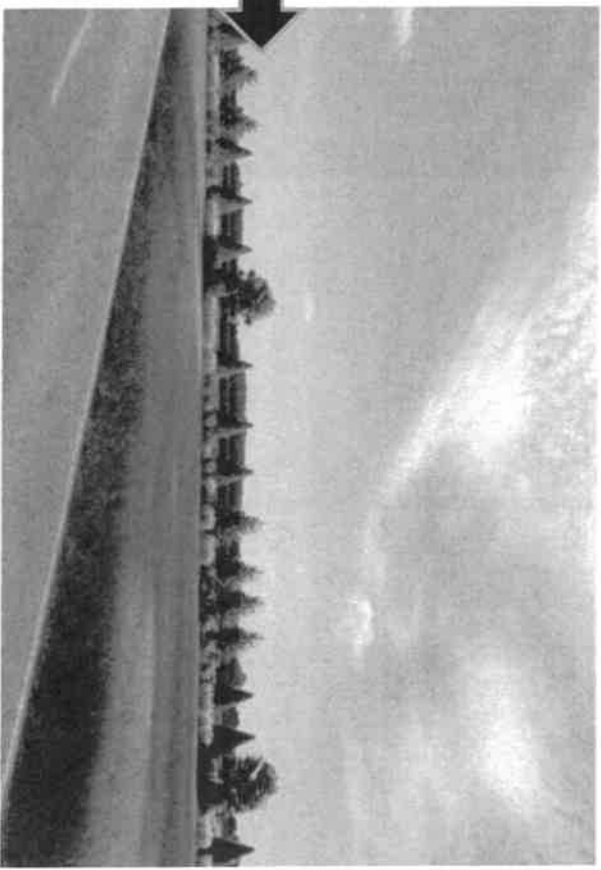
After



VISUAL SIMULATIONS | County Road 109



Before



After



50' DRAIN TILE CORRIDORS (25' SETBACK)



Robust Drain Tile Management Plan

1. BQD has a working knowledge of drain tile locations within the Project Area.
2. Mapped tile locations have been provided to aid in project design and will be verified with field methods.
3. Corridors have been established to provide access for maintenance and repair during Construction and Operations.
4. Sewer lines that utilize outlet tiles located in Project Area have been identified in coordination with Public Health and have been mapped in the field by BQD.



COMMUNITY SUPPORT

"The South Branch Solar Farm will be a positive economic driver for decades to come and I urge the approval of this project."

"The more I have been made aware of this project, the more I have realized how great of an opportunity this is for our area."

"First, this site brings new jobs to the county, Secondly, it makes this community more economically diverse. Finally, I support private property rights."

"I can personally see past the loud voices against this project. What I see is good paying jobs for neighbors. What I see is more revenue to the county. This is a great economic engine for our community."

"I am a supporter of economic progress and believe this project's economic benefits are undeniable. Through improving our local school systems and creating long term maintenance and operation jobs, Leeward Energy's project will be a massive economic asset to Hancock County."

"I write to you to request that you consider allowing the South Branch Solar Farm in the County. I work as an electrician and a member of IBEW Loc 8. This means more than just clean energy. Myself and my fellow electricians rely on big projects like this for work."

"Our County has a chance to create jobs, and see large investments made in our community by a private company. This opportunity does not come in front of us every day and we should do everything we can to take advantage of it. Please support the construction of South Branch solar farm."

"I have lived in the community my entire life. I would like you to consider the South Branch Solar Farm because of the long-term effects. Economically it brings in money for roads and schools for decades. Job wise it brings local jobs for myself and people like me for at least a generation. This is a huge investment for our community."

Source: Application of South Branch Solar, LLC; OPSB Case Record

