

RESOLUTION NO. 23-01253

In the matter of approval of prior meeting)	County Commissioners' Office,
minutes from the regular session held on)	Wood County, Ohio
September 28, 2023.)	October 3, 2023

WHEREAS, in accordance with §121.22 (“Sunshine Law”), and §305.11, Revised Code of Ohio, “immediately upon the opening of each day’s session of the board of county commissioners, the records of the proceedings of the session of the previous day shall be read, or provided to each commissioner in written form, by the clerk of the board and, if correct, approved and signed by the commissioners”; and

WHEREAS, the Board of County Commissioners met in regular session on the 28th day of September 2023 with the following members present: DORIS I. HERRINGSHAW, THEODORE H. BOWLUS and CRAOG LAHOTE; and

WHEREAS, the Commissioners’ Agenda for September 28, 2023, was as follows:

I. 9:19 a.m. -- Consider Resolutions – See Resolution Listing

Commissioner LaHote called the meeting to order with County Administrator Carri Stanley, Assistant Administrator Dan Scherger, Clerk of the Board Sandy Long, and Wood County resident Ross Fought also present. Commissioner LaHote noted the receipt of the minutes of the previous session with no corrections necessary.

No out of state travel requests were submitted. The personnel actions submitted were for a change of position of Wood Haven Finance Manager Aimee Chafins to Fiscal Manager in the Commissioners’ Office; from Wood Haven a request to post the Finance Manager position; from Building Inspection for the appointment of full-time Inspector Sean Koppenhofer; from Job and Family Services for the appointment of full-time Income Maintenance Worker Steven Benson and a request to post a Protective Services Worker 2 position; from Information Technology a request to post an IT Support Technician II position in house for five days.

Commissioner Herringshaw moved to approve the resolutions on the attached listing with the exception of resolutions 23-01249 (Community Reinvestment Area Agreement) and 23-01250 (reappointment to Northwestern Water and Sewer District Board) which will be held until later in the day’s session. Commissioner Bowlus seconded the motion. All voted aye and the motion carried.

II. -- Staff Reports

Commissioner Herringshaw moved to recess until the next scheduled meeting and Commissioner Bowlus seconded the motion. All voted aye and the motion carried at 9:22 a.m.

Buildings and Grounds Monthly Update (9:31 a.m.) – Commissioner LaHote called the meeting back to order with Commissioners Bowlus and Herringshaw, Ms. Stanley, Mr. Scherger, Ms. Long, Mr. Fought, Chris Knezevic of Vorys, and Facilities Director Steve Blausey present. Mr. Blausey reviewed the attached information. The meeting concluded at 9:42 a.m. Mr. Blausey exited at this time.

Reappointment of Bill Hirzel to the Northwestern Water and Sewer District (NWSD) Board of Trustees (9:43 a.m.) – NWSD President Jerry Greiner, Legal Counsel Rex Huffman, Board members Bill Hirzel and Elizabeth Wick were present. Mr. Greiner gave a brief history of prior board members and shared the annual report. (Economic Development Executive Director Wade

Gottschalk entered at 9:47 a.m.) Mr. Greiner provided the attached information. He discussed the difference between the largest employers in the county ten years ago compared to today, noting the increase in utility demands. He mentioned that NWSD is financially stable with good revenue. Mr. Greiner thanked Mr. Hirzel for his many years serving on the NWSD Board. Mr. Hirzel stated that he has been involved with the Board for many years and commended the staff and management team. The Commissioners thanked Mr. Hirzel for all his time and effort given to the NWSD Board and willingness to be reappointed. Commissioner Bowlus moved to approve resolution 23-01250, appointing Mr. Hirzel for another 3-year term, and Commissioner Herringshaw seconded the motion. All voted aye and the motion carried. Photos were taken. The meeting concluded at 10:03 a.m.

Commissioner Bowlus moved to recess until the next scheduled meeting. Commissioner Herringshaw seconded the motion. All voted aye and the motion carried at 10:03 a.m.

Consider Community Reinvestment Area (CRA) Agreement with Liames LLC (10:15 a.m.) –

Commissioner LaHote called the meeting back to order with Commissioners Bowlus and Herringshaw, Ms. Stanley, Mr. Scherger, Ms. Long, Mr. Fought, Mr. Knezevic, Mr. Huffman, Mr. Greiner and Mr. Gottschalk present. Mr. Gottschalk stated that Liames LLC plans to construct one or more data center buildings on property located at State Route 582 and Mercer Road in Middleton Township. The new data centers will create 50 full-time jobs resulting in an estimated \$4,000,000 annual payroll. Mr. Gottschalk stated the new facilities will be low impact for the area and will not create truck traffic. Mr. Gottschalk stated that Liames LLC is requesting a 75% tax abatement for 15 years from the county. He noted that Eastwood and Otsego Local Schools, as well as Penta Career Center, have already approved agreements accepting the terms of a tax abatement for the company. The local school districts are estimated to receive approximately \$1 million annually.

Mr. Knezevic stated the company has expressed their gratitude regarding the opportunity and noted appreciation of working with Wood County representatives. Commissioner LaHote stated this is an exciting project which will help Wood County move away from the rust belt reputation. Commissioner Bowlus asked about the size of the buildings. Mr. Knezevic stated the buildings will be approximately 300-400 square feet. Commissioner Bowlus asked if Mr. Knezevic could be more specific regarding the type of data to be on site. Mr. Knezevic stated the buildings will house a lot of computer servers and process data from all over. The outside will be simple and inside will be all technology. Commissioner Bowlus asked if the number of employees could increase. Mr. Knezevic stated he is not certain but there is potential for further expansion. Mr. Gottschalk mentioned that a Tax Increment Financing agreement is also to be considered at a later date that would follow the 15-year tax abatement.

Commissioner LaHote asked if there were any comments from the public. Mr. Fought stated that he lives to the west of the proposed site for development and is not against economic development or this project in particular but is concerned with the tax abatement. He noted that Wood County has done a great job of attracting businesses but giving away property tax revenue is concerning. Mr. Fought stated that property taxes are going up and Wood County property owners will be paying their share while a new company has their taxes abated for 15 years. He stated that he believes Wood County has numerous assets available to bring businesses without having to offer tax abatements. Mr. Fought stated that Wood County is doing well and there is no need to give away the county coffers. Commissioner LaHote thanked Mr. Fought for his comments and then asked if the Commissioners had anything further to discuss in regard to the proposed CRA agreement. Commissioner Herringshaw moved to approve resolution 23-01249 (the CRA agreement with Liames LLC) and Commissioner Bowlus seconded the motion. All voted aye and the motion carried. The meeting concluded at 10:28 a.m.

III. -- Open Forum Citizens Comments/Concerns

There were no comments from the public. Commissioner Bowlus moved to adjourn and Commissioner Herringshaw seconded the motion. All voted aye and the motion carried at 10:28 a.m.

The Board of County Commissioners will attempt to provide reasonable accommodations for any disabled person. Requests for special accommodations shall be made to the Office of the County Commissioners twenty-four (24) hours prior to the time such accommodations are required; now therefore, be it

RESOLVED, by the Board of County Commissioners of Wood County, Ohio, that the foregoing minutes be and are hereby approved; and be it further

RESOLVED, that these proceedings shall be kept on file in the office of the County Commissioners and open at all times to public inspection.

Commissioner Bowlus moved and Commissioner Herringshaw seconded the approval of the resolution, and the roll being called on its adoption, the vote resulted as follows:

DORIS I. HERRINGSHAW, Ed.D.	<u>yes</u>	<u>Doris I. Herringshaw</u>
DR. THEODORE H. BOWLUS	<u>no</u>	<u>Th H Bowlus</u>
CRAIG LAHOTE	<u>yes</u>	<u>Craig LaHote</u>

Board of County Commissioners,
Wood County, Ohio

Attest: Sandy A. Long
Clerk of said Board

Resolution	Date	Description	PO	Cost
23-01241	9/28/2023	APPROVAL OF PRIOR MEETING MINUTES FROM THE REGULAR SESSION HELD ON 9/26/2023		
23-01242	9/28/2023	AUTHORIZE PAYMENT OF VOUCHERS		
23-01243	9/28/2023	PAYMENT FOR SERVICES - JUVENILE RESIDENTIAL CENTER NATURAL GAS FOR THE PERIOD OF AUGUST 14, 2023 - SEPTEMBER 13, 2023 AND MAINTENANCE STAFF FOR SEPTEMBER 2023.		
23-01244	9/28/2023	ADJUSTMENT TO APPROPRIATIONS - VARIOUS FUNDS		
23-01245	9/28/2023	SUPPLEMENTAL APPROPRIATIONS - VARIOUS FUNDS		
23-01246	9/28/2023	PAYMENT FOR SERVICES - AUGUST 2023 CENTRAL SERVICES		
23-01247	9/28/2023	AUTHORIZE VARIOUS PERSONNEL ACTIONS		
23-01248	9/28/2023	APPROVE REQUESTS FOR TRAVEL AND REIMBURSEMENT FOR WOOD COUNTY EMPLOYEES		
23-01249	9/28/2023	AUTHORIZE COMMUNITY REINVESTMENT AREA AGREEMENT BETWEEN LIAMES LLC AND WOOD COUNTY, OHIO		
23-01250	9/28/2023	REAPPOINTING WILLIAM HIRZEL TO SERVE ON THE NORTHWESTERN WATER & SEWER DISTRICT BOARD OF TRUSTEES (TERM EXP 12/31/2026)		
23-01251	9/28/2023	REIMBURSEMENT OF FUNDS - VARIOUS FUNDS		
23-01252	9/28/2023	TRANSFER OF FUNDS - VARIOUS FUNDS		



Wood County Commissioners Meeting-Fall 2023

As always, we appreciate the support of the 24 townships that are in the District. We are even in Hancock, Ottawa, Lucas, Henry and Sandusky County now. We have 14 Municipalities in the District while also servicing or providing contract work in 5 more!

In the North:

Water Projects

ARPA & HB 168 money projects-(Dunbridge, etal)
Lemoyne Road bulk water & WaterShed
First Solar Expansion
McClure Bulk Water
Deimling Rd Improvements
Henry County line to Liberty Center-done
Rossford Windsor Drive (Winter/spring const. 2024)
Rossford Jennings (2024)

Sewer Projects:

Willowbend Pumpstation Replacement-done
Grassy Creek Rehab
Sugar Ridge System & Mercer Rd Sewers
I/I Improvements
Ford Road Pump Station Replacement-done
Rossford-Windsor, Jennings Streets
Northwood, Starbright Subdivision 2024

In the South:

Water Projects:

NB-McComb Regional WL Design-still under construction
McComb water plant closed (abandonment project comes in 2024/2025)

Sewer Projects:

Risingsun improvements at WWTP

Overall:

- Increasing economic development
- New WaterShed
- 65 projects overall
- Lead service lines investigation summary

Responsible for every drop.

12560 Middleton Pike • P.O. Box 348 • Bowling Green, Ohio 43402
Fax: (419) 354-9344 • (877) 354-9090 • www.nwwsd.org • E-mail: district@nwwsd.org

This institution is an equal opportunity provider

Capital Spending:

2010: \$12.5 million
2011: \$14 million
2012: \$23.6 million
2013: \$14.8 million
2014: \$10.8 million
2015: \$10 million
2016: \$25.2 million
2017: \$16.4 million
2018: \$10.5 million
2019: \$13.9 million
2020: \$18.5 million
2021: \$13 million
2022: \$20.7 million
2023: \$13.7 million ytd

*Summary: In 14 years, we have invested \$218 million in water/sewer projects!

Economic Development:

-Northpointe Site	-First Solar Expansion	Glenwood Rd (Schennel)
-Accordian	-Crossroads Overall	Geared Equity, truck dealer
-Old Dominion Freight	-Mr. Storage on US 20	

Other Issues:

1. Water and Sewer rates adjustment
 - decrease use
 - slowing growth
 - increasing expenses
 - Assets over \$270 million (\$68 million in 1995!)
2. Local representation (Toledo Metropolitan Area Council of Governments water quality, County Sanitary Engineers Association of Ohio) Toledo Regional Water Commission
3. Recognition
 - GFOA award (19x)
 - Moody's Bond rating from A3 to AA3 (unchanged)
 - State Auditor Award with Distinction, 5 years in a row
4. Port Authority/Wood County Economic Development Commission relationship growth

Summary:

Short-term: Maintain economical rates while meeting needs of area. Completed rate study model

Long-term: Coordinated services throughout the region and strengthen CORD (Coalition of Regional Districts) organization. Will update our water and sewer master plan and SDF study.

Residential:

Meadows @ Tracy Creek
Oregon Road Apartments
The Villages of Riverbend Plat 8

M. Quinn
9/28/23

