

## Minutes

March 14, 2024

Commissioners present: Timothy Bechtol, Michael Pepple and William Bateson.

Also Present: Alec Helms, Cindy Land, Auditor Charity Rauschenberg, Holly Frische, Kenzi Tucker and Lou Wilin from the Courier. See attached sign in sheet for members of the public in attendance.

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 March 12<sup>th</sup>, 2024 meetings were read with Michael Pepple making a motion to approve, William Bateson seconded. Motion passed 3-0.

Michael Pepple made a motion to approve the Warrant Journal. William Bateson seconded. Motion passed 3-0. The Commissioners approved a Position Description change for JFS and a travel request for the Engineer. The Commissioner's also approved payment of a Finance Charge of \$19.32 and a late fee of \$40.00 for the Board of Elections' Fifth Third credit card.

The Assistant Clerk presented the following resolutions for consideration:

Resolution #153-24 – Transfer of funds within the appropriation - General Fund #1001 (Fostoria Police & Muni Court). Michael Pepple made a motion to approve and William Bateson seconded. Motion passed 3-0.

Resolution #154-24 – Additional appropriation within the Auditor's certification - Commissioner's to appropriate to Real Estate Fund #2037. Michael Pepple made a motion to approve and William Bateson seconded. Motion passed 3-0.

Resolution #155-24 – Additional appropriation within the Auditor's certification - Commissioner's to appropriate to Severance #2136 (Sheriff). Michael Pepple made a motion to approve and William Bateson seconded. Motion passed 3-0.

Cindy Land presented the following resolution for consideration:

Resolution #156-24 – Sale of public property no longer needed by Hancock County Sheriff's Office. Cindy Land stated the Sheriff's office has a 2013 Ford Explorer and a 2016 Ford Explorer that are no longer able to be used. They have a low value of less than \$2,500.00. This will authorize them to get rid of the vehicles. Michael Pepple made a motion to approve and William Bateson seconded. Motion passed 3-0.

Auditor Rauschenberg stated they are currently working on the settlement for the first half taxes. Her office has fielded several calls on the tax delinquencies. She explained that the current number that Treasurer Welton is showing is a lot higher than normal due to the Rover Pipeline tax appeal. She stated the normal number is around \$1 million and she believes that Treasurer Welton thinks the pipeline delinquent taxes are somewhere around \$5 million.

Lou Wilin stated that he was told there was a Solid Waste Management meeting yesterday and he would like to know if anything was decided at that meeting. Commissioner Pepple stated the

Committee voted unanimously to move forward with negotiations and once the negotiations are complete and to the satisfaction of the Prosecutor's office we will enter into a contract with Rumpke.

Deb Stacy, a resident of Allen Township, read the attached letter into the record in regards to the new windmills being placed in the township. She provided background information, the information on the project they have been provided, ideas for better places this could be put and their feeling on how this is being handled. She stated there has been no communication with township officials from the Commissioners or the City of Findlay Mayor. Commissioner Bechtol stated they have received no information on this project as the company is not required to report anything to them. The only information they have received has come from the residents in the area. Commissioner Bateson stated the best thing that Allen Township can do is implement zoning. Holly Frische asked if there was a way the Commissioners could facilitate a meeting between the different parties involved in this? Commissioner Bateson stated that is something that is normally handled by the township trustees. Cindy Land stated that there is currently a lawsuit between OneEnergy and the township so the trustees will not set that up at this point. The Commissioners agreed that is something they could look into hold the meeting and bring the parties together.

Bob Wisner read the attached letter into the record in regards to his concerns on the OneEnergy project. He explained the information they have heard about what the project will entail. He provided the Commissioners with the attached aerial photos to show the placement of the new wind turbines in relation to the surrounding homes.

### **Meetings/Reports**

William Bateson had nothing to report.

Michael Pepple attended the Solid Waste District Policy Committee meeting yesterday where they discussed the recycling program. The committee voted to approve moving forward with contracting the program out. This morning he attended the Convention and Visitor's Bureau meeting where they discussed that 2026 is the United States 250<sup>th</sup> anniversary. Commissioner Bechtol stated there is a committee being formed to prepare for that. Commissioner Pepple stated that the hotels are nearly booked full for the eclipse.

Tim Bechtol attended the GOP Spring Dinner on Tuesday night. The keynote speaker was Ohio Treasurer Robert Sprague. Senator Rob McColley and Representative Jon Cross were also there.

At 11:14 a.m., the Commissioners met with Matt Cordonnier and Kasie Penzinski from Regional Planning. Also present was Alec Helms, Cindy Land and Holly Frische. Matt Cordonnier stated that he sent Phil Johnson information to do a resolution for Change Order #3 for the Ra-Nik property remediation. Matt provided background information on the project and how it has been funded. After completing the contracted work, it was determined there were still contaminants in the soil and they needed to excavate deeper. Change orders 1 and 2 were done at that point. Now there are still contaminants in the soil after that work has been complete. This change order is for them to dig down to the bedrock so this will be the last change order for this project. Matt explained the process of what will happen when they reach the bedrock. The change order amount is \$74,050.41, which includes CEC's additional amount for their part in the project. Matt stated he has confirmed with Ohio Department of Development that we are able to apply for

another Brownfield Grant to cover this change order even though the original project was funded with a Brownfield Grant as well and that even though we are not able to apply for the grant till April 1<sup>st</sup> they will back date it to cover the change order if the application is approved. Matt stated they would like to have the Commissioners approve the change order then the work will begin around the time when the application for the grant is submitted. Once the grant is approved the money will be received to reimburse the advance. Matt stated he cannot say with 100% certainty that the grant will be approved but he can't see a reason why it wouldn't be. He explained how the 2024 Brownfield funds are being allotted this year. There are 16 acres in different sections of the next phase of the benching that will need to have remediation done as well. They are applying for the Brownfield Grant for that work as well. Commissioner Bechtol expressed his concern about digging out soil in those areas and replacing it with new just to have it dug back out again when the benching is done. Matt stated they are working to try and coordinate that work to be done to coincide with the benching so they will not be putting more soil oil. They will have the remediation work done and then the benching will follow right behind that. There were discussions on the EPA involvement and what will be need to receive a no further action letter for this property, where the other contaminated areas are and what the best time frame to approve this work would be. Commissioner Bechtol stated he is okay with approving the change order and paying for that out of the Flood Mitigation fund. If the grant is approved it will reimburse the flood mitigation fund when we receive the funds. There was a discussion on why changes orders were needed for the project and why it wasn't determined how deep the contamination went in the original soil testing. Matt stated he will send the report showing the 16 acres that need remediation and will contact CEC and inquire as to why they did not know the depth of the contaminates in the beginning of the project. Matt also stated Kaysie has done a really good job at getting the word out on the demolition grant. There were about 34 application submitted, with 31 being in the county and 3 being in the city. The Commissioners thanked them for all of their work. Commissioner Pepple asked if there has been any progress on finding a grant that would be able to help with the Eastgate grinder pumps. Matt stated he received a possible option on Monday but after reviewing the requirements with Lynn, it will not work for this area. There was a discussion on doing a door-to-door income survey in that area to see if that will help to find any grants. Matt will begin working on that and they are still looking at some other options through WPCLF.

Respectfully submitted,



Alec Helms, Assistant Clerk

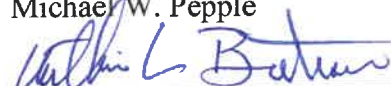
Reviewed and approved by:



Timothy K. Bechtol



Michael W. Pepple



William L. Bateson

NAME (PLEASE PRINT)

DEPARTMENT / ADDRESS

[illegible]

March 13, 2024

Mr. Bateson, Mr. Bechtol, Mr. Pepple

My name is Deb Stacy. Allen Township has been my home for 67 years. My husband, son, daughter-in-law and myself own and operate a multi-generational farm in Allen Township.

On March 1<sup>st</sup>, The Courier printed an article regarding economic development in the Findlay/Hancock County area and coined the name of this project as “**Black Swamp Combinator.**” It will encompass more than 500 acres. Residents living in this immediate area have observed soil borings done by One Energy and there is an awareness that landowners have options to buy plus Neighbor Agreements from One Energy. So, based on this information, it includes township roads 215, 228, 230 and county road 216

**. This IS a residential and agricultural community. 64 homes are located in the immediate area of this project and many more homes are in close proximity.**

An industrial infrastructure of this magnitude, including mega wind turbines, solar panels, the largest electric semi-truck charging station in the U.S. and much more, will be the “energy hub of the Midwest”. It needs to be located on an industrial site that already houses compatible entities. Our township residents would be better served if a site was chosen that was closer to the interstate and next to existing warehouses. Allen Township does contain land on the south side of the connector road that would fit much better with this type of development. Responsible and logical planning needs to be in accordance with existing structures. There needs to be a concerted effort to protect our community from inappropriate land use.

The residents of Allen Township live in Hancock County. You represent us. You need to be our voice. There needs to be transparency in this critical matter. Who is responsible for providing information as to the exact location of this massive endeavor? Who will address our concerns for health, welfare and safety given the project is located in the current proposed area? Will there be an impact study from an independent source? Will there be a public forum so we can ask questions and make our concerns known? The time is now.

As of March 7, 2024, the Allen Township Trustees have received NO communication from you, the Hancock County Commissioners. Our trustees also have had NO communication from the mayor of Findlay.

3-13-24

Good Morning Commissioners,

My name is Bob Wisner from CR 216, Findlay oh ALLEN TOWNSHIP

My wife and I built our home in Allen Twp 45 years ago. We settled in this area because it was a very unique rural area, with lots of farmland and residential homes.

I am VERY concerned about ONE ENERGY/One Power's proposed projects and the affects they will have on Allen Twp. residents and farmers. WELLS and DRAINAGE are two big issues. As well as our rural township being turned into an ENERGY HUB taking over 500 acres of farm & residential land. The area very close to our property seems to be a target for the 1<sup>st</sup> of 3 turbines, which will be 599 ft. tall and 4.8 megawatts. Solar farms are also a big concern.

\* Wind turbines will affect our **fresh water wells** in several different ways, including, changes in water quality.

**\*Wind turbines will also affect our drainage, due to large equipment used to build the turbines, causing permanent compaction of the soil.**

**\*\*SOLAR will affect our fresh water wells by leaching chemicals into the water supply.**

**\*\* SOLAR will also affect our **drainage** by runoff that will cause erosion.**

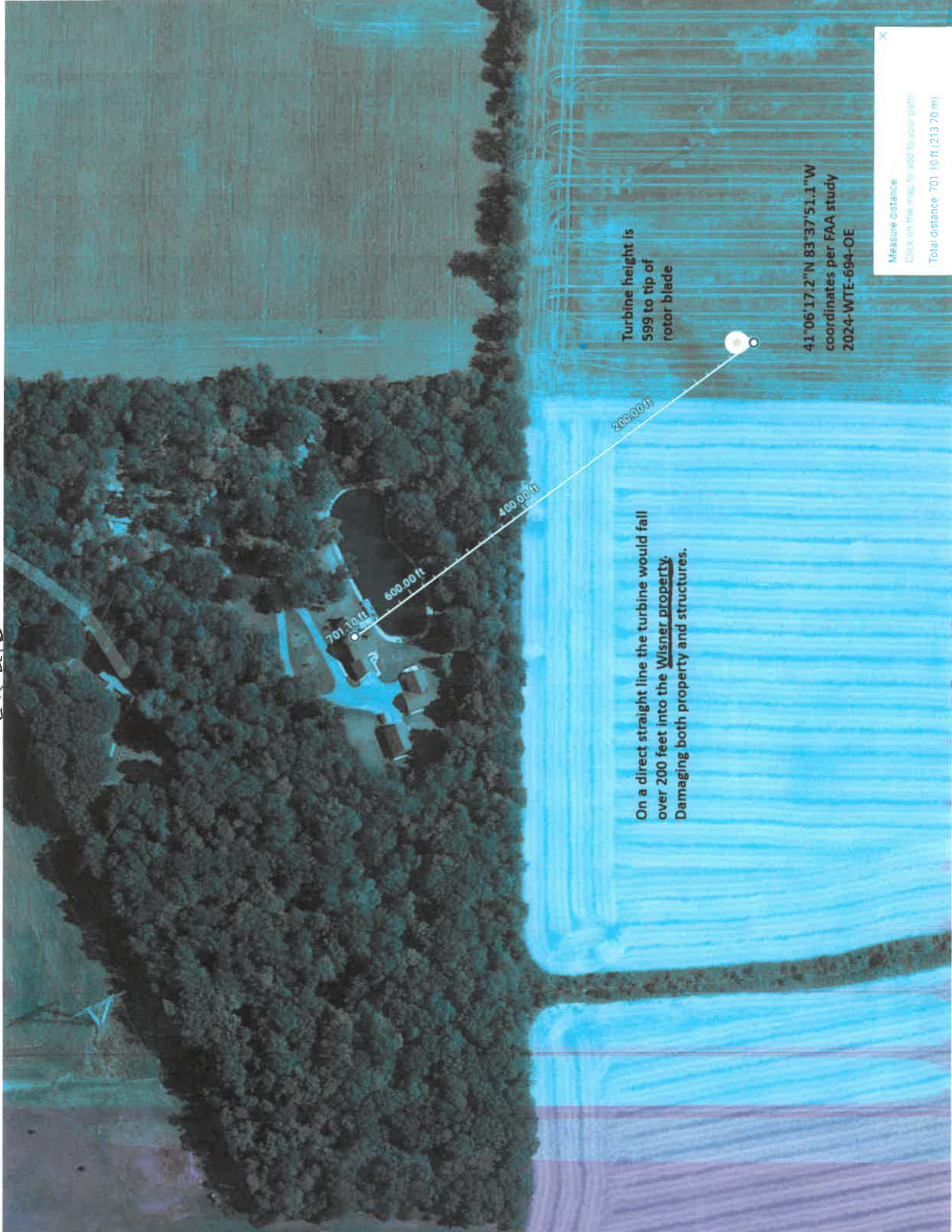
My questions are very simple...who will be responsible when the residents of Allen Twp are unable to use their wells for fresh water to drink?

And who will be responsible to take care of drainage issues when residents are being flooded in areas that never flooded before?

Thank you



CR 216



Turbine height is  
599 to tip of  
rotor blade

41°06'17.2"N 83°37'51.1"W  
coordinates per FAA study  
2024-WTE-694-OE

On a direct straight line the turbine would fall  
over 200 feet into the Wisner property.  
Damaging both property and structures.

Measure distance

(Click on the map to add to your path)

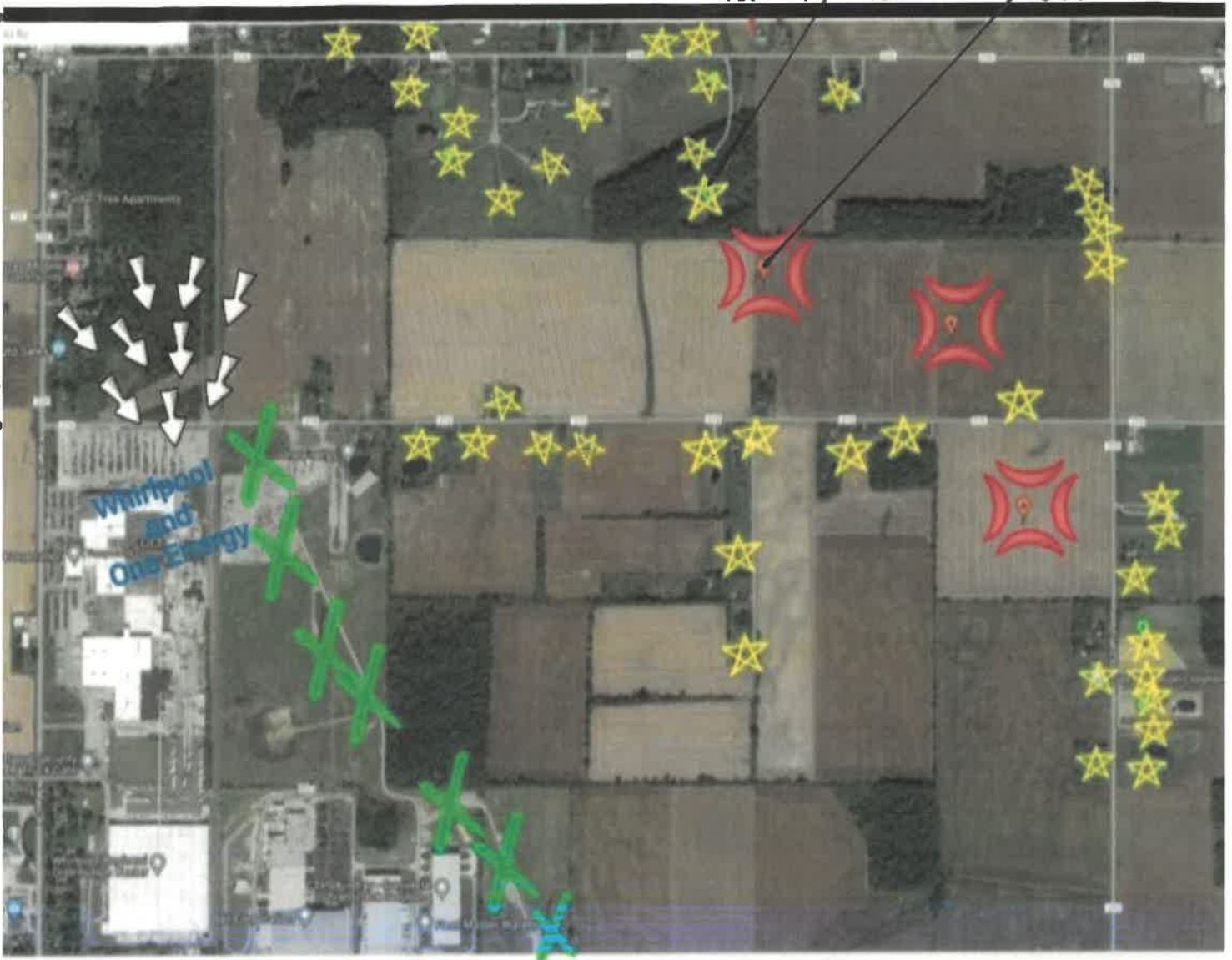
Total distance 701.10 ft (213.70 m)

TWO BOYS 212



CR216  
→

TAAS  
→



[Privacy](#) [Blog](#) [Gallery](#) [Facebook](#) [Twitter](#) [Contact](#) [Privacy](#) [Terms](#) [Help](#) [Trademarks](#)

 (600 ft Turbine (Proposed))

 Our Neighbors' Homes

 Existing 400 ft Turbine