

Commissioners' Journal
September 25, 2008

The Geauga County Board of Commissioners met in session on September 25, 2008 at 10:00 a.m. in the Commissioners' Chambers located at 470 Center Street in Chardon Ohio.

It is declared and determined that all formal actions of the Board of County Commissioners concerning and relating to the adoption of all resolutions that were adopted in this meeting, and that all deliberations of the Board of County Commissioners that resulted in such formal action were open to the public and were in compliance with all legal requirements, including section 121.22 of the Ohio Revised Code.

The President of the Board, Craig S. Albert opened the meeting at 10:05 a.m. by leading the Board and audience in reciting the Pledge of Allegiance.

Commissioner Samide was absent from this session.

APPOINT ACTING CLERK

Motion: by Commissioner Young, seconded by Commissioner Albert to appoint Christine Blair as Acting Clerk for the September 25, 2008 session.

<i>Roll Call Vote:</i>	<i>Commissioner Samide</i>	<i>Absent</i>
	<i>Commissioner Young</i>	<i>Aye</i>
	<i>Commissioner Albert</i>	<i>Aye</i>

OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT - LETTER OF COMMITMENT - NELSKI INCORPORATED / JILCIN INCORPORATED

Director Anita Stocker was present to discuss the Letter of Commitment for Nelski Incorporated / Jilcin Incorporated. The item was not placed on today's agenda – action was taken on September 23, 2008 to table the item until further information and discussion was completed. Commissioner Young felt he did not have enough information to take action on this item. Ms. Stocker provided the following information regarding the company and what they do and what this new place will involve. The company services the whole Cleveland region, the people going there will mainly be office coordinators and project managers not construction crews. The company coordinates insurance work from Sandusky to Ashtabula for the whole Cleveland Area. The pay scale is between \$50,000 and \$150,000 – these are cream of the crop jobs. Basically the company needs a corporate headquarters in the area. The location is five acres at Auburn Corners. The committee had to have a complete appraisal of at least \$850,000.00, the verbal that Ms. Stocker was given was over \$900,000.00. Mr. Young expressed concern over the current buildings and tanks on the property, which include some kind of radio tower. Commissioner Young asked if the radio tower brings in or will bring revenue to the owner. Commissioner Young stated there appeared to be several 500 gallon fuel tanks and questioned environmental concerns. Ms. Stocker stated that the bank does a walkover, and will contact the bank and ask them about the contamination concern. Mr. Young stated that he just didn't have enough information to support this and that it seemed to be very shaky. He agreed that it appeared to be a nice place to put in an office, with Ladue there. A board member for the company will contact the Board of Commissioners to provide further information and details on what the company plans to do on this property.

OFFICE OF COMMUNITY AND ECONOMIC DEVELOPMENT – RELEASE PERFORMANCE BOND DINARDO BUILDERS – COUNTY HOME TWO STORY PORCH

County Administrator questioned if we didn't already release this? Ms. Blair replied that a performance bond was discovered upon release of the bid bond by Commissioners' Clerk Claudine Kozenko. Both needed to be released as the project has been completed.

Motion: by Commissioner Young, seconded by Commissioner Albert to release the Performance Bond for DiNardo Builders for the Renovation of the Pleasant Hill County Home Two-story Porch Project as all specifications have been met.

<i>Roll Call Vote:</i>	<i>Commissioner Samide</i>	<i>Absent</i>
	<i>Commissioner Young</i>	<i>Aye</i>
	<i>Commissioner Albert</i>	<i>Aye</i>

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DEPARTMENT OF WATER RESOURCES – SERVICE CONTRACT CUMMINS BRIDGEWAY

Motion: by Commissioner Young, seconded by Commissioner Albert to approve and execute a service Contract Agreement with Cummins Bridgeway, LLC to perform services included in the quarterly planned equipment maintenance agreement for the generator located at the McFarland Creek Wastewater Treatment Plant for one year in an amount not to exceed \$3,864.57.

<i>Roll Call Vote:</i>	<i>Commissioner Samide</i>	<i>Absent</i>
	<i>Commissioner Young</i>	<i>Aye</i>
	<i>Commissioner Albert</i>	<i>Aye</i>

MAINTENANCE DEPARTMENT – RESIGNATION SUMMER HELP PAUL FRANSKO

Motion: by Commissioner Young, seconded by Commissioner Albert to accept the resignation of Paul P. Fransko as a Summer Help (#0101) employee in Maintenance Department to be effective September 30, 2008.

<i>Roll Call Vote:</i>	<i>Commissioner Samide</i>	<i>Absent</i>
	<i>Commissioner Young</i>	<i>Aye</i>
	<i>Commissioner Albert</i>	<i>Aye</i>

MAINTENANCE DEPARTMENT – RECLASSIFICATION SEASONAL PAUL FRANSKO

Commissioner Young questioned how seasonal help works. County Administrator David Lair stated that a Summer Help employee can be reclassified to Seasonal. Apparently Paul Fransko is a real worker. Commissioner Young questioned if seasonal help can't be kept longer than 6 months. Mr. Lair stated not for seasonal.

Motion: by Commissioner Young, seconded by Commissioner Albert to approve the reclassification of Paul P. Fransko to the position of Seasonal Help (#0101) for the period October 1, 2008 through April 30, 2009 at the hourly rate of \$8.25 per hour (maximum of 520 hours to be worked).

<i>Roll Call Vote:</i>	<i>Commissioner Samide</i>	<i>Absent</i>
	<i>Commissioner Young</i>	<i>Aye</i>
	<i>Commissioner Albert</i>	<i>Aye</i>

COMMISSIONERS' OFFICE - RECESS

Motion: by Commissioner Young, seconded by Commissioner Albert to move into recess until 12:00 p.m. for the economic development meeting.

<i>Roll Call Vote:</i>	<i>Commissioner Samide</i>	<i>Absent</i>
	<i>Commissioner Young</i>	<i>Aye</i>
	<i>Commissioner Albert</i>	<i>Aye</i>

ECONOMIC DEVELOPMENT MEETING

The Board returned from recess at 12:08 p.m.

The Wind Power meeting was opened with a Welcome from Commissioner Albert and Commissioner Young. Commissioner Young said that this could be an outstanding power standpoint for Geauga County and that he was excited about the meeting. Present for this discussion were Anita Stocker and panelists: Peter Endres - Resource / Project manager for JW Great Lakes Wind; Linda S. Woods – Controller for Northcoast Wind & Power, LLC; James Dammon – Coordinator for Ohio Wind Working Group; Kemp Jaycox – Wind Program Manager for Green Energy Ohio; J. Anthony Logan – Chief Council and Wind Policy Coordinator for the Ohio Department of Natural Resources

Peter Endres from JW Great Lakes Wind is involved in the early and mid- stages of development. The company is owned by Juwi International. They are based in Cleveland. The company is a full service utility scale wind development by site selection, layout, land leasing, studies and assessment. They are involved in the Feasibility Study in Cuyahoga County, which is the pilot wind project for Lake Erie, if it goes through it will be the first freshwater lake location in the world.

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Peter noted that some of the benefits from wind are that there are no emissions and no water consumption. It is consistent and long term, increases tax revenues and has stabilized energy costs on a 20 year basis. Some aspects of the process begin with site selection, land agreements, wind assessment, project layout, environmental review, interconnection studies, financing, permits, and turbine procurement. Some concerns that landowners have are land usage which consists of the turbine's footprint and access roads; ideally you need 1-2 acres per turbine. Construction concerns are crop damage and drain tile damage and visual aesthetics. Mr. Endres stated that "beauty is in the eye of the beholder". The lifespan of a turbine is a 20-30 year commitment. Mr. Endres stated there is some noise, we prefer to call it sound, about 50 decibels. The new turbines are higher and spin slower and they are placed 1000 feet from houses whenever possible. Mr. Endres stated that landowners need to organize themselves, decide on one developer and find out the expected details of lease terms to protect all parties and have reasonable expectations for compensation terms.

Linda Woods, a Controller with Northcoast Wind and Power LLC stated the company is Ohio based and founded in 2005. They currently have wind studies at 8 sites in 4 states. Some points that Ms. Woods pointed out is there are minimal environmental issues with wildlife concerns. There are many players in development. You need to have good wind, a long term market, and positive public opinion. Ms. Woods also pointed out that in 2001 the 7th largest importer of energy was Ohio. Community supported wind power is 0-50MW and commercial supported wind power is 50-100MW. Ms. Woods stated that a MW size describes the generator size on the turbine itself; 25-35 MPH is about 2.5-3 MW a second. There is instantaneous power in 1 second. A KWH is energy over time. Ms. Woods included that 4 Turbines would power 1900 houses in route to the power center.

A Thompson resident questioned why Geauga County was picked if it doesn't have a lot of wind? Ms. Stocker replied they were invited for the discussion by the board for information.

James Damon, a Coordinator for the Ohio Wind Working Group, also works with the Ohio Department of Development. They are working closely with other agencies to remove barriers and deal with set backs to help advance the use of wind energy in Ohio. Mr. Damon talked about unique topography and how this sometimes makes things difficult. Mr. Damon talked about websites that you can go on and express your comments and concerns and mentioned grants and incentives are or will be available.

Kemp Jaycox, Wind Program Manager, reported that Green Energy Ohio is a nonprofit organization that helps promote green energy. They put out GEO magazine, do wind monitoring studies and are currently the only ones that have a Wind Database. Mr. Jaycox stated the northern part of Geauga County has better winds than the southern part. Mr. Jaycox suggested visiting this website www.windexplorer.com that shows wind speed in Ohio. A Burton township resident asked about the zoning and height requirements on small turbines. He asked if anyone was working on making the zoning requirements less cumbersome. Panel members replied that variances could be applied for or have zoning changed by putting it on the ballot for a vote, understanding that for variances you might have to go through an appeals process. The Burton township resident stated that agricultural structures are not controlled by zoning, that farm structures are exempt. The resident questioned that if you are using the turbine exclusively for your farm could you get it exempted from zoning? The panel responded that they would need to speak to a prosecutor to get an Attorney General's opinion. The Thompson resident stated he has 50 acres and that his neighbors have 15 and 20 acres and questioned if they could combine them to put up a turbine? The panel replied that organization is the best way to go, however you cannot consolidate the meter. The panel realizes that you are all interested in making money. Some things to consider about small turbines: You will need to have an avian study done, make sure you talk with your neighbors and that there is no opposition. If you are looking to combine with your neighbors you will need to work with a developer. Lease agreements should have open communication and the royalty payments are set for generations to come.

J. Anthony Logan from the Ohio Department of Natural Resources (ODNR) is the Chief Legal Counsel and Wind Policy Coordinator in Columbus. The ODNR'S main concern is that wildlife including various plant and animal species are not affected by the turbines. If you are planning to put in above 5MW they would have to do a one year study, look at post commission studies, and do pre and post monitoring. If you are planning anything smaller than 5MW you need to

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consider any endangered species that may be there, such as the Bald Eagle or Indiana Bats. Fish & Wildlife in 2003 put out Interim Guidelines for developers on wind power. All guidelines are constantly evolving. Some things are based on the site, using studies and analysis, any mitigation measures and wind speed which determines the turning speed of the blades. According to the economic stimulus wind power is coming, not necessarily first in Geauga County, but it is a good site for wind.

Director of Water Resources, Gus Saikaly asked how much it would cost per watt for installation. According to the American Wind Energy Association it is about two million per installed MW. On an upward trend, global demand and commodities could also drive cost.

Dr. Lee from Kenston High School was there talking about the school purchasing a used unit and that they are currently out for bid on refurbishing the unit that will pull about 6MW.

The Burton Township resident asked if offshore development is the best wind resource. Mr. Endres replied the answer is yes, however it is expensive. Offshore development will eventually come to the United States and Ohio.

A member of the audience asked about spiral devices. Mr. Endres responded that they are called vertical access turbines, they are developed, however they have not done a lot of testing. With these you have to look at zoning requirements and having the generator at ground level.

Ms. Stocker inquired, with 100 acres in a decent spot that was flat and ideal, how many turbines could you install and what would be the percentage paid for the lease? Mr. Endres replied that the setbacks are you need 50-60 acres for 1 turbine, at most you might get 3. The lease percentage on the utilities is either monthly or annually and is per turbine but depends on production which determines the percentage of the owner revenue on the installed capacity (MW). Ms. Woods stated that the payments could be \$6,000, \$8,000 or \$9,000 per turbine a year.

Commissioner Albert asked, "Can we do this or is it just a pie in the sky"? Mr. Jaycox replied that yes it can be done, but through a municipal utility.

An audience member who has about 1500 acres in northwest Chardon Township, off Little Mountain Road, asked how close do you need to be to a transmission line to make it feasible. Mr. Endres replied that the advantage is big, as the cost is cut the closer you are to the transmission line.

Linda Burhenne asked if you have wooded property if you could put turbines in the woods. Mr. Logan replied that you would have to look at wildlife issues. An acre of woods would need to be cleared to accommodate the cranes that are used to install the turbines and to make an access road. Depending on the wooded ridgelines this could cause turbulence, which slow down the winds. Trees do affect the wind.

The panelists were asked to explain net metering. Ms. Woods replied that net metering is the residential use from the turbine before you pull from the grid. This enables customers to use their own energy to offset their consumption; their electric meters turn backwards when they generate electricity in excess of their use. This offset means that customers receive retail prices for the excess electricity they generate.

ACKNOWLEDGEMENTS

- a) *The Plan Review for Chardon Township Park – Auburn Road, Submittal #3, in Chardon Township filed by Geauga Soil and Water Conservation District.*
- b) *The Plan Review Notice of Compliance for Chardon Township Park – Auburn Road, Submittal #4, in Chardon Township filed by Geauga Soil and Water Conservation District.*

