

Minutes, Thursday November 30, 2023

Mr. Lammers 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, 2023, 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 016, Ditch Maintenance

R 5, Ditch Maintenance.....\$ 43,453.35

Mr. Schlumbohm seconded the motion.

Vote: Mr. Schroeder yes Mr. Lammers yes Mr. Schlumbohm yes

Comm. Jrl. 119, Page 378

Mr. Schroeder moved to approve signing the Sub grant agreement between Wood County Job & Family and the Child Welfare Fellowship Project parties (Allen, Ashland, Auglaize, Crawford, Hancock, Huron, Ottawa, Putnam , Preble, Seneca, Sandusky, Williams, Warren, Allen, Athens, Fairfield, Morrow, Henry, Marion, and Scioto) County Job & Family Service Agencies for social work student worker.

Mr. Schlumbohm seconded the motion.

Vote: Mr. Schroeder yes Mr. Lammers yes Mr. Schlumbohm yes

Mr. Lammers moved the adoption of the following Resolution:

BE IT RESOLVED, By the Board of County Commissioners of Putnam County, Ohio, that the following appropriation modification be made for the year ending December 31, 2023.

For Office of Public Safety

From ...120 SA3, Full Time Employee Salaries..to.... 120 SA6, Unit 301\$16,000.00

From.....120 SA8, Unit 306 Salaries.....to.....120 SA1, Salaries-Employees...\$3,801.58

And

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, 2023, 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 120, Office of Public Safety

120 SA8, Unit 306 Salaries.....\$ 28,906.21

120 SA6, Unit 301.....\$ 3,684.40

120 SA5, Full-time Salaries....\$ 15,522.56

Mr. Schlumbohm seconded the motion.

Vote: Mr. Schroeder yes Mr. Lammers yes Mr. Schlumbohm yes

Comm. Jrl. 119, Page 379

Mr. Schlumbohm moved the adoption of the following Resolution:

BE IT RESOLVED, By the Board of County Commissioners of Putnam County, Ohio, that the following appropriation modification be made for the year ending December 31, 2023.

For E-911

From...100 COM, Comp Time Pay Off.....to.....100 SA-3, Non-Union Emp- Comp..... \$ 1,500.00

Mr. Schroeder seconded the motion.

Vote: Mr. Schroeder yes Mr. Lammers yes Mr. Schlumbohm yes

Comm. Jrl. 119, Page 380

Then/Now Purchase orders

County General.....Purchase order 46692

Auditor.....Purchase order 46701

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

Mr. Schroeder seconded the motion.

Vote: Mr. Schroeder yes Mr. Lammers yes Mr. Schlumbohm yes

Exceptions: Mr. Schroeder none Mr. Lammers none Mr. Schlumbohm none

Purchase orders and travel requests

Ditch Maintenance.....Purchase order to Hancock County Treasurer for Blanchard River Stream Enhancement for \$ 53,188.00.

WIA.....Purchase order to Fox 36 News for business resource network for \$ 6,000.00.
Purchase order to County electric for incumbent worker training for \$ 30,420.00.

County General.....Purchase order to Postmaster for remaining 1st class presort permit for \$ 138.50.

Landfill Closure/Maintenance.....purchase order to Treasurer State of Ohio for NPDES permit at landfill for \$ 250.00.

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

Mr. Schlumbohm seconded the motion.

Vote: Mr. Schroeder yes Mr. Lammers yes Mr. Schlumbohm yes

Exceptions: Mr. Schroeder none Mr. Lammers none Mr. Schlumbohm none

Commissioners Schroder, Schlumbohm and Lammers and Mike Lenhart, Engineer met with Riley Township Trustees and residents regarding the closure of the Mallaham or Road M-6 Bridge. The Commissioners closed the bridge to large traffic per recommendation of the Engineer. The bridge is still open to small vehicles motorcycles, bicycles and pedestrians. The bridge was redone in 2017 why is it an issue now. This is a historic bridge within the County. There is another historic bridge already closed in Gilboa. The Engineer explained that this bridge is fracture critical. With upcoming road projects in the area there could be traffic rerouted down this road. There have been larger trucks seen crossing the bridge at different times. The bridge was rehabilitated for historical purposes not structural purposes. Even though this bridge looks new it is still the same capacity bridge of when it was first put up. Just because it has been redone and looks new it will not hold any larger load than what was first built. The bridge was galvanized which took some of the strength away from the steel. So the structural strength is not certain so this is a safety issue of anyone using this bridge. There was talk of trying restrict the size traffic over the bridge which would create another liability issue for the County. Closing the bridge making it a pedestrian bridge is the only way to keep it open. The local residents cannot comply with the load limit signs that are posted for the bridge. The bridge on Road M was discussed also. It is a larger span bridge and can hold the larger traffic from the stone quarry. The abutment on this bridge were also just refaced not replaced. This bridge is on the historic registry which is how they got grant money to rehabilitate it. There were some options to preserve or repurpose the bridge to a new location, but there may not be funds to building a new bridge to replace it. The Historical Society just want to preserve the bridge the FHWA had materials added to make it safe. Which added weight to the bridge which decreases the bridge capacity for traffic. From a safety aspect it was recommended to close the bridge for preservation. The Palmer Township bridge was ok with closing the bridge on Road B-13. What will be put up to prevent traffic from going through. The large concrete blocks from K & L will be placed before the bridge to restrict traffic and cul de sac will be installed for a turnaround area for traffic coming on Road M-6 on the 7-L side there is room for a turnaround. If the driver is not smart enough to read the signs, they should have to back it out. Will the County be liable if anyone hits the concrete blocks. Can a sign be posted to restrict vehicle width? Mr. Karhoff spoke about the Oak St bridge in Ottawa and another bridge in Cincinnati Market Street bridge where the weight and height restrictions were changed, so the bridge limits can be changed. Th

bridge limits can be changed the people do not want to hear that it cannot be done. This bridge could be lowered to a 3-ton limit. Smaller emergency vehicles could pass over the bridge but not an ambulance. Whomever drives over the bridge and collapses it they would be liable for the bridge but will all the drivers have insurance. The bridge is insured so it is not a financial responsibility but it is a liability. There was no warning to the residents that the signage was going up for the bridge limits. How did the Cincinnati bridge get the height limit changed? Mr. Karhoff did see vehicles on the bridge that should not have used it. A height limit would limit the large traffic over the bridge. The Commissioners should work with the residents to keep the roads open and keep the response time down for anyone needing medical or emergency needs. There are signs already posted for bridge limits that are not observed. The bridge limits need to coincide with vehicle weights and sizes for cars and small trucks. Who would be responsible for posting the height restriction since it is a township road. More signs would be posted to cover any liability that could arise. A video was viewed showing the changes to the Market Street bridge in Cincinnati. Everyone is in favor to protect the bridge but it is not the excuse to not look into making any changes. Could there be flashing lights added to the bridge? A structure could be added to the height to enforce the height restriction. The liability insurance on the bridge was discussed. The Commissioners can do investigation to keep the bridge open. The bridge should have been closed the day after the resolution was passed on November 7. There are road closed signs posted but a resident admitted that he no longer reads the signs. No outlet signs were and road closed signs replaced the bridge limit signs. There has been evidence that oversized vehicles have used the bridge with scrapes visible on the bridge. The Engineer is ok with leaving the bridge open if the height & weight restrictions are enforced. Placing posts and overhead restrictions and if those are hit that is the county's liability insurance that the vehicles does not fit on the bridge. The Engineer explained his thoughts of just wanting to change the road limits just because you want to limit traffic, the liability needs to be reviewed.

Mr. Schlumbohm moved to table this discussion.

Mr. Lammers seconded the motion

Vote Schroeder yes Lammers yes Schlumbohm

The residents and township want to be in the loop for the decisions. The bridge will remain closed until a decision is made.

Commissioners Schroeder, Schlumbohm and Lammers along with Tracy Warnecke-Putnam Co Treasurer, Greg Bockrath and Troy Recker of Bockrath & Assoc., Gary Lammers-Putnam Co Prosecutor, Jeff Vance-President of CIC, Patrick Blasius of Putnam County Sentinel, Steve Leopold-Ottawa township Trustee, Estee Miller of Maumee Valley Planning Commission, Dean Meyer-Mayor Village of Ottawa, Brad Brubaker-citizen, Amy Sealts and Rachelle Conine of Putnam County CIC met to discuss the organization of the Putnam County Land Reutilization corporation (Landbank).

Tracy passed out the resolutions that will be reviewed by the Putnam County Land Reutilization Corp.(Landbank)

Res #1 Acceptation of municipal representative and appointment of representative, articles of incorporation have been filed.

Mr. Schlumbohm moved to accept representatives Dean Meyer, Mayor of Ottawa & Steve Leopold as Township reps

Mr. Lammers seconded the motion.

All in favor, motion carried

Res #3 Elect president the President of the Putnam County Land Reutilization Corp

Mr. Schlumbohm moved to appoint Tracy Warnecke, Putnam County Treasurer as President.

Mr. Lammers seconded the motion.

Vote all in favor, motion carried

Res.#4 Appoint vice president of the Putnam County Land Reutilization Corp

Mr. Schlumbohm nominated Michael Lammers as vice president.

Mr. Dean Meyer seconded the motion.

Vote all in favor, motion carried

Res. #5 Appoint secretary & treasurer of the Putnam County Land Reutilization Corp

Mr. Lammers nominated John Schlumbohm as the Secretary/Treasurer of the Putnam County Land Reutilization Corp

Mr. Dean Meyer seconded the motion

Vote all in favor motion carried

Res. # 6 adopting agreement and plan with the County.

Mr. Meyer moved to accept the agreement

Mr. Lammers seconded the motion.

Vote : all in favor, motion carried

Res. #7 Approve public records policy for of the Putnam County Land Reutilization Corp.

Mr. Leopold moved to approve the policy

Mr. Meyer seconded the motion.

All in favor, motion carried

Res. #8 Adopting disposition acquisition, maintenance, rehabilitation and demolition policies of the Putnam County Land Reutilization Corp

Mr. Michael Lammers moved to adopt the policies.

Mr. Schlumbohm seconded the motion.

All in favor, motion carried

Res. #2 Adopting code of regulations, internal procedures, officers, terms etc.

Mr. Michael Lammers moved to accept.

Mrs. Warnecke seconded the motion.

All in favor, motion carried.

Tracy presented the procedures how the landbank will be run. Bockrath & Assoc did the engineering on the demolition grant last year. The CIC is willing to do the billing through the CIC for the landbank. This is Ohio Dept of Development funds. Amy is willing to do the billing. The landbank should get some of the admin for "seed money". There are only four types of entities that can manage a landbank. The CIC is an entity that can administer/manage this grant. Tracy explained the different duties with managing and administering. Este shared that they are a consultant for the landbank. Maumee Valley can administer that grant also, but they can help with whatever is needed. Last year the grant was administered through the Commissioners' office. The Commissioners would like to keep the services within the county. Maumee Valley would not provide consulting for free. Tracy said both engineering firms can provide proposals. It is recommended to get projects ready. There are about 20 addresses on the list already. The process needs to be streamlined to get one intake point as of now there are three. The cost of the administration would be the grant fee. Amy recommends working with Estee for her expertise, Bockrath is also a trusted firm. Maumee Valley's fee would be 10% of each project costs. A private entity cannot be a recipient of the funds. The engineering costs that Bockrath did last time would come out of the grant funds. Bockrath's did the asbestos testing and abatement on the last grant. Who gets the list of addresses to be submitted. The money that was leftover from last year can still be used. The addresses should be sent to Tracy to compile a complete list. Tracy will visit each village and township meeting to inform everyone of this opportunity.

Goal of the landbank is to clean up blighted, abandoned, vacant, nuisance properties. There is a house that needs to be demolished but the landowners do not want to give up ownership. There could be properties that are abandoned and owner is not known or located. The property can be cleared for future development. The land bank will prioritize the commercial property for future development. There a list of properties compiled for future clearing. The landbank can acquire the land or the land can stay under the same ownership. Some other projects were discussed in surrounding counties. Tracy recommended starting with residential to get our feet wet for the landbank. The grant will focus on residential and commercial properties. The landbank will collect information for possible projects. The limit is \$500,000. If the land is taken over the owner's consent is still needed, it can still be submitted. The property owner still needs to sign over ownership. A court ruling that the property is abandoned than land bank could acquire the land. The landbank could acquire the land at the Auditor's sale also. The information is due March 1 to meet the April 1 deadline. There is \$500,000 available, but more could be applied for, but a 25% match is required. It is not known if this will continue. There are deadlines and limits for the grant funds. This will start the landbank which could continue on into the future to keep revitalizing properties within the county. Greg wanted to clarify with the demo grant, all the administering will go through Estee at Maumee Valley. She will compile the list and share the duties with the CIC. Troy said the roles need to be more defined. Bockrath got pre-demolition costs. Bockrath did everything for the demo grant pre-demo work, inspections, and all but the draws which Ashley did. This will be defined in an MOU with CIC.

Mr. Schlumbohm moved to adjourn

Mr. Meyer seconded the motion.

Vote: All in favor

Troy & Greg informed the Commissioners that the SD #1 Project will be over the grant amount, so additional money will be applied for.

Commissioners Schroeder, Schlumbohm and Lammers met with Amy Sealts of CIC and Dean Meyer, Village of Ottawa to discuss economic development in Ottawa.

Mr. Lammers moved to go into executive session with Amy, Dean and Commissioners to discuss economic development

Mr. Schlumbohm seconded the motion.

Vote Schroeder yes Lammers yes Schlumbohm yes

Commissioners went bank on record. No decisions were made. A land swap was discussed. The CIC will get back to the Commissioners on a decision.

Commissioners attended an informational meeting for the Tom Gettman Dt #789.

The business agenda was held with Commissioners Schroeder, Schlumbohm and Lammers and Cindy Landwehr, Clerk. Brad Brubaker sat in on the meeting.

The minutes from Tuesday November 21, 2023 were reviewed and approved.

The minutes from Tuesday November 28, 2023 were reviewed and approved.

Commissioners Schroeder, Schlumbohm and Lammers met with Gary Lammers, Don Croy and Steve Leopold regarding the Road 12-K ditch layover project and the offers made to landowners Hamel & Osterhage who are in this project. Brad Brubaker sat in on the meeting. Osterhage was not willing to agree to the terms of the project. The terms were added to the agreement and Mr. Osterhage is still not willing to agree. If the landowners are not willing to negotiate the next steps must be taken. Hamel wanted more coverage for his road frontage. Don shared that Mr. Osterhage had tried to deal with his family but came to no agreements. Mr. Osterhage did state he will drag it out as long as it takes. Mr. Hamel's lot was purchased with a ditch, the trustees did offer to cover a larger area for his drive way but he wants the whole ditch covered across his lot. An appraisal came in at \$13,000 per acre from Siefker Real Estate. On Hamel's lot there will be no trees removed, he will lose approx. 20-22 feet. Will the culvert for Hamel's drive be removed, no it will be lowered and adding 80 feet of cover for the ditch. There is no hope to close for an agreement. The verbal offer of adding the 80 feet must be taken back. The ditch is being moved to widen the road for the safety of those who drive the road. The trustees can try to negotiate with Mr. Hamel and not include the additional 80 feet for covering the driveway. Just do the same amount of drive that he currently has and for the appraisal amount. Gary recommended a process to follow for this project to proceed. A hearing must be held and noticed to the public and a viewing must be held the project area must be staked/surveyed by the Engineer. A resolution must be passed unanimously by the Commissioners. At the hearing the testimony must be reviewed along with the Engineer's report of the survey and then a resolution must be done to for the Commissioners to make a decision to determine the project is necessary. An appeal must be noticed at the final hearing by the landowners. The descriptions have been mailed to the landowners. The landowners are arguing about the value of their land not the

need of the project. The timeframe for this could be done by the end of January. If no response is given then the trustees can proceed once the appraisal money is deposited with the Clerk of Courts, a quick take. Gary suggested they treat both landowners the same as far as contacting them again and any more offers. The landowners must be informed that no additional work will be included and no more money will be offered. The trustees are hoping for a compromise from the landowners to avoid going to court. If no compromise then the trustees will proceed. The trustees will inform Gary if the resolutions will be needed to proceed.

Mr. Schlumbohm moved to adjourn for the day.

Mr. Lammers seconded the motion.

Vote Schroeder yes Lammers yes Schlumbohm yes

Mr. Schlumbohm moved to approve the minutes as read from Thursday, November 30, 2023.

Mr. Lammers seconded the motion.

Vote: Mr. Schroeder yes Mr. Lammers yes Mr. Schlumbohm yes