

Minutes, Thursday March 7, 2024

Mr. Schroeder 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, 2024, 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 069, County Recorder Equipment

69 EQ, Equipment.....\$ 10,000.00

Mr. Schlumbohm seconded the motion.

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

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Then/Now Purchase orders

Mr. moved to approve the then and now purchase orders.

Mr. seconded the motion.

Vote: Mr. Schlumbohm Mr. Schroeder Mr. Lammers

Exceptions: Mr. Schlumbohm Mr. Schroeder Mr. Lammers

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Purchase Orders and Travel Requests

County General.....Purchase order to All Temp Refrigeration for Boiler/water heater preventative maintenance for \$ 1653.00. Purchase order to All Temp Refrigeration for pm on Carrier chiller at courthouse for \$ 1,398.00.

Veteran Service Commission.....Travel requests for Matt Prenzlin, Jon Balmer and Bob Kroeger to attend the OSACVSO winter quarterly training in Dublin, OH on Mar 14-15, 2024 with expenses for mileage, lodging, meals, registration and other totaling \$1,394.04.

Solid Waste Dist Disp Fees.....Purchase order to Solid waste Assoc of North America for 2024 membership for \$ 245.00.

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

Mr. Lammers seconded the motion.

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

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

Commissioners Schroeder, Schlumbohm and Lammers, Nolan Croy and Gary Lammers met with Riley Township Trustees; Mark Kinsinger, Greg Amstutz, to discuss zoning. The Riley Township trustees are thinking of putting zoning back on the ballot, it was in the 70's when it

was last proposed. The Trustees would like to follow the correct process to eliminate any future issues down the road. There has been an uptick in calls from solar companies again. What kind of enforcement do we have if the solar companies violate the rules we have in place. The last HB gives more authority to enforce the rules. Can the Planning Commission adopt a regulation to specify a particular area specifically a township? ORC 713.23 does not specifically say we can do that. The Planning Commission rules are recommendations for the Commissioners to follow. There are three townships that are not zoned those townships would fall under the Planning Commission regulations. On the townships that are zoned would have a zoning board to make rulings, SB 52 allowed some solar restrictions. If the township is zoned the township can make their rules. Riley Township wants to know the proper steps for zoning. Public notice regulations would have to be followed under ORC 519. There is an August due date for the November election. The zoning of the township supersedes the county zoning regulations. What is the next step of Commissioners would rescind the 50-megawatt limits? The limits are set for 0 and up on megawatts. Gary said they are only authorized to do what the statute permits you to do. Can the Planning Commission create target areas? That is not how the Planning Commission is set up, they cover the whole county. The trustees are representatives of their township and must look out for their neighbors. Riley Township is requesting guidance from the Planning Commission not for the Planning Commission to govern for them. Riley Township can communicate with other townships and review their rules for ideas of what they want to use. The Prosecutor would also help with the writing of new regulations for the township. The voters have to approve having a zoning board, once it is organized the rules can be amended as needed. There have been great advancements since the first zoning board have been formed, with cell towers, wind mills and solar panels etc. Jennings Township is currently in the process of amending their regulations. The solar companies have been calling and Nolan has been sending out the planning commission regulations. And remind them the AEZ has been rescinded. Tax credits can be purchased for the power that is being generated locally. Riley Township will start with ORC 519 for procedures to start with forming a zoning board for Riley Township. The Ohio Township Assoc. would be another resource for them.

Josh Uphaus from Schaeffer Oil met with Commissioners Schroeder, Schlumbohm and Lammers and Tim Schnipke to discuss oil & grease and potential cost savings on county equipment. Schaeffer works with Huggins, and some other area businesses. Schaeffer is a lubricant manufacturer. They deal with agriculture, manufacturing companies and schools. Josh does have a friction machine to show the results of the products and can set up a demonstration if needed. Hydraulic, gear and engine oils are all available from Schaeffer. Schaeffer oil would pay for itself in about 500 miles. Schaeffer is a synthetic oil and synthetic oil blends. The longevity between oil changes can be lengthened. The oil can stay in the engine as long as it is retaining its viscosity and not taking in moisture. Josh showed graphs showing the usage of Schaeffer oil on machinery/vehicles and its decrease of wear on the engines. Synthetic oil holds up better to heat than the mineral oil. Schaeffer Oil helps the engines to run cleaner and reduces the carbon build up. Samplings can be done for oil on vehicles, the hydraulic or transmission is harder to get a sample. Josh shared some success stories of Schaeffer users. Schaeffer also has fuel additives. Tim asked about the oil for his trucks which uses the same oil as the new mower. There is a standard spec for oils to be used in certain vehicles and engines. This was discussed versus a warranty on the vehicles. Best price would be on 50-gal barrel, shelf life is 3 years. Pail pumps can be provided also. This information will be shared with the

Engineer also. There are also carbon treatments from Schaeffer to use with fuel. Schaefer also has agricultural products nitrogen stabilizers, Dynahume.

The business agenda was held with Commissioners Schroeder, Schlumbohm and Lammers and Cindy Landwehr, Clerk.

The minutes from Tuesday March 5, 2024 were reviewed and approved.

The Landbank Board members; Commissioners Schroeder, Schlumbohm and Lammers, Tracy Warnecke, Dean Meyer, Steve Leopold met with Estee Miller and Amy Sealts to discuss the Demo Grant. Tracy shared a new list of potential properties for the demo grant. The Brownfield designation may not have been done yet. The CIC is taking care of the Brownfield Demo grant. Estee explained the process for the Brownfield program. The Commissioners had to designate the lead entity for the Brownfield. A public entity must be the lead entity not a private entity for procurement. The Brownfield project must have an environmental consultant for the program. The landbank must designate the lead entity for Brownfield. Which is separate from the residential grant. The CIC can handle the Brownfield. The Commissioners said to let the CIC but Tracy said to have the landbank as the lead agency. A resolution must be done for the designation. Amy said that was done last fall. Estee explained the process and Amy is ok with the Landbank to be the lead entity. Redondis Corp. has done the reporting on the Phillips property for the past few years so they can be chosen to be the environmental consultant for the program. A letter of intent was confirmed to be done in the fall to designate the land bank as the lead entity. The addresses on the list were reviewed and updated for paperwork and information submission to be potential demos. Brownfield a resolution is needed designating the landbank as the lead. The former Phillips property is submitted for Brownfield. Amy explained the funding for the demo and that it could be done in sections. Ottawa may access some penalties on nuisance properties. This property has no economic development value in its current state. The owner believes there is still value so he will not participate in the demo. The property taxes are approaching the delinquent state. The CIC would like the landbank to purchase if it gets to the Sheriff's sale or Auditor's sale.

Mr. Lammers made a motion to file an ODOD Brownfield application on the Phillips property

Mr. Meyer seconded the motion.

The proposals are due March 24. So another meeting will be scheduled.

April 1st is application due date for environmental consultant. \$2 million for 2023-2024 grant and another million will be available for 2025 grant.

The previous grant the deadline is June and it was held over, due to the issues with the property owner. The grant may not cover all the cost now the estimates were from Jan of 2022. The access agreement must be redone and signed by the owner again. And he must agree to the scope of the work. The Village is updating the nuisance policies to invoke more fines and assessments on the owners of the properties. The owners should have improved the properties without the incentives from the state to help pay for these improvements. It is a double-edged sword. It was asked if a charge should be associated to the owners of the properties submitted. The deadline is April 1. The amount of money will be designated by the state and then the charge could be figured from the awarded amounts. A flat charge for asbestos abatement could be done whether the property needs it or not. A meeting will be March 21. Some of the owners

have listed a contribution they would be willing to give. A vote was taken for Estee to proceed with the addresses the selected for the application. Will the commercial properties be moved to the top of the list. The Commissioners disagree since it is a residential grant and creates hazards to first responders. Amy said nuisance properties should be prioritized. The use of the land is a selection for application. Out of the list of 50 how many more could come in, it was figured about 10 more will come in. Potentially all the submissions could be done. The guidelines for the grant must be followed for the selection priorities of the properties submitted. Another option is to put a lien on a property so when it is sold money is collected. The previous grant activities will be moving forward and if there is excess money left over it can be used with this grant also. Estee suggested everything get submitted for grant and priorities can be chosen later. Quotes will be received.

Mr. Schlumbohm moved to adjourn for the day.

Mr. Lammers seconded the motion.

Vote Schlumbohm yes Schroeder yes Lammers yes

Mr. Lammers moved to approve the minutes as read from Thursday, March 7, 2024.

Mr. Schlumbohm seconded the motion.

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