

## Minutes Tuesday, June 17, 2025

Mr. Wehri moved to approve signing the Ohio Department of Rehabilitation and Correction Community Corrections Grant agreement between Ohio Dept of Rehabilitation and Correction, Division of Parole and Community Services, Bureau of Community Sanctions and Putnam County Common Pleas Court.

Mr. Brubaker seconded the motion.

Vote: Mr. Wehri yes Mr. Brubaker yes Mr. Schlumbohm yes

Mr. Brubaker 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, 2025, 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 001, County General

1001-38-014-501100 County Employee Retirement Payout .....\$20,000.00

Mr. Schlumbohm seconded the motion.

Vote: Mr. Wehri yes Mr. Brubaker yes Mr. Schlumbohm yes

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Mr. Wehri 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, 2025.

For Sheriff/Jail

From....1001-32-130-504200, Gasoline .....to...1001-32-130-502700, Education Registration .....\$2,000.00

Mr. Schlumbohm seconded the motion.

Vote: Mr. Wehri yes Mr. Brubaker yes Mr. Schlumbohm yes

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Mr. Schlumbohm moved the adoption of the following Resolution:

**WHEREAS**, Section 323.17 of the Ohio Revised Code provides that the County Commissioners may extend the payment of taxes for not more than thirty (30) days after the time fixed by law.

now therefore, be it

**RESOLVED**, That the payment of June taxes be extended from June 20, 2025 until July 18, 2025.

Mr. Wehri           seconded the motion.

Vote: Mr. Wehri yes   Mr. Brubaker yes   Mr. Schlumbohm yes

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Mr. Schlumbohm       moved the adoption of the following Resolution:

that to provide for the unanticipated revenues for the fiscal year ending December 31, 2025, 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 001 County General

1001-42-010-509000, Advances Out....\$ 149,000.00

and also

BE IT RESOLVED, That per the request of The Board of County Commissioners for the purpose of the General Ditch Fund the following advance of funds is authorized by the Board of County Commissioners:

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
1001-42-010-509000,Advance Out,2018-20-290-420000, Advance In		\$ 149,000.00

Mr. Brubaker           seconded the motion.

Vote: Mr. Wehri yes   Mr. Brubaker yes   Mr. Schlumbohm   yes

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Mr. Schlumbohm   moved to approve signing the amended independent contractor agreement between Great Lakes Community Action Partnership and Putnam County Commissioners effective Dec 1, 2023 through April 20, 2026.

Mr. Wehri           seconded the motion.

Vote: Mr. Wehri yes   Mr. Brubaker yes   Mr. Schlumbohm   yes

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**Then and Now Payments**

**Juvenile Crt to**

Putnam Co Educational Srv Ctr for summer school for 3 juveniles for\$ 945.00.

**County Airport to**

Putnam Oil for diesel for \$ 660.60

**County General to**

SHI International for Cisco Hardware tokens- IT Upgrades for \$ 269.20

**Office of Public Safety to**

Lima Radio Hospital for radio swap for \$ 550.00

Lima Radio Hospital for prog cable for \$ 478.85

Mr. Schlumbohm moved to approve the then and now payment requests.

Mr. Brubaker seconded the motion.

Vote: Mr. Wehri yes Mr. Brubaker yes Mr. Schlumbohm yes

Exceptions: Mr. Wehri none Mr. Brubaker none Mr. Schlumbohm none

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**Purchase Orders and Travel Requests**

**County Airport.....**Purchase order to Sarka Electric for repairs to airport lights for \$ 1,433.19.

**Board of Elections....**Blanket purchase order for 3<sup>rd</sup> qtr travel for \$ \$500.00

Blanket purchase order for 3<sup>rd</sup> qtr supplies for \$ 1,000.00

**County General.....**Blanket purchase order for TB medication for \$ 5,000.00. Purchase order to Carelon for file settlement 0780036017-Beckman for \$ 2,311.71. Purchase order to Lima Security for 2025 fire alarm monitoring at O-G Road bldg. for \$ 302.00. Purchase order to PCS for email threat protection for \$5,520.00.

**Office of Public Safety...**Purchase order to Earth Networks for PCOPS mapping for \$ 1,216.08.

**Job & Family Services....**Travel request for John Folk to attend the PCSAO executive membership meeting in Columbus, OH on June 25-27, 2025 with expenses for lodging, meals, registration and other totaling \$717.04.

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

Mr. Schlumbohm seconded the motion.

Vote: Mr. Wehri yes Mr. Brubaker yes Mr. Schlumbohm yes

Exceptions: Mr. Wehri none Mr. Brubaker none Mr. Schlumbohm none

**Purchase order Adjustments**

**County General....**addt'l needed for Ottawa Water Works for health dept May Usage of \$ 25.20.

**Sewer Dist #1.....**Additional needed for Ottawa Water Worksfor 2025 usage of \$ 40,000.00

**Sewer Dist #2...**Additional needed for Ottawa WaterWorks for 2025 usage for \$ 7,000.00

Mr. Brubaker moved to approve the purchase orders adjustments.

Mr. Schlumbohm seconded the motion.

Vote: Mr. Wehri yes Mr. Brubaker yes Mr. Schlumbohm yes

Tim Schnipke stopped in to show the Commissioners pictures of the sewer district #1 manhole lining. The security door has been installed at the Annex. Leever Glass was in yesterday to confirm the window measurements Leever wants to do the work after E. Lee Construction is done with the exterior work. The chiller at the courthouse starts and stops too much. Tim had the tech here to get a new control for the unit. Tim said Helms was working on the Event Center however the stove is still not working. The work area in the courtroom will not be minimized. The scaffolding cannot be moved up and down on a daily basis. Court can be held in the Assembly Room. McBride assured Tim they could handle the painting and it will be comparable to the current work. Commissioner Brubaker stopped out to see the work at the Sheriff's office and said it looks good and thanked the maintenance staff for the extra work they did. Tim also updated the Commissioners on the smoke testing; there were many residents that had smoke inside the homes. Tim informed the Commissioners that Ottawa had documentation on the location of all the sewer lines.

The business agenda was held with Commissioners Wehri, Schlumbohm and Brubaker and Cindy Landwehr, Clerk.

The Ohio Landbank Assoc Director Shawn Carvin met with Commissioners Wehri, Schlumbohm and Brubaker, Tracy Warnecke, Gary Lammers and Steve Leopold to give a presentation on Landbanks. Shawn gave a presentation to explain what a landbank is. Landbanks are not government but were created by government. Landbanks have been around since the 1970s. Municipal banks are different than county landbanks. There are 70 county landbanks. There is funding available that is specific to landbanks. The structure of a landbank board was reviewed. Amy Sealts joined the meeting. Landbank authority's include tax exemption, political subdivision immunity, environmental liability immunity, stream line public procurement. There are a lot of people that work together for a landbank. The operations of a landbank were reviewed. The funding sources for landbanks include a portion of DTAC funds, property sales and government grants. The county DETAC along with the Commissioners contributed \$10,000 each to start Putnam County's landbank. Shawn shared many scenarios from Trumbull County landbank which he worked for previously. DETAC, is the penalty amount on the late payment of real estate taxes. Dean Meyer joined the meeting. Twice a year this money is distributed to townships, schools, the Treasurer and Prosecutor. The Treasurer and Prosecutor use these funds to enforce collection on the delinquent properties. Grant funds are used to clean up the properties the owners retain ownership of the property. There is property behind Rite Aid building that has been delinquent, the owner can be contacted to donate this property, which the Village has expressed interest in this property. If a property would go to Sheriff's sale and does not sell after two sales the local entities including the landbank would have an opportunity to acquire this property. Can the taxes be remitted if the landbank wants the property yes, but all other interested parties have an option to purchase first and must pay the taxes. ORC 323.73 was referenced. Landbank is option of last resort when no one else is willing to purchase.

Conveyance in lieu of tax foreclosure can transfer to landbank. Straight donation to landbank which is tax deductible. Fannie Mae properties can be transferred. The legislature has been favorable to the landbanks. Brownfield Remediation and Welcome Home Ohio are the most recent state programs. Landbanks are used to assist with vacant or abandoned properties (non-occupied). Landbanks are well known for demolition, they can address local property related issues. Housing development is another purpose of a landbank. There are 180 properties within Putnam County that are under various stages of development. There are a few that are designing subdivisions to increase housing. A suggestion of incorporating with Habitat to expand on the critical home repair program to repair existing housing rather than building new. To maintain the existing housing to keep it livable. Putnam County overall is well maintained there are very few blighted properties there are some. The different programs available under landbanks, neighborhood stabilization, vacant lots, and strategic assembly. A port authority could run a landbank. Can a landbank work with a vacant but not delinquent property? No. if it is not a nuisance property. Tracy had some operating questions. A purchasing policy does not have to follow public procurement, but a landbank should have purchasing policy. The landbank does not have to be a 501-C, but is tax exempt under 115. There are certain special assessments that are allowed. Mowing and public nuisances are allowed sewer usage is not. The villages have the authority to forgive the assessments. The landbanks is not required to pay and recording fees.

Gary Lammers informed the Commissioners of the status of contacting Hamel regarding the ditch layover on Road 12. Hamel has not been cooperative with setting up a meeting to resolve the issue. JFS relationship has not improved there are two specific employees, case workers who are causing issues. A case worker did not show up for a court case due to a disagreement.

The minutes from Thursday, June 12, 2025 were reviewed and approved.

Mr. Schlumbohm moved to adjourn for lunch.

Mr. Wehri seconded the motion.

Vote: Wehri yes Brubaker yes Schlumbohm yes

Commissioners resumed session.

Commissioners met with Kevin Wischmeyer & Kevin Niese with Technicon, Brent Stechschulte with Tuttle, Steve Schroeder with Touchstone CPM, EMA Brian Hilvers & Kyle Hashbarger, IT Tyler Schroeder and Maintenance Tim Schnipke & Aaron Vorst regarding the new EMS building addition. Right now, Touchstone is on a holding pattern until they get the drawings from Technicon aiming for the end of June. Then they will send the drawings out and get some numbers and estimates. They will gauge that against the budget to see if on target or have room to expand or if things need cut back and they are targeting August 4<sup>th</sup> for bidding. Kevin Niese said the soil borings were completed yesterday and takes 7-10 days for a report and then it will need to go to their engineer for the foundation design. Sign will have a concrete base about a foot and a half high. Brent Stechschulte passed out a schedule/timeline to everyone. He also has a list of companies that he will send to the commissioners to see if there are any that they want added or removed. He is hoping to be opening bids around October 1<sup>st</sup> or so. Steve Schroeder said he thinks we need to have meetings for things that come up so there are no surprises along the way. They all said bi-weekly meetings should happen and if more would be needed, they can be setup. Kevin Wischmeyer said the bi-fold doors would be a great option

to do but Commissioner Schlumbohm said it will depend on the price. Commissioners said the house has to be maintained as is until the employees can move into the new building. Hilvers said he thinks the fire department would love to do training in that house and be taken down after that. Kevin Wischmeyer showed everyone the drawings he has so far and said that he will start emailing the drawings out to the whole group for everyone to review them and let them know right away if you notice anything so it can be corrected now. Brian Hilvers said he would like carpet in the rooms and maybe living area but everything else some type of concrete finish. Kevin Niese said he will put an interior package together and submit it for review. They scheduled the next meeting for July 1<sup>st</sup> at 1:00 p.m.

Commissioner Brubaker left for the day.

Job from Halker Drywall, Tim Schnipke, Aaron Vorst, Commissioners Wehri and Schlumbohm and Judge Schierloh met in the Common Pleas courtroom to discuss the courtroom renovations and painting.

Commissioners Wehri and Schlumbohm talked with Jeff Giesige on the phone regarding the application for the wetlands at the Landfill.

Mr. Schlumbohm moved to adjourn for the day.

Mr. Wehri seconded the motion.

Vote: Wehri yes Brubaker absent Schlumbohm yes

Mr. Wehri moved to approve the minutes as read from Tuesday, June 17, 2025.

Mr. Schlumbohm seconded the motion.

Vote: Mr. Wehri yes Mr. Brubaker absent Mr. Schlumbohm yes