

**MINUTES  
BOARD OF ALLEN COUNTY  
COMMISSIONERS**

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Board of Allen County Commissioners will be in session

Tuesday and Thursday and adjourn upon completion of business

DESCRIPTION	GENERAL SESSION
<b>DATE</b>	<b>March 4, 2025</b>
<b>LOCATION</b>	<b>COMMISSIONER'S MEETING ROOM</b>
	<b>PRESENT: Beth Seibert Cory Noonan Brian Winegardner</b>
<b>TIME:</b>	<b>GENERAL SESSION - RECORDED</b>
<b>8:01 a.m.</b>	<p><b>Melissa Bodey – CEBCO 4<sup>th</sup> Quarter Review</b></p> <ul style="list-style-type: none"> <li>• <b>Provided an overview of insurance claims from January 2024 through December 2024</b></li> <li>-review of AON Loss Ratio Report</li> <li>-review of Anthem Utilization Reports for Medical and Prescription</li> <li>-review of Emergency Room usage</li> <li>-review of cost of prescriptions</li> <li>• <b>General discussion on Emergency Room usage and alternative options</b></li> </ul>
<b>8:30 a.m.</b>	<b>RECESS</b>
<b>9:00 a.m.</b>	<p><b>Staff Update/County Projects</b></p> <p><b>Sofia Clifton—</b></p> <ul style="list-style-type: none"> <li>• <b>Discussion on Builders Risk Insurance for the Administration Building Project</b></li> <li>-Sofia Clifton and Webb Insurance are working with CORSA on obtaining</li> <li>-will provide the Commissioners with an amount once received</li> <li>• <b>CORSA Incentive Program trainings have been scheduled</b></li> </ul>

**Kelli Singhaus—**

- **Received communication from GLCAP in regards to the upcoming Housing Advisory Committee meeting**  
**-Commissioner Seibert will be attending**
- **Discussion on Auditor's Office IT Capital Requests**  
**-Auditor has asked Kelli Singhaus if a meeting needs to be had with the Commissioners to further discuss requests**  
**-Commissioners do not believe a meeting is necessary at this time but will plan to have an internal Capital Discussion soon**
- **Discussion on Juvenile Court reimbursable Behavioral Health Grant**  
**-Commissioners will have Kelli Singhaus move funds from Contingency**

**At 9:18 a.m. the Commissioners recessed for Commissioner Winegardner to step out of the meeting briefly**

**Back in session at 9:25 a.m.**

- **Commissioner Winegardner had stepped out of the meeting to discuss with the Coroner's Office regarding advice for removal of a deceased individual due to extraordinary circumstances**  
**-it was advised that a Hazmat team will need to be obtained for removal**
- **Received a request for a survey from the US Department of Census Bureau in regards to the new Administration Building**  
**-Commissioners do not feel participation is required**
- **Discussion on Perry ProTech copier leases**  
**-as a follow-up to last week's meeting with Juvenile Court, Perry ProTech is willing to provide \$5,000.00 toward the remaining balance of Juvenile Courts current copier lease with Wells Fargo which is a total of \$5,560.00**  
**-Commissioners would like Kelli Singhaus to move funds to Juvenile Court to pay for the entire balance of \$5,560.00 and once funds are received from Perry ProTech, the \$5,000.00 will be placed back into the General Fund**  
**-Juvenile Court is receiving a refund from Donnellon McCarthy and the Commissioners would like Kelli Singhaus to return those funds to Juvenile Court as well**

**-Commissioners would like funds pulled back from departments that will be part of the Phase 2 Copier Lease through Perry ProTech, as those new leases will be paid from the General Fund, rather than department funds**

**-discussion on late fees on Phase 1 copier leases due to billing coming late at the end of the year, and not being able to make payment until after the Budget was approved in 2025 (late fees were waived this time)—Commissioners would like Kelli Singhaus to request annual billing rather than monthly and have overages continue to be charged quarterly moving forward to avoid late fees**

**Brittany Woods—**

- **Discussion on CHIP 2021 Program extension**  
**-extension will be for 16-months to allot additional time for contractor to complete work due to an unavoidable circumstance to the project site**
- **Received the Lima/Allen County Building Department Contract from the City of Lima**  
**-Commissioners will review and discuss with the City of Lima this Thursday when they are here for their update**
- **Discussion on Dutch Hollow Final Hearing**  
**-discussion on speaking sign-up sheet**  
**-review of Intent to Pay Cash Assessments form**  
**-review of Public Speaking Policy**

**Beth Seibert—**

- **Discussion on OneOhio Memorandum of Understanding (MOU) between the Commissioners and Mental Health and Recovery Services Board in regards to opioid local funding**  
**-Tammie Colon will be providing copies of the requested grants to be placed with the MOU as exhibits**  
**-Assistant Prosecutor John Willamowski Jr. is working on finalizing the MOU to be approved by the Commissioners by resolution**
- **Had conversation with Jack DeWitt as a potential board member on the Regional Transit Authority Board**  
**-Mr. DeWitt will be considering the appointment and will contact Commissioner Seibert once he decides**

- **Discussion on upcoming potential board appointment members**  
-Sofia Clifton has scheduled interviews
- **Stormwater Management and Sediment Control Regulations Work Group is ready to hold a meeting to discuss proposed revisions to the manual and would like to schedule a meeting to review with the Commissioners**  
-Brittany Woods and Commissioner Seibert will work on scheduling

**Cory Noonan—**

- **Discussion on proposed Community Reinvestment Area in American/Sugar Creek Township**  
-Commissioner Noonan asked the Board to consider just approving the original project site, rather than the proposed larger area  
-general discussion on what area to consider for approval of a Community Reinvestment Area  
-Commissioners are in agreeance with moving forward with creating a Community Reinvestment Area for the originally planned project site  
-general discussion on creation of a Housing Council –Auditor would like the Housing Coordinator to be herself or someone within her staff –will continue to discuss with the Auditor

**Brian Winegardner—**

- **Commissioner Winegardner asked that a Sign-In sheet be prepared for the Maintenance Hearing at 1:00 p.m. today**

**County Projects Discussion**

- **Commissioner Seibert received communication from Troy Elwer which provided a quote for the Waterline Project at the Fairgrounds in an amount of \$286,000.00**  
-due to the quote coming in under budget of \$500,000.00, Mr. Elwer is wondering if the Commissioners would be interested in extending the project to run waterlines to the camping area of the Fairgrounds  
-Commissioners would like to know if there are more pressing issues that need to be addressed, rather than the additional waterlines ran to the camping area

	<p><b>-Commissioner Seibert will ask Mr. Elwer to schedule a meeting with Brittany Woods to discuss priority of needed upgrades at the Fairgrounds</b></p> <ul style="list-style-type: none"> <li>• <b>Commissioner Winegardner and Assistant Prosecutor John Willamowski Jr. toured the proposed area in the Cook Tower for Child Support Enforcement Agency and Public Defender Offices</b></li> </ul>
<p><b>10:35 a.m.</b></p>	<p><b>RECESS</b></p>
<p><b>1:00 p.m.</b></p>	<p><b>Maintenance Hearing – Stevick Ditch—Nathan Davis, Joe Gearing and Marcus VanMeter</b></p> <ul style="list-style-type: none"> <li>• <b>Nathan Davis provided an overview of the Stevick Road Drainage Improvement Project</b> <ul style="list-style-type: none"> <li>-<b>project was originally petitioned by the American Township Trustees</b></li> <li>-<b>property owners decided to complete the needed work themselves, rather than have the project go through the petition process</b></li> <li>-<b>Nathan Davis provided a review of the process of the project completion along with an overview of work completed</b></li> <li>-<b>original estimate for the project was \$30,000.00</b></li> <li>-<b>final project cost was \$26,934.75</b></li> </ul> </li> <li>• <b>Review of pre-construction and post-construction photos of the project</b></li> <li>• <b>Proposed Maintenance Assessment to be collected is 5% of the original \$30,000.00 project estimate to establish the Maintenance Fund and going forward will be reviewed annually to determine the amount of assessment needed</b> <ul style="list-style-type: none"> <li>-<b>assessments will be placed on next years tax duplicate for collection</b></li> </ul> </li> <li>• <b>Commissioner Winegardner swore in any individuals that requested to speak at the hearing</b></li> <li>• <b>Harold Kruse—expressed concern on the amount of proposed assessments for his property when he had no drainage issues and portion of property is a wooded area</b> <ul style="list-style-type: none"> <li>-<b>Nathan Davis provided an overview of the watershed map and explained how/why Mr. Kruse’s property is part of said watershed</b></li> </ul> </li> <li>• <b>Marla Thomas—asked how assessments will be calculated in the future as they are reviewed every year</b> <ul style="list-style-type: none"> <li>-<b>Nathan Davis explained how the Maintenance Fund is established and reviewed every year to</b></li> </ul> </li> </ul>

	<p>determine assessments for the following year depending on the needs of the project area</p> <ul style="list-style-type: none"> <li>• <b>Cory Osting on behalf of American Township—commends all of the property owners for coming together and getting the project completed with an \$80,000.00 cost savings from the original project cost if had been done through the petition process</b></li> <li>• <b>Gabe Miller—satisfied with the project and believes the tile work should fix the drainage issues within the project area and also feels that the contractor, King’s Trenching and Excavating, will fix anything they feel that they missed if a suck hole or other issues arise</b></li> <li>• <b>Commissioner’s commended the property owners for coming together and getting the project completed as a group</b></li> </ul> <p><b>Commissioner Noonan made a motion to approve Resolution #148-25, accept the Stevick Road Drainage Improvement Project Petitioned Ditch #1348 onto county maintenance with a maintenance assessment of 5% to be collected from the property owners of the watershed. Motion seconded by Commissioner Seibert. The roll was called and the resolution was approved unanimously.</b></p>
<p><b>1:38 p.m.</b></p>	<p><b>RECESS</b></p>
<p><b>2:03 p.m.</b></p>	<p><b>Brad Niemeyer – Sanitary Engineer Quarterly Update</b></p> <ul style="list-style-type: none"> <li>• <b>Provided an overview on Shawnee Wastewater Treatment Plant Project</b> -project is on budget as planned</li> <li>• <b>American-Bath Wastewater Treatment Plant Concrete Repair is complete and was done on time and on budget</b></li> <li>• <b>Discussion on Mast Estates Wastewater Treatment Plant—Brad Niemeyer will make another attempt to discuss with Bluffton, although no response from the February communication sent</b> -conversations with Beaverdam on accepting the flow from the project has been favorable, but have no received a firm answer</li> <li>• <b>Provided an update on the Adgate Road Low Pressure Sewer Project</b> -construction should begin in the next few weeks</li> <li>• <b>Provided an update on Hamlet of Hume Sewer Improvement Project</b></li> </ul>

**-final review of construction drawings have been done and will be submitted to OEPA for a PTI**  
**-an updated construction estimate will be completed and prepared for a informational meeting with the property owners**

- **Provided an update on the Bluelick/Slabtown Roads Sewer Improvement Area**

**-connection notices have been sent to property owners**

- **Provided an update on the Bible Road/Stewart Road Low Pressure Sewer Project**

**-main line sewers are completed and connection notices have been sent to property owners**

- **Provided an update on Ada Road Low Pressure Sewer Project**

**-certified construction costs have been received from the engineer and draft recoupment agreement is complete, should be sent for agenda in the next couple weeks**

- **Bellefontaine Road Low Pressure Sewer Project is complete**

- **Provided an update on Thayer Road Low Pressure Sewer**

**-contractor is ready to start sewer extension for the five affected homes**

**-most of the project is being funded through thr Auditor's Land Bank Program**

- **Discussion on Breese Road/Bowman Road Project**

**-working with the City of Lima to reverting the project back to the County maintenance and billing**

- **General discussion on staffing**

**-several positions open and have advertisements out for said positions**

- **Proposed rate increases have been sent to customers and feedback has been minimal**

**-Commissioner Seibert noted she received communication from a customer inquiring about possibility of billing based on water consumption**

**-Brad Niemeyer stated that the City of Lima sends out billing for customers currently, and it would be a difficult task for the Sanitary Engineering Department to determine billing based on water consumption**

**-Brad Niemeyer also stated that he does not believe this has ever been discussed as an option in the 20+ years since he has been at the Sanitary Engineering Department**

- **Discussion on Commercial/Subdivision Developments**

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- **Discussion on Commercial/Subdivision Developments**

	<ul style="list-style-type: none"> <li>-Raising Canes is complete</li> <li>-Ohio National Guard Readiness Center is in planning stages</li> <li>-Macy’s Building is working on plans for sewer</li> <li>-Wawa is moving forward with construction—business and home on the site have been demolished</li> <li>-Project BOSC—working with engineer’s on defining a plan for water detention/retention</li> <li>• Discussion on cost increases for aluminum due to tariffs being implemented</li> <li>• Discussion on water treatment that is completed for county customers by Village of Cridersville</li> <li>-billing for treatment has drastically increased and this year’s bill will be approximately \$101,000.00</li> <li>-a pump station and sewers could be input and the Sanitary Engineering Department would then collect the revenue from the properties that are serviced and would be able to break even within six (6) to seven (7) years</li> <li>-Brad Niemeyer will have a discussion with the Village of Cridersville, per their request, to determine if they can come to an agreement on billing, and if not, the Sanitary Engineer will look into the costs of inputting a pump station to reroute the current flow</li> </ul>
<p><b>2:49 p.m.</b></p>	<p><b>RECESS</b></p>
<p><b>5:02 p.m.</b></p>	<p><b>Final Hearing – Dutch Hollow Petitioned Ditch Project @ Senior Citizens Center, Multi-Purpose Room/Gym, 3400 W. Elm Street, Lima, Ohio</b></p> <p><b>**Commissioner Noonan not present**</b></p> <ul style="list-style-type: none"> <li>• <b>Commissioner Winegardner opened the meeting</b></li> <li>• <b>Nathan Davis, Assistant Drainage Engineer, provided an introduction and an overview of the petition ditch process</b> <ul style="list-style-type: none"> <li>-review of ORC 6131 and 6137</li> <li>-review of appeals process</li> </ul> </li> <li>• <b>Nathan Davis provided a project history</b></li> <li>• <b>Review of proposed project Watershed Map and drainage flow</b> <ul style="list-style-type: none"> <li>-watershed contains 194.98 acres, consisting of 374 parcels</li> </ul> </li> <li>• <b>Nathan Davis provided an overview of the project objectives</b></li> </ul>



- **Review of pictures of project area showing current drainage issues, that would be addressed if the project is approved**
- **Review of the Report of the County Engineer, with the County Engineer stating that there is a need for the project to be completed**  
 -Total project estimated cost: \$259,650.00 without any interest calculated
- **Review of assessment calculation process**  
 -a minimum assessment amount was determined at \$575.00 without interest calculated  
 -365 of the 374 parcels would have the minimum assessment amount
- **Review of assessment payment options**  
 -if assessment is paid within 30 days of the hearing, no assessment will be added to the assessment amount  
 -after 30 days, the assessment will be placed on the property owners' taxes for collection, with any additional interest incurred from a loan being obtained for the project
- **Review of permanent maintenance and how assessments are reviewed and calculated each year going forward**
- **Review of reasons a property owner may appeal, if desired, if the project is approved**
- **Commissioner Winegardner invited anyone wishing to provide testimony to participate in the Oath of Witness**  
 -Oath of Witness was performed

**Public Testimony was hear from the following:**

- **Cory Osting, American Township**  
 -Stated that the Township is in favor of the project and believe said project will alleviate a lot of the property owner's drainage issues
- **Shirley Gordon**  
 -not in favor of the project, due to cost  
 -lived in home for 49 years and has not had drainage issues  
 -can see the need in other areas, as American Township cleaned the area in the past until their machinery broke  
 -Nathan Davis stated that when said equipment broke, that was due to extremely over grown areas in the right-of-way, which is the only area they are able to clean due to no drainage easement in the area currently

- **Todd Gordon**
  - does not believe there is any drainage on his mother, Shirley Gordon's, property but can see a need in the area
- **Ron Varland**
  - expressed concerns of why his property located on East Road was included in the project
  - Joe Gearing, Drainage Engineer, provided a tributary map to show that the property owners backyard does drain into the project area
  - Mr. Varland states that currently water does sit on the property in the backyard
  - Joe Gearing said that if the project is completed water should drain/disperse, rather than lay in the backyard
- **Wanita Varland**
  - Discussion on current Ottawa River Fee on property taxes
  - Joe Gearing stated that the Maintenance Assessment would be in addition to the Ottawa River Fee
  - Nathan Davis explained how the Maintenance Fund would be created as well as how assessments are reviewed and determined each year, with the Maintenance Fund not to exceed 20% of the total project cost
  - Property owner expressed concern on why so many parcels have the minimum assessment, when the property size is not the same
  - Nathan Davis explained all the factors that come in to play when calculating assessment amounts—the end benefit is equal for each parcel that would be receiving the minimum assessment
  - discussion on how interest would be added to the assessment amount, if assessment is not paid within 30 days of the project being approved
  - Mrs. Varland stated that she was not in favor of the project
- **John Fielding**
  - requested the Engineer to provide an overview of the scope of project
  - Nathan Davis and Joe Gearing explained that a drainage pipe will be installed to help flow of smaller rain events through tile so that heavy rain events are able to flow through the catch basin
  - Mr. Fielding asked how American Township will be paying for their assessment amount
  - Nathan Davis stated that it would be paid through tax payers funds

- **Matt Sherrick**
  - general discussion on drainage issues on his project and close neighbors' backyards
  - property has a sanitary sewer, which does not provide any help in drainage
  - Joe Gearing suggested to Mr. Sherrick that him and other affected landowners should work together to have a contractor assess the situation to perform some clean up in the catch basins in the area or initiate a separate petition project, as this project will not correct the issues that Mr. Sherrick is discussing
  - Cory Osting, American Township, stated that the Township will be jetting lines and cleaning catch basins this summer
- **Jeff Bruns**
  - general discussion on property drainage issues in backyard, as his front yard currently drains fine
  - Joe Gearing stated that the proposed project will most likely not correct Mr. Bruns issues, due to a currently failing 4" corrugated tile, which replacement is not part of project
  - Mr. Bruns opposes the project as it does not seem that it will help his drainage issues
- **Bernie Martin**
  - Asked the Engineers why funds are not collected prior to contracting for the work to be completed
  - Joe Gearing reviewed ORC 6131, which must be followed for petition projects
  - Nathan Davis stated that the assessment can be paid over a four (4) year period on taxes, so the amount would be divided into eight (8) payments
- **Commissioner Winegardner** stated that he understood all of the concerns on cost
  - discussion on inflation of costs have affected everyone, but the Board must review the proposed project and determine if the benefits outweigh the bad
- **Commissioner Seibert** stated that she appreciated everyone coming to participate in the hearing
  - general discussion on ORC 6131 and the process that the code provides
  - the Commissioners rely on the County Engineer's opinion on the need for the project and reiterated that American Township has stated that they are willing to help with some of the other drainage issues that are not included with this proposed project


- **Commissioner Winegardner stated that he felt that enough evidence was provided for the Board to approve the project to move forward**

**Commissioner Winegardner made a motion to approve Resolution #149-25 to approve the project to move forward with the County Engineer obtaining a five (5) year loan with a four (4) year pay back. Interest rate will be determined when the loan is obtained. Motion seconded by Commissioner Seibert. The roll was called and the resolution was approved unanimously.**


**6:13 p.m.**


**ADJOURN**

**Submitted by:**

  
**Brittany N. Woods, Clerk**

**Approved by: Board of Allen County Commissioners**

  
**Beth Seibert**

  
**Cory Noonan**

  
**Brian Winegardner**