

**AMENDED 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
DATE	September 2, 2025
LOCATION	COMMISSIONER'S MEETING ROOM
	PRESENT: Beth Seibert Cory Noonan Brian Winegardner
TIME:	GENERAL SESSION – RECORDED
9:00 a.m.	<p>Staff Update/County Projects</p> <p>Kelli Singhaus—</p> <ul style="list-style-type: none"> • Review and discussion on Draft Budget Letter -plan to send out next Monday to Elected Officials and Department Heads • Discussion on insurance rate increase of 9.5% -Must have any plan changes determined by September 12th -Commissioners will plan to discuss this week to decide on plan options for 2026 • Discussion on preparing Month-End Budget Report for the time Kelli Singhaus was out of office -Report for end of August will be prepared, which will include June and July month end information <p>Brittany Woods—</p> <ul style="list-style-type: none"> • Melissa Bodey has provided the annual Participation Agreement for CEBCO -must have approved by the end of the year -Brittany Woods will get placed on an agenda for approval

- **Received notice of the annual Board of DD Chicken Dinner**
-October 2nd
- **Discussion on HB 96 Lead Entity Designation for Building Demolition and Site Revitalization**
-Board agrees that Auditor, Rachael Gilroy, should be designee
- **Discussion on employee sick time leave payout for employees retiring**
-employee retired with seven (7) years of service, and received payout for their sick time, however policy states they must have ten (10) years of service
-working with the Auditor's Office on corrective action

Beth Seibert—

- **Discussion on communication received from Ohio Department of Development re: Monitoring Report for Community Development Building Grant (CDBG)**
-had discussion with Rebecca Phillips and Ashley Siefker, CDBG Administrator regarding issued outlined in the Monitoring Report
-GLCAP will help prepare response to request from the Department of Development
-general discussion on information being requested by Ohio Department of Development
-Beth Seibert will continue working through requests through the Monitoring Report
- **Discussion on Autumn Ridge—Phase 3 Project**
-two (2) Bath Township Trustees stated that in their Zoning Regulations it is stated that there must be two entrances/exits into a subdivision if there are more than thirty (30) homes
-Phase 3 is planned to have a total of 130 homes

RECESS at 9:47 a.m. for Commissioner Noonan to make a phone call to the Bath Township Zoning Administrator

Back in session at 9:57 a.m.

- **Cory Noonan provided an overview of phone call with Bath Township Zoning Administrator, Ken Meyer**
-it was stated that due to the subdivision being a Residential Planned Unit Development, it is required to have two entrances/exits

- **Discussion on Memorandum of Understanding between the Board of Commissioners and Regional Planning Commission regarding administration of CDBG**
-Beth Seibert will follow-up with Assistant Prosecutor John Willamowski Jr. on the status of said Memorandum of Understanding

County Projects—

- **Received revisions to the CSEA Lease from Bricker Graydon for review**
-Commissioners will review and send to Vicki Tarr, CSEA Director, for her review
- **General discussion on preparation for Indianbrook Final Hearing tonight**
-all received objections will be read into record at the Hearing tonight
- **Discussion on \$375,000.00 for State Funding received for CSEA Project**
- **Discussion on Fairgrounds Capital Projects**
-discussion on proposed Administration Building for OSU Extension Building with the Fairgrounds/Ag Society being a partner in the cost of the building to be included into the building as well
-general discussion on a possible Three-Way Agreement with the Commissioners, OSU Extension and Ag Society/Fairgrounds

10:44 a.m.

RECESS

1:00 p.m.

Fairgrounds Capital Discussion—Kelli Singhaus, Troy Elwer and Brian Langhals

- **General discussion on the possibility of the Fairgrounds and Commissioners partnering together to build an Ag Building to house OSU Extension and Fairgrounds Administration**
- **Troy Elwer provided an overview of the success of 2025 Allen County Fair and previous three (3) years' worth of projects completed at the fairgrounds**
- **Troy Elwer discussed current Fairground Capital Projects priorities**
- **General discussion on logistics of possible shared space for OSU Extension and Fairgrounds Extension**

	<ul style="list-style-type: none"> • Commissioners will plan to meet with OSU Extension to discuss and will connect OSU Extension with the Fairgrounds to further explore • Discussion on Fairgrounds possibly applying for State funding for replacement of the grandstands in the future -discussion on improvements or replacement of grandstands to make them ADA compliance
<p>1:52 p.m.</p>	<p>RECESS</p>
<p>2:02 p.m.</p>	<p>Department of Job and Family Services Personnel Discussion—Joe Patton and Josh Luke</p> <ul style="list-style-type: none"> • Discussion on promotion of Caleb Moneer as Administrative Assistant to Assistant Business Administrator -Mr. Moneer has been performing the duties of the position, the formal promotion was not completed when the previous Assistant Business Administrator left -Commissioners are in agreeance and promotion will be effective September 4th <p>At 2:08 p.m., Commissioner Winegardner made a motion to enter executive session to discuss potential position elimination pursuant to ORC 121.22 (G)(1). Motion seconded by Commissioner Seibert. The roll was called and approved unanimously. Joe Patton and Josh Luke will remain present during executive session.</p> <p>Back in general session at 2:25 p.m.</p> <ul style="list-style-type: none"> • After discussion in executive session, it was clarified that a position within the IT Department will not be eliminated, but due to economic reasons, a layoff is needed and the position will remain unfilled -Joe Patton did have conversation with Fishel, Downey and Albrecht attorneys prior to bringing to the Commissioners -layoff will be effective October 15th -any unemployment due to the layoff will be paid through Department of Job and Family Services federal funds
<p>2:28 p.m.</p>	<p>RECESS</p>

5:01 p.m.

Indianbrook-Wildbrook Estates Phase II Final Hearing

**Senior Citizens Center
3400 W. Elm Street
Lima, OH 45807**

Present: Beth Seibert, Jerry Gilden (Proxy for Cory Noonan, Brian Winegardner, Brittany Woods, Nathan Davis, Joe Gearing and Brion Rhodes

- **Commissioner Winegardner opened the meeting with introductions**
- **Nathan Davis provided a history and overview of the proposed project with a review of the ORC regarding the petition ditch process**
 - original petitioned filed in 2013
 - Amendment #3 filed in 2015 (Phase II)
 - Phase 1 of project was completed in 2016
- **Review of the watershed map**
 - 1,165 acres with 572 parcels
- **Discussion on objective of the project**
 - reduce flooding, clean ditch/repair erosion issues
 - Meadowlands portion would include the installation of a new storm sewer
- **Photos of areas of issue were displayed**
- **Review of original drainage swale plans when Meadowlands Subdivision was built**
- **Provided an overview of the proposed storm sewer for the Meadowlands portion**
- **Review of Report of the County Engineer**
 - Project estimate is \$436,451.50
 - review of assessment calculation process
 - proposed minimum parcel assessment is \$500.00
- **Discussion on financing of the project**
 - proposing a five (5) year loan with a four (4) year repayment if project is approved
 - discussion on assessment payment without interest if paid within thirty (30) days of the hearing if project is approved
- **Review of what permanent maintenance includes if the project is approved and completed**
- **Provided an overview of the appeals process**
- **Brittany Woods, Clerk of Board, read correspondence from property owners received prior to the hearing**

Commissioner Winegardner sore in/affirmed any individuals wishing to speak

- **Jacqueline Young—in favor of the project due to flooding in the area over the years near her home on Copus Road**

****Nathan Davis discussed future project plans to address flooding along Copus Road**

- **Steve & Kathy Hopson—neither for or against the project but believe the school has shifted waterflow towards Meadowlands, which has caused more drainage issues**
-provided photos of standing water on their property
- **Erin & Mark Thomas—questioned benefit of the proposed project for their property**
- **Gus/Lisa Steinke—expressed concern that their property should not be considered within the watershed**
-County Engineer will review the watershed map
-property owners stated Phase I project was no benefit to them and caused damage to their property
- **Roger Brown—objection to only having thirty (30) days to pay assessment without interest**
- **David Neeper—Opposes project and does not wish to have Degen Excavating perform work on the project if approved as he does not feel they did a good job on a previous waterline project**
- **Mike Sutherland—raised concerns as the original petitioners are no longer residents within the project area**
-would like the benefits to be reviewed and would like to know if Meadowlads Subdivision was placed on maintenance when originally built, and if so, why has it not been maintained properly?

Brion Rhodes provided an overview on when permanent maintenance was implemented per the ORC in 1957 and discussed the property owners' responsibilities per the ORC. If a property owner would like to review a listing of maintenance completed on any project, they are able to do so in the County engineer's Office.

- **Julie Star—shared Mr. Neeper's concerns on having Degen Excavating completing any work as concerned property will be damaged or not returned to the level of standard it is now**
-would rather clean out the ditch or hire their own contractor rather than having an unchosen contractor performing work on their property

- **George Garber—discussion on high taxes in Shawnee, and not wanting to have to pay more and concerns of the calculations of assessments from one side of the street to the other**
-Nathan Davis provided reasoning for the difference in assessment amounts due to the flow of drainage
-if project approved, Mr. Garber would like the assessments extended out and had issues with only have thirty (30) days to pay without incurred interest

Brion Rhodes reiterated the reason for interest being added on to any assessment not paid within thirty (30), as it is per ORC if a loan is issued for a project

- **Glen Sunderland—believes watershed map is outdated and needs to be reevaluated as he believes his property has zero benefit from the proposed project**
- **Dave/Lynn McCray—concerned on cost of assessment as theirs is \$2,300.00 but neighbor across the street is only \$500.00**
-stated they are already paying an assessment for Indianbrook Phase I and believes if Phase II is approved, all Indianbrook watershed should help pay for the Meadowlands project portion
- **Gary Zimmer, POA for David Zimmerman—believes watershed map needs to be reviewed, as newer properties are causing the drainage issues, not the older portion where his brother resides**
- **Colby Hareif—concerns on communication and transparency**
-has lived at property for ten (10) years, but hadn't heard of the proposed project until the hearing notice was received
- **Karen Steinke—opposes project and believes watershed map needs to be removed**
-has three (3) ponds behind property and no drainage issues
- **Dylan Wood—believes watershed maps are outdated and need to be reevaluated**
- **Ryan Tucker—asked who would be responsible of any damages incurred on property if project is approved**
-County Engineer stated cost of possible damages is included within the project
- **John Stiles—would like the County Engineer to review proposed assessment**

-discussed importance on tile being installed when the subdivision developed

- **Richard Haas—expressed several concerns with the proposed project and lack of notice for proposed project**
- **Debra Armstrong—concern on high assessment amount for her property**
- **Nancy Mertz—discussion on swale in background, but there is no where for the water to go**
 - provided an overview of a document signed in 1992 stating the swale would not be filled in, but it has been**
 - provided an overview of work that has been done by the property owner to prevent flooding at their home**
- **Dan Arnett—expressed concern on assessment calculation**
- **Sam Shiehatsa—haved lived at his residence for approximately four (4) years with no drainage issues but is being proposed an assessment of \$3,700.00**
- **Paige Collins—property has multiple easements on property and has no water issues**
 - asked if easement space could be utilized for drainage area—County Engineer will review**
 - concerned on damage to landscaping as a new pool has been installed and landscaping is scheduled in two (2) weeks**

Public Comment Period ended

- **Commissioner Seibert stated concerns that the original petitioners no longer are a part of the watershed**
- **Commissioner Winegardner agreed with Commissioner Seibert and also has concerns on the time this project has taken to come to a final hearing**
 - ten (10) year period from the first hearing to the final hearing**
- **Proxy Gilden discussed concerns on the developer not being held accountable when the subdivision was developed and agrees that ten (10) years is too long between a first and second/final hearing**
 - makes a suggestion that the County Engineer's website provide information on projects to keep residents updated**


Commissioner Seibert made a motion to approve Resolution #652-25-1 to dismiss the proposed project. Motion seconded by Proxy Gilden. The roll was called and approved unanimously.

- **Commissioner Winegardner stated that there will still be an assessment sent to the watershed for incurred costs to this point of the project**

7:40 p.m.

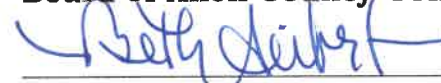
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Submitted by:

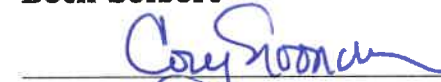


Brittany N. Woods, Clerk

Approved by: Board of Allen County Commissioners



Beth Seibert



Cory Noonan



Brian Winegardner