

## TONTOGANY VILLAGE COUNCIL

### MEETING MINUTES FROM: April 17, 2017

Council called to order in regular session at 7:00 p.m. with Mayor Todd Buehrer presiding. Roll call of members: Brenda Mackey, here; John Heckerman, here; Connie Mehring, here; Jamin Roe, here; Jason Benedict, here; James Head, here. Also present were Utilities Superintendent Brandon Johnson and Fiscal Officer/Utilities Clerk Ryan Harnishfeger. Visitors present: Kami Wildman, Outreach and Enrollment Specialist from the Wood County Health and Wellness Center. Minutes from the April 3 meeting were approved as submitted.

**FINANCE and CLAIMS:** A spreadsheet of the current invoices was reviewed and approved by members. Councilman Heckerman made a motion that these bills be allowed and orders drawn for same. Councilwoman Mehring seconded this motion. All were in favor; motion carried. A copy of the March RITA report was given to the Finance Committee to review.

Mayor Buehrer invited Kami Wildman to speak to Council. Ms. Wildman passed out brochures and gave a presentation about the many types of affordable family health care available through the Wood County Community Health & Wellness Center. Services include primary health care for children, men, women, and seniors; wellness and preventative care; chronic disease management; common illnesses and minor injuries; confidential STD testing; behavioral health; and an on-site pharmacy. Dental health care will be coming soon. All patients are welcome, regardless of income level or insurance coverage. Sliding fees are based on household size and income. Most insurance is accepted, including Medicaid and Medicare. No one is refused service because of lack of income or ability to pay. Appointments can be made by calling 419-354-9049. After the presentation, the mayor and members asked Ms. Wildman a few questions and expressed that they had not been aware that all of these affordable health services were available to the public. With nothing more to discuss, Mayor Buehrer and members thanked Ms. Wildman and she left the meeting.

Mayor Buehrer reported receiving an invitation from the Area Office on Aging of NW Ohio, Inc., to a special breakfast meeting with northwest Ohio's legislators and elected officials. The event will be held on Monday, May 8, 2017, with registration at 8:00 a.m. and a continental breakfast and program at 8:30 a.m. The location is Parkway Place, 2592 Parkway Plaza, Maumee, Ohio. The mayor and members are invited to join colleagues and senior leaders in sharing thoughts, ideas and information on the issues facing seniors today. RSVP is requested.

**ZONING:** Councilwoman Mehring suggested that the resident at 18515 Lincoln Street be asked to clean up their back yard, which has become junky. Mayor Buehrer said he would ask Zoning Inspector Chad Johnson to look into it. Councilwoman Mackey expressed concern as to what the village should do about Hefflinger's trailers and junk sitting dormant on Broad Street and by the alley, since he is apparently no longer working in town. Mayor Buehrer responded that they would have to be committing a violation, such as unlicensed trailers, for Zoning Inspector Johnson to be able to do something about it; he can't just say that it looks bad. After a short discussion, Mayor Buehrer said that we will have Zoning Inspector Johnson check for violations. Then we can write a letter to Hefflinger, including the information provided by Zoning Inspector Johnson.

Councilman Roe asked about Zoning Ordinance #737-05, a copy of which was given to each member at the meeting by Fiscal Officer Harnishfeger. Mayor Buehrer explained that it is an ordinance, passed in 2005, that only allows single-family dwellings to be built on lots in town now, in response to village residents not wanting apartments put in downtown and on lots next to their homes in town. This issue was brought up at the last meeting when Chad Johnson reported that Jerry Asmus bought two pieces of property on Wall Street by Tontogany Road and wants to put a two-story, four-family apartment there, which is not permitted under this zoning ordinance. Councilwoman Mackey advised that we should ask

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Village Solicitor Paul Skaff to be at the meeting the next time Mr. Asmus comes to talk to Council on this matter.

**UTILITIES:** Fiscal Officer Harnishfeger reported that former Village Administrator Craig Spoore came in to the office on April 4<sup>th</sup> and made him aware of a public legal notice published in the April 3, 2017 Sentinel-Tribune, stating, "that on the 27<sup>th</sup> day of February, 2017 the County Treasurer of Wood County, Ohio, filed a complaint in the Common Pleas Court of Wood County, Ohio, at Bowling Green for the foreclosure of liens for delinquent taxes, assessments, charges, penalties, and interest against certain real property situated in such county, as described in that complaint. The object of the action is to obtain from the court a judgment foreclosing the tax liens against such real estate and ordering the sale of such real estate for the satisfaction of the tax liens on it." One of the cases in the legal notice is concerning Parcel Number V74-510-050308011000, with the street address of 18633 Main Street, Tontogany, Wood County, Ohio. Mr. Harnishfeger pointed out that this is the address of Moser's Village Store, and part of the unpaid taxes are for delinquent utilities assessments certified by Tontogany to the County Auditor over the past few years to be placed on the property tax duplicate. Mr. Harnishfeger said he called the County Auditor's office to find out what back delinquent utility property tax assessments were still owed the village on this property, and what chance there will be to recover them. Mr. Harnishfeger said he was told that, as of 4/11/17, there was already \$27,163.28 of Tontogany's delinquent utility charges on the tax bill. Besides this, taxes due in 2017 are \$6,569.54 for the first half (including penalties) and \$5,972.30 for the second half. This brings the grand total to \$39,705.12 through the end of 2017. If the property is sold to recover taxes, there would first be a Sheriff's Sale, probably in late spring or early summer. The Sheriff's Sale would seek to recover all tax liabilities and, if successful, Tontogany would get the back taxes owed us. If it doesn't sell at the Sheriff's Sale, the County would try to sell it later in the year for what it could get, and the village would get a share of the money collected, but not necessarily all that is owed to us. If not sold by the County, the property would be offered to the village, the school, or some others for free. Mr. Harnishfeger informed members that he has already certified delinquent utilities on the several accounts for 18633 Main Street, including a rental customer there, for inclusion on the 2018 property tax duplicate. The County Auditor gave little to no hope of collecting 2018 tax assessments, so Mr. Harnishfeger advised members that they should strongly consider shutting off utilities to all accounts at this property, to stop adding even more unpaid utilities that the village will most likely never be paid for. The mayor and members discussed the matter and decided to have Fiscal Officer Harnishfeger send a utilities shut-off notice to the owner and renter, effective June 1, 2017, to give the renter a little over a month to make other housing arrangements.

**STREETS and ALLEYS:** Councilwoman Mackey asked if we are ever going to get Tontogany Creek Road striped. Mayor Buehrer answered that we are, and downtown and Broad Street as well. However, when he called Zimmerman to do it, they said it was too cold and the striping wouldn't hold up, so it needed to be postponed until spring. Councilwoman Mackey asked if we should wait until we are done paving Broad Street before putting down new parking stripes. Mayor Buehrer responded that it might be a while before we do paving there because the water line needs replaced first.

Councilwoman Mehring suggested that we should take the Christmas banners down, and she reminded the mayor that we still need the batteries put in the stop signs downtown. Mayor Buehrer replied that he tries to work things like that in when possible, at no charge to the village, but he has other paid township responsibilities that must take precedence.

Councilman Heckerman asked if we are going to do some paving of alleys and railroad damage this year. Mayor Buehrer answered that he made a call to the adjustor for the railroad and let him know that CSX had intended to contact Morlock in the fall about street repairs. The mayor also had called Morlock and asked if they had been contacted by the railroad people, which they hadn't, and he let them know he was thinking about adding some work on Broad Street to the project. Morlock told the mayor they

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had informed the railroad that they needed someone to sign their paperwork, whoever was going to be paying for it, either the railroad or the village. The railroad told them they would pay for it and would send them paperwork, which they never did. Morlock contacted them again and they said they forgot. By then it was wintertime and nothing could be done. The mayor called the railroad again last Wednesday and left a message, telling them he would like to add some work on Broad Street to their paving order with Morlock, but they have not called back yet. We would like to have CSX deal directly with the contractor, so the village doesn't have to set aside a large sum of money to pay for it up front.

**SIDEWALKS and TREES:** Mayor Buehrer reported that a notice for brush pick-up on May 15<sup>th</sup> was put on the sign at the front of the fire hall, per Councilwoman Mackey's request.

Councilman Roe asked if they had done paving in Harley Woods where they did the culvert work. Mayor Buehrer answered that they had. The mayor said that he also spoke with them about the spot on Tontogany Road that needs patched, and nobody had spoken to them about it yet. They said they couldn't do it on that day anyway because they didn't have the equipment with them. Mayor Buehrer said he asked them to give him a price quote and they gave a quote of \$5,000.00 to fix it. Mayor Buehrer rejected that offer as too high and said we will wait until Morlock comes to do railroad-related repairs and possibly have them patch the spot on Tontogany Road at that time. Mayor Buehrer informed members that we did have some extra expense in Harley Woods for riff raff stone that they put on the far side of the bank to keep dirt from washing out. It was probably less than \$500.00. It was the only thing they called him about adding. Councilman Heckerman asked Mayor Buehrer if he was pleased with the job they did. The mayor replied that he was. They did the work pretty quickly. They had a lot of utilities to work around and we finally got the electric on the south side marked, which was very hazardous while unmarked. They had some questions about the wall on one side, but got that straightened out. They also got the grass seed put down. The mayor concluded that, in his opinion, they did a pretty good job. Fiscal Officer Harnishfeger asked how he would know that the job was officially completed to release payment for the work. Mayor Buehrer replied that Feller, Finch or Joe, the inspector, should send us a bill saying the job was completed satisfactorily.

Councilman Roe asked if we still owe Quinn Concrete some money on the sidewalk project they did last year. Fiscal Harnishfeger answered that we do. Dave Kuhn held a small amount of money back on that project, due to unsatisfactory finishing work on grass and grading. He has never given the go-ahead to pay them that money that was held back. Councilman Roe commented that he thinks Quinn should come back and hit the grass again. Mr. Roe said he would say something to Dave about it and maybe have him come and look at it again.

**DRAINS and SEWERS:** Nothing to report.


**CITY HALL and PARKS:** Councilman Head reported that he will be attending a Wood County Park District meeting on April 27<sup>th</sup>, on the topic of park grants. Councilwoman Mackey suggested getting together to discuss what purpose we would like the grant to be for. She also reported that the trash can at Mehring Park is overflowing. Administrator Chad Johnson usually takes the full bag out of the can and replaces it. On the topic of trash cans, Councilman Roe reminded members of a suggestion he made a while back to put a trash can somewhere along the new sidewalk on Tontogany Creek Road. He said he still thinks it would be a good idea; a lot of trash gets dropped along that sidewalk. Maybe at Main Street and Tontogany Creek Road would be a good spot to put a can. Councilwoman Mackey added that we need a couple of new trash cans at Centennial Park, because the tops don't fit the cans there now. Mayor Buehrer advised adding trash cans to the park grant request. Various ideas were offered for where to put a trash can on Tontogany Creek Road and how to secure it, but members were in agreement that it would be a good idea to put one there.

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With nothing further to discuss, Mayor Buehrer declared the meeting adjourned at 8:20 p.m.



Todd Buehrer, Mayor



Ryan Harnishfeger, Fiscal Officer