

Minutes

Central CEDA Regional Planning Commission

Special Meeting ~ 4:00 p.m.
Thursday, March 14, 2013

Springview Government Center
3130 East Main Street
Springfield, OH 45505

Mr. Michael Hanlon, Vice Chairperson of the Central CEDA Regional Planning Commission of Clark County Ohio, calls the meeting to order at 4:00 p.m.

Present: Mr. Michael Hanlon, Mrs. Kim Marshall, Mr. Dan Kelly, Mr. Gene Barnett and Mr. James Smith.

Absent: Mr. Michael Spradlin.

Minutes

Vice Chairperson Hanlon asks if there are any comments regarding the minutes of the previous meeting. Hearing none, he asks for a motion to approve the minutes.

RPC: 3-7-2013: Minutes ~ February 7, 2013 (Regular Meeting)

Motion by Mr. Barnett, seconded by Mr. Kelly to approve the minutes as presented.

VOTE: Motion carried unanimously.

Election of the 7th Member of the Central CEDA Regional Planning Commission

Mr. Neimayer, Senior Planner, states at last month's meeting the Board had discussed Gene Barnett becoming the 7th member of the CEDA Board. Because Mr. Barnett is a city appointee, the City will then have to make another appointment to fill Mr. Barnett's current term.

Mr. Barnett asks if he does not accept the 7th member position, then this Board could pick someone at large.

Mr. Neimayer responds the Board can pick a 7th member from anywhere in Clark County.

Mr. Barnett asks for clarification that person (7th member) would then be the Chairperson.

Mr. Neimayer responds that is correct.

If the Board elects Mr. Barnett as the 7th member, Mr. Smith commented on a person he recommended is from the City area at which he said something to Bryan Heck about his

recommendation. Mr. Heck would then follow up on that recommendation. Could the Board go this route?

Mr. Neimayer responds in that scenario that is the process. Mr. Heck called earlier this week to verify the process. Mr. Neimayer will inform Mr. Heck of the CEDA Board's action taken at this meeting. In turn, Mr. Heck will follow up at the next City Planning Commission meeting fill Mr. Barnett's city appointed position to the CEDA Board.

Hearing no further questions, Vice Chairperson Hanlon asks for a motion.

RPC: 3-8-2013 ~ Election of 7th Member of the Central CEDA Regional Planning Commission

Motion by Mr. Smith, seconded by Mr. Kelly to elect Gene Barnett as the 7th Member of the Central CEDA Regional Planning Commission.

VOTE: Motion carried unanimously.

Mr. Barnett thanks the Board. He also states that he has a recommendation for his replacement.

Mr. Neimayer responds that it is up to the City to decide which person is appointed to the CEDA Board.

Mr. Barnett clarifies that as the Chairperson he cannot vote on cases unless there is a tie.

Mr. Neimayer states that is correct or if he is voting to establish a quorum. He also states that, in his opinion, all members are to vote on minutes and adjournments as well.

Mr. Barnett responds that not voting on the cases is a drawback but he is still allowed to converse as far as asking questions.

Mr. Neimayer responds yes, the Chairperson can ask questions relating to the case.

Staff Comments

Mr. Neimayer states that he is proposing a work session for next month's meeting that is scheduled for Thursday, April 4, 2013. He is planning on the workshop being an hour or so. If that is inconvenient then the Board may consider a different time or day.

He also states that with regards to subdivision regulations and amendments under the CEDA agreement, they are to follow the county subdivision regulations process. Any amendments to the subdivision regulations run through a joint meeting process of the City,

the County and the CEDA Board. He understands that process for the original adoption, but questions the joint meeting process for any amendments. He will follow up with Bryan Heck from the City and Jeff Briner from the Township to get their input on that process.

Aside from that, what has happened is the County Commissioners changed a section of the current subdivision regulations pertaining to finance mechanisms developers may use for bonding public improvements. The previous regulations allowed developers to submit a performance bond. In recent years, Clark County has had several problems with the Performance Bonds so much that the Commissioners and County Administrator wanted the their use removed from the regulations. That has been done. The County Commissioners went through the process of having a public hearing to remove performance bonds from the regulations. At the time, Mr. Neimayer was not aware of the amendment procedure under the CEDA Agreement.

He is bringing this to the attention of the CEDA Board because he will have to bring it before them so it will be of record that it was brought to the Board although the regulations have already been changed. There are various amendments to the subdivision regulations that the technical review group has been working on for the past year and a half. Over the next several month's he would like the Board to have their regularly scheduled meeting to review the amendments.

Mr. Barnett asks that with regards to performance bonds, isn't that a type of financial bond that shows the contractor can finish the project and has the financial means? Why did they do away with that?

Mr. Neimayer responds that there are other financial mechanisms in the regulations that can be used and is acceptable to the County. Performance bonds by name has been a problem for the County in that they had to claim a bond and had a difficult time collecting on it from the financial institution.

Adjournment

RPC: 3-9-2013: Adjournment

Motion by Mrs. Marshall, seconded by Mr. Smith, to adjourn the meeting.

VOTE: Motion carried unanimously.

The meeting was adjourned at 4:23 p.m.

Mr. Michael Hanlon, Vice Chairperson

Mr. Thomas A. Hale, Secretary