

# THE BOARD OF COUNTY COMMISSIONERS

3130 East Main Street  
Springfield, Ohio 45503

## CLARK COUNTY, OHIO AGENDA



Source: google images

October 28, 2020

8:30 A.M.

Informal Session

10:00 A.M.

Formal Session

Call to Order

President of County Commission  
Resolution 2020-0666

Pledge to the flag

Approve minutes of the last meeting and  
Dispense with reading of same:

Commissioner Lohnes

*Review/Action:*

Matters before the Board and Departmental Requests: See attached motions

Staff Notes:

8:30

Review Agenda  
County Administrator Updates  
Strategic Plan Updates  
Calendar/Event Updates

10:00

Executive Session to discuss Employment & Compensation of a Public Employee  
Formal Session  
Public Hearings-Rezoning Case Z-2020-07, Case Z-2020-08, Case Z-2020-09

The Board of County Commissioners, in and for Clark County, Ohio, met this 28<sup>th</sup> day of October, 2020 in regular session, pursuant to adjournment, in accordance with Section 121.22 O.R.C. (Sunshine Law), with the following members present, viz:

Melanie F. Wilt

Lowell R. McGlothlin

Richard L. Lohnes

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**Resolution 2020-0667**  
**COMC file**

**Authorize Contract with  
Clark County Educational Service Center**

Commissioner \_\_\_\_ moved, per the request of the Public Information Officer, to authorize a contract with:

**Organization Name:** Clark County Educational Service Center  
**Organization Address:** 4170 Allium Court, Springfield, OH 45505  
**In the amount of:** \$199,389  
**Funding Source(s):** CARES Act  
**Purpose:** To provide technology support to local school districts.  
**Effective Dates:** October 21, 2020 through December 31, 2020

Further move to authorize the County Administrator to execute the contract and related documents.

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothlin, Commissioner Lohnes, Commissioner Wilt,

---

I, Megan Burr, Clerk to the Board of County Commissioners, do hereby certify that the above is a true and correct copy of a motion as recorded in the Journal of the Clark County Commissioners, under the date of October 28, 2020.

Megan Burr, Clerk

copy: County Administrator

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Melanie F. Wilt

Lowell R. McGlothlin

Richard L. Lohnes

---

**Resolution 2020-0668**  
**COMC file**

**Authorize Change Order #2 for  
Architectural Services for Administrative Buildings Improvement Project**

Commissioner \_\_\_\_ moved, per the request of the County Administrator, to authorize change order #2 with:

**Organization Name:** Oregon Group Architects, Inc.  
**Organization Address:** 300 South Patterson Boulevard, Dayton, Ohio 45402  
**Original Contract:** \$427,000  
**Previous Changes:** \$23,400  
**This Change:** \$23,700  
**New Contract Total:** \$474,100  
**Funding Source(s):** Permanent Improvement Fund  
**Reason for Change:** Provide Schematic Design Services for two buildings at the Home Road campus

Further move to authorize the County Administrator to execute the change order.

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothlin, Commissioner Lohnes, Commissioner Wilt,

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Megan Burr, Clerk

copy: County Auditor  
County Administrator  
Requesting Department(s)  
Organization

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Lowell R. McGlothlin

Richard L. Lohnes

---

**Resolution 2020-0669**  
**COMC file**

**Authorize Change Order #3 for  
Architectural Services for Administrative Buildings Improvement Project**

Commissioner \_\_\_\_ moved, per the request of the County Administrator, to authorize change order #3 with:

**Organization Name:** Oregon Group Architects, Inc.  
**Organization Address:** 300 South Patterson Boulevard, Dayton, Ohio 45402  
**Original Contract:** \$427,000  
**Previous Changes:** \$47,100  
**This Change:** \$61,100  
**New Contract Total:** \$535,200  
**Funding Source(s):** Permanent Improvement Fund  
**Reason for Change:** Provide Schematic Design Services for Municipal Court building.

Further move to authorize the County Administrator to execute the change order.

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothlin, Commissioner Lohnes, Commissioner Wilt,

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County Administrator  
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Organization

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Richard L. Lohnes

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**Resolution 2020-0670**  
**ENG file**

**Authorize Change Order #2 for  
2020 Pavement Marking Contract**

Commissioner \_\_\_\_ moved, per the request of the Deputy Engineer, to authorize change order #2 with:

<b>Organization Name:</b>	The AeroMark Company, LLC
<b>Organization Address:</b>	10423 Danner Drive, Streetsboro, OH 44241
<b>Original Contract:</b>	\$298,797.00
<b>Previous Changes:</b>	(\$25,569.76)
<b>This Change:</b>	(\$4,735.77)
<b>New Contract Total:</b>	\$268,491.47
<b>Funding Source(s):</b>	OPWC Grant and MV&GT Local funds
<b>Reason for Change:</b>	Adjust final contract quantities

Further move to authorize the County Administrator to execute the change order.

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

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Richard L. Lohnes

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**Resolution 2020-0671**  
**ENGB file**

**Authorize Inter-Agency Agreement Between  
Northeastern Local Schools and the Board of Clark County Commissioners**

Commissioner \_\_\_\_ moved, per the request of the Deputy Engineer, to authorize the following inter-agency agreement:

**Agreement between:** Northeastern Local Schools and the Board of Clark County Commissioners  
**In the amount of:** \$250,000 Northeastern/\$250,000 Clark County Engineer local matches toward Ohio Public Works Commission (OPWC) funding application  
**Purpose:** Middle Urbana Road Improvement Project  
**Funding Source:** MVGT (County Engineer)  
**Effective Dates:** October 28, 2020, through December 31, 2021

Further move to authorize the County Administrator to execute the inter-governmental agreement and related documents.

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothlin, Commissioner Lohnes, Commissioner Wilt,

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County Administrator  
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Lowell R. McGlothlin

Richard L. Lohnes

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**Resolution 2020-0672**  
**JFSC file**

**Authorize Contract with  
Clark State Community College**

Commissioner \_\_\_\_ moved, per the request of the Department of Job and Family Services Director, to authorize a contract with:

**Organization Name:** Clark State Community College  
**Organization Address:** 570 East Leffel Lane, P.O. Box 570, Springfield, Ohio 45501  
**In the amount of:** \$12,400.00  
**Funding Source(s):** Children Services Levy and donations  
**Purpose:** To provide space, supplies, and staff for the Family and Children Services Foster Care and Adoption Holiday Party through Project Jericho program.  
**Effective Dates:** October 28, 2020 through December 5, 2020

Further move to authorize the County Administrator to execute the contract and related documents.

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

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Richard L. Lohnes

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**Resolution 2020-0673**  
**JFSC file**

**Authorize Subgrant Amendment #1 with  
Interfaith Hospitality Network of Springfield**

Commissioner \_\_\_\_ moved, per the request of the Department of Job and Family Services Director, to authorize subgrant amendment #1 with:

<b>Organization Name:</b>	Interfaith Hospitality Network of Springfield
<b>Organization Address:</b>	501 West High Street, Springfield, Ohio 45506
<b>Amendment Amount:</b>	\$114,834.00
<b>New Contract Amount:</b>	\$585,166.00
<b>Funding Source(s):</b>	TANF 93.558
<b>Purpose of Amendment:</b>	To add value to the subgrant to allow for an increase in direct service costs. The increase in direct service costs is due to the current pandemic and a homelessness crisis.
<b>Purpose of Contract:</b>	To provide emergency shelter and case management services.
<b>Amendment Effective Date:</b>	October 28, 2020

Further move to authorize the County Administrator to execute the contract amendment and related documents.

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

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County Administrator  
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Richard L. Lohnes

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**Resolution 2020-0674**  
**UTLP file**

**Approve Payment to  
Tank Industry Consultants, Payment #1 - Partial**

Commissioner \_\_\_\_ moved, per request of the Utilities Director, to approve the following payment:

**Payment to:** Tank Industry Consultants  
**Address:** 7740 West New York Street, Indianapolis, IN 46214  
**Services:** Tank Inspection  
**Project:** Northridge Water Tower Rehab & Water System Standby Power Replacement  
**Funding Source(s):** Water General Fund  
**Amount:** \$4,450.00 (of this Clark County to pay \$2,358.50 and OPWC to direct pay to the Consultant \$2,091.50)

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothlin, Commissioner Lohnes, Commissioner Wilt,

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County Administrator  
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Richard L. Lohnes

---

**Resolution 2020-0675**  
**FINB file**

**Authorize Termination of Land Use Restriction Agreement**

Commissioner \_\_\_\_ moved, to authorize the following:

**WHEREAS**, the County of Clark, Ohio (the “Issuer”) issued its Multifamily Housing Mortgage Revenue Bonds, Series 1998 (Church of God Retirement Housing Limited Partnership Project), on October 21, 1998 (the “1998 Bonds”) for the purpose of funding a loan to Church of God Retirement Housing Limited Partnership, an Ohio limited partnership, (the “Owner”), for the purpose of acquiring a multifamily housing facility (the “Project”); and

**WHEREAS**, in connection with the issuance of the 1998 Bonds, the Owner entered into a Land Use Restriction Agreement (the “Land Use Restriction Agreement”), dated as of October 1, 1998, with the Issuer and The Bank of New York Mellon Trust Company, N.A. (as successor to Fifth Third Bank), as trustee (the “Trustee”), which Land Use Restriction Agreement was recorded on October 21, 1998 (Instrument 9800029470, Book 1268, Page 167-189 in the Clark County Recorder’s Office); and

**WHEREAS**, pursuant to the Land Use Restriction Agreement, the Owner is required to operate the project in accordance with certain rental restrictions during the term of the Qualified Project Period (as defined in the Land Use Restriction Agreement) and the term of the Bonds; and

**WHEREAS**, the Owner has complied with the terms of the Land Use Restriction Agreement and has determined that the Qualified Project Period has expired, all to the extent as set forth in the Certification Regarding Termination of the Land Use Restriction Agreement, attached hereto and made a part hereof as *Exhibit A*; and

**WHEREAS**, the Bonds have been satisfied and paid in full; and

**WHEREAS**, the Owner and the Trustee, and the Issuer, at the request of, and based solely on the representations of the Owner, desire to cancel and terminate the Land Use Restriction Agreement.

**NOW, THEREFORE, THIS INSTRUMENT WITNESSETH:**

The Land Use Restriction Agreement as described in the preambles hereto, and the terms thereof, are hereby agreed and determined to be cancelled and terminated and the Owner, the Issuer and the Trustee are hereby released and discharged from any and all obligations thereunder.

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothlin, Commissioner Lohnes, Commissioner Wilt,

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Richard L. Lohnes

---

**Resolution 2020-0676**  
**FINA File**

**Authorize Amended Certificate #7 and  
Appropriate Funds**

Commissioner \_\_\_\_ moved, upon the recommendation of the County Administrator, to authorize Amended Certificate #7 and appropriate funds.

<b>Fund Amount</b>	<b>Department</b>	<b>Account</b>	
<b>BD OF ELEC GRANT FUND (1249)</b>	<b>BD OF ELEC</b>	<b>OPERATING EXP</b>	<b>72,677.50</b>
<b>PERM IMPROVE FUND (4010)</b>	<b>COMMISSION</b>	<b>CAPITAL ASSET EXP</b>	<b>82,442.23</b>
		<b>Total</b>	<b>155,119.73</b>

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothin, Commissioner Lohnes, Commissioner Wilt,

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County Administrator  
Requesting Department(s)

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Melanie F. Wilt

Lowell R. McGlothin

Richard L. Lohnes

---

**Resolution 2020-0677**  
**FINF file**

**Authorize Intra-Fund Transfer(s)**

Commissioner \_\_\_\_ moved, upon the recommendation of the County Administrator, to authorize the following Intra-Fund Transfer(s):

<b>From</b>			<b>To</b>		
<b>Department</b>	<b>Expense Acct.</b>	<b>Amount</b>	<b>Department</b>	<b>Expense Acct.</b>	<b>Amount</b>
Fund: General					
Misc Ins Pens	Operating Exp	\$82,442.23	Misc Ins Pens	Transfers	\$82,442.23

Reason: Transfer needed to cover the cost of security.

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothin, Commissioner Lohnes, Commissioner Wilt,

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Melanie F. Wilt

Lowell R. McGlothin

Richard L. Lohnes

---

**Resolution 2020-0678**  
**FINI file**

**Authorize Inter-fund Transfer(s)**

Commissioner \_\_\_\_ moved, upon the recommendation of the County Administrator, to authorize the following Inter-Fund Transfer(s):

<b>Transfer From</b>	<b>Amount</b>	<b>Transfer To</b>	<b>Amount</b>
General Fund 0001-710-850000	\$ 82,442.23	Permanent Improvement 4010-010-540001	\$ 82,442.23

Reason: Transfer is needed to cover the cost of security.

General Fund 0001-710-790000	\$ 100,000.00	Board of Elections 0001-060-702000	\$ 42,376.50
		0001-060-711000	\$ 7,000.00
		0001-060-714000	\$ 623.50
		0001-060-744000	\$ 50,000.00

Reason: Transfer is needed for additional election expenses.

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothin, Commissioner Lohnes, Commissioner Wilt,

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copy: County Auditor, County Administrator, Requesting Department(s)

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Melanie F. Wilt

Lowell R. McGlothin

Richard L. Lohnes

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**Resolution 2020-0679**  
**INVP file**

**Authorize Purchase of Vehicle  
for the Utilities Department**

Commissioner \_\_\_\_ moved, per the request of the Utilities Director, to authorize the purchase of a 2021 Chevrolet Silverado LT work truck (4 wheel drive, diesel) from Dave Kehl Chevrolet, Inc. for a cost of \$35,589.00 to be paid for from the Utilities Department Water and Sewer funds. The truck will be used at the Utilities Department Southwest Regional WWTP.

Further move to authorize the County Administrator to execute contract and related documents.

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothin, Commissioner Lohnes, Commissioner Wilt,

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Megan Burr, Clerk

copy: County Auditor  
County Administrator  
Commission Budget Analyst

The Board of County Commissioners, in and for Clark County, Ohio, met this 28<sup>th</sup> day of October, 2020 in regular session, pursuant to adjournment, in accordance with Section 121.22 O.R.C. (Sunshine Law), with the following members present, viz:

Melanie F. Wilt

Lowell R. McGlothin

Richard L. Lohnes

---

**Resolution 2020-0680**  
**INVP file**

**Authorize Purchase of Vehicle  
for the Utilities Department**

Commissioner \_\_\_\_ moved, per the request of the Utilities Director, to authorize the purchase of a 2021 Chevrolet Silverado WT work truck (2 wheel drive, gasoline) from Dave Kehl Chevrolet, Inc. for a cost of \$21,119.00 to be paid for from the Utilities Department Water and Sewer funds. The truck will be used at the Utilities Department Medway Service Center.

Further move to authorize the County Administrator to execute contract and related documents.

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothin, Commissioner Lohnes, Commissioner Wilt,

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County Administrator  
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Lowell R. McGlothin

Richard L. Lohnes

---

**Resolution 2020-0681**  
**POLB file**

**Adopt Building Use Policy**

Commissioner \_\_\_\_ moved, upon recommendation of the County Administrator, to adopt the Building Use Policy effective immediately.

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothin, Commissioner Lohnes, Commissioner Wilt,

---

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Megan Burr, Clerk

copy: County Auditor  
County Administrator  
Commission Department Directors  
Elected Officials

The Board of County Commissioners, in and for Clark County, Ohio, met this 28<sup>th</sup> day of October, 2020 in regular session, pursuant to adjournment, in accordance with Section 121.22 O.R.C. (Sunshine Law), with the following members present, viz:

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Richard L. Lohnes

---

**Resolution 2020-0682**  
**SUBS file**

**Speedway Drive Extension Subdivision**  
**Accept Improvements, Assign Maintenance, and Affix Signatures**

Commissioner \_\_\_\_ moved, per the request of the County Engineer, to accept the completed roadway, roadside ditches, two culvert crossings, public water, and public sanitary sewer improvements in accordance with the approved plans and specifications and recommends affixing signatures to the record plat. It is further moved to assign maintenance of the roadways and associated storm sewer within the rights of ways to the Mad River Township Trustees and sanitary sewer improvements to the Clark County Utilities Department. The water improvements are under the jurisdiction of the Village of Enon.

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothlin, Commissioner Lohnes, Commissioner Wilt,

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County Administrator  
Requesting Department(s)

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Richard L. Lohnes

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**Resolution 2020-0683**  
**TRAV file**

**Approve Travel/Expense Allowance**

Commissioner \_\_\_\_ moved, per request of the following Department Director(s) or Elected Official(s) to approve the following travel allowances.

<b>Dept.</b>	<b>Name</b>	<b>Purpose</b>	<b>Place</b>	<b>Date</b>	<b>Cost</b>
BOCC	Commissioners/Staff	Leadership Summit	Springfield, OH	11/9-10/20	\$3,960.00

Further move reimbursements shall comply with all requirements of the Travel Policy as adopted in the Personnel Manual.

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

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Richard L. Lohnes

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**Resolution 2020-0684**  
**ZBTH file**

**10:00 a.m. Public Hearing for Rezoning Case Z-2020-07  
filed by James Smith and Cynthia Gracy, Agent/Trustee in Bethel Township**

This is the date and time set by the Board of County Commissioners, Clark County, Ohio, to hold a public hearing on the proposed rezoning case Z-2020-07 being 2.04 acres located at 205-209 South Tecumseh Road, Springfield, Ohio from current R-1 (Rural Residence District) to PD-R (Planned District-Residential District) to allow two existing dwellings on the same parcel.

Public Hearing opened by the Commission President at \_\_\_ a.m.

Staff Report:

Audience Comments:

The Public Hearing was closed by the Commission President at \_\_\_ a.m.

Commissioner \_\_\_ moved to \_\_\_ rezoning case Z-2020-07 as presented.

Commissioner \_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothin, Commissioner Lohnes, Commissioner Wilt,

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The Board of County Commissioners, in and for Clark County, Ohio, met this 28<sup>th</sup> day of October, 2020 in regular session, pursuant to adjournment, in accordance with Section 121.22 O.R.C. (Sunshine Law), with the following members present, viz:

Melanie F. Wilt

Lowell R. McGlothin

Richard L. Lohnes

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**Resolution 2020-0685**  
**ZBTH file**

**10:00 a.m. Public Hearing for Rezoning Case Z-2020-08  
filed by Robert McCann in Bethel Township**

This is the date and time set by the Board of County Commissioners, Clark County, Ohio, to hold a public hearing on the proposed rezoning case Z-2020-08 being 0.183 acre located south of 2167 Lake Road, Medway, Ohio (PID# 010-05-00025-132-036) from current R-1 (Rural Residence District) to R-CL (Residential-Crystal Lakes) to be attached to 2167 Lake Road, Medway, Ohio.

Public Hearing opened by the Commission President at \_\_\_\_ a.m.

Staff Report:

Audience Comments:

The Public Hearing was closed by the Commission President at \_\_\_\_ a.m.

Commissioner \_\_\_\_ moved to \_\_\_\_ rezoning case Z-2020-08 as presented.

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothin, Commissioner Lohnes, Commissioner Wilt,

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I, Megan Burr, Clerk to the Board of County Commissioners, do hereby certify that the above is a true and correct copy of a motion as recorded in the Journal of the Clark County Commissioners, under the date of October 28, 2020.

Megan Burr, Clerk

copy: County Auditor  
County Administrator  
Requesting Department(s)

The Board of County Commissioners, in and for Clark County, Ohio, met this 28<sup>th</sup> day of October, 2020 in regular session, pursuant to adjournment, in accordance with Section 121.22 O.R.C. (Sunshine Law), with the following members present, viz:

Melanie F. Wilt

Lowell R. McGlothin

Richard L. Lohnes

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**Resolution 2020-0686**  
**ZBTH file**

**10:00 a.m. Public Hearing for Rezoning Case Z-2020-09  
filed by Suburban Investment Company in Bethel Township**

This is the date and time set by the Board of County Commissioners, Clark County, Ohio, to hold a public hearing on the proposed rezoning case Z-2020-09 being 1.6± acres located at 12250 Lower Valley Pike, Medway, Ohio from current A-1 (Agricultural District) to B-1S (Neighborhood Business District, Specific Use) for retail sale of guns, ammunition and related items, grocery and food, nail tech and tanning salon, and office for the manufacture home park.

Public Hearing opened by the Commission President at \_\_\_ a.m.

Staff Report:

Audience Comments:

The Public Hearing was closed by the Commission President at \_\_\_ a.m.

Commissioner \_\_\_ moved to \_\_\_ rezoning case Z-2020-09 as presented.

Commissioner \_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothin, Commissioner Lohnes, Commissioner Wilt,

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I, Megan Burr, Clerk to the Board of County Commissioners, do hereby certify that the above is a true and correct copy of a motion as recorded in the Journal of the Clark County Commissioners, under the date of October 28, 2020.

Megan Burr, Clerk

copy: County Auditor  
County Administrator  
Requesting Department(s)

The Board of County Commissioners, in and for Clark County, Ohio, met this 28<sup>th</sup> day of October, 2020 in regular session, pursuant to adjournment, in accordance with Section 121.22 O.R.C. (Sunshine Law), with the following members present, viz:

Melanie F. Wilt

Lowell R. McGlothlin

Richard L. Lohnes

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**Resolution 2020-0687**  
**ISDCC file**

**Authorize Contract with  
Emery Communications Inc.**

Commissioner \_\_\_\_ moved, per the request of the Information Systems Director, to authorize a contract with:

<b>Organization Name:</b>	Emery Communications Inc.
<b>Organization Address:</b>	4270 Gibson Drive, Dayton, Ohio 45371
<b>In the amount of:</b>	\$21,899.13
<b>Funding Source(s):</b>	General fund
<b>Purpose:</b>	Rewiring for 5 <sup>th</sup> floor of Municipal Court building (Probate area and Courtroom)
<b>Effective Dates:</b>	October 28, 2020

Further move to authorize the County Administrator to execute the contract and related documents.

Commissioner \_\_\_\_ seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner Lohnes, Commissioner McGlothlin, Commissioner Wilt,

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I, Megan Burr, Clerk to the Board of County Commissioners, do hereby certify that the above is a true and correct copy of a motion as recorded in the Journal of the Clark County Commissioners, under the date of October 28, 2020.

Megan Burr, Clerk

copy: County Auditor  
County Administrator  
Requesting Department(s)