

The Board of Clark County Commissioners met in regular session pursuant to adjournment in accordance with Section 121.22 O.R.C. (Sunshine Law) at the Commission Office, 3130 East Main Street, Springfield, Ohio.

The following members and guests were present: Commissioner Melanie Flax Wilt; Commissioner Lowell McGlothin; Commissioner Richard L. Lohnes; Jennifer Hutchinson, County Administrator; Michelle Noble, Assistant County Administrator/Human Resources Director; Megan Burr, Commission Clerk; Michael Cooper, Public Information Officer; Beau Thompson, Assistant County Prosecutor; , Springfield News Sun; Ethan Harris, Community & Economic Development Department; Ginny Martycz, Department of Job and Family Services; Michelle Clements-Pitstick, Emergency Management Agency; Melissa Tuttle, Clerk of Courts; Charlie Patterson, Health District; Andrew Pickering, Assistant County Prosecutor.

Commissioner Wilt called the meeting to order and introductions were made.

Charlie Patterson, Health Commissioner, updated the Board about the increasing number of COVID cases. – there were 39 deaths in October. They are coming in in batches due to being exposed within a few hours of each other. The Health District contact traces back 48 hours prior to symptoms. The long term care outcomes are devastating. Commissioner Lohnes asked how many of the 39 deaths were in long term care. Mr. Patterson replied 36 out of 39 were associated with long term care. After the call with the Governor, there is a team of surveyors from the Ohio Department of Health that will be reviewing long term care facilities. That team arrives today. He suggested EMA prepare for additional PPE (personal protective equipment) requests. Commissioner Lohnes said there is still CARES Act money available. Perhaps some could be spent on PPE or with the Health District. Mr. Patterson explained the N95 masks for workers in long term care facilities are probably the strongest need. They have to be fit tested and people have to learn how to use them properly. Additional gloves and masks are coming. He didn't know if Clark County would go purple. A press conference is planned for tomorrow at 4pm. If the county goes purple, trick-or-treat will not be allowed. The hospital is not in great shape. They are not to a critical level yet. There is a record number of COVID patients across the Miami Valley. The county hasn't peaked or plateaued at this point. Businesses are as open as they can be. He asked for people to work from home to help stop the spread if the county goes to purple. Mask wearing and social distancing combined help reduce the spread of the virus.

Commissioner McGlothin said it sounds like they have enough product it's getting people to wear masks. He asked why owners of restaurants don't always require masks and allow parties to sit close together. Mr. Patterson explained the owners are in a tough spot. They need their business to stay open. If people choose to go out and sit close together that is their choice. Mr. Patterson said 145,000 masks were purchased jointly between the County and the City of Springfield. There will be an additional 146,000 masks coming from the Strategic National Stockpile. Product is not the issue, it's the will. It is not the business owners' job to enforce the law. It is the elected officials who have the responsibility to enforce the order. Private parties are a leading cause of outbreaks.

Commissioner Lohnes asked about gyms, restaurants and schools. Mr. Patterson did not have good data from gyms and restaurants. He did have good data from schools. Almost all of the school cases are caused from something after school.

Commissioner Wilt asked what the best type of mask is. Mr. Patterson explained the CDC is the authority on masks. They aren't direct about what masks are the most effective. However, if the mask you are wearing is wet or damp after speaking you know it is working. Basic medical masks work well if they are fitted properly.

Commissioner McGlothin asked if the drugs given to the President of the United States was available to the general public. Mr. Patterson replied most do not have the same antibodies available. There are some drugs and steroids available to help treat it.

Commissioner Wilt said there is a campaign about “doubling down: on the things we have learned (wearing a mask, social distancing, etc.). The Commissioners will support the Health Department and be good examples themselves. Mr. Patterson hoped everyone being on the same page will help people. He did not want to become Wisconsin. He did not want to be the first purple county in Ohio.

Commissioner McGlothlin thanked him.

Ms. Martycz noticed people take their masks off outside and congregate.

Ms. Tuttle asked that the Commissioners send out the information via county email. Staff may take it seriously if it is a joint campaign.

Agenda Review:

Commissioner Lohnes had no questions.

Commissioner McGlothlin asked about the followings:

Resolution 2020-0681 authorized the Building Use Policy. It came out of the Master Facilities workgroup. Ms. Hutchinson explained \$5 million was spent on AB Graham and they want to make sure the investment stays strong.

Commissioner Wilt noted Resolution 2020-0667 authorized the contract with the ESC (Educational Service Center) to get the technology to the school districts. Mr. Cooper worked on getting that in place.

Commissioner Updates:

Commissioner Wilt said the CCLEAT kick off meeting will be today.

Commissioner McGlothlin said Land Bank is at 2 today.

Commissioner Lohnes noted the feedback from the Treasurer on the monthly investment reports he questioned. That \$3.6 million error has been fixed. They’ve spread the word with the company. He noted the investment interest earnings for this year decreased by \$400,000. The bad news is next year the projection is the county will receive \$1.5 million. This year’s budgeted amount was \$2.7 million for investment earnings. Next year the decrease will be \$1.2 million.

The draft 911 MOU will be discussed next week. Ms. Hutchinson asked the Commissioners to review it for comment.

County Administrator Updates:

Ms. Hutchinson said the budget process started.

AB Graham: There are two wooden scrolls on the front exterior of the building. They are very decorative. The plan was to stain them but they have found they are too brittle for sanding. Buildings and Grounds can patch and paint them or they can try to find a local artist to recreate them. Ms. Hutchinson would like to pursue someone to recreate them. Commissioner Wilt was open to getting quotes.

The 911 center is moving along. Everything is under roof. The windows will not be here until February so regular windows will be put in for now.

The information has been received from the strategic planning session.

Cares Act Update-

Ms. Hutchinson presented her CARES Act budget sheet. See attached. The biggest change from last week was adding money for the Downs Center. She worked \$275,000 in the budget. The Health District and hospital are capped at \$200,000 each. IHN (Interfaith Hospitality Network) would run the homeless shelter. The City of Springfield will maintain ownership but lease the center to IHN. The Health District is reimbursing overtime and the operating of a COVID testing site. The Rocking Horse Center and Mercy Crest are closing down testing sites or limiting hours. The Health District opened a site at the old Mercy Crest site. They need a nurse practitioner there to do the testing. The cost is \$65-70,000 to have that site open and available to the public. The Recorder's request was decreased to \$200,000. The state just offered another program to help small businesses. Commissioner Lohnes wanted a focus on nursing home issues.

Michelle Clements-Pitstick explained the N95 masks are not getting fit tested which is an OSHA requirement. The nursing facilities have been hand held all the way through this. They know what they need to do to get the mask. There are several thousand in the stockpile but it is fit dependent. Clark County should be getting N95s but don't know how many are coming. The Health District fit tests masks for free. Tons of gowns are available. Gloves are an issue but it's due to the supply chain. The nitrile gloves are a big request. The N95s are hit or miss on availability and run about \$7 each.

Mr. Harris has received many applications for the CARES grants. He just needs to know what the cap is to know when to stop taking applications. Commissioner Lohnes wanted to give more money to the Recorder. Ms. Hutchinson said she can still get some records digitized but it will not be the whole amount. Commissioner Lohnes wondered about using the money for COVID expenses instead. Ms. Hutchinson said if there is an outbreak in the jail that would help cover salaries. Commissioner Lohnes wanted to hold the \$200,000 for the second phase imaging in case something more pressing came up. Commissioner Wilt agreed.

Commissioner Lohnes said the Governor will allow the two high school playoff games even if Clark County goes to purple.

Ms. Hutchinson said the laptops and docking stations are a 60 day wait.

Ms. Hutchinson wanted to start teams of employees to work in the office and to work from home regardless if the county goes purple. She felt each department should work out what works best for them. Buildings would remain open. Commissioner McGlothlin agreed it was not necessary to close buildings. Working from home made sense to him. Commissioner Wilt didn't feel spread community wide was a worry but more of a caution.

Ms. Tuttle put in a request for Buildings and Grounds to build a better divider between some of her staff. She was concerned about having enough VPN access for her staff to work from home. Ms. Hutchinson stated that issue was corrected in May so VPN is not limited anymore.

Commissioner Lohnes moved to go into executive session to discuss terms of employment and compensation. Commissioner McGlothlin seconded the motion. The roll being called for passage resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

The Board recessed until 10.

Call to Order, Commission President Wilt

Resolution 2020-0666

Following the pledge, Commissioner Lohnes moved to approve the minutes of the last meeting and dispense with reading of same. Commissioner McGlothlin seconded the motion. The roll being called for passage resulted as follows:

Commissioner McGlothlin, Yes; Commissioner Lohnes, Yes; Commissioner Wilt, Yes

The motion carried.

Commissioner Lohnes moved to approve the agenda in its entirety with the exception of Resolutions 2020-0684, 0685, 0686, the public hearings for rezoning cases. Commissioner McGlothlin seconded the motion. The roll being called for passage resulted as follows:

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes; Commissioner Wilt, Yes

The motion carried.

The Board held the public hearings.

Resolution 2020-0667
COMC file

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

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

Commissioner McGlothlin, Yes; Commissioner Lohnes, Yes; Commissioner Wilt, Yes

Resolution 2020-0668
COMC file

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

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

Commissioner McGlothin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

Resolution 2020-0669
COMC file

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

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

Commissioner McGlothin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

Resolution 2020-0670
ENG file

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

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

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

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

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

Commissioner McGlothlin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

Resolution 2020-0671
ENGB file

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

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

Commissioner McGlothlin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

Resolution 2020-0672
JFSC file

**Authorize Contract with
Clark State Community College**

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

Commissioner McGlothin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

Resolution 2020-0673
JFSC file

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

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

Organization Name: Interfaith Hospitality Network of Springfield
Organization Address: 501 West High Street, Springfield, Ohio 45506
Amendment Amount: \$114,834.00
New Contract Amount: \$585,166.00
Funding Source(s): TANF 93.558
Purpose of Amendment: 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.
Purpose of Contract: To provide emergency shelter and case management services.
Amendment Effective Date: October 28, 2020

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

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

Commissioner McGlothin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

Resolution 2020-0674
UTLP file

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

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

Commissioner McGlothin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

Resolution 2020-0675
FINB file

Authorize Termination of Land Use Restriction Agreement

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

Commissioner McGlothlin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

Resolution 2020-0676
FINA File

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

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

Fund	Department	Account	Amount
BD OF ELEC GRANT FUND (1249)	BD OF ELEC	OPERATING EXP	72,677.50
PERM IMPROVE FUND (4010)	COMMISSION	CAPITAL ASSET EXP	82,442.23

Total **155,119.73**

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

Commissioner McGlothlin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

Resolution 2020-0677
FINF file

Authorize Intra-Fund Transfer(s)

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

From			To		
Department	Expense Acct.	Amount	Department	Expense Acct.	Amount
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 McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothlin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

Resolution 2020-0678
FINI file

Authorize Inter-fund Transfer(s)

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

Transfer From	Amount	Transfer To	Amount
General Fund		Permanent Improvement	
0001-710-850000	\$ 82,442.23	0010-010-540001	\$ 82,442.23
Reason: Transfer is needed to cover the cost of security.			

General Fund		Board of Elections	
0001-710-790000	\$ 100,000.00	000001-060-702000	\$ 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 McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothlin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

Resolution 2020-0679

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

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

Commissioner McGlothin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

**Resolution 2020-0680
INVP file****Authorize Purchase of Vehicle
for the Utilities Department**

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

Commissioner McGlothin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

**Resolution 2020-0681
POLB file****Adopt Building Use Policy**

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

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

Commissioner McGlothin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

**Resolution 2020-0682
SUBS file****Speedway Drive Extension Subdivision
Accept Improvements, Assign Maintenance, and Affix Signatures**

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

Commissioner McGlothlin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

Resolution 2020-0683
TRAV file

Approve Travel/Expense Allowance

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

Dept.	Name	Purpose	Place	Date	Cost
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 McGlothlin seconded the motion and the roll being called for its passage, the vote resulted as follows:

Commissioner McGlothlin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

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 10:02 a.m.

Staff Report: Allan Neimayer, Community & Economic Development Department, gave his report. See attached. This property has two single family homes on the property. Per the Auditor's records the houses were built prior to 1964. That is when zoning was adopting for Bethel Township. It is legal nonconforming uses of dwellings. The home located at 209 South Tecumseh is in need of major repair. In order to comply with building codes major reconstruction is necessary. It needs to be properly zoned which is why this case is before the Board. The property is served with onsite utilities. The Health Department indicated the septic was replaced in 2012 and indicated both dwellings need to have separate well and separate septic and leach field systems. Staff recommends approval. Planning Commission met September 2nd and Rural Zoning Commission met

September 10th of this year. Commissioner Wilt asked if the Health District will go out to the site and check to see if there are two septic systems. Mr. Neimayer did not know. They do believe there are two separate systems.

Audience Comments: Cynthia Gracy, applicant, confirmed the Health District demanded the septic and well be split. It has been serviced by one well and two septic systems. It is servicing fine. The home is a very small home.

Tom Lagos, neighbor, strongly supported this.

The Public Hearing was closed by the Commission President at 10:07 a.m.

Commissioner Lohnes moved to approve rezoning case Z-2020-07 as presented.

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

Commissioner McGlothlin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

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 10:07 a.m.

Staff Report: Allan Neimayer, Community & Economic Development Department, gave his report. See attached. When the attached garage was constructed (year unknown) they crossed over the lot line. It is two separate parcels. The owner is trying to correct the situation. They want to do a lot split to attach the property the garage sits on to the property the rest of the dwelling sits on. That requires rezoning. It has been surveyed. If the zoning is approved the section where the garage sits will be split off and combined. Staff recommended approval with a couple conditions: 1) well verification from the Health District and 2) complete the lot split process. Planning Commission met September 2nd and Rural Zoning met September 10th and recommended approval with the two conditions.

Audience Comments: None.

The Public Hearing was closed by the Commission President at 10:10 a.m.

Commissioner Lohnes moved to approve rezoning case Z-2020-08 as presented.

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

Commissioner Lohnes, Yes; Commissioner McGlothlin, Yes, Commissioner Wilt, Yes

**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 10:10 a.m.

Staff Report: Allan Neimayer, Community & Economic Development, presented his report. See attached. The original request was to rezone to a B-1S but it should be B-2S. The property is a mobile home park. In the property there is a building out front that is approximately 8,000 square feet. The applicant would like to allow for current commercial business in that building in addition to office use which has been in place for the park. B1 is a neighborhood district and is intended for pedestrian walk type traffic to and from a commercial use as opposed to the B2 and higher districts. B2 is more appropriate for the intended uses here and the planning boards concurred. There is some flood plain in the area but the building is not in the flood plain. The park is served by public utilities. Within the park itself it is a private system. Normally with a request like this staff would not want to see split zoning. Since it is a private system if the property were split it could cause more headaches for the applicant as well as the county. There are two separate systems that could run into EPA issues. Going to the B2 specific use limits the use to retail sale of guns, ammunition and related items, grocery and food, nail tech and tanning salon, and office for the manufacture home park. Planning Commission met September 2nd and Rural Zoning Commission met September 10th and both approved. There is an additional item they would like added to the use. Commissioner Lohnes clarified today the Board was voting on all the uses. Mr. Neimayer confirmed. There is one additional item the applicant would like.

Audience Comments: Tom Lagos requested micro-blading as a use. Commissioner Wilt suggested adding cosmetics to the list of uses. Mr. Neimayer reminded the Board when the specific uses are named only those specific uses can occur on the property. He supported adding cosmetics to the list. Mr. Lagos agreed. They agreed to add hair salon to the list as well.

The Public Hearing was closed by the Commission President at 10:17 a.m.

Commissioner Lohnes moved to approve rezoning case Z-2020-09 as presented including retail sale of guns, ammunition and related items, grocery and food, nail tech and tanning salon, cosmetics, and office for the manufacture home park.

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

Commissioner McGlothlin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

**Resolution 2020-0687
ISDCC file****Authorize Contract with
Emery Communications Inc.**

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

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

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

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

Commissioner McGlothin, Yes; Commissioner Lohnes, Yes, Commissioner Wilt, Yes

Resolution 2020-0688

Commissioner Wilt adjourned the meeting.

BOARD OF CLARK COUNTY COMMISSIONERS

By: _____
Melanie F. Wilt, President

By: _____
Lowell R. McGlothin

I certify that the record is true and accurate:

Commission Clerk

By: _____
Richard L. Lohnes