

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, 50 East Columbia Street, Springfield, Ohio.

The following members and guests were present: Commissioner Richard L. Lohnes; Commissioner Melanie Flax Wilt; Commissioner Lowell R. McGlothlin; Jennifer Hutchinson, County Administrator; Michelle r. Noble, Assistant County Administrator/Human Resources Director; Megan Burr, Commission Clerk; Michael Cooper, Clark County Public Information Officer; Bryan Heck, Deputy City Manager; Tim Foley, Springfield Township Trustee; Clark-Shawnee Superintendent; Dr. Susan Page, Clark Shawnee School Board Member; Bonnie McHenry, New Carlisle News; Tom Franzen, Assistant City Manager; Jonathan Bills & Ryan Reed, DDC; Daniel Kelly, Springfield Township; Brian Kuhn, Clark Shawnee Superintendent; David Sanford; Matt Sanctis, Springfield News Sun.

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

Mr. Franzen said the City has prioritized housing. It was also endorsed in the new comprehensive plan [Connect Clark County]. He introduced Bryan Heck. Mr. Heck thanked them for the opportunity to present. It was a great project. It was a priority of the Connect Clark County Plan. This project was new housing. The property went through a rezoning process. It was reasoned from three different classifications. It now allows up to 8 units per acre. The developers plan is 4.4 units per acre. The next steps would be the subdivision process and platting the lots.

Jonathan Bills and Ryan Reed with DDC (Design Develop Construct) presented further details about the project.

Mr. Bills explained they were looking at the site behind Walmart on Tuttle Road. Their company is based out of Dayton. This market is their home territory. They are a full service real estate company. He spoke of several projects they have done with the most compatible being in the Brantwood subdivision in Riverside. There were a total of 86 lots and they are all sold. They did go through a TIF. Houses were priced in the \$180-210,000 range. Workforce housing will attract new businesses.

The property in Clark County is 53 acres and two parcels. They plan to have access off of Tuttle Road and Route 40. It was determined access on Bird Road wasn't the best option. They plan on building 231 single family lots. They asked for the RS8 zoning instead of RS5 because the other restrictions and requirements fit best for this development. The trend in new homes is narrow and deep instead of wide. The reason is it creates less road frontage therefore lowers the cost. They cannot fit more houses on an acre than four. They could not get up to 8 per acre without doing multi family housing. The current zoning would allow duplexes but not townhomes. They have no interest in duplexes. They are working with ODOT for the outlet on Route 40. This will be a four phase project. He hoped to start construction in late winter/early spring. The bulk of the work will be done during the summer of 2019. Homeowners could move in during the first quarter of 2020.

DDC has investigated the possibility of a TIF. A TIF is not an ongoing mechanism. It is used for the first project to get the snowball rolling. It gets a project started and proves there is a market. He presented a breakdown of the TIF. The county portion was 12.24. Discussion ensued about millage.

They are asking 100% for up to 30 years. If it gets paid back earlier it stops sooner. If the houses sell for more than anticipated it can be paid back quicker. The county would continue to collect the same tax revenue as collected today. The governments will not receive any money on the new value.

The first phase is the larger phase. The evaluation was based on \$170,000, which was conservative. The TIF period starts the first time the increase hits when the Auditor appraises it. The improvements have to hit the books.

Commissioner Lohnes said the dollar figure is nominal. He asked to hear from the schools and the township. The township would be the 30 year timeframe. The schools were 75% for 10 years. Mr. Brian Kuhn, Superintendent at Clark Shawnee spoke. Currently they collect \$39,095 per year. The increase during the 10 year period would be \$115,000 per year. They were in the middle of a facilities project. They need to have a good understanding of the number of potential kids. There is a slight decline in the district currently. They will need to determine spacing and resources.

Mr. Bills said from years 11 on they would collect \$460,000. After the 10 years the amount collected would be \$470,000 based on the figures DDC provided. That was based on the \$170,000 sale per home.

Commissioner McGlothlin asked how the district felt about this going forward. Mr. Kuhn said they were on the guarantee so they next 100 students they will not see an increase in state funding. Commissioner Wilt asked if that was per head for each student. Mr. Kuhn replied they are funded at a minimum for 100 students more than they currently have enrolled. He stressed they were not living lavishly.

Dr. Page said it is getting harder to pass levies. Commissioner Lohnes understood but they were talking about a new housing development.

Tim Foley, Springfield Township Trustee, said in 1999 the CEDA agreement was adopted. It has not been a bad thing over time for the township because they have collected revenue. This development is not industrial or commercial. The agreement says the township is responsible for ice and snow removal and street maintenance. Since it is not commercial the township would not be receiving the 12.5% of the city income tax. However, they will have all the homes receiving township services. Commissioner Lohnes asked what the dollar figure was.

Mr. Franzen said they try but they can't get dollar for dollar. Commissioner Lohnes said it was time for something like this.

Commissioner Wilt said one of the things that made this attractive to a resident was what Springfield Township has to offer. Mr. Heck added this is new infrastructure under the City regulations so it will have sidewalk and curb and gutter. It has to meet City subdivision regulations. Road maintenance on a new street is minimal. Mr. Foley said twice they have put up a road levy and it failed. They do little paving without grant money. Mr. Foley asked who was responsible for road right of way maintenance. Mr. Heck was unsure and would check into it. Mr. Heck said the township will receive \$77-78,000 annually.

Commissioner Lohnes appreciated all the information. He asked if the City and DDC were still negotiating options for the TIF. Mr. Franzen said they were narrowing in on that. They were trying to figure out how the districts flow and the timing. They've looked at different things to make the project work. The TIF isn't where they started. Commissioner Lohnes said the county's only option was to object but it would result in the minimum per Ohio Revised Code.

Commissioner Wilt asked about timing. Mr. Bills said this was the remaining obstacle. Mr. Bills has investors they are working with. They are shooting for having the legislation done before end of November early December. They hope to start construction in February 2019. He added DDC was still funding well over half the development.

Commissioner Lohnes would consider this a positive and very much needed project in Clark County. There has been a shift of what is needed from those that bring jobs to finding people for the jobs.

Dr. Page asked about the TIF. She asked if DDC trusted their marketing program. Mr. Bills said they absolutely trust their marketing program that's why they think the TIF will work. They have to hit a house

price of \$170-210,000 in order to sell. Without the TIF they cannot hit that price. Homes would have to sell much higher. Mr. Foley asked if the 30 year 100% was negotiable. Mr. Bills didn't know.

Dr. Page said the schools don't agree. This is being imposed on them.

Commissioner Lohnes thanked them. Light discussion ensued about infrastructure.

Agenda Review:

Commissioner McGlothlin was glad to see the reappointment of Jim Gay.

Commissioner Wilt asked about the following resolutions:

She pointed out more then and nows for the Sheriff's Department. Mr. Federer said they won't pay the bills until this resolution was approved. Commissioner Wilt was bothered because it continues to be the same entity. Commissioner Wilt asked Ms. Hutchinson to send them a one page memo to clearly state what the expectation is.

Commissioner Wilt said last week the department heads met to start the brand discovery process. It was the most positive meeting she has been in since she has been commissioner. There will be some results out of the process.

Mr. Cooper reminded the commissioners of the Employee Appreciation Event Friday.

Commissioner Lohnes attended the opiate conference and spoke about that.

Discussion ensued.

The Board recessed until 10:00.

Call to Order, Commission President Lohnes

Resolution 2018-0537

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

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

The motion carried.

Commissioner Wilt moved to approve the agenda in its entirety. Commissioner McGlothlin seconded the motion. The roll being called for passage resulted as follows:

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

The motion carried.

Resolution 2018-0538
BRDN file

**Re-Appoint Member(s) to
National Trail Parks & Recreation District Board**

Commissioner Wilt moved to re-appoint the following member(s) to the National Trail Parks & Recreation District Board:

Name:
Jim Gay

Expiration Date:
September 30, 2021

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

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

**Resolution 2018-0539
BRDP file**

**Re-Appoint Member(s) to
Public Defender Commission**

Commissioner Wilt moved to re-appoint the following member(s) to the Public Defender Commission:

Name:
James Berry

Expiration Date:
September 7, 2022

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

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

**Resolution 2018-0540
BRDW file**

**Appoint Member(s) to
OhioMeansJobs Clark County Advisory Board**

Commissioner Wilt moved to appoint the following member(s) to the OhioMeansJobs Clark County Advisory Board:

Name:
Paul Weber, CEO, Springfield Family YMCA
Brian Kuhn, Superintendent, Clark-Shawnee Local Schools
Karissa Goodridge, Human Resources Manager, Woeber Mustard

Expiration Date:
December 31, 2021
December 31, 2021
December 31, 2021

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

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

**Resolution 2018-0541
ZBTH file**

**Set Date and Time for Public Hearing for
Rezoning Case Z-2018-02 filed by Dayton Lighting International LLC in Bethel Township**

Commissioner Wilt moved, per the certification and recommendation of the Clark County Rural Zoning Commission, to set 10:00 a.m., Wednesday, September 12, 2018, in the County Offices, 5th Floor Public Chambers, 50 E. Columbia St., Springfield, Ohio as the date and time for a public hearing for 1.0 acre located at 50 Walnut Road, Medway, Ohio to rezone from current R-CL (Residential-Crystal Lakes District) to I-1'S' (Industrial District Specific Use) limit use to office and warehouse with outside storage.

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

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

Resolution 2018-0542
INVD file

Authorize Demolition of Buildings

Commissioner Wilt moved, per the request of the Clark County Fair Board, to demolish the dog barn and the maintenance shop at the Clark County Fairgrounds, located at 4401 South Charleston Pike, Springfield, Ohio. Further move to find these buildings are no longer of value.

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

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

Resolution 2018-0543
INVP file

Authorize Purchase of Vehicle for the Utilities Department

Commissioner Wilt moved, per the request of the Utilities Director, to authorize the purchase of a 2018 Chevrolet Silverado 2500HD (VIN 1GC2KUEG5JZ116016) from Jeff Wyler Chevrolet for a cost of \$33,500.00 to be paid for from the Utilities Department Water and Sewer funds. The truck will be used at the Utilities Department Gerlaugh Road 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 Wilt, Yes; Commissioner Lohnes, Yes

Resolution 2018-0544
FINF file

Authorize Intra-Fund Transfer(s)

Commissioner Wilt 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: Indigent Application Fee					

Comm Pleas Operating Expenses \$25,000.00 Municipal Ct Operating Expenses \$25,000.00
 Reason: Transfer of appropriations due to an error in appropriations in the beginning of 2018.

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

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

Resolution 2018-0545
FINT file

Approve Issuance of Warrants for Then and Now(s)

Commissioner Wilt moved, to approve the issuance of warrants for then and now(s) are as follows:

P.O. Number	Fund	Vendor	Date Purchase	Amount
180012429	General (Sheriff)	Columbus Radiology	3/28/2018	\$246.30
Reason: Just received claim from provider after several requests for HICFA. Used up remaining balance on previous blanket before receiving claim.				
180012429	General (Sheriff)	Columbus Radiology	3/28/2018	\$262.88
Reason: Just received claim from provider after several requests for HICFA. Used up remaining balance on previous blanket before receiving claim.				
180012429	General (Sheriff)	Columbus Radiology	3/28/2018	\$247.53
Reason: Just received claim from provider after several requests for HICFA. Used up remaining balance on previous blanket before receiving claim.				
180012429	General (Sheriff)	Columbus Radiology	3/29/2018	\$85.00
Reason: Just received claim from provider after several requests for HICFA. Used up remaining balance on previous blanket before receiving claim.				
180012429	General (Sheriff)	Columbus Radiology	3/30/2018	\$85.00
Reason: Just received claim from provider after several requests for HICFA. Used up remaining balance on previous blanket before receiving claim.				

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

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

Resolution 2018-0546
TRAV file

Approve Travel/Expense Allowance

Commissioner Wilt 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
Auditor	S. Gray, M. Weber	GIS Conference	Columbus, OH	9/24-26/18	\$ 878.00
Comm Pleas	M. Reardon	Magistrates Conf.	Columbus, OH	9/26-28/18	\$ 540.00
DJFS	S. Castle	Difficult People Trng.	Dayton, OH	10/24/18	\$ 196.25

DJFS	10 CSEA Staff	OCDA Conference	Columbus, OH	10/15-16/18	\$3,020.00
DJFS	V. Martycz	OCDA Conference	Columbus, OH	10/15-16/18	\$ 541.00
Probate	R. Carey	Judges Fall Conf.	Hilton Head, SC	11/13-17/18	\$2,852.93
Utilities	D. Hasting, R. Mauk J. Lethcoe, D. Patton	OH Rural Water Wksp	Bellefontaine, OH	8/23-30/18	\$ 450.00
WCCCF	M. Reynolds, J. Dougherty	Transform Trainer	London, OH	9/14/18	\$ 258.00

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

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

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

**Resolution 2018-0547
COMO file**

Schedule City/County Commission Public Meeting

Commissioner Wilt moved to schedule a City/County Commission Public Meeting on Tuesday, September 4, 2018 at 10:00 a.m. The meeting will be held at the Clark County Combined Health District Conference Room, 529 East Home Road, Springfield, Ohio.

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

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

Resolution 2018-0548

Commissioner McGl moved to adjourn. Commissioner Wilt seconded the motion. The roll being called for passage resulted as follows:

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

The motion carried.

BOARD OF CLARK COUNTY COMMISSIONERS

By: _____
Richard L. Lohnes, President

By: _____
Melanie F. Wilt

I certify that the record is true and accurate:

Commission Clerk

By: _____
Lowell R. McGlothin