

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 Melanie Flax Wilt; Commissioner Richard L. Lohnes; Commissioner Lowell McGlothlin; Jenny Hutchinson, County Administrator; Michelle R. Noble, Assistant County Administrator; Emily Carter, Commission Deputy Clerk; Michael Cooper, Public Information Officer; John Federer, County Auditor; Allan Neimayer, Community and Economic Department; Jessi McDaniel; Tim Holzen.

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

*Agenda Review:*

Commissioner Lohnes had no questions about the agenda. He stated that Bethel Township Trustees had no objections for the rezoning case.

Commissioner McGlothlin had no questions about the agenda.

Commissioner Wilt had no questions about the agenda.

*Strategic Plan Update:*

Ms. Noble said the meeting was cancelled for that day. They were waiting to meet with the construction team to see what their plan was. Commissioner Wilt said everyone from the AB Graham building had been moved to the Bushnell building so the renovations of the AB Graham building would begin.

Commissioner Wilt stated that the parking lot project will be moved to next year. That freed up funds to start working on the new website.

Commissioner McGlothlin said he had received calls about Halloween. He asked if Townships were able to change the date of trick or treat that the Sheriff had already scheduled. Ms. Noble said the Ohio Revised Code does not say who schedules the date for trick or treat. It had always been done by the Sheriff.

Mr. Cooper stated that the Clark County Facebook page had reached 4,000 likes.

Commissioner McGlothlin said the Derr Road construction got the OK to move forward. ODOT had been waiting on more information before they could start. The city will need to get more money to fund the project.

Commissioner Wilt told Mr. Federer the property valuation forms was very nice and easy to read. Mr. Federer stated that they had mailed out about 55,000 forms already and had another 1,000 to get out. Mr. Federer stated that farmland was up 15%. Mr. Federer said they had received calls about their evaluations and some could be fixed over the phone. He stated that everyone lost equity in the recession in 2006 and now we were moving in the right direction.

*County Administrator Updates:*

Ms. Hutchinson got a message from Lisa D'Allessarndris, EMA Direct, and it said Tille Lane will go to the next process with the grant.

The Board reviewed calendars and events.

The Board recessed until 10:00 a.m.

Call to Order, Commission President Wilt

Resolution 2019-0579

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

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

The motion carried.

Commissioner Lohnes moved to approve the agenda in its entirety with the exception of Resolution 2019-0583 which was the public hearing. Commissioner McGlothlin seconded the motion. The roll being called for passage resulted as follows:

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

The motion carried.

The Board held the public hearing for Rezoning Case Z-2019-06

**Resolution 2019-0580**  
**UTLC file**

**Authorize Change Order #1 for  
Dayton-Springfield Road Waterline Extension Project**

Commissioner Lohnes moved, per the request of the Utilities Director, to authorize change order #1 with:

<b>Organization Name:</b>	Associated Hydro Excavating
<b>Organization Address:</b>	7865 South County Road 25A, Tipp City, Ohio 45371-9160
<b>Original Contract:</b>	\$162,700.00
<b>Previous Changes:</b>	\$0.00
<b>This Change:</b>	\$9,360.00
<b>New Contract Total:</b>	\$172,060.00
<b>Funding Source(s):</b>	Utilities Water Fund
<b>Reason for Change:</b>	Change of existing pipe materials and condition

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 2019-0581**  
**FINS file**

**Approve Supplemental Appropriation(s)**

Commissioner Lohnes moved, upon the recommendation of the County Administrator, to authorize the following supplemental appropriation(s) from unappropriated funds:

<b>Fund:</b>	<b>Department:</b>	<b>Account:</b>	<b>Amount:</b>
Jury Amenity Fund	Comm Pleas Ct.	Operating Expenses	\$5,000.00

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 2019-0582**  
**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.

<b>Dept.</b>	<b>Name</b>	<b>Purpose</b>	<b>Place</b>	<b>Date</b>	<b>Cost</b>
Comm Pleas	L. Watkins	New Officer Trng.	Anderson, IN	8/28-29/19	\$366.00
DJFS	C. Parker	Suicide Prev. Trng.	Beavercreek, OH	10/5/19	\$ 68.08
Engineer	B. Locke, B. Mounts G. Fitzsimmons, T. Smith	Super/Mechanic Conf	Mt. Sterling, OH	10/16-17/19	\$580.00

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 2019-0583**  
**ZBTH file**

### **10:00 a.m. Public Hearing for Rezoning Case Z-2019-06 Filed by Valley Creek Management LLC 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-2019-06 being 21.43 acres located at the south end of Garfield Street (PID# 015-05-00034-221-010) from current A-1 (Agricultural District) to PD-I (Planned District-Industrial) for new construction facility location of T.C. Holzen, Inc.

Public Hearing opened by the Commission President at 10:04 a.m.

Staff Report: Mr. Neimayer stated the request was an expansion of the business. The property was just outside New Carlisle. The property was zoned A-1 and needed to be changed to PD-I. The reason for the planned district was a couple of reasons. One was the floodplain on part of the property. Another was access due to the land being a landlocked parcel. T.C. Holzen owns the adjacent property which is located in the City of New Carlisle and that is where the access will come through. Mr. Neimayer noted for the record that the planned district allows for industrial uses but did not allow for a business. There had been questions about utilities and annexation, but Mr. Neimayer had no further information than what was presented at the zoning commission meeting. Mr. Neimayer said to his understanding, the property will be annexed to New Carlisle.

Commissioner Lohnes asked if the property could have been annexed before going through the rezoning process. Mr. Neimayer said it would have saved time with the applicant if he would have annexed before rezoning the property. Commissioner Lohnes asked if annexing would have covered everything, why they didn't just annex first. Mr. Holzen said the first place they went was the City of New Carlisle and talked with Randy Bridge. Mr. Bridge was going to take care of it and about four months later, Mr. Bridge told them to go to the county. Should have been annexed then the rezoning and should have saved some time for the applicant. Ms. McDaniel thought there were so many parts to this that the City was just overwhelmed and didn't know how to proceed.

Commissioner Lohnes asked if the rezoning was approved, was there any risk that the annexation would not happen. Mr. Holzen said the property would be annexed to New Carlisle and he will get utilities on the property.

Audience Comments: Mr. Holzen said this would be a huge improvement to the property. They had cleaned up the property considerably and will continue to do so.

The Public Hearing was closed by the Commission President at 10:11 a.m.

Commissioner Lohnes moved to approve rezoning case Z-2019-06 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 2019-0584

Commissioner Wilt adjourned the meeting.

BOARD OF CLARK COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Melanie F. Wilt, President

By: \_\_\_\_\_  
Richard L. Lohnes

I certify that the record is true and accurate:

\_\_\_\_\_  
Commission Deputy Clerk

By: \_\_\_\_\_  
Lowell R. McGlothlin