

The Board of Greene County Commissioners met in regular session at 1 P.M. Those present were: Tom Koogler, Rick Perales and Richard D. Gould.

The minutes of Thursday, February 24, 2022 previously circulated and available for public viewing were approved. The work session minutes of Thursday, February 24, 2022 previously circulated and available for public viewing were approved.

Commissioners presented Chief Kyle Miller, recently appointed to the Board of Residential Appeals, with a Board Manual. He is the Fire Chief for the Cedarville Township Volunteer Fire Department. Mr. Miller said he has been with the Department for 26 years, the last five years as Chief. He is happy to be able to serve on this Board.

Commissioners thanked the Chief for his service to the community and willingness to serve in one more area of the County.

Judy Douglas, of Beavercreek, asked if the County will address lead pipes under the Water Supply Revolving Loan projects. Brandon Huddleson, County Administrator, explained there are no lead pipes in the County’s distribution system, and the WSRL projects planned are to assist the County in becoming independent of other area systems and for the new water softening plant.

She also asked if there are projects under the CDBG program to make accessibility modifications for those with disabilities to meet ADA requirements.

IN RE – APPROVAL OF VOUCHERS

Mr. Perales moved Resolution 22-3-3-1 for approval of vouchers.

Mr. Gould seconded the motion, and on roll call the result was as follows:

Copy follows this page in journal.	Mr. Koogler-----Aye
	Mr. Perales-----Aye
	Mr. Gould-----Aye

IN RE – APPROVAL OF TRAVEL/TRAINING EXPENSES

Mr. Gould moved Resolution 22-3-3-2 for approval of travel or training.

Mr. Perales seconded the motion, and on roll call the result was as follows:

Copy follows this page in journal.	Mr. Koogler-----Aye
	Mr. Perales-----Aye
	Mr. Gould-----Aye

Commissioners asked for an update on the Greenwood Manor building. Mr. Huddleson said it will cost approximately \$225,000 to demolish the Greenwood Manor building and the building used at one time for the Girls’ Residential Treatment facility. He said the plan is to turn that area into a green field site for redevelopment in the future.

IN RE – TRANSFER OF APPROPRIATIONS

Mr. Perales moved Resolution 22-3-3-3 authorizing the transfer of appropriations.

Mr. Gould seconded the motion, and on roll call the result was as follows:

Copy follows this page in journal.	Mr. Koogler-----Aye
	Mr. Perales-----Aye
	Mr. Gould-----Aye

IN RE – PERSONNEL ACTIONS

Mr. Gould moved Resolution 22-3-3-4 approving the personnel actions as presented.

Mr. Perales seconded the motion, and on roll call the result was as follows:

Copy follows this page in journal.

Mr. Koogler-----Aye  
Mr. Perales-----Aye  
Mr. Gould-----Aye

IN RE – ESTABLISHING NEW FUNDS: 2242, 2243

Mr. Perales moved Resolution 22-3-3-5 authorizing the County Auditor to establish the following new interest-bearing funds: Fund 2242-0299, PY2021 CHIP/CDBG B-C-1BA-1, in the amount of \$139,000; and Fund 2243-0299, PY2021 CHIP/HOME B-C-1BA-2, in the amount of \$261,000, will be used to assist Greene County home owners with needed repairs and rehabilitation for the period December 1, 2021 to April 30, 2024.

Mr. Gould seconded the motion, and on roll call the result was as follows:

Mr. Koogler-----Aye  
Mr. Perales-----Aye  
Mr. Gould-----Aye

IN RE – ADDING INTEREST-BEARING FUNDS TO ALLOCATION LIST: 2242, 2243

Mr. Gould moved resolution 22-3-3-6 adding two interest-bearing funds to the Allocation List: Fund 2242, PY2021 CHIP/CDBG B-C-1BA-1; and Fund 2243, PY2021 CHIP/HOME B-C-1BA-2, effective March 1, 2022.

Mr. Perales seconded the motion, and on roll call the result was as follows:

Mr. Koogler-----Aye  
Mr. Perales-----Aye  
Mr. Gould-----Aye

IN RE – BOARD APPOINTMENT: PORT AUTHORITY

Mr. Perales moved Resolution 22-3-3-7 re-appointing Joe Harkleroad to the County Port Authority for a four-year term beginning June 1, 2022 and ending May 31, 2026.

Mr. Gould seconded the motion, and on roll call the result was as follows:

Mr. Koogler-----Aye  
Mr. Perales-----Aye  
Mr. Gould-----Aye

IN RE – LETTER OF SUPPORT: G.C. PUBLIC HEALTH NFP PROGRAM

Mr. Gould moved Resolution 22-3-3-8 approving a letter of support for Greene County Public Health and its pursuit of implementing the Nurse Family Partnership program (NFP) to empower first-time moms to transform their lives.

Mr. Perales seconded the motion, and on roll call the result was as follows:

Copy follows this page in journal.

Mr. Koogler-----Aye  
Mr. Perales-----Aye  
Mr. Gould-----Aye

IN RE – BID AWARD: PY19 CDBG REPAIR PROJECT (ELM STREET)

Mr. Perales moved Resolution 22-3-3-9 accepting the bid of Acorn Construction for the PY19 CDBG Repair project at 5 Elm Street, Jamestown, to provide accessibility modifications.

Mr. Gould seconded the motion, and on roll call the result was as follows:

Mr. Koogler-----Aye  
Mr. Perales-----Aye  
Mr. Gould-----Aye

IN RE – RELEASING CASH SURETY: THE LOFTS OF WILLOW CREEK

Mr. Gould moved Resolution 22-3-3-10 to release a cash surety to Dayton Ohio Development II, LLC for The Lofts of Willow Creek in the amount of \$17,450 for water main realignment.

Mr. Perales seconded the motion, and on roll call the result was as follows:

Mr. Koogler-----Aye  
Mr. Perales-----Aye  
Mr. Gould-----Aye

IN RE – AMENDING RES. NO. 22-2-17-14 (PURCHASE OF SNOW PLOWS, PRICE CHANGE)

Mr. Perales moved Resolution 22-3-3-11 amending Resolution No. 22-2-17-14, approving the purchase by the County Engineer of five Henderson 12’ snow plows, with a new quote of \$78,935.

Mr. Gould seconded the motion, and on roll call the result was as follows:

Mr. Koogler-----Aye  
Mr. Perales-----Aye  
Mr. Gould-----Aye

IN RE – TABLING ITEM

Mr. Perales moved Resolution 22-3-3-12 tabling a request from B-W Greenway Community Land Trust for support of a Clean Ohio Grant application of 4.02 acres, until the City of Fairborn Council considers the request at its next public meeting.

Mr. Gould seconded the motion, and on roll call the result was as follows:

Mr. Koogler-----Aye  
Mr. Perales-----Aye  
Mr. Gould-----Aye

IN RE – TABLING ITEM

Mr. Gould moved Resolution 22-3-3-13 tabling a request from B-W Greenway Community Land Trust for support of a Clean Ohio Grant application of nine acres, until the City of Fairborn Council considers the request at its next public meeting.

Mr. Perales seconded the motion, and on roll call the result was as follows:

Mr. Koogler-----Aye  
Mr. Perales-----Aye  
Mr. Gould-----Aye

Randy Gilbert, Sanitary Engineer, said the next item will authorize the Department to apply for loans for various projects. This authorizing resolution is required by the State every year until the projects are completed. He explained there are design loans and construction loans for each project. The timeline for the projects would show a 2023/2024 completion date. Jason Tincu, Director of Sanitary Engineering, said as of now, there are no significant delays in the supply of materials so that completion date could be met.

IN RE – AUTHORIZING SAN. ENGINEERING TO APPLY/ACCEPT/ENTER WSRLA AGREEMENTS AND AUTHORIZING CO. ADMIN., TO SIGN ALL RELATED DOCUMENTS

Mr. Perales moved Resolution 22-3-3-14 authorizing the Sanitary Engineering Department to apply for, accept and enter into Water Supply Revolving Loan Account (WSRLA) agreements for the design and construction of various water system improvements; and authorizing the County Administrator to sign all necessary documents to enter into WSRLA agreements with the Ohio Environmental Protection Agency and the Ohio Water Development Authority, for the period July, 2022 to June, 2023.

Mr. Gould seconded the motion, and on roll call the result was as follows:

Copy follows this page in journal.

Mr. Koogler-----Aye  
Mr. Perales-----Aye  
Mr. Gould-----Aye

IN RE – APPROVING CASH SURETY AGREEMENT: MFC BEAVERCREEK (SAN. SEWER MAIN)

Mr. Gould moved Resolution 22-3-3-15 approving a cash surety agreement with MFC Beavercreek, LLC, a Washington Prime Group LLC Subsidiary, to ensure the relocation and installation of a 12-inch sanitary sewer main on parcels at The Mall at Fairfield Commons for development of a hotel. The cash surety will be provided in the amount of \$84,873.37.

Mr. Perales seconded the motion, and on roll call the result was as follows:

Copy follows this page in journal.

Mr. Koogler-----Aye  
Mr. Perales-----Aye  
Mr. Gould-----Aye

**PUBLIC HEARING**

The public hearing for Updates to the Flood Damage Reduction Regulations was called to order by the President at 1:30 p.m.

Al Kuzma, Chief Building Official for Greene County and the Floodplain Administrator for the unincorporated areas of the County, said the Federal Emergency Management Agency (FEMA) has directed states to enforce floodplain regulations. According to Mr. Kuzma, the regulations are to be enforced so communities are eligible for the National Flood Insurance Program. This federal program provides low-cost flood insurance to property owners, he said.

According to Mr. Kuzma, FEMA updated the floodplain maps in 2006, 2011 and now. He said along with the updated maps, FEMA fine-tuned the floodplain regulations. The Board is being asked to adopt the new Flood Damage Reduction Resolution and Floodplain maps in order for the County to remain in good standing with the National Flood Insurance Program.

Commissioners asked about changes to the maps. Mr. Kuzma said there were minor changes with some areas included in the map and some areas removed. The maps may be viewed on the FEMA website, he said. Letters were sent to property owners impacted by the changes, he said.

Mr. Huddleson said 1,400 letters went out and 383 of those parcels are in the unincorporated areas of the County.

No one spoke for or against the updates. The public hearing was closed at 1:35 p.m.

The second public hearing will be at 9 a.m. on Tuesday, March 8, 2022, at 35 Greene Street. Following that public hearing, the Board will consider adopting the resolution.

IN RE – ENTERING INTO EXECUTIVE SESSION

Mr. Perales moved Resolution 22-3-3-16 to enter into executive session at 1:40 p.m., to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official, pursuant to ORC Section 121.22(G)(1). Present were Commissioners Koogler, Perales and Gould, Brandon Huddleson, Lisa Hale, Sherry LeBlanc, Jason Tincu, and Lisa Mock.

Mr. Gould seconded the motion, and on roll call the result was as follows:

Mr. Koogler-----Aye  
Mr. Perales-----Aye  
Mr. Gould-----Aye

Commissioners resumed open session at 1:50 p.m., with no action takes as a result of the executive session.

Mr. Koogler said COVID-positive cases are down by 118 to 143 this week. Mr. Perales said the situation in Ukraine will affect everyone and we need to be ready. He asked residents to keep the people of Ukraine in their thoughts and prayers. Mr. Gould echoed Mr. Perales' request for prayers, but also urged leadership to increase the U.S. oil production so as not to remain dependent on oil from Russia.

Commissioners adjourned at 1:50 P.M. and will reconvene Tuesday, March 8, 2022 at 9:00 A.M. for the second public hearing for Updates to Flood Damage Reduction Regulations.

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Attest: \_\_\_\_\_  
Clerk

Contracts signed by Co. Admin., pursuant to Res. No. 17-7-27-7:  
Clear Consulting, Inc., Support for On-Going Capital Improvement Programs, \$49,500, San. Eng.