

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, March 3, 2022 previously circulated and available for public viewing were approved. The work session minutes of Thursday, March 3, 2022 previously circulated and available for public viewing were approved. The public hearing minutes of Tuesday, March 8, 2022 previously circulated and available for public viewing were approved.

IN RE – APPROVAL OF VOUCHERS

Mr. Gould moved Resolution 22-3-10-1 for approval of vouchers.

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

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

IN RE – APPROVAL OF TRAVEL/TRAINING EXPENSES

Mr. Perales moved Resolution 22-3-10-2 for approval of travel or training.

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 – TRANSFER OF APPROPRIATIONS

Mr. Gould moved Resolution 22-3-10-3 authorizing the transfer of appropriations.

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 – PERSONNEL ACTIONS

Mr. Perales moved Resolution 22-3-10-4 approving the personnel actions as presented.

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 – BOARD APPOINTMENT: PORT AUTHORITY

Mr. Gould moved Resolution 22-3-10-5 re-appointing John Finley to the Port Authority for four-year term beginning May 31, 2022 and ending June 1, 2026.

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 – APPROVING CERTIFICATE FOR CONFIDENTIAL FUNDS (ACE TASK FORCE)

Mr. Perales moved resolution 22-3-10-6 approving a Certificate for Confidential Funds for ACE Task Force, as part of pre-award conditions for an Edward Byrne Memorial Justice Assistance grant.

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 – AUTHORIZATION TO ADVERTISE: YARD WASTE PROCESSING

Mr. Gould moved Resolution 22-3-10-7 to advertise for Yard Waste Processing for Environmental Services. Bids to be opened April 5, 2022 at 11 a.m. Engineer’s estimate is \$120,000.

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 – CERTIFYING FEBRUARY SEWER CHARGE LIEN LIST: GREENE COUNTY

Mr. Perales moved Resolution 22-3-10-8 certifying the 2022 February sewer charge lien list with the identified charges totaling \$71,900.60, to the County Auditor for collection.

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 – CERTIFYING FEBRUARY SEWER CHARGE LIEN LIST: CLARK COUNTY

Mr. Gould moved Resolution 22-3-10-9 certifying the 2022 February sewer charge lien list with the identified charges totaling \$628.70, to the Clark County Auditor for collection.

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

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

IN RE – APPROVING LETTER OF CREDIT REDUCTION: ELM TREE ROAD

Mr. Perales moved Resolution 22-3-10-10 to reduce by 75 percent the letter of credit for the Elm Tree Road water main extension, Sugar creek Township, leaving a balance of \$9,960.

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 – APPROVING IV-D CONTRACT: CLERK OF COURTS/CSEA

Mr. Gould moved Resolution 22-3-10-11 approving the 2022 IV-D Service Provider contract between the Child Support Agency (CSEA) and the Clerk of Courts to assist in the establishment and enforcement of IV-D paternity and/or child support and medical support orders, in the amount of \$24,781.36.

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

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

IN RE – APPROVING IV-D CONTRACT: DOMESTIC RELATIONS COURT/CSEA

Mr. Perales moved Resolution 22-3-10-12 approving the 2022 IV-D Service Provider contract between the Child Support Agency (CSEA) and the Domestic Relations Court Magistrates to assist in the establishment and enforcement of IV-D paternity and/or child support and medical support orders, in the amount of \$25,061.21.

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

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

IN RE – APPROVING IV-D CONTRACT: JUVENILE COURT MAGISTRATES/CSEA

Mr. Gould moved Resolution 22-3-10-13 approving the 2022 IV-D Service Provider contract between the Child Support Agency (CSEA) and the Juvenile Court Magistrates to assist in the establishment and enforcement of IV-D paternity and/or child support and medical support orders, in the amount of \$132,529.19.

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

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

IN RE – APPROVING IV-D CONTRACT: PROSECUTOR’S OFFICE/CSEA

Mr. Perales moved Resolution 22-3-10-14 approving the 2022 IV-D Service Provider contract between the Child Support Agency (CSEA) and the Prosecutor’s Office to assist in the establishment and enforcement of IV-D paternity and/or child support and medical support orders, in the amount of \$393,315.74.

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 AMEND. NO. 5, RUMPKE OF OHIO, INC.: SLUDGE DISPOSAL

Mr. Gould moved Resolution 22-3-10-15 approving Amendment No. 5 of the agreement for services with Rumpke of Ohio, Inc., to increase the amount for Beaver Creek and Sugar Creek WRRF’s sludge disposal by \$250,000, for 2022.

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

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

IN RE – AUTHORIZING EXPENDITURE OF FUNDS: CORONER

Mr. Perales moved Resolution 22-3-10-16 authorizing the expenditure of funds by the Coroner’s Office for refreshments for the Annual Child Fatality Board meeting held March 4, 2022, in the amount of \$21.44.

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 – CANCELING MARCH 22, 2022 MEETING OF THE BOARD

Mr. Gould moved Resolution 22-3-10-17 canceling the March 22, 2022 meeting of the Board because of a scheduling conflict. The Board will not meet the week of March 21, 2022.

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

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

Michele Burns, Tecumseh Land Trust (TLT), explained their request for a resolution of support for projects applying to the Local Agricultural Easement Purchase Program (AEPP). She said the projects are new applications to the AEPP with the exception of the Pitstick application; this application was approved in 2019, but there wasn’t adequate funding at the time for the application. Ms. Burns said all the applications are in agricultural areas of the County.

Mr. Koogler asked how a property qualifies for the program. Ms. Burns explained that the state looks at productivity of soils, proximity to other areas, what the County has for restrictive zoning, and how far away the property is from development. She said the Pitstick property scores high on all areas, but how near it is to development. He asked about the process to apply and if jurisdictions are contacted about the application. Ms. Burns said nothing has changed with the program for the last several years and they only get approval from the townships. He asked why cities in close proximity to the property aren’t contacted. Ms. Burns said it isn’t required by the State. Mr. Koogler suggested that any city or village within five miles of the property should provide input on the long-term ramifications of having property in an easement.

Mr. Perales asked about the local funding for the program. Ms. Burns said the state gave Tecumseh Land Trust funding in a block-grant type system and they have matching funds with the farm bill. There is a state cap on the dollar amount awarded, but the award is based on the market value minus CAUV. She said whichever application scores the highest with the state, TLT will fund.

Mr. Gould thought the five-mile area suggested by Mr. Koogler might be a bit excessive, but thought maybe a mile would be sufficient. Mr. Koogler is concerned about keeping land in an easement in perpetuity when no one knows what is needed in the future. He spoke with a farmer with a large operation in the County who thought this program was not a good use of tax dollars.

Ms. Burns said TLT purchases development rights on the property, but it can still be farmed. She said a property owner could sell property for less because they have given up the development rights.

Mr. Koogler asked what happens in 50 to 100 years when development is right up to these agricultural areas. Who will want to farm land in the middle of a development? Ms. Burns said the larger blocks of agricultural areas, for example in Ross Township, are comprised of 3,400 acres, but this program only works with willing property owners. She said every easement has an extinguishment clause. In Mr. Koogler’s scenario, a judge would be able to extinguish the easement if the land was impossible to farm.

Mr. Koogler said the Pitstick property is close to Fairborn and Wright-Patterson AFB. Ms. Burns said the Township Trustees said no to development in that area; the farm is in a legacy trust. She said it is helpful to aging land owners to be in this program.

DeAndra Navratil, Executive Director of Regional Planning and Coordinating Commission (RPCC), said all of the parcels reviewed by the RPCC Executive Committee are designated for farmland based on the Farmland Preservation Plan and Perspectives 2020. The land is not in an urban-service area and no utility expansion is planned, she said.

According to Ms. Navratil, after review, including the Fairborn Land Use Plan, the RPCC supports and recommends approval of the applications.

John Pitstick of Fairborn said his family will farm forever and plans to pass the property down from generation to generation. He said if included in the program, it will become part of a larger easement block. Mr. Pitstick agrees that more houses are needed, but less sprawling subdivisions, and there are plenty of places to place condensed housing. He said every year, more farmland is lost, but the land can produce more because of technological advances. Mr. Pitstick said it is important to protect farmland so that we don’t have to import food.

Mr. Perales asked about the payment. Mr. Pitstick said money is used to help advance the health of the land and while this round will help solvency and in the long-term.

Mr. Gould said RPCC did a lot of research. Mr. Koogler said Fairborn wants to look at this and it would be important for the Board to get input from the City. Mr. Perales said the more visible the process, the better.

IN RE – TABLING ITEM

Mr. Perales moved Resolution 22-3-10-18 tabling the request for a resolution of support by Tecumseh Land Trust for the Local Agricultural Easement Purchase Program application until the March 17, 2022 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 – UNTABLING TWO ITEMS

Mr. Gould moved Resolution 22-3-10-19 to un-table the two requests for resolutions of support from B-W Greenway Community Land Trust.

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 – SUPPORT FOR CLEAN OHIO GRANT APPLICATION: (4.02 ACRES) B-W GREENWAY

Mr. Perales moved Resolution 22-3-10-20 approving a resolution of support for the B-W Greenway Community Land Trust application for the Clean Ohio Green Space Conservation Grant Program for 4.02 acres in the City of Fairborn.

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 – SUPPORT FOR CLEAN OHIO GRANT APPLICATION: (9 ACRES) B-W GREENWAY

Mr. Gould moved Resolution 22-3-10-21 approving a resolution of support for the B-W Greenway Community Land Trust application for the Clean Ohio Green Space Conservation Grant Program for nine acres in the City of Fairborn.

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

Mr. Perales thanked County Staff for lighting up the Courthouse in blue and yellow in support of the Ukrainian people. He said it is a small way to show our support. Mr. Huddleson said County Staff exceeded expectations because the north and south sides of the Courthouse were illuminated.

Commissioners adjourned at 1:55 P.M. and will reconvene Thursday, March 17, 2022 at 1:00 P.M.

Attest: _____
Clerk

Contracts signed by Co. Admin., pursuant to Res. No. 17-7-27-7:
Bank of New York Mellon, Trust Agreement, Investment, BoCC
Stephen Hollen, Apiary Agreement, nte \$4,500, BoCC