

**COMMISSIONERS' MEETING
MINUTES SUMMARY
THURSDAY, SEPTEMBER 15, 2022
1:30 P. M.**

Saved as digital recording: CGS09-15-2022

Ted S. Mercer, President, Present
Wade H. Westfall, Vice President, Present
Gregory A. Simmons, Member, Present

Appointments

9:00 a.m. Rich Osgood, Michael Clarey, Rob England and Dan Suerdieck – Department of Development
9:30 a.m. Matt Gearhardt and Adam Emswiler – Auditor/IT Department
9:45 a.m. Lance Ray – West Central Juvenile Detention Center
1:30 p.m. General Session
1:35 p.m. Zoning Hearing(s) – Department of Development
1:40 p.m. Jeff Busch – Communication Center

General Business

Welcome and Pledge of Allegiance

Mr. Simmons moved and Mr. Westfall seconded the motion to approve the agenda as presented. The Board voted as follows upon roll call: Mr. Mercer, Yea; Mr. Westfall, Yea; Mr. Simmons, Yea.

Mr. Westfall moved and Mr. Simmons seconded the motion to approve the minutes of the September 13, 2022 meeting and dispense with the oral reading. The Board voted as follows upon roll call: Mr. Westfall, Yea; Mr. Simmons, Yea; Mr. Mercer, Yea.

RESOLUTION NO. 22-09-1123

Mr. Simmons moved and Mr. Westfall seconded the motion to authorize and sign bills for all funds as submitted. The Board voted as follows upon roll call: Mr. Simmons, Yea; Mr. Mercer, Yea; Mr. Westfall, Yea.

RESOLUTION NO. 22-09-1124

Mr. Westfall moved and Mr. Simmons seconded the motion to accept the attached quote from Bowser Morner, Dayton, Ohio and authorize services for construction material testing for the Miami County Fairground Grandstand Rehabilitation project, as requested by the Operations and Facilities Director. During the Commissioners work session on September 8, 2022, the Operations and Facilities Director discussed the Miami County Fairground Grandstand Rehabilitation project requiring a construction materials testing service based on building code requirements. Further Bowser Morner provided the initial services at the fairgrounds, and it is the recommendation of WDC Group, Dayton, Ohio that Bowser Morner continue with the testing services. Cost not to exceed \$35,595.20 and will be paid for from Fund 309-002. The Board voted as follows upon roll call: Mr. Mercer, Yea; Mr. Westfall, Yea; Mr. Simmons, Yea.

RESOLUTION NO. 22-09-1125

Mr. Simmons moved and Mr. Westfall seconded the motion to accept the attached quote from Garber Electrical Contractors of Englewood, Ohio aka Garber Connect, as requested by the Operations and Facilities Director, Chris Johnson and authorize the purchase of four (4) additional access control doors at the Hobart Center for Government Building (three) and (one) at the Safety Building mailroom. On July 19, 2022, by Resolution No. 22-07-865, the Miami County Commissioners approved the primary door access control system upgrade with Graybar Electric Company, Inc., Clayton, Missouri who utilize Garber Electrical Contractors of Englewood, Ohio to perform the project. The additional doors were not in the initial project budget when originally bid. The total cost shall not exceed \$14,950.00 and will be paid from Fund 001-060. The Board voted as follows upon roll call: Mr. Westfall, Yea; Mr. Simmons, Yea; Mr. Mercer, Yea.

RESOLUTION NO. 22-09-1126

Mr. Westfall moved and Mr. Simmons seconded the motion to authorize the County Engineer to submit an application for Infrastructure Investments and Jobs Act Project through the Miami Valley Regional Planning Commission (MVRPC) for the (MIA – CR25A-04.40) County Road 25A Resurfacing Project, (SFY 2028) estimated at \$1,630,000 (\$1,125,000 Federal; \$505,000 Local). The local cost portion of the project will be paid from the County Road Fund 102. The Board voted as follows upon roll call: Mr. Simmons, Yea; Mr. Mercer, Yea; Mr. Westfall, Yea.

RESOLUTION NO. 22-09-1127

Mr. Simmons moved and Mr. Westfall seconded the motion to release the sum of \$47,811.00 (Tenth Final Release) from the Escrow Agreement with the North Branch Land Company, LLC for the construction of North Branch Pass Subdivision, Phase 1, as requested by the County Engineer. This release is a partial reduction of the referenced Escrow Agreement and does not constitute final acceptance of the constructed facilities or cancelation of the Escrow Agreement. The remaining balance of the Escrow Agreement of \$85,777.00 shall serve as the twelve-month maintenance warranty for completed construction items. The Board voted as follows upon roll call: Mr. Mercer, Yea; Mr. Westfall, Yea; Mr. Simmons, Yea.

RESOLUTION NO. 22-09-1128

Mr. Westfall moved and Mr. Simmons seconded the motion to establish Krystal Ellen Drive in its entirety, as shown on the plat, as a public thoroughfare of the Miami County Highway System, as a Township Road, to be maintained by the Monroe Township Trustees, and such road is given the number of 1337 on the Miami County Road System. The North Branch Pass, Phase One plat was approved by the County Engineer and the Miami County Commissioners with the understanding that Krystal Ellen Drive in said subdivision be developed and improved by the developer, North Branch Land Company, LLC, according to the specifications of the County Engineer. The County Engineer has inspected Krystal Ellen Drive beginning at North Branch Run and running South to an existing terminus for a distance of 145.01 feet, located in Section 21, Town 4, Range 6, in Monroe Township, as shown on the recorded plat and advised it has been constructed according to the specifications required and is satisfactory to be included in the public highway system. The County Engineer has met with representatives of Monroe Township, and both have mutually agreed that the road is now acceptable. Further, under Section 4511.11 O.R.C., it is deemed expedient for the public welfare and safety to further regulate traffic by placing a "Stop" sign on Krystal Ellen Drive at its intersection with North Branch Run. The Board voted as follows upon roll call: Mr. Westfall, Yea; Mr. Simmons, Yea; Mr. Mercer, Yea.

RESOLUTION NO. 22-09-1129

Mr. Simmons moved and Mr. Westfall seconded the motion to establish the North Branch Run in its entirety, as shown on the plat, is hereby established as a public thoroughfare of the Miami County Highway System and shall be designated as a Township Road to be maintained by the Monroe Township Trustees and such road be given the number of 1336 on the Miami County Road System. The North Branch Pass, Phase One was approved by the County Engineer and the Miami County Commissioners with the understanding that North Branch Run in said subdivision be developed and improved by the developer, North Branch Land Company, LLC, according to the specifications of the County Engineer. The County Engineer has inspected North Branch Run beginning at County Road 25A and running West to Temporary terminus for a distance of 1060.09 feet, located in Section 21, Town 4, Range 6, in Monroe Township, as shown on the recorded plat and advised it has been constructed according to the specifications required and is satisfactory to be included in the public highway system. The County Engineer has met with the Monroe Township Trustees, and all have mutually agreed that the road is now acceptable. Further, under Section 4511.11 O.R.C., it is deemed expedient for the public welfare and safety to regulate traffic by placing a "Stop" sign on North Branch Run at its intersection with County Road 25A. The Board voted as follows upon roll call: Mr. Simmons, Yea; Mr. Mercer, Yea; Mr. Westfall, Yea.

RESOLUTION NO. 22-09-1130

Mr. Westfall moved and Mr. Simmons seconded the motion to acknowledge receipt of a proposal submitted on September 12, 2022, by the County Recorder, Jessica Lopez, for the maintenance and support of their land records software (and related services) as well as for the acquisition, service and maintenance of software, hardware and equipment in the Recorder's Office and Microfilm Department for calendar year 2023. Further, to set the date of Tuesday, September 27, 2022 at 9:05 a.m. in the Commissioners' Hearing Room, in which to meet with the Recorder to review said proposal. The Board voted as follows upon roll call: Mr. Mercer, Yea; Mr. Westfall, Yea; Mr. Simmons, Yea.

RESOLUTION NO. 22-09-1131 Then and Now Certificates

Mr. Simmons moved and Mr. Westfall seconded the motion to approve the then and now certificates as submitted. The Board voted as follows upon roll call: Mr. Westfall, Yea; Mr. Simmons, Yea; Mr. Mercer, Yea.

RESOLUTION NO. 22-09-1132 through 22-09-36 Transfers

Mr. Westfall moved and Mr. Simmons seconded the motion to approve the transfers as submitted. The Board voted as follows upon roll call: Mr. Simmons, Yea; Mr. Mercer, Yea; Mr. Westfall, Yea.

RESOLUTION NO. 22-09-1137 Zoning Hearing – Diana Pearson, Monroe Township

Mr. Simmons moved and Mr. Westfall seconded the motion to approve Zoning Amendment 1861-07-2022, filed by Diana Pearson, 6165 Kessler Frederick, Tipp City, Ohio 45371, requesting permission to rezone 2 acres from A-2, General Agriculture to R-1AAA, Single Family Residential, for the following tract of land being a 76.5 acre parcel located at 6165 Kessler Road, Tipp City, Ohio, Section 25, Town 6, Range 5 of Monroe Township. The Board voted as follows upon roll call: Mr. Mercer, Yea; Mr. Westfall, Yea; Mr. Simmons, Yea.

RESOLUTION NO. 22-09-1138 Zoning Hearing – Danny & Jerri Deeter, Union Township

Mr. Westfall moved and Mr. Simmons seconded the motion to approve Zoning Amendment 1863-07-2022, filed by Danny & Jerri Deeter, 3873 S. Rangeline Road, West Milton, Ohio 45383, requesting permission to rezone 0.99 acres from A-2, General Agriculture to R-1AAA, Single Family Residential, and 9.3 acres from A-2, General Agriculture, to A-1, Domestic Agriculture, for the following tract of land being a 10.2 acre parcel located at 3873 S. Rangeline Road, West Milton, Ohio, Section 7, Town 6, Range 5 of Union Township. The Board voted as follows upon roll call: Mr. Westfall, Yea; Mr. Simmons, Yea; Mr. Mercer, Yea.

There being no further business to be transacted, the Board of Miami County Commissioners adjourned from the General Session at 1:57 p.m. on this 15th day of September, 2022.

Respectfully submitted:
Janelle S. Barga, Clerk

*The Commissioners will attend the Piqua Area Chamber of Commerce Annual Steak Fry and Auction,
Lloyd Fry Farm, 10328 N. Hardin Road, Piqua, OH
Today at 5:00 p.m.*

Full minutes of the proceedings from this meeting have been digitally recorded.