

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

The minutes of Thursday, August 19, 2021 previously circulated and available for public viewing were approved. The work session minutes of Thursday, August 19, 2021 previously circulated and available for public viewing were approved.

IN RE – APPROVAL OF TRAVEL/TRAINING EXPENSES

Mr. Koogler moved Resolution 21-8-26-1 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. Gould-----Aye Mr. Koogler-----Aye
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IN RE – TRANSFER OF APPROPRIATIONS

Mr. Koogler moved Resolution 21-8-26-2 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. Gould-----Aye Mr. Koogler-----Aye
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IN RE – PERSONNEL ACTIONS

Mr. Koogler moved Resolution 21-8-26-3 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. Gould-----Aye Mr. Koogler-----Aye
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IN RE – ESTABLISHING NEW FUND: 2292

Mr. Koogler moved Resolution 21-8-26-4 authorizing the County Auditor to establish the following new non interest-bearing fund as follows: Fund 2292-0202, Justice Reinvestment & Incentive SFY22&23, for a grant from the Ohio Department of Rehabilitation and Corrections Bureau of Community Sanctions for Probation Improvement (salaries, benefits, supplies, equipment) in the amount of \$543,160, from July 1, 2021 to June 30, 2023.

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

Mr. Gould-----Aye Mr. Koogler-----Aye
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IN RE – DECLARING PROSTATE CANCER AWARENESS AND EDUCATION MONTH

Mr. Koogler moved Resolution 21-8-26-5 declaring September as Prostate Cancer Awareness and Education Month.

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

Copy follows this page in journal.	Mr. Gould-----Aye Mr. Koogler-----Aye
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IN RE – AUTH. TO APPLY: WATER AND WASTEWATER INFRASTRUCTURE GRANTS

Mr. Koogler moved resolution 21-8-26-6 authorizing the Sanitary Engineering Department to apply for and submit forms electronically for Water and Wastewater Infrastructure grants as funded by the American Rescue Plan Act.

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

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

IN RE – APPROVING CRAWFORD, MURPHY & TILLY AGREEMENT: ASSET MANAGEMENT (S.E.)

Mr. Koogler moved Resolution 21-8-26-7 approving an agreement with Crawford, Murphy & Tilly, Inc., as a qualified firm to provide professional services to assist the Sanitary Engineering Department with the implementation of an Asset Management Program, which is phase two of this project, in the amount of \$250,000.

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

Copy follows this page in journal.

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

IN RE – ACCEPTING PERFORMANCE BONDS, APPROVING RECORD PLAT: STONEHURST FARM

Mr. Koogler moved Resolution 21-8-26-8 accepting the performance bonds for Stonehurst Farm, Spring Valley Township, for improvements for streets and storm sewers in the amount of \$405,501.78, and for sidewalks and survey markers in the amount of \$4,772.60; and approving the record plat and that same be recorded.

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

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

IN RE – CHANGING TIME OF SEPTEMBER 30, 2021 MEETING

Mr. Koogler moved Resolution 21-8-26-9 changing the time of the regular meeting of the Board on Thursday, September 30, 2021, to 9 a.m., because of a scheduling conflict later that day.

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

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

Commissioners recessed at 1:10 P.M., for the next scheduled item on the agenda.

David Graham, Auditor, presented the Comprehensive Annual Financial Report for the County for the year ended December 31, 2020. He said the full report is located on the County Auditor’s website. He said the annual report provides a comprehensive financial status of the County.

Joe Braden, Auditor of State’s Office, presented the Auditor of State Award with Distinction to Greene County. The Auditor of State audits nearly 6,000 entities and less than four percent are eligible for this award. Local governments and school districts must meet a certain set of criteria of a “clean” audit report, he explained, and listed the criteria.

According to Mr. Braden, Greene County is leading the way in receiving this recognition. He has awards ready to go to the cities of Beavercreek, Fairborn and Xenia. He said this award represents the hard work of all County employees and each day they attain accounting excellence. He specifically recognized Mr. Graham for his exceptional commitment to fiscal integrity.

Mr. Graham said it is County management, departments and the people in the accounting fields who work on this report and make this award possible. Everyone does a fabulous job and his office just puts the data together, he added.

Commissioners congratulated Mr. Graham on receiving the Auditor of State Award with Distinction.

Commissioners recessed until 1:30 P.M., the scheduled and advertised time for the public hearing on the proposed amendment to Perspectives 2020: Land Use Plan.

PUBLIC HEARING

At 1:30 p.m., Mr. Gould called the public hearing to order for the proposed amendment to Perspectives 2020: A Future Land Use Plan for Greene County. DeAndra Navratil, Executive Director, Regional Planning and Coordinating Commission (RPCC), said the proposed amendment would address renewable energy and farmland preservation in the County.

When Perspectives 2020 was adopted, the topic of renewable energy was not being discussed at that time, but now it is. She said the County wanted to make sure renewable energy projects were being addressed as a policy and something that others could use as a decision-making tool.

The 20-year review of the Land Use Plan was conducted by a steering committee along with public engagement. Taking all of the comments into consideration to develop the proposed amendment, it was found that the narrative hasn't really changed over time when the plan was originally adopted in the 1970s. The same goals will be carried into the 2040 Plan from the 2020 Plan, she said.

Ms. Navratil said the proposed amendment will incorporate the Farmland Preservation Plan which is currently a separate document. Then both will be incorporated into the 2040 Plan. With the 2020 plan, there is a record that the plans were used successfully in jurisdictions, she said. Townships used the documents as a guide for land uses and to make land use decisions. Greene County not only increased the number of farms within jurisdictions, but also saw an increase in subdivisions being developed.

The amendment under consideration will address the challenges of a new type of development, renewable energy that take up large amounts of land spaces, she said. There are four policies and three recommendations included in this amendment, she said.

Ms. Navratil said the RPCC met this week and adopted the amendment, and recommended that the Board of Commissioners adopt the amendment, as well.

Scott Fife of Yellow Springs said he is opposed to the amendment, not because he is opposed to the RPCC process, public input, growth management or farmland protection. He is opposed because the amendment doesn't truly reflect those items to a great extent. He knows Kingwood Solar project is a controversial topic and at the forefront of what is going on in Greene County. He said this project is bigger than Greene County and sometimes circumstances require action that is larger than what can be done at the local level. Mr. Fife said solar energy is the only project that can be done meaningfully on scale, and while he is for residential solar panels, it will not solve the greenhouse gas problems occurring now. He said he is aware of the Perspectives 2020 and 2040 plans, and finds them to be meaningful. He offered to be involved in the citizens participation aspect with these plans. Mr. Fife said the amendment reads like it was prepared by the attorney for Citizens for Greene Acres, and urges the Board to take a look at it again and have it written by a representative group of County citizens.

Jenifer Adams of Cedarville commended Regional Planning for a job well done and recognizing that the Perspectives 2020 Land Use Plan needed to be reviewed to address current issues. She said there is a lot of community support for this amendment which establishes minimum standards to site solar projects locally. Ms. Adams said the amendment does not say no to solar projects, but establishes standards for local governments to use for responsible siting of solar projects. This is not an issue specifically for Kingwood Solar or for Citizens for Greene Acres, it is a process to protect rural areas and residents, she said. Ms. Adams encouraged the Board to approve the amendment.

No one else spoke in favor of or against the amendment. Mr. Gould closed the public hearing at 1:45 p.m. Mr. Koogler said he appreciated the comments from the public and understands both sides. He said he endorses the use of solar, but in this particular situation where the project is proposed it is not in the best of the community.

Mr. Gould said the amendment is not targeted to a specific project; it is a guideline for townships seeking solar projects within their communities and, basically, how to be good neighbors.

IN RE – ADOPTING AN AMENDMENT (2021-01) TO PERSPECTIVES 2020: A FUTURE LAND USE PLAN FOR GREENE COUNTY

Mr. Koogler moved Resolution 21-8-26-10 adopting an amendment to the Perspectives 2020 Land Use Plan for the County related to renewable energy projects.

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

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	Mr. Koogler-----Aye

Mr. Koogler said COVID-positive cases went from 558 last week to 753 this week.

Mr. Gould said local troops have been sent to Afghanistan. He asked that people keep all American troops and citizens, and Afghani citizens in their prayers.

Commissioners adjourned at 1:50 P.M. and will reconvene Thursday, September 2, 2021 at 1:00 P.M.

Attest: _____
Clerk

Commissioners signed an application for funding a project for the City of Beavercreek for the Shakertown Road Extension Project, in the amount of \$88,652.92, as approved by the County Engineer.