



## **Clermont County Public Health**

Prevent. Promote. Protect.

### **Clermont County General Health District Board of Health Meeting**

The Clermont County Board of Health held its monthly meeting on August 13, 2025. President Dennis Brown called the meeting to order at 3:35 pm. Mr. Brown led the Board Members and guests in the Pledge of Allegiance.

**Call to Order:** Dennis Brown, present Dr. Joseph Khan, present  
Dr. Janet Rickabaugh, present Trevor Seal, present  
Steve Meadors, present

Others present included Julianne Nesbit, Health Commissioner; Tim Kelly, Assistant Health Commissioner of Environmental Health Services; Tyler Braasch, Director of Water and Waste; Brian M. Williamson, Director of Environmental Health; Tom Racke, Plumbing Director; Jessica Johnson, Administrative Assistant; and others as listed on Attachment #1.

#### **CONSENT AGENDA:**

A consent agenda was prepared for the Board. No members requested further discussion of items on the consent agenda. Ms. Nesbit recommended approval of the following items:

1. **Approval of Board of Health Meeting Minutes – July 9, 2025** - Recommendation to approve the minutes from the July 9, 2025, Board of Health Meeting.
2. **Approval of Satisfaction of Mortgage Relative to the Septic System Rehabilitation Financing Program**- Recommendation to execute Satisfaction of Mortgage, certifying that the terms of the mortgage and promissory note it secured have been satisfied, and authorizing the Recorder to release the mortgage of record as it relates to the Septic System Rehabilitation Financing Program
  - a. Jeremy Perry – 1328 Wilson Dunham Hill Rd., New Richmond, OH 45157 (Attachment #2)
3. **Variiances Black Water Holding Tank Extension Requests** - Recommendation to approve extending the variances for black water holding tanks for an additional month.
  - a. Cell Properties – 2554A Bergen Rd., Stonelick Township, 47-V-24
  - b. Stutzman – 4778 Hawley Rd., Jackson Township, 3-V-25
  - c. Military Warriors Support – 6394 SR 133, Wayne Township, 6-V-25
4. **Approval of HS GovTech Contract for HS Cloud Suite for Environmental Health Programs** – Recommendation to fully ratify approval of the contract for HS GovTech Contract for HS Cloud Suite for Environmental Health Programs.
5. **Approval to Apply for the Ohio TechCred Program** – Recommendation to approve applying for the Ohio TechCred Program.
6. **Approval of Salary Increase for Claudia Kadon Wehl, Registered Environmental Health Specialist 2, for Change in Job Duties** – Recommendation to increase the salary of Claudia Kadon Wehl for the change in job duties to include duties as the Emergency Response Coordinator working on the Public Health Emergency Preparedness Grant and accreditation duties at the rate indicated on the attached salary sheet. (Attachment #3)

7. **Accept Resignation of Brian A. Williamson, Water Quality Technician I** – Recommendation to accept the resignation of Brian A. Williamson, Water Quality Technician I, effective August 8, 2025.
8. **Approval of Public Entities Pool of Ohio Member’s Designation of Representative and Alternate** – Recommendation to approve the Public Entities Pool of Ohio Member’s Designation of Representative and Alternate. (Attachment #4)
9. **Approval of Contract with the Clermont County Sheriff’s Office for Delivery of Delinquent Notices**- Recommendation to approve the contract with the Clermont County Sheriff’s Office for the delivery of delinquent notices. (Attachment #5)

Dr. Rickabaugh made a motion to approve consent agenda items #1 through #9. Dr. Khan seconded the motion. The vote was all ayes; motion carried.

#### **NON-CONSENT AGENDA:**

##### **Variances:**

**Connect a Room Addition to an Existing Household Sewage Treatment System at 1911 Lindale Nicholsville Rd., Monroe Township (21-V-25)** – Tyler Braasch, Director of Water and Waste, stated the property owner, Oak Club Amelia, LLC, is requesting a variance to connect a room addition to an existing household sewage treatment system at 1911 Lindale Nicholsville Rd., Monroe Township, (21-V-25). The system is a leach field system, which passed the inspection in 2007 and was granted an Annual Operation and Maintenance (AO&M) designation in 2010. From 2017 to the present, the property has been vacant. The “room addition” is actually a barn, which will have a full bathroom. The bathroom will most likely not be used daily. Staff recommended disapproval. Mr. Braasch stated that if the Board approved the variance, the homeowner would need an alteration permit. He also indicated that if the variance is approved, the inspection cycle would move to a 19-month schedule due to the installation of mechanical components to pump from the garage to the tank.

Kurtis Calvert, a representative for the property owner, was present and stated the barn will be used for storage and a workshop.

Mr. Meadors made a motion to approve the variance to connect a room addition to an existing household sewage treatment system at 1911 Lindale Nicholsville Rd., Monroe Township (21-V-25), with the contingency of the homeowner applying for an alteration permit. Dr. Rickabaugh seconded the motion. The vote was all ayes; motion carried. (Attachment #6)

**Connect a Room Addition to an Existing Household Sewage Treatment System at 2108 Lindale Nicholsville, Monroe Township (22-V-25)** – Tyler Braasch, Director of Water and Waste, stated the property owners, Damon Kingery and Erin Naegele, are requesting a variance to connect a room addition to an existing household sewage treatment system at 2108 Lindale Nicholsville, Monroe Township, (22-V-25). The system is a leach field system, which passed the inspection in 2007 and was granted an AO&M designation from 2010 to 2013. In 2017 through 2018, the property was vacant. The tank lids and the distribution box are up to grade. An RV is currently tied into the septic system. Staff recommended disapproval due to the system being undersized and not meeting current standards. Mr. Braasch stated if the Board approved the variance, the homeowners would need an alteration permit if more than 20 feet of building sewer is installed.

The property owner, Damon Kingery, was present and stated he has owned the property for 2 ½ to 3 years, and the previous two-bedroom home was demolished approximately 3 years ago. He is the only person staying in the RV and has an additional residence in Amelia. He indicated it is less than

20 feet from the tank to the home. Mr. Braasch stated that since the distance is less than 20 feet, an alteration permit would not be necessary.

Mr. Brown asked if the new home would also be a two-bedroom home and how big the property was. Mr. Kingery stated the new home would also be a two-bedroom home, and the location contained slightly under two acres.

Mr. Meadors asked if the property was flat. Mr. Braasch indicated the property was flat and there would be some room for a replacement system if the current system should fail. Mr. Meadors also asked how many people would be residing in the new home. Mr. Kingery stated there would be two or three people living in the new home.

Mr. Meadors made a motion to approve the variance to connect a room addition to an existing household sewage treatment system at 2108 Lindale Nicholville, Monroe Township (22-V-25). Dr. Rickabaugh seconded the motion. The vote was all ayes; motion carried. (Attachment #7)

**Black Water Holding Tank at 2431 Crane Schoolhouse Rd., Tate Township (23-V-25)** – Tyler Braasch, Director of Water and Waste, stated the property owner, Robert Klump, is requesting a variance to install a black water holding tank at 2431 Crane Schoolhouse Rd., Tate Township (23-V-25). Mr. Braasch informed the Board that all required paperwork had been received and was in order. Staff recommended approval, contingent on the tanks passing a water-tight test and inspection.

The property owner, Robert Klump, was present and stated the variance for a black water holding tank was necessary due to the ground being too wet to install the mound, and due to this construction being financed by a VA loan, he must have occupancy within one year.

Dr. Khan made a motion to approve the variance request to install a black water holding tank at 2431 Crane Schoolhouse Rd., Tate Township (23-V-25) contingent upon the tanks passing a water-tight test and inspection. Dr. Rickabaugh seconded the motion. The vote was all ayes; motion carried. (Attachment #8)

**Isolation Distance and Connect a New Home to an Existing Household Sewage Treatment System at 3515 Weaver Rd., Jackson Township (24-V-25)** – Tyler Braasch, Director of Water and Waste, stated the property owners, Jeff and Edna Allgeyer, are requesting an isolation distance variance as well as a variance to connect a new home to an existing household sewage treatment system at 3515 Weaver Rd., Jackson Township (24-V-25). This is a leach line system, which passed inspection in October 2008 and August 2011. The system received an AO&M designation in 2014 and 2021. The property was vacant in June 2024. The isolation distance variance is necessary because a corner of the chicken coop building is located on top of the leach bed, and a shed is situated 9 feet 3 inches from the leach bed. There are currently two RVs being lived in on the property. Staff recommended disapproval.

The property owners, Jeff and Edna Allgeyer, were present. Mr. Allgeyer confirmed there were two RVs currently connected to the existing system, with a total of three people living in the RVs. He also stated only two people will be living in the new home.

Mr. Meadors asked about the use of the old system. Mr. Allgeyer stated there was an old mobile home on the property, which was removed within one year of his family moving there.

Dr. Rickabaugh asked about the size of the home and the lot. Mr. Allgeyer stated the new home is double-wide, and the contractor is prepared to set the home next week. He also noted the lot encompasses approximately two acres and is 108 feet wide, but it is very long. He further stated the chicken coop can be moved if necessary.

Dr. Rickabaugh made a motion to approve the isolation distance variance and the variance to connect a new home to an existing household sewage treatment system at 3515 Weaver Rd., Jackson Township (24-V-25). Mr. Seal seconded the motion. The vote was all ayes; motion carried. (Attachment #9)

**Public Comment** - No members of the public offered any comments at this point in the meeting.

**First Reading of a Resolution Establishing Revised License Fees for Risk Levels I, II, III, and IV Food Service Operations or Retail Food Establishments; Vending Food Service; Temporary Food Service Operations or Retail Food Establishments; Mobile Low-Risk Food Service Operations or Retail Food Establishments; Mobile High-Risk Food Service Operations or Retail Food Establishments; Individual Public Swimming Pools, Public Spas, or Special Use Pools; Government or Tax Supported School Swimming Pools, Spas, or Special Use Pools; Recreational Vehicle Parks, Recreation Camps, Combined Park Camps; Temporary Recreational Vehicle Parks, Recreation Camps, or Combined Park Camps; Tattooing, Body Piercing or Combined Body Art Service Establishments; Resident Camps; Plumbing; Septic; Private Water; Vital Statistics; and CPR/AED Training Pursuant to Ohio Revised Code Section 3709.09 and 3709.21.** - Ms. Nesbit stated that Fiscal Officer, Katrina Stapleton, had prepared cost methodologies for the agency's programs. She explained all fees have been evaluated and included in one resolution this year. The Board reviewed the proposed revisions, and Ms. Nesbit then held the first reading of the Resolution Establishing Revised License Fees for Risk Levels I, II, III, and IV Food Service Operations or Retail Food Establishments; Vending Food Service; Temporary Food Service Operations or Retail Food Establishments; Mobile Low-Risk Food Service Operations or Retail Food Establishments; Mobile High-Risk Food Service Operations or Retail Food Establishments; Individual Public Swimming Pools, Public Spas, or Special Use Pools; Government or Tax Supported School Swimming Pools, Spas, or Special Use Pools; Recreational Vehicle Parks, Recreation Camps, Combined Park Camps; Temporary Recreational Vehicle Parks, Recreation Camps, or Combined Park Camps; Tattooing, Body Piercing or Combined Body Art Service Establishments; Resident Camps; Plumbing; Septic; Private Water; Vital Statistics; and CPR/AED Training Pursuant to Ohio Revised Code Section 3709.09 and 3709.21 by title only. Notification of a public hearing to accept comments on the proposed fees at the September 10, 2025, Board of Health meeting will be sent to all necessary parties via mail and email, advertised in the local newspaper, and posted on the agency's website and all social media platforms.

**Adoption of Resolution 10-25 Declaring Properties Public Health Nuisances** - Ms. Nesbit presented the addresses of ten properties to be considered public health nuisances as stated in Attachments A and B of Resolution 10-25 Declaring Public Health Nuisances and Ordering Abatement of Nuisances at Identified Properties.

Following a review and discussion, Dr. Khan made a motion to waive the three required readings of Resolution 10-25 declaring the properties listed on Attachments A and B to be Public Health Nuisances. Mr. Meadors seconded the motion. The vote upon roll call was as follows: Mr. Seal, aye; Dr. Khan, aye; Mr. Meadors, aye; Dr. Rickabaugh, aye; Mr. Brown, aye; motion carried. Dr. Khan then made a motion to declare Resolution 10-25 an emergency measure necessary for the immediate preservation of the public peace, health, or safety, and for the purpose of the immediate need to abate

or remove the dangerous public health nuisances. Dr. Rickabaugh seconded the motion. The vote upon roll call was as follows: Mr. Seal, aye; Dr. Khan, aye; Mr. Meadors, aye; Dr. Rickabaugh, aye; Mr. Brown, aye; motion carried. Dr. Khan then made a motion to adopt Resolution 10-25, declaring the properties listed on Attachments A and B to be public health nuisances and ordering abatement of nuisances at the identified properties. The motion further stated if corrections were not made within the allotted time, the nuisance cases would be referred to the Health District's legal counsel for appropriate action. Mr. Seal seconded the motion. The vote upon roll was Mr. Seal, aye; Dr. Khan, aye; Mr. Meadors, aye; Dr. Rickabaugh, aye; Mr. Brown, aye; motion carried. (Attachment #10)

**Approval and Payment of Bills** – Ms. Nesbit presented the Health District's bills for consideration. Following the Board's review and discussion, Dr. Khan made a motion to pay the bills as presented. Dr. Rickabaugh seconded the motion. The vote was all ayes, motion carried. (Attachment #11)

#### **EXECUTIVE SESSION**

**For the Purpose of a Matter Required to Be Kept Confidential by Federal Law** - At 4:23 pm, Mr. Seal made a motion to enter into executive session to discuss a matter required to be kept confidential by federal law. Dr. Rickabaugh seconded the motion. The vote upon roll was Mr. Seal, aye; Dr. Khan, aye; Mr. Meadors, aye; Dr. Rickabaugh, aye; Mr. Brown, aye; motion carried.

At 4:25 pm, Mr. Seal made a motion to return from executive session and resume regular session after discussing a matter required to be kept confidential by federal law, with no action taken and no decisions made. Dr. Rickabaugh seconded the motion. The vote upon roll call was as follows: Mr. Seal, aye; Dr. Khan, aye; Mr. Meadors, aye; Dr. Rickabaugh, aye; Mr. Brown, aye; motion carried.

#### **ADJOURNMENT:**

Mr. Seal made a motion to adjourn the meeting at 4:27 pm. Dr. Khan seconded the motion. The vote was all ayes, motion carried.



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SECRETARY



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RESPECTFULLY SUBMITTED