Clermont County Board of Health Meeting
Board of Health Meeting

The Clermont County Board of Health held its monthly meeting on September 9, 2026. President Dennis Brown called the meeting to order at 3:30 PM. Mr. Brown led the Board Members and guests in the Pledge of Allegiance.

CALL TO ORDER: Dennis Brown, present; Steve Meadors, present; Trevor Seal, present; Dr. Janet Rickabaugh, arrived at 4:03 PM; Dr. Brian Treon, present

Others present included Dr. James Kaya, Medical Director; Julianne Nesbit, Health Commissioner; Tim Kelly, Assistant Health Commissioner; Maalinii Vijayan, Assistant Health Commissioner; Dr. Tara Jimison, Director of Nursing; Brian Williamson, Director of Environmental Health; Tyler Braasch, Director of Water and Waste; Tom Racke, Director of Plumbing; Amanda Myers, Operations Manager; Krista Rose, Communications Coordinator; Katrina Stapleton, Fiscal Officer; Jason Fountain, Assistant Prosecuting Attorney; Bevin O'Neill, Administrative Assistant; and others as listed on Attachment #1.

CONSENT AGENDA:
Ms. Nesbit stated that 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 from August 12, 2026** - Recommendation to approve the minutes of the August 12, 2026, Board of Health meeting as presented.
2. **Variances for Black Water Holding Tank Extension Requests** - Recommendation to approve extending the variances for black water holding tanks for an additional month.
    a. McNamara – 3502 Patterson Road, Tate Township (11-V-26)
    b. Neiheisel – 3475 Patterson Road, Tate Township (15-V-26)
    c. Crabb – 2466 Crane Schoolhouse Road, Tate Township (16-V-26)
    d. Sorenson – 2653 Case Road, Tate Township (17-V-26)
3. **Approval of Satisfaction of Mortgage Relative to the Septic System Rehabilitation Financing Program** – Recommendation to execute a 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. Karah Mueller and William Mueller – 5698 Chestnut View Lane, Milford, OH 45150, Stonelick Township (Attachment#2)

Dr. Treon moved to approve consent agenda items #1 through #3. Mr. Meadors seconded the motion. The vote was all ayes; the motion was adopted.

NON-CONSENT AGENDA:
Variances:
Connect a New Three-Bedroom Home to the Existing Household Sewage Treatment System at 1908 Pearl Street, Monroe Township (28-V-26) – Mr. Braasch stated Tosha Darnell, nka

Tosha McClanahan, requested approval to connect a new three-bedroom home to the existing dosed leach bed system at 1908 Pearl Street, Monroe Township (28-V-26). Mr. Braasch stated the system failed its routine inspection in 2012 and has been unoccupied since at least 2021. He explained staff could not verify the condition of the baffle or the size of the tank. The leach bed was approximately 1,092 square feet; staff could not determine the exact dimensions because gravel in the surrounding area made it difficult. The previous home connected to the system was also a three-bedroom. Staff recommended disapproval.

Dr. Treon asked if the system failed inspection and then passed. Mr. Braasch stated that a repair was made and it passed subsequent inspections after the failure in 2012. He added that the property has been vacant, so it was hard to know whether the system would work. Mr. Braasch asked Ms. McClanahan how long the property had been vacant. She stated it had been vacant for several years.

Mr. Meadors asked if the failure was due to the dose pump. Mr. Braasch confirmed it was.

Mr. Braasch explained there isn't much room on the property for a replacement system if the current one fails; a replacement system would likely have to be a discharging system. Ms. Nesbit asked if the tank lid was cracked. Mr. Braasch stated the cracked lid was on one of the risers; however, it was minor and held together by rebar.

Mr. Meadors asked about the soil quality. Mr. Braasch was uncertain of the soil quality in that area and noted he was more concerned with the lot size and lack of replacement area.

Dr. Treon asked if the issue was that it was unknown whether the system was functional since the property was vacant. Mr. Braasch explained that septic systems most commonly fail when new homes are attached or when new families move in because of different water-usage habits. Ms. McClanahan said trees were removed from the property to encourage the surrounding soil to dry faster. Mr. Braasch commended her efforts and noted that tree roots growing into a system was also always a concern.

Mr. Meadors moved to approve connecting a three-bedroom home to the existing dosed leach line system at 1908 Pearl Street, Monroe Township (28-V-26). Dr. Treon seconded the motion. The vote was all ayes; the motion was adopted. (Attachment #3)

Connect a New Three-Bedroom Home to the Existing Household Sewage Treatment System at 2056 Clermontville Laurel Road #10, Monroe Township (29-V-26) – Mr. Braasch stated Kyle Larger requested approval to connect a new three-bedroom home to the existing leach line system at 2056 Clermontville Laurel Road #10, Monroe Township (29-V-26). He explained that no home was currently connected to the system, which had no history of failures and 416 feet of linear leach lines. He noted there may be room for a replacement system, but the lot layout made placement difficult. Staff could not verify the outlet baffle in the tank, which was small but in good condition. Because the system was older and smaller than current standards, staff recommended disapproval.

Mr. Brown asked how long the property had been vacant. Mr. Larger stated the lot had been vacant for about a year, and the previous home was recently demolished.

Dr. Treon moved to approve connecting a new three-bedroom home to the existing leach line system at 2056 Clermontville Laurel #10, Monroe Township (29-V-26). Mr. Seal seconded the motion. The vote was all ayes; the motion was adopted. (Attachment #4)

Connect a New Two-Bedroom Home to the Existing Household Sewage Treatment System at 2645 US 50, Stonelick Township (30-V-26) – Mr. Braasch stated Lori Thompson requested approval to connect a new two-bedroom home to the existing leach line system at 2645 US 50, Stonelick Township (30-V-26). The system had no history of failure. The existing home was a three-bedroom, and the proposed home was a two-bedroom. Staff recommended approval, contingent on a registered septic installer obtaining an alteration permit.

Mr. Meadors moved to approve connecting a new two-bedroom home to the existing leach line system at 2645 US 50, Stonelick Township (30-V-26). Dr. Treon seconded the motion. The vote was all ayes; the motion was adopted. (Attachment #5)

Mr. Thompson asked how to obtain an alteration permit. Mr. Braasch explained that since more than twenty feet of building sewer would be installed, a registered septic installer would pull the permit and know the process.

Isolation Distance at 5138 Romohr Road, Union Township (31-V-26) - Mr. Braasch stated that David and Sandee Rapp requested an isolation distance variance to construct a twenty-four-foot by thirty-foot garage five feet from the existing leach line system at 5138 Romohr Road, Union Township (31-V-26). Staff recommended disapproval.

Mr. Braasch asked Mr. Rapp whether the garage would be a slab or if he would be digging posts. Mr. Rapp stated that he would install a slab. Since post holes would not be dug, Mr. Braasch did not feel the structure would interfere with the system.

Mr. Braasch noted that the inspector could not locate a gradient drain; however, due to the system's age, one may not have been installed. The homeowner was cautioned to keep heavy equipment away from the leach lines during construction.

Mr. Seal moved to approve constructing a twenty-four-foot by thirty-foot garage five feet from the existing leach line system at 5138 Romohr Road, Union Township (31-V-26). Dr. Treon seconded the motion. The vote was all ayes; the motion was adopted. (Attachment #6)

EXECUTIVE SESSION:
To Discuss Pending or Imminent Court Action- Ms. Nesbit noted that Katherine Barbiere with Schroeder, Maundrell, Barbiere & Powers, legal counsel for the Public Entities Pool of Ohio, was not yet present and proposed postponing this agenda item until later in the meeting.

PUBLIC COMMENT:
No members of the public were present to offer comments.

Public Hearing on Proposed 2027 Fees – At 3:44 PM, Ms. Nesbit called to order the hearing concerning the Clermont County Board of Health's proposed fees for the risk levels I, II, III, and IV food service operations or retail food establishments; vending food services; 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; temporary recreational vehicle parks, recreation camps, or combined park camps; tattooing,

body piercing or combined body art establishments; resident camps; plumbing; septic; replacement international certificate of vaccination card; and returned ACH penalty pursuant to Ohio Revised Code Section 3709.09 and 3709.21.

The hearing was then opened to testimony. No one was present to comment on the fees. Ms. Nesbit asked Mr. Williamson if he received any comment on the fees. He stated that Cracker Barrel in Milford asked about the hearing process but did not provide comment on the proposed fees. The Board had no questions; the hearing closed at 3:56 PM.

NON-CONSENT AGENDA (continued):
Second 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; Replacement International Certificate of Vaccination Card; and Returned ACH Penalty Pursuant to Ohio Revised Code Section 3709.09 and 3709.21. – Ms. Nesbit held the second 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 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 Supports School Swimming Pools, Spas, or Special Use Pools; Recreational Vehicle Parks, Recreation Camps, Combined Park Camps; Temporary Recreataional Vehicle Parks, Recreation Camps, or Combined Park Camps; Tattooing, Body Piercing or Combined Body Art Service Establishments; Resident Camps; Plumbing; Septic; Replacement International Certification of Vaccination Card; and Returned ACH Penalty Pursuant to Ohio Revised Code Section 3709.09 and 3709.21 by title only. The third and final reading was scheduled for October 14, 2026.

Adoption of Resolution 11-26 Declaring Properties Public Health Nuisances– Ms. Nesbit presented the addresses of three properties to be considered public health nuisances as stated on Attachments A and B of Resolution 11-26 Declaring Public Health Nuisances and Ordering Abatement of Nuisances at the identified properties. The properties were as follows:

1. 701 Stonelick Woods Circle – Moldy carpet and foundation wall leaks
2. 4743 Shephard Road –Foundation wall leak and laundry wastewater discharging
3. 535 Round Bottom Road – Motor not running

Following a review and discussion, Mr. Seal moved to waive the three required readings of Resolution 11-26 Declaring the Properties listed on Attachments A and B Public Health Nuisances. Dr. Treon seconded the motion. The vote upon roll call was as follows: Mr. Seal, aye; Dr. Treon, aye; Mr. Meadors, aye; Mr. Brown, aye; the motion was adopted.

Dr. Treon then moved to declare Resolution 11-26 an emergency measure necessary for the immediate preservation of the public peace, health, or safety for the purpose of the immediate need to abate or remove the dangerous public health nuisances. Mr. Seal seconded the motion. The vote

upon roll call was as follows: Mr. Seal, aye; Dr. Treon, aye; Mr. Meadors, aye; Mr. Brown, aye; the motion was adopted.

Dr. Treon then moved to adopt Resolution 11-26, 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 that 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. Meador's seconded the motion. The vote upon roll call was as follows: Mr. Seal, aye; Dr. Treon, affirmative; Mr. Meadors, aye; Mr. Brown, aye; the motion was adopted. (Attachment #7)

Approval of Annual Staff In-service Day 2026 – Ms. Nesbit explained that the annual staff in-service day gives all staff a chance to come together in one location for training and team-building activities. Since the agency exchanges the Columbus Day holiday for the day after Thanksgiving, it is a normal working day for staff; however, the office would be closed.

Ms. Nesbit highlighted eight employees who would be honored at the annual In-Service Day Staff Recognition: Linda Fultz for thirty years of service; Tom Racke and Julianne Nesbit for twenty years of service; Katrina Stapleton for fifteen years of service; Tara Jimison and Tyler Braasch for ten years of service; and Kevin Cooper and John Mentzel for five years of service.

Ms. Nesbit reminded the Board that, since the honorees receive an anniversary bonus, no additional gifts would be purchased for them beyond certificates of service and frames for staff at the 5-year mark. Mr. Kelly chaired the planning committee, which planned to hold the event at the Clermont County Fairgrounds Multipurpose Building on October 12, 2026.

The Clermont County Human Resources Department had wellness dollars and offered to purchase lunch for staff. Ms. Nesbit explained that the wellness dollars' spending restrictions were still being explored. She requested that the Board cover the cost of snacks, beverages, paper products, and lunch if the County could not provide them. Dr. Treon asked for the estimated cost. Ms. Nesbit estimated the cost to be $600, including lunch.

Dr. Rickabaugh arrived at the meeting.

Dr. Treon moved to approve providing snacks, beverages, paper products, and lunch for all staff at the 2026 annual staff in-service day. Mr. Meadors seconded the motion. The vote was all ayes; the motion was adopted.

Approval and Payment of Bills – Ms. Nesbit presented a list of the Health District's invoices paid in August 2026 for consideration. Following the Board's review and discussion, Dr. Rickabaugh moved to approve the bills as presented. Dr. Treon seconded the motion. The vote was all ayes; the motion was adopted. (Attachment #8)

Discussion

Newtonsville Sewer Connections – Ms. Nesbit explained that several properties in Newtonsville have not connected to the sanitary sewer after Clermont County Water Resources notified them of availability. The Ohio Administrative Code Section 3701-29-06 (I) states that no sewage treatment system shall be sited, permitted, or installed where a sanitary sewerage system is accessible, unless otherwise accepted by law. Whenever a sanitary sewerage system becomes accessible to a dwelling or structure served by a sewage treatment system, the dwelling and/or structures shall be connected to the sanitary sewerage system and the sewage treatment system abandoned in

accordance with Ohio Administrative Code Section 3701-29-2. Accessibility is defined as within 200 feet from the foundation of the home. When a new sanitary sewer system is installed, Clermont County Water Resources Department (CCWRD) issues homeowners a Notice to Connect and allows one year to complete the connection before providing a list of unconnected properties to Clermont County Public Health (CCPH) for further action. For the Newtonsville sewer system, CCWRD provided the property list to CCPH two and a half years after issuing Notices to Connect, giving homeowners significant time.

Ms. Nesbit recounted the nearly thirty-year history of multiple county agencies working to have public sewers installed in Newtonsville. She reminded the Board that it declared the former Village of Newtonsville a public health nuisance. The declaration forced the Clermont County Board of County Commissioners to begin constructing a sanitary sewer system in the area, which was accomplished through multiple grants.

CCWRD also allowed homeowners to elect having the system capacity charge assessed to their property taxes over thirty years. Ms. Nesbit recalled that CCPH obtained Community Development Block Grant (CDBG) funding specifically to assist low-income Newtonsville homeowners with the connection costs. Unfortunately, most of that funding had to be returned because homeowners did not apply.

Ms. Nesbit explained that the next steps were to issue a Notice of Violation (NOV) to the properties that had not yet connected. Once the NOV deadline to connect was reached, the Board would need to adopt a resolution ordering any remaining properties to connect. She summarized that a property without a failing system is normally given one to two years to connect; five years if the road needed to be bored. Since sewer lateral taps were installed in homeowners' yards when the sewer system was installed, boring was not required. Failing systems followed an increased timeline to eliminate a public health nuisance and needed to be connected sooner. Ms. Nesbit asked the Board for guidance on how much time to give residents with non-failing systems to connect to the sewer system.

Following a discussion of difficulties encountered during recently completed connections and estimated costs to property owners, the Board advised Ms. Nesbit to provide one year from the issuance of the NOV to connect to the sanitary sewer system for properties with functioning septic systems. Properties with a malfunctioning system must connect immediately, in accordance with OAC 3701-29-06.

Board of Health Education – Cost Methodologies – At 4:21 PM, Ms. Stapleton presented Cost Methodologies. The presentation was followed by a brief discussion that concluded at 4:38 PM.

Executive Session to Discuss Pending or Imminent Court Action – At 4:38 PM, Mr. Seal moved to enter into executive session to discuss a matter required to be kept confidential. Dr. Treon seconded the motion. The vote upon roll call was Mr. Seal, aye; Dr. Treon, aye; Mr. Meadors, aye; Dr. Rickabaugh, aye; Mr. Brown, aye; the motion was adopted.

At 5:06 PM, Mr. Seal moved to return from executive session and resume regular session after discussing a matter required to be kept confidential, with no action taken and no decision made. Dr. Rickabaugh seconded the motion. The vote upon roll call was Mr. Seal, affirmative; Dr. Treon, aye; Mr. Meadors, aye; Dr. Rickabaugh, aye; Mr. Brown, aye; the motion was adopted.

ADJOURNMENT:
Dr. Treon moved to adjourn the meeting at 5:07 PM. Dr. Rickabaugh seconded the motion. The vote was all ayes; the motion was adopted.

SECRETARY

RESPECTFULLY SUBMITTED