

Geauga Public Health
Board of Health Meeting Minutes
January 27, 2020, 5:00 p.m.
470 Center Street, Bldg. 8, Chardon, OH 44024

1. Call to Order

Mr. David Gragg, President, called the monthly meeting of the Geauga County Board of Health to order at 5:00 p.m.

A roll call found the following Board members present: Mr. David Gragg, President, Mr. Richard Piraino, Pro-Tem, Mrs. Catherine Whitright, Dr. Patricia Levan, and Ms. Lynn Roman.

Staff members present: Thomas Quade, Health Commissioner, David Sage, Director of Environmental Health, Alta Wendell, Director of Administration, and Dr. Christine Wyers, Director of Population Health.

Others present: Adam Litke, Fiscal Consultant, George Simon, Esq., Abraham Cherian, Rick Giddings and another representative from Tran Z Properties LLC.

2. Pledge of Allegiance

Mr. Gragg asked everyone to stand and recite the Pledge of Allegiance.

3. Approval of Board Minutes

Ms. Roman moved to approve the minutes from the December 15, 2019 regular meeting and December 27, 2019 special meeting changes. Mrs. Whitright seconded the motion. Motion carried.

4. Environmental Health Update

a. Variance

i. Corey & Lauren Morton/Premier Custom Builders

Brian Sanders from Premier Custom Builders was present and sworn in by Mr. Gragg. Mr. Sage was also sworn in.

Mr. Sage stated that this is a variance request by Premier Custom Builders/Michael McDonald in behalf of Corey and Lauren Morton for the property located at 7878 Sherman Rd., Chester Twp. The request involves the section 3701-29-18(C) (6) of the Sewage Treatment System Rules, which states:

“A holding tank permitted as a HSTS shall be on a temporary basis during inclement weather and/or during the non-installation season when the property owner must take occupancy until soil conditions are suitable for the complete system installation.” Discussion followed.

Ms. Roman moved to approve the variance request to allow the sewage tank and pump station with high water alarm to operate as holding tanks with pumping of tanks as necessary by a registered septage hauler for a period not to exceed July 3, 2020 for the property located at 7878 Sherman Rd., Chester Twp. Mr. Piraino seconded the motion. Motion carried.

b. Administrative Hearings

i. Abraham & Saramma Cherian

George Simon, Esq. and Abraham Cherian were present and sworn in by Mr. Gragg.

Mr. Sage stated that this is an alleged code violation to the property owned by Abraham & Saramma

Cherian, 12989 Westchester Tr., Chester Twp. This case is based on the failure to have a For Sale of Property Evaluation conducted as per Section 3701-29-25 of the Geauga County Sewage Treatment System Rules. Discussion followed.

Mr. Sage explained there is a structure on the property that needs to have a For Sale of Property septic evaluation. Mr. Cherian indicated that the structure was currently vacant. He stated he did not have a plan for it yet, Mr. Simon stated that his client was going to comply, but could not until he made that decision.

The Board of Health tabled the Administrative Hearing for 60 days to allow Mr. Cherian to decide on his plan. They also required Mr. Cherian to provide an affidavit that the structure would not be occupied.

ii. Cory & Rita Maher

Neither Cory nor Rita Maher were present.

Mr. Sage stated that this is an alleged code violation to the property owned by Cory & Rita Maher, 18628 Snyder Rd., Bainbridge Twp.

This case is based on the failure to have a For Sale of Property Evaluation conducted as per Section 3701-29-25 of the Geauga County Sewage Treatment System Rules. Discussion followed.

Ms. Roman moved that a code violation exists at the property owned by Cory & Rita Maher, 18628 Snyder Rd., Bainbridge Twp. Mr. Piraino seconded the motion. Motion carried.

Mr. Piraino moved that the owners be required to schedule and complete the For Sale of Property evaluation and/or obtain the necessary permits and install a new sewage disposal system within 30 days of receipt of Board order. Failure to follow the order will result in referral to the Prosecutor's office for legal action. Ms. Roman seconded the motion. Motion carried.

iii. Tran Z Properties LLC

Rick Giddings and another representative from Tran Z Properties LLC were present and sworn in by Mr. Gragg.

Mr. Sage stated that this is an alleged code violation to the property owned by Tran Z Properties, 10275 Sawmill Dr., Hambden Twp. and Dixie Jo Williams, 12150 Springview Dr., Newbury Twp.

This case is based on the failure to make corrections after having a For Sale of Property Evaluation conducted as per Section 3701-29-25 of the Geauga County Sewage Treatment System Rules. Discussion followed.

Mr. Piraino moved that a code violation exists at the property owned by Tran Z Properties LLC located at 10275 Sawmill Dr., Hambden Twp. Mrs. Whitright seconded the motion. Motion carried.

Mr. Piraino moved that the owners be required to make repairs and/or corrections and/or obtain the necessary permits and install a new sewage disposal system within 30 days of receipt of Board order. Failure to follow the order will result in referral to the Prosecutor's office for legal action. Mrs. Whitright seconded the motion. Motion carried.

iv. Dixie Joe Williams

Ms. Williams was not present.

Mr. Sage stated that this is an alleged code violation to the property owned by Dixie Jo Williams, 12150 Springview Dr., Newbury Twp.

This case is based on the failure to make corrections after having a For Sale of Property Evaluation conducted as per Section 3701-29-25 of the Geauga County Sewage Treatment System Rules. Discussion followed.

Mr. Piraino moved that a code violation exists at the property owned by Dixie Jo Williams located at 12150 Springview Dr., Newbury Twp. Ms. Roman seconded the motion. Motion carried.

Mr. Piraino moved that the owner be required to make repairs and/or corrections and/or obtain the necessary permits and install a new sewage disposal system within 30 days of receipt of Board order. Failure to follow the order will result in referral to the Prosecutor's office for legal action. Ms. Roman seconded the motion. Motion carried.

5. Population Health Update

The Community Health Improvement Plan (CHIP) has been completed. Mr. Quade stated he felt it was a good collaboration of many agencies. The first implementation plan meeting will be held in February.

There have been several good applicants for the vacant Health Educator position. Several interviews have already been held.

6. Administration Update

Mrs. Wendell stated that the clerical staff have decided on a Quality Improvement project. They have found that they spend a lot of time looking for files in the inspector's office. Their project will consist of getting those files that the inspectors are not working on, off their desk and back into the main office. The plan is to have the project completed within 2 to 3 months.

a. Finance Report

Mr. Litke stated the exit interview for the 2017-2018 audit was finalized in December. There were no findings for the first time in 4 years.

Mr. Litke explained variations in the revenue and expense items shown on the finance report. Next month the Board will be reviewing the 2021 Budget.

Mrs. Whitright moved to approve the January 2020 financial report as recommended by the health commissioner. Mr. Piraino seconded the motion. Motion carried.

7. Health Commissioner Update

a. Bylaws

Mr. Quade distributed the Board of Health Bylaws. He asked the Board to review and to send any changes to either Mrs. Wendell or himself.

b. Board of Health Training

State law requires Boards of Health have two hours of continuing education per year. Mr. Quade asked the Board to advise whether they would like it done all at one time or break the training down into several sessions.

c. Accreditation Update

Mr. Quade reported that all our documents were uploaded to the Public Health Accreditation Board (PHAB) website on January 19, 2020. He expects to hear about the completeness review shortly. Our site visit will be in a few months.

The site visit will be over two days and will include a session to meet with Board members.

d. Administrative Hearing Process Change

Mr. Quade, Mr. Sage and Mrs. Wendell have been working on a change for the Administrative Hearing process. Currently, when cases are scheduled with the Board, approximately 90% of the people do not attend the hearing. In the process being proposed, Administrative Hearings would be heard by the Health Commissioner and

Environmental Health Director. If the resident attends, negotiations to get them to comply with the regulation. If they comply, no further action would be needed. If they did not comply, they would be brought before the Board for action.

Any resident that does not attend the hearing with the Health Commissioner and Environmental Health Director would be referred directly to the prosecutor's office for legal action.

This process will help with the backlog of property transfers. This process was put on hiatus by former management. The goal is to get caught up without causing the Board to have to sit through hearings where the property owner does not show to the hearing.

This process may continue after we have an O/M program in place. It will be reviewed as the program is implemented.

The Board agreed to the change in the Administrative Hearing process. Mr. Quade stated he would present a report of how many were seen and what the outcome was. He also invited the Board member to attend to review the process.

8. Old Business

a. Regular Board meeting Date/Time Discussion

The Board discussed and agreed to change the regular meeting of the Geauga Board of Health to the fourth Wednesday of the month beginning in April 2020.

9. New Business

a. Resolution 2020-1

Mrs. Whitright moved 1.27.20-a to adopt Resolution 2020-1 to authorize the health commissioner to enter into an agreement for the Water Pollution Control Loan fund with the Ohio EPA. Dr. Levan seconded the motion. Motion carried.

b. Resolution 2020-2

Mr. Piraino moved 1.27.20-b to adopt Resolution 2020-2 to authorize the payment of a Then & Now to Jessica McCarthy not to exceed \$735.00. Ms. Roman seconded the motion. Motion carried.

10. Meetings

Regular Board of Health Meeting, Tuesday, February 18, 2020 at 5:00 p.m. at 470 Center St., Bldg. 8, Chardon, Ohio.

Annual Health District Advisory Council meeting, Wednesday, March 25, 2020 at 7:30 p.m. at 470 Center St., Bldg. 8, Chardon Ohio

11. Adjourn

As there was no further business to come before the Board, the meeting adjourned at 7:10 p.m.

Respectfully submitted,

Thomas Quade
Secretary, Geauga County Board of Health

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