



Public Health
Prevent. Promote. Protect.

Board of Health Sidney-Shelby County

202 W. Poplar Street, Sidney, OH 45365

Phone: (937) 498-7249
Fax: (937) 498-7013
sschd@shelbycountyhealthdept.org

The regular meeting of the Sidney-Shelby County Board of Health was called to order by Dr. Aaron Sargeant at 7:00 p.m. on November 15, 2023. The meeting was held at the health department located at 202 West Poplar Street, Sidney, Ohio.

Other Board of Health members present included; Bill Ankney, Shelby Pence, and Dr. Matthew Vasko. Also in attendance were Kent Topp, REHS, Environmental Health Director, Jay Stammen, REHS, Rusty Schwepe, REHS, Erica Lentz, MSN, RN, Health Commissioner, Keith Dapore, Sean Rank, D&S Construction, and Dale Murphy.

ADOPTION OF REVISED AGENDA

Dr. Vasko moved, seconded by Mr. Ankney to approve the revised agenda. Motion approved.

APPROVAL OF OCTOBER 18, 2023 MEETING MINUTES

Mr. Ankney moved, seconded by Dr. Vasko to approve the October 18, 2023 meeting minutes. Motion approved.

ENVIRONMENTAL HEALTH REPORT

Christopher & Deborah Gibbs, 205 Doorley Rd., Sidney- Notice of Condemnation

Rusty Schwepe presented this agenda item and read letters from Christopher Gibbs, property owner, and Crystal Steiger, Shelby County Job and Family Services. Dale Murphy, the tenant of the residence, spoke on his behalf.

Situation: On September 11, 2023, the Sidney-Shelby County Health Department (SSCHD) received a housing report from the Shelby County Job and Family Services regarding the dwelling unit. The report stated the dwelling was filled with clutter and trash and that the egress throughout the home would make it difficult to get to the residents in the event of an emergency. The SSCHD inspected the dwelling unit on September 20, 2023. The following were the findings:

1. A large percentage of the floor was covered with clothes, dishes, keepsakes, and full and empty cardboard shipping boxes. The main concern was the egress. Section 4.07 of the Sidney-Shelby County Housing Regulation states: "At least one safe, continuous, and unobstructed path of travel be provided from any point in a dwelling or dwelling unit to the outdoors." Additional concerns about the clutter include the risk of fire, insect, and rodent control, and the structural integrity due to the weight of the items
2. Used food containers and other trash were seen in the family room and kitchen. There was food waste on the kitchen counters, stove, and kitchen sink. Section 4.16 of the Housing Regulation states "The interior of every dwelling shall be maintained in a safe and sanitary condition."
3. The bathtub was not draining well and appeared to have a substance in the tub partially plugging the drain. Section 4.04 of the Housing Regulation states "All plumbing and plumbing fixtures shall be properly installed and maintained in good working condition, free from defects, leaks, and obstructions."

Additional Information: On September 22, 2023, an order was sent to the property owner giving them 30 days to correct the above issues. On October 25, 2023, a reinspection of the property was performed by the SSCHD. Above violations 2 and 3 were corrected. However, little progress was made in correcting violation 1. On October 26, 2023, a final notice was sent requiring correction of egress to be at least 3 feet. On November 9, 2023, another inspection was completed by the SSCHD and the property remained non-compliant.

Mr. Gibbs waived his right to an administrative hearing.

Dr. Sargeant moved, seconded by Mr. Ankney to approve condemnation. Motion approved.

Mr. Murphy requested the dwelling unit not be placarded with the condemnation order.

Dr. Vasko moved, seconded by Dr. Sargeant to not placard the dwelling unit.

10040 Thompson Schiff Property, LLC Survey- HSTS rule variance request

Jay Stammen presented this agenda item. Sean Rank provided information on the property.

Situation: 10040 Thompson Schiff Property, LLC applied for a variance to install a mound system due to the soils being less than 8 inches from the water table. The soils on the property were 6 inches and 6.5 inches.

Additional Information: Resolution 14-7 section 3 states, “Unless otherwise established by the board of health, the required minimum thickness of in situ soil beneath the infiltrative surface shall be eight inches when effluent is discharged to the soil absorption component.”

Staff recommendation(s): To approve the variance with the following stipulations:

1. The sewage system design will be a mound system based on the recommendations from Frank Gibbs Soil Services.
2. The dwelling cannot be more than 3 bedrooms.

Dr. Vasko moved, seconded by Ms. Pence to approve the HSTS rule variance request with the stipulation a mound system be installed and the dwelling cannot be more than 3 bedrooms. Motion approved.

10040 Thompson Schiff Property, LLC Survey- Board of Health approval of proposed 4-lot Subdivision

Jay Stammen presented this agenda item. Sean Rank provided information on the property.

Situation: 10040 Thompson Schiff Property, LLC would like approval for a 4-lot subdivision.

Additional Information: The Shelby County Regional Planning office requires any 4-lot subdivision to be brought to the Board of Health for approval.

Staff recommendation(s): To approve the survey with the following stipulations:

1. The sewage design will be a mound-style system on Tract #3 based on the recommendations from Frank Gibbs Soil Service.
2. The dwellings cannot be more than 3 bedrooms for Tracts 3, 4, and 5.
3. The developer follows the culvert ditch sizing recommendations for the Shelby County Soil & Water Conservation District.

Ms. Pence moved, seconded by Mr. Ankney to approve the proposed 4-lot subdivision with the stipulations recommended by staff; a mound system will be installed on Tract #3, dwellings on Tracts 3, 4, and 5 cannot be more than 3 bedroom dwellings, and the SSCHD recommends developer follows the culvert ditching sizing for the Shelby County Soil & Water Conservation District. Motion approved.

Keith Dapore, 3270 Kaiser Rd, Ft. Loramie, Cynthian Twp., Update/Request: Home sewage system – Public sewer system

Kent Topp presented this agenda item. Keith Dapore provided additional information.

Situation: Keith Dapore received a variance from the Board of Health on October 19, 2022, to forgo the Sewage Treatment System Section C. Evaluation for his proposed building due to him going to connect to county public sewer in the near future. Mr. Dapore has constructed his building but has not hooked up the plumbing. He is waiting for the county public sewer connection to be made, which has been delayed. The best case scenario for the county public sewer to be accessible to Mr. Dapore's property is in the fall of 2024. Mr. Dapore would like to not have to wait that long to use the plumbing in his new building. Mr. Dapore would like to hook up his plumbing for now to his existing residential system that services his house. He would still hook up the building plumbing and the house plumbing to the county public sewer in the future once it becomes accessible.

Additional Information: On October 10, 2023, the Board of County Commissioners of Shelby County hired Access Engineering Solutions LLC out of Celina, to perform a study to determine the best options to get county public sewer to the Kaiser Road area. Things are in motion, unfortunately, this is just not a speedy process.

Mr. Dapore's current 500-gallon residential septic tank was pumped out by Rural Sanitation on February 10, 2022. There are currently four people residing in his home. The recommended pumping schedule for a 500-gallon residential septic tank with four occupants is every year or 12 months.

Staff recommendation(s): The staff recommends allowing Mr. Dapore to tie his building plumbing into his existing residential system at this time. Mr. Dapore will need to pump out his residential septic tank now, and then every 12 months until he is finally hooked up to the county public sewer. Mr. Dapore will still have to hook up his house and building to the county public sewer as soon as possible once it is determined by the engineers/county the best way to do this. If major changes occur in the timeframe or accessibility of the public sewer, this issue will be re-evaluated to determine the next course of action.

Dr. Vasko moved, seconded by Mr. Ankney to following staff recommendations to allow Mr. Dapore to tie his building plumbing into his existing residential system, pump the residential septic tank now and every 12 months until he is hooked to county public sewer, to hook up to county public sewer once available for his building and house, and to re-evaluate in two years. Motion approved.

2024 Spring Solid Waste Clean-Up Day

Kent Topp presented this agenda item.

The 2024 Spring Solid Waste Clean-Up Day is scheduled to occur on April 13, 2024, in Dinsmore and Loramie Townships from 8:00 am to 12:00 pm. Flyers will be created and displayed for the event.

Dr. Vasko moved, seconded by Mr. Ankney to approve the 2024 Spring Solid Waste Clean-Up Day. Motion approved.

Environmental Updates

Kent Topp presented the below items.

The health department continues to get quotes for water sampling. In December Brookside Labs will no longer be providing the service. At this time MASI Laboratories is the most cost effective.

The OEPA Solid Waste Program Survey occurred November 14, 2023. No issues were found.

APPROVAL OF BILLS

Dr. Vasko moved, seconded by Ms. Pence to approve bills. Motion approved.

FINANCIAL REPORT

Erica Lentz presented the October 31, 2023 financial report.

October 30, 2023 Letter to the Auditor

The Health Commissioner sent a letter to the Auditor on October 30, 2023 requesting the following changes: Increase appropriations in Health by advancing out \$33,000 and advancing it to the Workforce grant.

October 30, 2023 Letter to the Auditor

The Health Commissioner sent a letter to the Auditor on October 30, 2023 requesting the following changes: Increase appropriations in Health by advancing out \$33,000 and increase revenue in the Workforce grant by \$33,000 in salaries.

November 7, 2023 Letter to the Auditor

The Health Commissioner sent a letter to the Auditor on November 7, 2023 requesting the following changes: Increase appropriations in travel by \$3,000.

Dr. Vasko moved, seconded by Ms. Pence to approve both October 30, 2023 and November 7, 2023 Letters to the Auditor. Motion approved.

PUBLIC HEALTH NURSING REPORT

Monthly Report

Erica Lentz presented the October 2023 nursing report, infectious disease report, and gave an update on COVID-19 vaccines and immunization clinics. Dr Vasko made the recommendation to limit the number of vaccines in populations at risk of having more of a reaction when numerous vaccines are given at once.

HEALTH COMMISSIONER REPORT


Erica distributed levy information and the next steps were discussed. For the levy to be placed on the March 2024 ballot the board needs to file the necessary documentation by December 20, 2023.

Dr. Vasko moved, seconded by Mr. Ankney to put a 0.3 mil renewal levy on the March 2024 ballot. Motion approved.


Next Board of Health Meeting- December 20, 2023 at 7:00 p.m.

ADJOURNMENT

Dr. Vasko moved, seconded by Ms. Pence to adjourn the meeting. Motion approved.



Aaron Sargeant, DVM, PhD, President
Sidney-Shelby County Board of Health



Erica Lentz, MSN, RN
Health Commissioner/Board Secretary

12/20/2023

Date