

CONVENED: _____

RESOLUTIONS ARE IN DRAFT FORM UNTIL THE
MEETING THEREFORE SUBJECT TO CHANGE
WITHOUT NOTICE

2026-28

ADJOURNED: _____

LAKE COUNTY COMMISSIONERS' MEETING
JULY 23, 2026
10:00 A.M.

MORRIS W. BEVERAGE III, PRESIDENT
MORGAN R. MCINTOSH, COMMISSIONER
JOHN T. PLECNIK, COMMISSIONER

JASON BOYD, ADMINISTRATOR
JENNIFER BELL, CLERK
LEGAL COUNSEL

- ROLL CALL
- PUBLIC COMMENT – 4-H LIVESTOCK AUCTION PRESENTATION

RESOLUTIONS:

UTILITIES – Randy Rothlisberger

1. RESOLUTION INCREASING APPROPRIATIONS, TRANSFERRING APPROPRIATIONS AND TRANSFERRING CASH WITHIN VARIOUS ACCOUNTS FOR LAKE COUNTY DEPARTMENT OF UTILITIES WATER, SEWER AND SOLID WASTE FUNDS(20260723\U01)(UT-2)
2. RESOLUTION AUTHORIZING ADVERTISING FOR REQUEST FOR PROPOSALS FOR HYDROGEOLOGIC SITE EVALUATION FOR THE LAKE COUNTY SOLID WASTE LANDFILL EXPANSION FOR THE LAKE COUNTY DEPARTMENT OF UTILITIES(20260723\U02)(UT-8)
3. RESOLUTION CERTIFYING UNPAID WATER AND SEWER SUMS AND ADMINISTRATIVE CHARGES TO THE LAKE COUNTY AUDITOR(20260723\U03)(UT-7)

COMMISSIONERS' OFFICE

4. RESOLUTION AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO PROMISSORY NOTE FOR WESLEY VILLAGE LIMITED PARTNERSHIP (RELATED DOCUMENT NO. 2008R026252)(20260723\C01)(C-34B)
5. RESOLUTION AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO PROMISSORY NOTE FOR WESLEY VILLAGE LIMITED PARTNERSHIP (RELATED DOCUMENT NO. 2008R026253)(20260723\C02)(C-34B)
6. RESOLUTION AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO PROMISSORY NOTE FOR WESLEY VILLAGE II LIMITED PARTNERSHIP (RELATED DOCUMENT NO. 1999R0019068)(20260723\C03)(C-34B)
7. RESOLUTION AUTHORIZING THE CONTINUATION OF LAKE COUNTY'S JUNIOR LOAN POSITION THROUGH THE EXECUTION OF THE SUBORDINATION AND STANDSTILL AGREEMENT FOR WESLEY VILLAGE II LIMITED PARTNERSHIP(20260723\C04)(C-34B)
8. RESOLUTION PROPOSING TO AMEND THE NOVEMBER 27, 1978 RESOLUTION ESTABLISHING PROCEDURES, TECHNICAL CONTENTS, AND REVIEW FEE SCHEDULE FOR SITE AND GRADING PLANS IN UNINCORPORATED AREAS OF LAKE COUNTY, OHIO, AND SETTING THE DATES FOR A PUBLIC HEARING(20260723\C05)(UT-46)

FINANCE DEPARTMENT

9. RESOLUTION APPROVING PAYMENT OF BILLS AS LISTED ON THE COMMISSIONERS' APPROVAL JOURNAL IN THE AMOUNT OF \$9,168,999.00(20260723\BC01)(C-4)

10. RESOLUTION APPROVING PURCHASE ORDERS AS LISTED ON THE COMMISSIONERS' PURCHASE ORDER APPROVAL JOURNAL IN THE AMOUNT OF \$931,995.51(20260723\BC02)(C-17)
11. RESOLUTION INCREASING AN APPROPRIATION FOR A NON-GENERAL FUND ACCOUNT(20260723\BC03)(C-111)
12. RESOLUTION TRANSFERRING CASH AND APPROPRIATIONS WITHIN VARIOUS GENERAL AND NON-GENERAL FUND ACCOUNTS(20260723\BC04)(C-111)

DEPARTMENTAL REPORTS

- UTILITIES
- JOB AND FAMILY SERVICES
- COUNTY ADMINISTRATOR – BEN CAPELLE, LAKETRAN EXECUTIVE DIRECTOR
- CLERK
- LEGAL

- OLD BUSINESS
- NEW BUSINESS

EXECUTIVE SESSION

- Legal- Imminent Litigation

_____ MOTION TO CONVENE EXECUTIVE SESSION: _____ SECOND _____
TIME

_____ RECESSED:
TIME

_____ MOTION TO ADJOURN THE MEETING: _____ SECOND _____
TIME

NEXT REGULAR MEETING: 9:00 A.M., THURSDAY, JULY 30, 2026

The Board of County Commissioners, in and for Lake County, Ohio, met this day in regular session with the following members present:

Commissioners:*(com)

*presented the following resolution and moved its adoption.

RESOLUTION INCREASING APPROPRIATIONS, TRANSFERRING APPROPRIATIONS AND TRANSFERRING CASH WITHIN VARIOUS ACCOUNTS FOR LAKE COUNTY DEPARTMENT OF UTILITIES WATER, SEWER AND SOLID WASTE FUNDS

WHEREAS, the Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board of County Commissioners, and that all the deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code; and

WHEREAS, it is agreed by the Lake County Auditor, Budget Manager and the Board of County Commissioners that this increase in appropriations, transfer of appropriations and transfer of cash is necessary for the following accounts:

<u>APPROPRIATION TRANSFER</u>		
<u>From:</u>		
50000761-755	Other Expenses	\$10,000.00
51000761-755	Other Expenses	\$50,000.00
<u>To:</u>		
50000761-761	Refunds & Reimbursements	\$10,000.00
51000811-812	Equipment	\$50,000.00
<u>APPROPRIATION INCREASE</u>		
51000911-911	Transfers-Out	\$50,000.00
59622761-760	485-S-2024 Easements	\$50,000.00
<u>CASH TRANSFER</u>		
<u>From:</u>		
51000911-911	Transfers-Out	\$50,000.00
<u>To:</u>		
59622045-451	485-S-2024 Transfers-In	\$50,000.00

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners, in and for Lake County, Ohio, hereby authorizes the Lake County Auditor to increase appropriations, transfer appropriations and transfer cash for the above-listed accounts, based on the recommendation of the Lake County Auditor, Budget Manager and the Board of Lake County Commissioners.

BE IT FURTHER RESOLVED, that the Clerk of the Board is hereby directed to forward certified copies of this resolution to the Lake County Auditor; Finance Department; and the Sanitary Engineer, Lake County Department of Utilities.

**seconded the resolution and the roll being called upon its adoption, the vote resulted as follows:

"AYES": Commissioners: *(com)

"NAYS":

Resolution adopted,
Jennifer Bell, Clerk

CLERK'S CERTIFICATION

I, Jennifer Bell, duly appointed Clerk of the Board of County Commissioners, do hereby certify that this is a true and accurate copy of a resolution adopted by said Board on July 23, 2026, and recorded in the Commissioners' and the Water and Sewer Journal, Volume 2026.

WITNESS my hand this twenty-third day of July, 2026, in Painesville, Ohio.

Jennifer Bell, Clerk
Board of Commissioners, in and
for Lake County, Ohio

The Board of County Commissioners, in and for Lake County, Ohio, met this day in regular session with the following members present:

Commissioners: *(com)

* presented the following resolution and moved its adoption.

RESOLUTION AUTHORIZING ADVERTISING FOR REQUEST FOR PROPOSALS FOR HYDROGEOLOGIC SITE EVALUATION FOR THE LAKE COUNTY SOLID WASTE LANDFILL EXPANSION FOR THE LAKE COUNTY DEPARTMENT OF UTILITIES

WHEREAS, the Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board of County Commissioners, and that all the deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code; and

WHEREAS, the Lake County Department of Utilities requires professional hydrogeologic site evaluation services in support of the planned expansion of the Lake County Solid Waste Landfill; and

WHEREAS, the scope of professional services needed includes engineering, hydrogeologic analysis, surveying, drilling and laboratory testing necessary to complete the required evaluations; and

WHEREAS, the consultant performing these services must be familiar with all applicable Ohio Environmental Protection Agency (OEPA) solid waste regulations, groundwater protection rules, and relevant guidance documents; and

WHEREAS, the Lake County Department of Utilities recommends initiating a qualifications-based selection process to identify experienced firms to provide services related to the hydrogeologic site evaluation for the Lake County Solid Waste Landfill Expansion.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners, in and for Lake County, Ohio, hereby authorize the solicitation of Request for Proposals for services related to the Lake County Solid Waste Hydrogeologic Site Evaluation from engineering firms for for the Lake County Department of Utilities. The RFQ shall be advertised in a newspaper of general circulation and posted on the County's official website.

BE IT FURTHER RESOLVED, that all Request for Qualifications must be submitted no later than August 12, 2026

BE IT FURTHER RESOLVED, that the Clerk of the Board is hereby directed to forward certified copies of this resolution to the Finance Department; Terri Lange, Commissioners' Office; and to the Lake County Sanitary Engineer.

** seconded the resolution and the roll being called upon its adoption, the vote resulted as follows:

"AYES": Commissioners: *(com)

"NAYS":

Resolution adopted,
Jennifer Bell, Clerk

CLERK'S CERTIFICATION

I, Jennifer Bell, duly appointed Clerk of the Board of County Commissioners, do hereby certify that this is a true and accurate copy of a resolution adopted by said Board on July 23, 2026, and recorded in the Water and Sewer Journal, Volume 2026.

WITNESS my hand this twenty-third day of July 2026, in Painesville, Ohio.

Jennifer Bell, Clerk
Board of Commissioners, in and
for Lake County, Ohio
PUBLIC NOTICE

PUBLISH: NEWS HERALD-July 24, 2026
posted on the Lake County Website
posted on Lake County bulletin board

PUBLIC NOTICE

The Lake County Department of Utilities (LCDU) intends to contract for professional services (engineering, hydrogeologic, survey, drilling, and laboratory services) for the Hydrogeologic Site Evaluation in connection with the Expansion Lake County Solid Waste Facility's Landfill. The proposed landfill cell expansion covers 95 acres of the undeveloped portion of County owned property adjacent to the currently permitted cells. Work will include: Drilling and Well Installation; Well and Aquifer Testing; Monitoring Water-Level; Geotechnical Characterization; Determination of Groundwater Quality; Well Inventory; Hydrogeologic and Geotechnical Report preparation; and Ohio EPA coordination. The consultant shall be familiar with OEPA Solid Waste and Groundwater rules and guidance documents.

It is the intent of the LCDU to solicit statements of qualifications from firms interested in providing professional services. Statements of qualifications should include information regarding the firm's history; education and experience of owners and key technical personnel; technical expertise of the firm's current staff; experience in similar Solid Waste projects; proximity to project site; availability of staff; the firm's equipment and facilities; references, and any previous work performed for Lake County Department of Utilities. History, experience, and references of key subs shall also be provided.

Statement of Qualifications will be accepted until end of business on **Wednesday, August 12, 2026**.

Upon receipt of statements of qualifications, it is the intent of the LCDU to rank firm's team. LCDU will enter into contract negotiations with the most highly qualified firm.

This Public Notice can be accessed online at www.lakecountyohio.org. Click *Legal Notices* on the left side of this page to link to the Legal Notice site, and on the Ohio Newspaper Association public notices website, www.publicnoticesohio.com.

ONE (1) electronic copy of the firm's statement of qualifications can be sent by e-mail to the Lake County Department of Utilities Engineering Department lcdueg@lakecountyohio.gov with "Qualifications for Hydrogeologic Site Evaluation" in the subject line.

The Board of County Commissioners, in and for Lake County, Ohio, met this day in regular session with the following members present:

Commissioners: *(com)

* presented the following resolution and moved its adoption.

RESOLUTION CERTIFYING UNPAID WATER AND SEWER SUMS AND ADMINISTRATIVE CHARGES TO THE LAKE COUNTY AUDITOR

WHEREAS, the Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board of County Commissioners, and that all the deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code; and

WHEREAS, the following properties are delinquent in their water and sewer accounts with the Lake County Department of Utilities; and

WHEREAS, it is the recommendation of the Sanitary Engineer for the Lake County Department of Utilities that the following sums together with a fifteen percent (15%) administrative charge be certified to the Lake County Auditor.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, in and for Lake County, Ohio, that the following delinquent water and sewer sums together with a fifteen percent (15%) administrative charge be certified to the Lake County Auditor:

OWNER NAME	PARCEL NUMBER	ACCOUNT NUMBER	PROJECT NAME	WATER COUNTY	METER FEE	WATER FEES	SEWER COUNTY	MV SURCHARGE	SEWER FEES	TOTAL
			PROJECT NO.	10200	10201	10202	10300	10301	10302	
NICOLE PEKOL	ETAL	02A015E000120	K010001500	Amount	\$289.76	\$55.83	\$10.50	\$647.21	\$347.28	\$23.45
				15% Admin Fee	\$43.46	\$8.37	\$1.58	\$97.08	\$52.09	\$3.52
				TOTAL	\$333.22	\$64.20	\$12.08	\$744.29	\$399.37	\$26.97
WILLIAM S YANESH	ETAL	27B046B000160	Q621006100	Amount	\$1,393.70	\$39.64	\$67.72			
				15% Admin Fee	\$209.06	\$5.95	\$10.16			
				TOTAL	\$1,602.76	\$45.59	\$77.88			\$1,726.22
GLENN R CHAMBER	ETAL	28A041E000520	I533023700	Amount	\$36.97	\$7.02	\$1.85			
				15% Admin Fee	\$5.55	\$1.05	\$0.28			
				TOTAL	\$42.52	\$8.07	\$2.13			\$52.72

BE IT FURTHER RESOLVED, that the Clerk of the Board is hereby directed to forward certified copies of this resolution to the Lake County Auditor; to Lake County Prosecutor's Office; and to the Director of Administration for the Lake County Utilities.

** seconded the resolution and the roll being called upon its adoption, the vote resulted as follows:

"AYES": Commissioners: *(com)

"NAYS":

Resolution adopted,
Jennifer Bell, Clerk

CLERK'S CERTIFICATION

I, Jennifer Bell, duly appointed Clerk of the Board of County Commissioners, do hereby certify that this is a true and accurate copy of a resolution adopted by said Board on July 23, 2026, and recorded in the Commissioners' and Water and Sewer Journal, Volume 2026.

WITNESS my hand this twenty-third day of July 2026, in Painesville, Ohio.

Jennifer Bell, Clerk
Board of Commissioners, in and
for Lake County, Ohio

The Board of County Commissioners, in and for Lake County, Ohio, met this day in regular session with the following members present:

Commissioners: *(com)

* presented the following resolution and moved its adoption.

RESOLUTION AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO PROMISSORY NOTE FOR WESLEY VILLAGE LIMITED PARTNERSHIP (RELATED DOCUMENT NO. 2008R026252)

WHEREAS, the Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board of County Commissioners, and that all the deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code; and

WHEREAS, Wesley Village Limited Partnership is an apartment complex having 42 units of affordable senior housing located in Painesville City; and

WHEREAS, the Lake County Board of Commissioners entered into a loan agreement (Open-End Mortgage known as Lake County Recorder's Document #2008R026252), with Wesley Village Limited Partnership for the use of federal funds in an amount in excess of \$50,000, (\$300,000), from the United States Department of Housing and Urban Development's HOME Investment Partnership Program; and

WHEREAS, Wesley Village Limited Partnership has requested that Lake County Board of Commissioners agree to extend the maturity date applicable to the loan it made under the loan agreement for a period of ten (10) years until March 31, 2035; and

WHEREAS, the First Amendment to Promissory Note proposed by Wesley Village Limited Partnership has been reviewed and approved as to form by legal counsel.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners, in and for Lake County, Ohio, hereby authorizes the execution of the First Amendment to Promissory Note for Wesley Village Limited Partnership.

BE IT FURTHER RESOLVED, that the Clerk of the Board is hereby directed to forward certified copies of this resolution to the Lake County Auditor; Jason W. Boyd, County Administrator; Zachary Underwood, Budget/Finance Manager; Lake County Prosecutor's Office; and Rhea Benton, LC Planning & Community Development.

** seconded the resolution and the roll being called upon its adoption, the vote resulted as follows:

"AYES": Commissioners: *(com)

"NAYS":

Resolution adopted,
Jennifer Bell, Clerk

CLERK'S CERTIFICATION

I, Jennifer Bell, duly appointed Clerk of the Board of County Commissioners, do hereby certify that this is a true and accurate copy of a resolution adopted by said Board on July 23, 2026, and recorded in the Commissioners' Journal, Volume 2026.

WITNESS my hand this twenty-third day of July, 2026, in Painesville, Ohio.

Jennifer Bell, Clerk
Board of Commissioners, in and
for Lake County, Ohio

The Board of County Commissioners, in and for Lake County, Ohio, met this day in regular session with the following members present:

Commissioners: *(com)

* presented the following resolution and moved its adoption.

RESOLUTION AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO PROMISSORY NOTE FOR WESLEY VILLAGE LIMITED PARTNERSHIP (RELATED DOCUMENT NO. 2008R026253)

WHEREAS, the Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board of County Commissioners, and that all the deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code; and

WHEREAS, Wesley Village Limited Partnership is an apartment complex having 42 units of affordable senior housing located in Painesville City; and

WHEREAS, the Lake County Board of Commissioners entered into a loan agreement (Open-End Mortgage known as Lake County Recorder's Document #2008R026253), with Wesley Village Limited Partnership for the use of federal funds in an amount in excess of \$50,000, (\$375,000) from the United States Department of Housing and Urban Development's HOME Investment Partnership Program; and

WHEREAS, Wesley Village Limited Partnership has requested that Lake County Board of Commissioners agree to extend the maturity date applicable to the loan it made under the loan agreement for a period of ten (10) years until March 31, 2035; and

WHEREAS, the First Amendment to Promissory Note proposed by Wesley Village Limited Partnership has been reviewed and approved as to form by legal counsel.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners, in and for Lake County, Ohio, hereby authorizes the execution of the First Amendment to Promissory Note for Wesley Village Limited Partnership.

BE IT FURTHER RESOLVED, that the Clerk of the Board is hereby directed to forward certified copies of this resolution to the Lake County Auditor; Jason W. Boyd, County Administrator; Zachary Underwood, Budget/Finance Manager; Lake County Prosecutor's Office; and Rhea Benton, LC Planning & Community Development.

** seconded the resolution and the roll being called upon its adoption, the vote resulted as follows:

"AYES": Commissioners: *(com)

"NAYS":

Resolution adopted,
Jennifer Bell, Clerk

CLERK'S CERTIFICATION

I, Jennifer Bell, duly appointed Clerk of the Board of County Commissioners, do hereby certify that this is a true and accurate copy of a resolution adopted by said Board on July 23, 2026, and recorded in the Commissioners' Journal, Volume 2026.

WITNESS my hand this twenty-third day of July, 2026, in Painesville, Ohio.

Jennifer Bell, Clerk
Board of Commissioners, in and
for Lake County, Ohio

The Board of County Commissioners, in and for Lake County, Ohio, met this day in regular session with the following members present:

Commissioners: *(com)

* presented the following resolution and moved its adoption.

RESOLUTION AUTHORIZING THE EXECUTION OF THE FIRST AMENDMENT TO PROMISSORY NOTE FOR WESLEY VILLAGE II LIMITED PARTNERSHIP (RELATED DOCUMENT NO. 1999R0019068)

WHEREAS, the Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board of County Commissioners, and that all the deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code, and

WHEREAS, Wesley Village II Limited Partnership is an apartment complex having 62 units of affordable senior housing located in Painesville City; and

WHEREAS, the Lake County Board of Commissioners entered into a loan agreement (Open-End Second Mortgage known as Lake County Recorder's Document #1999R0019068), with Wesley Village II Limited Partnership for the use of federal funds in an amount in excess of \$50,000, (\$425,000), from the United States Department of Housing and Urban Development's HOME Investment Partnership Program; and

WHEREAS, Wesley Village II Limited Partnership has requested that Lake County Board of Commissioners agree to extend the maturity date applicable to the loan it made under the loan agreement for a period of ten (10) years until March 31, 2039; and

WHEREAS, the First Amendment to Promissory Note proposed by Wesley Village II Limited Partnership has been reviewed and approved as to form by legal counsel.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners, in and for Lake County, Ohio, hereby authorizes the execution of the First Amendment to Promissory Note for Wesley Village II Limited Partnership.

BE IT FURTHER RESOLVED, that the Clerk of the Board is hereby directed to forward certified copies of this resolution to the Lake County Auditor; Jason W. Boyd, County Administrator; Zachary Underwood, Budget/Finance Manager; Lake County Prosecutor's Office; and Rhea Benton, LC Planning & Community Development.

** seconded the resolution and the roll being called upon its adoption, the vote resulted as follows:

"AYES": Commissioners: *(com)

"NAYS":

Resolution adopted,
Jennifer Bell, Clerk

CLERK'S CERTIFICATION

I, Jennifer Bell, duly appointed Clerk of the Board of County Commissioners, do hereby certify that this is a true and accurate copy of a resolution adopted by said Board on July 23, 2026, and recorded in the Commissioners' Journal, Volume 2026.

WITNESS my hand this twenty-third day of July, 2026, in Painesville, Ohio.

Jennifer Bell, Clerk
Board of Commissioners, in and
for Lake County, Ohio

The Board of County Commissioners, in and for Lake County, Ohio, met this day in regular session with the following members present:

Commissioners: *(com)

* presented the following resolution and moved its adoption.

RESOLUTION AUTHORIZING THE CONTINUATION OF LAKE COUNTY'S JUNIOR LOAN POSITION THROUGH THE EXECUTION OF THE SUBORDINATION AND STANDSTILL AGREEMENT FOR WESLEY VILLAGE II LIMITED PARTNERSHIP

WHEREAS, the Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board of County Commissioners, and that all the deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code, and

WHEREAS, Wesley Village II Limited Partnership is an apartment complex having 62 units of affordable senior housing located in Painesville City; and

WHEREAS, the Lake County Board of Commissioners entered into a loan agreement (Open-End Second Mortgage known as Lake County Recorder's Document #1999R0019068), with Wesley Village II Limited Partnership for the use of federal funds in an amount in excess of \$50,000, (\$425,000), from the United States Department of Housing and Urban Development's HOME Investment Partnership Program; and

WHEREAS, Wesley Village II Limited Partnership has requested that Lake County Board of Commissioners agree to continue in Lake County's junior loan position as Wesley Village II Limited Partnership refinances its original primary loan to Community Housing Capital, Inc. from Huntington National Bank, successor by merger to First Merit Bank, N.A.; and

WHEREAS, the Subordination and Standstill Agreement proposed by Wesley Village II Limited Partnership has been reviewed and approved as to form by legal counsel.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners, in and for Lake County, Ohio, hereby authorizes the continuation of Lake County's junior loan position through the execution of the Subordination and Standstill Agreement for Wesley Village II Limited Partnership.

BE IT FURTHER RESOLVED, that the Clerk of the Board is hereby directed to forward certified copies of this resolution to the Lake County Auditor; Jason W. Boyd, County Administrator; Zachary Underwood, Budget/Finance Manager; Lake County Prosecutor's Office; and Rhea Benton, LC Planning & Community Development.

** seconded the resolution and the roll being called upon its adoption, the vote resulted as follows:

"AYES": Commissioners: *(com)

"NAYS":

Resolution adopted,
Jennifer Bell, Clerk

CLERK'S CERTIFICATION

I, Jennifer Bell, duly appointed Clerk of the Board of County Commissioners, do hereby certify that this is a true and accurate copy of a resolution adopted by said Board on July 23, 2026, and recorded in the Commissioners' Journal, Volume 2026.

WITNESS my hand this twenty-third day of July, 2026, in Painesville, Ohio.

Jennifer Bell, Clerk
Board of Commissioners, in and
for Lake County, Ohio

The Board of County Commissioners, in and for Lake County, Ohio, met this day in regular session with the following members present:

Commissioners: *(com)

* presented the following resolution and moved for its adoption:

RESOLUTION PROPOSING TO AMEND THE NOVEMBER 27, 1978 RESOLUTION ESTABLISHING PROCEDURES, TECHNICAL CONTENTS, AND REVIEW FEE SCHEDULE FOR SITE AND GRADING PLANS IN UNINCORPORATED AREAS OF LAKE COUNTY, OHIO, AND SETTING THE DATES FOR A PUBLIC HEARING (Hearing Dates: Thursday, August 6, 2026 at 9:45 a.m. and Tuesday, August 13, 2026 at 9:45 a.m. in Lake County Commissioners' Chambers)

WHEREAS, the Board of County Commissioners, in and for Lake County, Ohio, hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board of County Commissioners, and that all the deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code; and

WHEREAS, R.C. 307.37 permits a county board of commissioners to adopt regulations that provide for a review of the specific effects of a proposed new construction on existing surface or subsurface drainage; and

WHEREAS, on November 27, 1978, in accordance with R.C. 307.37, the Lake County Board of Commissioners adopted a resolution establishing the procedures, technical contents, and a review fee schedule for site and grading plans in unincorporated areas of Lake County, Ohio; and

WHEREAS, the Board of Commissioners wishes to amend that resolution to update the procedural requirements and fee schedule, pursuant R.C. 307.37; and

WHEREAS, R.C. 307.37(C)(1) states that any amendment to these regulations may only be adopted after a public hearing at not fewer than two regular or special sessions of the board of commissioners, with the amended regulations only taking effect on the thirty-first date following the date of their adoption; and

WHEREAS, after obtaining the advice of the County Engineer, the Board of Commissioners seeks to designate the Lake County Stormwater Department, or other qualified person or entity as may be later designated by the Board of Commissioners, to carry out necessary inspections and make evaluations about what, if any, alterations are necessary to prevent or correct any adverse effect that a proposed new construction may have on existing surface or subsurface drainage.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners, in and for Lake County, Ohio, hereby establishes the following dates for the public hearings to consider the amendment of the Procedures, Technical Contents, and Review Fee Schedule for Site and Grading Plans in Unincorporated Areas of Lake County, Ohio, notice of the time, date, and place of such hearing which shall be published once a week for two consecutive weeks immediately preceding the hearing on both the web site and the social media account of Lake County, in accordance with R.C. 307.37(C)(1):

DATES: Public Hearing #1: Thursday, August 6, 2026 at 9:45 a.m.
Public Hearing #2: Tuesday, August 13, 2026 at 9:45 a.m.

PLACE: Commissioners Chambers
Lake County Administration Center, Bldg. A
5th Floor, 105 Main Street
Painesville, Ohio 44077

BE IT FURTHER RESOLVED, that the Board of Commissioners, in and for Lake County, Ohio, hereby adopts the following proposed amendments to the Procedures, Technical Contents, and Review Fee Schedule for Site and Grading Plans in Unincorporated Areas of Lake County, Ohio:

**PROCEDURES, REQUIREMENTS, TECHNICAL CONTENTS, AND REVIEW FEE SCHEDULE
FOR SITE AND GRADING PLANS IN UNINCORPORATED AREAS OF LAKE COUNTY, OHIO**

A. PURPOSE

To review the possible effects of a proposed new construction in the unincorporated areas of Lake County, Ohio on existing surface or subsurface drainage and any reasonable drainage mitigation and reasonable alteration for proposed new construction.

B. PROCEDURE

The following procedure will be required for all applicants:

1. The applicant shall have a site plan prepared by a professional registered in accordance with Chapter 4703 or 4733 of the Ohio Revised Code, per the requirements as set forth in Section C, herein.
2. The applicant shall submit a site plan to the local zoning department per that department's submission requirements. The local zoning department will review the plan to ensure compliance with the applicable local zoning code.
3. The applicant shall submit a site plan, along with the required fee as set forth herein in Section E, application, and any other required documents, to the Lake County Stormwater Management Department for review along with proof of zoning compliance. The Stormwater Management Department will review the plan, initiate any necessary changes, and will approve the plans when all of the Stormwater Management Department requirements are met. The Stormwater Management Department will retain a site plan for its records.
4. The applicant shall submit a site plan, along with a set of building plans, to the Lake County Building Department for review. In accordance with R.C. 307.37(B)(3)(b)(i), if the applicant requested a meeting in the application filed in Section B.3. of this Procedure, then a meeting shall be held within thirty days after an application for a building permit is filed or a review is requested, unless the applicant agrees in writing to extend that time period or to postpone the meeting to another date, time, or place. The meeting shall be scheduled within five days after an application for a building permit is filed or a review is requested. Written notice of the date, time, and place of that meeting shall be sent by regular mail to the applicant at least seven days before the scheduled meeting date.
5. Completion of the review by the Lake County Board of Commissioners, by and through the Stormwater Management Department, shall occur not later than thirty days after the application for a building permit is filed or a review is requested, unless the applicant has agreed in writing to extend that time period or postpone the meeting to a later time, in which case the review shall be completed not later than two days after the date of the meeting. A complete review shall include the issuance of any order of the Lake County Board of Commissioners regarding necessary reasonable drainage mitigation and necessary reasonable alterations to the proposed new construction to prevent or correct any adverse effects on existing surface or subsurface drainage so long as those alterations comply with the state residential and nonresidential building codes adopted pursuant to R.C. 3781.10. If the review is not completed within the thirty-day period or an extended or postponed period that the applicant has agreed to, the proposed new construction shall be deemed to have no adverse effects on existing

surface or subsurface drainage, and those effects shall not be a valid basis for the denial of a building permit.

6. A written statement shall be provided to the applicant at the meeting or in an order for alterations to a proposed new construction, informing the applicant of the right to seek appellate review of any denial of a building permit by filing a petition in accordance with Chapter 2506 of the Ohio Revised Code.
7. The applicant shall submit a Final Grade Inspection Request Form to the Stormwater Management Department. Final grading inspection and approval will be based on the final grade elevations as determined by a registered engineer or surveyor. The registered engineer/surveyor must provide an "as built" grade certification, which shall also be signed by the engineer/surveyor and include their registration number on that document. A full site "as built" plan may be required at the discretion of the authority with jurisdiction prior to final approval.
8. Adjustments in grading may be required if reasonable conformance to the site plan is not met.

C. TECHNICAL CONTENTS

1. RESIDENTIAL

The following information shall be contained on the plan which shall be either 11" x 17" or 17" x 22" in size using any standard engineer's scale such as 1" = 20', 1" = 30', etc., and prepared by a registered engineer and/or surveyor. The registered engineer/surveyor must sign the plan and provide their registration number on that document. If site is in an "Area of Special Flood Hazard", as defined in the Lake County Flood Damage Prevention Regulations, all required elevations shall be given relative to mean sea level, and additional requirements will have to be met. A development permit, as provided for in the Flood Damage Prevention Regulations, will be required before construction or development may proceed.

- a. Permanent bench elevation.
- b. Existing and proposed elevation at lot corners.
- c. Existing and proposed elevation at building corners.
- d. Existing elevation at crown of road at intersection of lot line.
- e. Existing bottom of road ditch or top of curb at intersection of lot line.
- f. Elevation of sanitary sewer, location, and invert and rim elevation.
- g. Elevation of culvert or storm sewer, location, and invert and rim elevation.
- h. Proposed elevation of the basement, first floor, and/or slab floor, and garage.
- i. Sublot number and subdivision name, or tie to the nearest intersecting street.
- j. Front, side, and rear set-back of all buildings.
- k. Existing structures within 50' of all property lines.
- l. Contour lines shall be shown on entire site and extended 50' beyond property lines with intervals as dictated by the following lot slope:
 - i. Less than 1%-6"
 - ii. 1% to 3%-1'
 - iii. Greater than 3%-2'
- m. Distance, size, and elevation of adjacent drive culverts.
- n. Size, invert elevation, and acreage of area drainage to drive culvert or other stream enclosures. Size should be based on a minimum 3-year storm condition.
- o. Lots adjacent to lakes or ponds shall show spillway elevation and dimensions.
- p. Lots adjacent to rivers or streams shall make reference to high water elevations and floodplain limits as instructed by the Stormwater Management Department.
- q. Roof downspout discharge points and direction.
- r. Easements and deed restrictions related to storm drainage facilities shall be shown, which apply

to any part of the site.

- s. All development will be reviewed for the possible effects of sediment and erosion damage and will be required to conform to the Lake County Erosion and Sediment Control Rules.

2. COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY

Sites designated as commercial, industrial, or multi-family, as determined by the applicable township zoning regulations, must include the following information:

- a. Locate and topo all paved areas.
- b. Curb types and grades.
- c. Design of pavements with reference to soil CBR.
- d. Underground profiles or improvements may be required.
- e. Stormwater control structures and other drainage structures, including grades and elevations.
- f. Verification and calculations of drainage and pavement facilities.

D. VIOLATIONS

1. No person shall violate any regulation, code, or amendment adopted by the Lake County Board of Commissioners under R.C. 307.37 to R.C. 307.40. Each day during which an illegal location, erection, construction, floodproofing, repair, alteration, development, redevelopment, or maintenance continues may be considered a separate offense. (R.C. 307.37(D)(1) and (2))
2. If a building is being erected, constructed, altered, repaired, or maintained in violation of the local building regulations, the existing structures code, or the state residential building code, a suit for injunction, abatement, or other appropriate action to prevent the violation may be filed as set forth in R.C. 307.40(B).
3. In accordance with R.C. 307.99(C), whoever violates R.C. 307.37 shall be fined not more than \$300.00.
4. Any regulation or amendment adopted by the Lake County Board of Commissioners pursuant to R.C. 307.37 does not affect buildings or structure that exist or on which construction has begun on or before the date the Board adopts the regulation or amendment. (R.C. 307.37(E))

E. REVIEW FEE SCHEDULE

A fee schedule for review of plans of disturbed area in acres is as follows:

1. For Residential Property Under Construction:
 - a. On one (1) acre or less \$ 25.00
 - b. On one (1) acre or more (these fees are cumulative):
 - i) for first 1 acre \$ 25.00
 - ii) for next 24 acres or any part thereof: \$ 175.00/acre
 - iii) for next 25 acres or any part thereof: \$ 150.00/acre
 - iv) for all acreage over 50 acres \$ 100.00/acre
2. For Non-residential Property Under construction:
 - a. On one (1) acre or less \$ 250.00
 - b. On one (1) acre or more (these fees are cumulative):
 - i) for first 1 acre \$ 250.00
 - ii) for next 24 acres or any part thereof: \$ 200.00/acre
 - iii) for next 25 acres or any part thereof: \$ 150.00/acre

iv) for all acreage over 50 acres

\$ 100.00/acre

BE IT FURTHER RESOLVED that the Clerk of the Board is hereby directed to forward certified copies of this resolution to the Lake County Auditor; Lake County Administrator; Budget/Finance Manager; Tim Miller, Stormwater Management Department; and to Dan Donaldson, Soil and Water Conservation District; and to the Lake County Engineer.

** seconded the resolution and the roll being called upon its adoption, the vote resulted as follows:

"AYES": Commissioners: *(com)

"NAYS":

Resolution adopted,
Jennifer Bell, Clerk

CLERK'S CERTIFICATION

I, Jennifer Bell, duly appointed Clerk of the Board of County Commissioners, do hereby certify that this is a true and accurate copy of a resolution adopted by said Board on July 23, 2026, and recorded in the Commissioners' Journal, Volume 2026

WITNESS my hand this twenty-third day of July, 2026, in Painesville, Ohio.

Jennifer Bell, Clerk
Board of Commissioners, in and
for Lake County, Ohio
LEGAL NOTICE REQUIRED

Publish: – July 24 & July 31, 2026

and posted on the Lake County Website and social media account

PUBLIC NOTICE

The Lake County Board of Commissioners, by resolution dated July 23, 2026, has set the date, time, and place for two public hearings to consider the adoption of amending the established procedures, technical content, ad review fee schedule for site and grading plan in unincorporated areas of Lake County, Ohio, in accordance with ORC 307.37. The hearings will be held on Thursday, August 6, 2026, at 9:45 a.m. and Thursday, August 13, 2026, at 9:45 a.m., in the Commissioners' Chambers, Lake County Administration Building, 105 Main Street, Building A, 5th Floor, Painesville, OH 44077.

Any comments regarding the Public Hearings should be addressed to the Lake County Commissioners' Clerk, Jennifer Bell, 105 Main Street, Building A, 5th Floor, Painesville, OH 44077, email: jennifer.bell@lakecountyohio.gov or by telephone at (440) 350-2751.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS, IN AND FOR LAKE COUNTY, OHIO.

Morris W. Beverage III, President

John T. Plecnik, Commissioner

Morgan R. McIntosh, Commissioner

Jennifer Bell, Clerk

Publish: July 24, 2026 and July 31, 2026

and posted on the Lake County Website and social media account

Commissioners' Office, Lake County
Painesville, OH, July 23, 2026

The Board of County Commissioners, in and for Lake County, Ohio, met this day in regular session with the following members present:

Commissioners: *(com)

* presented the following resolution and moved its adoption.

RESOLUTION APPROVING PAYMENT OF BILLS AS LISTED ON THE COMMISSIONERS' APPROVAL JOURNAL IN THE AMOUNT OF \$9,168,999.00

WHEREAS, the Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board of County Commissioners, and that all the deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code; and

WHEREAS, bills against Lake County have been presented to this Board for payment and this Board has examined said bills and approves them for payment. Said bills incorporated herein by reference and made a part of this resolution.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, in and for Lake County, Ohio, that the bills against Lake County are hereby approved, allowed and ordered paid; said bills incorporated herein by reference and made a part of this resolution. The County Auditor is hereby authorized and instructed to issue his warrants in varying amounts totaling \$9,168,999.00.

BE IT FURTHER RESOLVED, that the Clerk of the Board is hereby directed to forward certified copies of this resolution to the Lake County Auditor; Lake County Budget/Finance Manager and to the Lake County Treasurer.

**seconded the resolution and the roll being called upon its adoption, the vote resulted as follows:

"AYES": Commissioners: *(com)

"NAYS":

Resolution adopted,
Jennifer Bell, Clerk

CLERK'S CERTIFICATION

I, Jennifer Bell, duly appointed Clerk of the Board of County Commissioners, do hereby certify that this is a true and accurate copy of a resolution adopted by said Board on July 23, 2026, and recorded in the Commissioners' and Water and Journal, Volume 2026.

WITNESS my hand this twenty-third day of July, 2026, in Painesville, Ohio.

Jennifer Bell, Clerk
Board of Commissioners, in and
for Lake County, Ohio

Commissioners' Office, Lake County
Painesville, OH, July 23, 2026

The Board of County Commissioners, in and for Lake County, Ohio, met this day in regular session with the following members present

Commissioners: *(com)

* presented the following resolution and moved its adoption.

RESOLUTION APPROVING PURCHASE ORDERS AS LISTED ON THE COMMISSIONERS' PURCHASE ORDER APPROVAL JOURNAL IN THE AMOUNT OF \$931,995.51

WHEREAS, the Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board of County Commissioners, and that all the deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code; and

WHEREAS, purchase orders against Lake County have been presented to this Board for approval and this Board has examined said purchase orders and approves them.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, in and for Lake County, Ohio, that the purchase orders against Lake County are hereby approved and the County Auditor is hereby authorized and instructed to certify and encumber these purchase orders in varying amounts totaling \$931,995.51.

BE IT FURTHER RESOLVED, that the Clerk of the Board is hereby directed to forward certified copies of this resolution to the Lake County Auditor; Lake County Budget/Finance Manager and to the Lake County Treasurer.

** seconded the resolution and the roll being called upon its adoption, the vote resulted as follows:

"AYES": Commissioners: *(com)

"NAYS":

Resolution adopted,
Jennifer Bell, Clerk

CLERK'S CERTIFICATION

I, Jennifer Bell, duly appointed Clerk of the Board of County Commissioners, do hereby certify that this is a true and accurate copy of a resolution adopted by said Board on July 23, 2026, and recorded in the Commissioners' and Water and Journal, Volume 2026.

WITNESS my hand this twenty-third day of July, 2026, in Painesville, Ohio.

Jennifer Bell, Clerk
Board of Commissioners, in and
for Lake County, Ohio

Commissioners' Office, Lake County
Painesville, OH, July 23, 2026

The Board of County Commissioners, in and for Lake County, Ohio, met this day in regular session with the following members present:

Commissioners: *(com)

* presented the following resolution and moved its adoption.

RESOLUTION INCREASING AN APPROPRIATION FOR A NON-GENERAL FUND ACCOUNT

WHEREAS, the Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board of County Commissioners, and that all the deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code; and

WHEREAS, it is agreed by the Lake County Auditor, Budget/Finance Manager and the Board of County Commissioners that this increase in an appropriation is necessary for the following account:

	<u>APPROPRIATION INCREASE</u>	
28100661-635 LS - CS		\$201,625.33

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners, in and for Lake County, Ohio, hereby authorizes the Lake County Auditor to increase an appropriation for the above listed account, based on the recommendation of the Lake County Auditor, Budget/Finance Manager and the Board of Lake County Commissioners.

BE IT FURTHER RESOLVED, that the Clerk of the Board is hereby directed to forward certified copies of this resolution to the Lake County Auditor; Lake County Budget/Finance Manager; and Beth Young.

** seconded the resolution and the roll being called upon its adoption, the vote resulted as follows:

"AYES": Commissioners: *(com)

"NAYS":

Resolution adopted,
Jennifer Bell, Clerk

CLERK'S CERTIFICATION

I, Jennifer Bell, duly appointed Clerk of the Board of County Commissioners, do hereby certify that this is a true and accurate copy of a resolution adopted by said Board on July 23, 2026, and recorded in the Commissioners' and Water and Sewer Journal, Volume 2026.

WITNESS my hand this twenty-third day of July, 2026 in Painesville, Ohio.

Jennifer Bell, Clerk
Board of Commissioners, in and
for Lake County, Ohio

The Board of County Commissioners, in and for Lake County, Ohio, met this day in regular session with the following members present:

Commissioners: *(com)

* presented the following resolution and moved its adoption.

RESOLUTION TRANSFERRING CASH AND APPROPRIATIONS WITHIN VARIOUS GENERAL AND NON-GENERAL FUND ACCOUNTS

WHEREAS, the Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board of County Commissioners, and that all the deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal actions, were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Revised Code; and

WHEREAS, it is agreed by the Lake County Auditor, Budget/Finance Manager and the Board of County Commissioners that this transfer of cash and appropriations transfer is necessary for the following accounts:

CASH TRANSFER

FROM:	
20100911-911 WIA - TO	\$66,344.62

TO:	
20000045-451 PA - TI	\$66,344.62

APPROPRIATION TRANSFERS

FROM:	
11919761-780 ND - C	\$2,000.00
13200511-553 PC - WC	\$1,600.00
13200511-557 PC - HI	\$400.00
21200911-911 CW - TO	\$100,000.00
21838661-635 ADAMHSHSPT - CS	\$321,750.00
28100511-512 LS - SE	\$83.95
28100511-551 LS - PR	\$11.76
28100511-554 LS - ME	\$2.53
28100511-557 LS - HI	\$463.06
28100511-561 LS - LI	\$78.62
28100511-562 LS - DI	\$9.73
28100711-694 LS - OOE	\$61,031.02

TO:	
12800661-633 CP1 - PSM	\$1,500.00
12800761-755 CP1 - OE	\$500.00
13200661-633 PC - PSC	\$2,000.00
21200661-635 CW - CS	\$100,000.00
21824661-635 SA - CS	\$321,750.00
28100661-635 LS - CS	\$61,680.67

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners, in and for Lake County, Ohio, hereby authorizes the Lake County Auditor to transfer cash and appropriations for the above listed accounts, based on the recommendation of the Lake County Auditor, Budget/Finance Manager and the Board of Lake County Commissioners.

BE IT FURTHER RESOLVED, that the Clerk of the Board is hereby directed to forward certified copies of this resolution to the Lake County Auditor; Lake County Budget/Finance Manager; ADAMHS Bd., CPI, JFS, Probate and Beth Young.

** seconded the resolution and the roll being called upon its adoption, the vote resulted as follows:

"AYES": Commissioners *(com)

"NAYS":

Resolution adopted,
Jennifer Bell, Clerk

CLERK'S CERTIFICATION

I, Jennifer Bell, duly appointed Clerk of the Board of County Commissioners, do hereby certify that this is a true and accurate copy of a resolution adopted by said Board on July 23, 2026, and recorded in the Commissioners' and Water and Sewer Journal, Volume 2026.

WITNESS my hand this twenty-third day of July, 2026 in Painesville, Ohio.

Jennifer Bell, Clerk
Board of Commissioners, in and
for Lake County, Ohio