



**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

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***TOM ARISS***

***PAT ARNOLD SOUTH***

***DAVID G. YOUNG***

**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

**MINUTES: Regular Session – March 19, 2013**

The Board met in regular session pursuant to adjournment of the March 14, 2013, meeting.

Tom Ariss - present

David G. Young - present

Pat Arnold South - present

Tina Davis, Clerk - present

Minutes of the March 12, 2013 and March 14, 2013 meetings were read and approved.

- 13-0451      A resolution was adopted to approve County Motor Vehicle Tax (CVT-323) for the City of Lebanon in the Amount of \$91,000.00. Vote: Unanimous
- 13-0452      A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 13-0453      A resolution was adopted to approve various Refunds. Vote: Unanimous
- 13-0454      A resolution was adopted to approve following Record Plat. Vote: Unanimous
- 13-0455      A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 13-0456      A resolution was adopted to approve Expense Adjustment within the Workforce Investment Act Fund #258. Vote: Unanimous
- 13-0457      A resolution was adopted to approve Appropriation Adjustments from Commissioners' General Fund #101-1110 into Court of Common Pleas Fund #101-1220. Vote: Unanimous

- 13-0458 A resolution was adopted to approve Appropriation Adjustment from Commissioners General Fund #101-1110 into Records Center & Archives Fund #101-1500. Vote: Unanimous
- 13-0459 A resolution was adopted to approve an Appropriation Adjustment within Sheriff's Office Fund #101-2200. Vote: Unanimous
- 13-0460 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 13-0461 A resolution was adopted to approve Operational Transfer from County General Fund #101-1112 into Radio Upgrade Fund #468. Vote: Unanimous
- 13-0462 A resolution was adopted to approve Supplemental Appropriation into Fund #229. Vote: Unanimous
- 13-0463 A resolution was adopted to Initiate Amendments to Section 2.611 – Interstate 71 & State Route 123 Joint Economic Development District (JEDD) Overlay of the Warren County Rural Zoning Code. Vote: Unanimous
- 13-0464 A resolution was adopted to Initiate Rezoning of Approximately 16.292 acres in Turtlecreek Township from Light Industry "I-1" with an Interstate Highway Overlay to Neighborhood Commercial Business "B-1" with an Interstate Highway Overlay and approximately 4.9 acres in Turtlecreek Township from Light Industry "I-1" with an Interstate Highway Overlay to Rural Residence "R-1" with an Interstate Highway Overlay. Vote: Unanimous
- 13-0465 A resolution was adopted to Cancel regularly scheduled Commissioners' Meeting of Thursday, March 21, 2013. Vote: Unanimous

#### DISCUSSIONS

On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

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Karen Whittamore, Director of Warren County One Stop, was present to introduce Doug High, Workforce Investment Board Administrator.

Mr. High discussed the priorities of the Workforce Investment Board as well as the current restructuring of the agency to become more inclusive with local businesses.

There was discussion relative to the important role that small businesses are playing in hiring and the improvement to the local economy as well as the ability to provide more information in the needs of the market relative to skills necessary to achieve employment.

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Michael Shadoan, Facilities Management Director, presented a PowerPoint presentation (attached) showing the re-design of the new office building proposed to be connected to the current Warren County Common Pleas Court.

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Mike Yetter, Zoning Supervisor, was present for a work session along with Stan Williams and Matt Obringer, Regional Planning Commission, and Bruce McGary, Assistant Prosecutor, to present legislation relative to the initiation of an amendment to the Warren County Rural Zoning Code to amend the I-71/SR 123 Joint Economic Development District (JEDD) Overlay regulations.

There was discussion relative to listing of the prohibited uses in the text of the code versus a general purpose statement where the JEDD Advisory Board has final approval authority.

Mr. McGary informed the Board that the JEDD Advisory Board only exists on paper as of right now and that there is no legislation in the Ohio Revised Code that give a JEDD Board denial authority. He explained that their role is a private matter comparable to a Homeowners' Association and the Board has legislative authority over the matter.

There was discussion relative to the property owners' response to the proposed text amendment as well as the concern that another truck stop has the legal authority to locate within the JEDD Overlay District at this time as there is nothing in the legislation that prevents it at this time.

Upon further discussion, the Board resolved (Resolution #13-0463) to initiate amendments to Section 2.611 – Interstate 71 & State Route 123 Joint Economic Development District (JEDD) Overlay of the Warren County Rural Zoning Code.

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Mr. Yetter presented legislation for consideration by the Board relative to the initiation of a rezoning application to rezone property owned by the Bethany Church of Christ within the I-71/SR 123 JEDD Overlay District from the current Light Industry "I-1" zone.


Upon discussion, the Board resolved (Resolution #13-0464) to initiate the rezoning of approximately 16.292 acres in Turtlecreek Township from Light Industry "I-1" with an Interstate Highway Overlay to Neighborhood Commercial Business "B-1" with an Interstate Highway Overlay and approximately 4.9 acres in Turtlecreek Township from Light Industry "I-1" with an Interstate Highway Overlay to Rural Residence "R-1" with an Interstate Highway Overlay.

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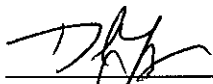
On motion, upon unanimous call of the roll, the Board entered into executive session to discuss personnel matters within Telecommunications and Emergency Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and imminent litigation pursuant to Ohio Revised Code Section 121.22 (G)(3) and exited at 1:09 p.m.

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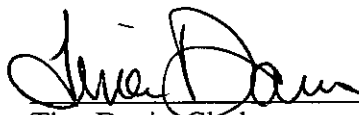
Upon motion the meeting was adjourned.

  
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Tom Ariss, President

  
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Pat Arnold South

  
\_\_\_\_\_  
David G. Young

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on March 19, 2013, in compliance with Section 121.22 O.R.C.

  
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Tina Davis, Clerk  
Board of County Commissioners  
Warren County, Ohio

**Warren County  
Justice Drive Office Building  
Design-Build Project**



# Program Requirements

- **Warren County Prosecutor's Office.**
  - Criminal Division, Civil Division, Juvenile Division, Investigators, Victim's Advocacy.
- **Warren County Grand Jury and Multi-Purpose Rooms.**
  - Grand Jury Room placed within the Prosecutor's Office for privacy and control.
- **Warren County Common Pleas Court Services.**
  - Pre-Trial.
  - Community Corrections.
  - Adult Probation.
  - T.A.S.C. (Drug Testing).
- **Warren County Board of Elections.**
  - Main Office: Administration, Registration, Campaign Finance, IT.
  - Absentee Voting.
  - Warehouse.
- **Warren County Emergency Services.**
  - Main Office: Administration.
  - Emergency Management.
  - 9-1-1 Dispatch & CAD office.
  - Emergency Operations Center (EOC) & Executive Conference Room.
- **Warren County Sheriff's Office.**
  - Sally Port (Secure Prisoner Transfer to Courts).
  - Deputy Control Station and Prisoner Holding Cells.

# Campus Location Map

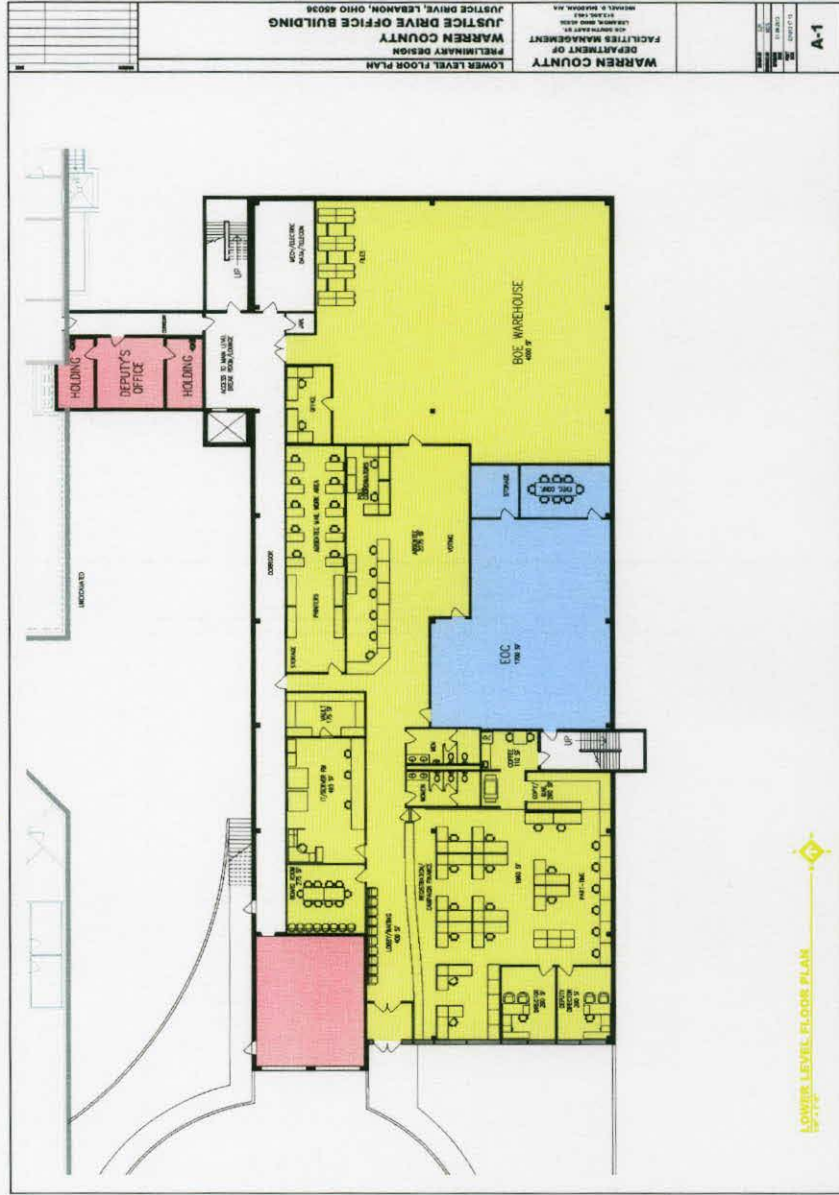


# Office Building Site Plan

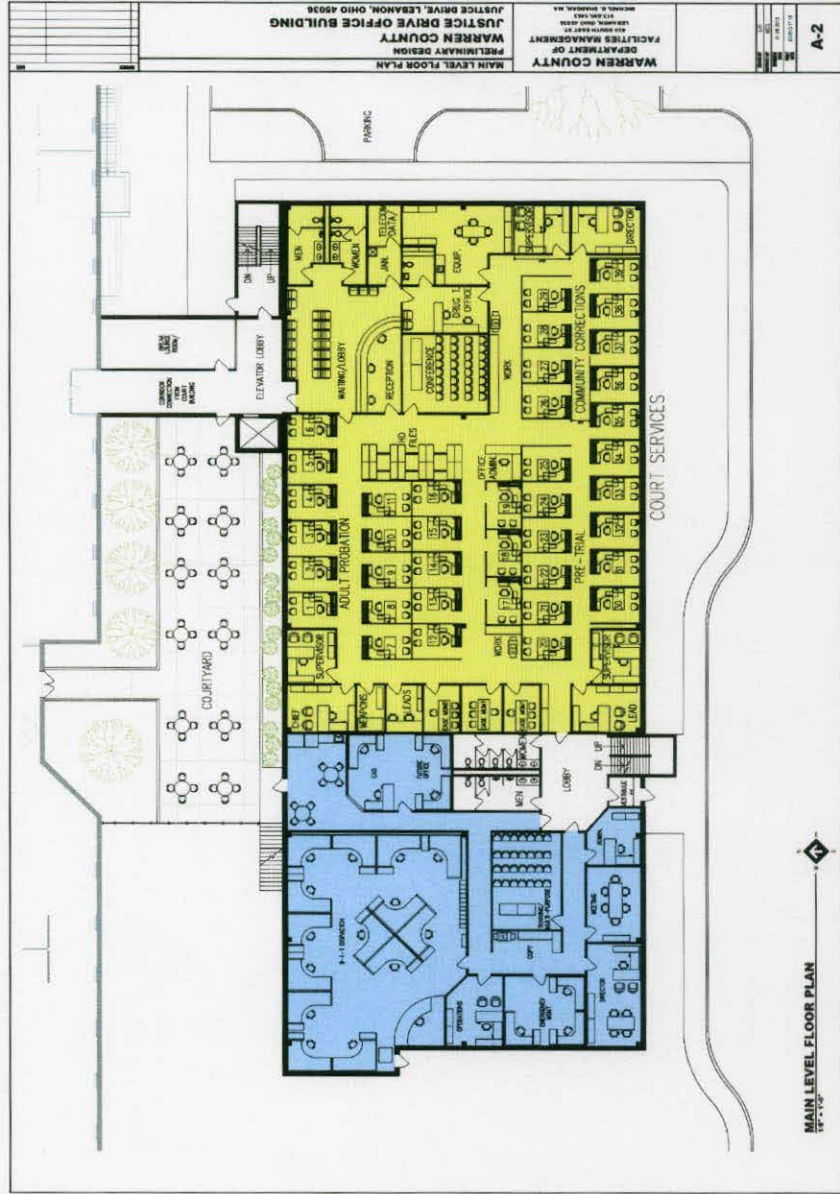




# Lower Level Board of Elections, EOC, & Sheriff's Office



# Main Level Emergency Services & Court Services





# Conceptual Rendering



# Conceptual Rendering



# Conceptual Rendering



# Design-Builder Request for Proposals

The **Request for Proposals** phase will seek the below:

- Fee and Pricing Information.
- Schedule Information.
- Performance Information.
- Other Criteria.

The above criteria will be combined with the Qualifications of the top three candidates to determine which Proposal provides the “Best Value” to the taxpayers of Warren County.

Warren County will then enter into a Preliminary Services Agreement with the “Best Value” candidate for the Project.

**Thank You!**

