



**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 – September 2, 2014**

The Board met in regular session pursuant to adjournment of the August 28, 2014, meeting.

Pat Arnold South - present

Tom Ariss - present

David G. Young - present

Tina Osborne, Clerk - present

Minutes of the August 26, 2014 meeting were read and approved.

- 14-1337      A resolution was adopted to approve end of 240-day Probationary Period and approve a Pay Increase for Tiffany Weaver, Eligibility Referral Specialist II, within the Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 14-1338      A resolution was adopted to approve end of 240-day Probationary Period and approve a Pay Increase for Kyle Crowder, Eligibility Referral Specialist II, within the Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 14-1339      A resolution was adopted to designate Family and Medical Leave of Absence to Carmen Carson, Emergency Communications Operator, within the Emergency Services Department. Vote: Unanimous
- 14-1340      A resolution was adopted to enter into Contract with JK Meurer Corp for the FY2013 Harveysburg Parking Lot, Sidewalk and Fire Sign Safety Project. Vote: Unanimous
- 14-1341      A resolution was adopted to approve Modification to the Summary Plan description of the Health Reimbursement Arrangement with Chard Snyder effective January 1, 2013. Vote: Unanimous

- 14-1342 A resolution was adopted for the Certification of Delinquent Water and/or Sewer Accounts – Warren County Water and Sewer Department. Vote: Unanimous
- 14-1343 A resolution was adopted to approve and enter into a Temporary Entrance and Work Agreement for the removal of dead trees at the Lower Little Miami Wastewater Treatment Plant Parcel No. 16-16-476-001. Vote: Unanimous
- 14-1344 A resolution was adopted to approve and enter into Lease Agreement with Pitney Bowes. Vote: Unanimous
- 14-1345 A resolution was adopted to approve Engineering Agreement Water Master Plan Project with Arcadis US Inc. Vote: Unanimous
- 14-1346 A resolution was adopted to approve and authorize the President and/or Vice President of this Board to sign Change Order #2 relative to the Design Build Contract with Ferguson Construction for the New Justice Drive Office building Project. Vote: Unanimous
- 14-1347 A resolution was adopted to approve and authorize the President of the Board to enter into Account Information and Client Agreement with Raymond James & Associates, Inc. on behalf of the Warren County Investment Advisory Board. Vote: Unanimous
- 14-1348 A resolution was adopted to enter into Stormwater Management/BMP Maintenance Covenant as required by the City of Lebanon. Vote: Unanimous
- 14-1349 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 14-1350 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 14-1351 A resolution was adopted to affirm “Then and Now” requests pursuant to Ohio Revised Code 5705.41(d) (1). Vote: Unanimous
- 14-1352 A resolution was adopted to approve appropriation Decreases within various Funds. Vote: Unanimous
- 14-1353 A resolution was adopted to accept an Amended Certificate and approve a Supplemental Appropriation into Transit Fund #299. Vote: Unanimous
- 14-1354 A resolution was adopted to approve Supplemental Appropriations into County Court indigent Driver Treatment Fund #269 and County Court Special Projects Fund #283. Vote: Unanimous
- 14-1355 A resolution was adopted to approve Supplemental Appropriation within Property and Casualty Insurance Fund #637. Vote: Unanimous

- 14-1356 A resolution was adopted to approve Appropriation Adjustment within Commissioners Fund #101-1110. Vote: Unanimous
- 14-1357 A resolution was adopted to approve an Appropriation Adjustment within the Transit Fund No. 299. Vote: Unanimous
- 14-1358 A resolution was adopted to approve an Appropriation Adjustment within Water Revenue Fund #510. Vote: Unanimous
- 14-1359 A resolution was adopted to approve Appropriation Adjustments within Data Processing Funds #101-1400 and #101-1401. Vote: Unanimous
- 14-1360 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 14-1361 A resolution was adopted to accept Union Contract between the Warren County Board of Developmental Disabilities and the Ohio Association of Public School Employees (OAPSE/AFSCME) Local 4, AFL-CIO and its Local 302.  
Vote: Unanimous

#### DISCUSSIONS

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

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Adam Jones, Executive Director of the Workforce Investment Board, was present to introduce himself to the Board.

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Tiffany Zindel, Deputy County Administrator, was present for a work session to update the Board on a situation relative to the 2015/2016 budget.

Mrs. Zindel informed the Board that Friday, January 1, 2016, is a regularly scheduled pay date. She stated that due to the FDIC regulations that surround direct deposit, you cannot have a scheduled pay date on a holiday.

Mrs. Zindel informed the Board of the three options available:

1. Pay employees on December 31, 2015, which interferes with the current budget process that started with the approved tax budget in July 2014.
2. Turn off direct deposit for this particular pay period and provide paper checks to all employees dated for January 1, 2016, that may be picked up after 4:00 p.m. on December 31, 2015.
3. Pay employees on January 4, 2016, and provide a one year notice in order for employees to schedule accordingly.

Upon discussion, the Board chose option number 3 to schedule the pay date on January 4, 2016.

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Chris Brausch, Sanitary Engineer, was present for a work session along with representatives from Hamilton Township and representatives to a property owner along Zoar Road to discuss their request to modify the sewer improvement boundary to include their property.

Chris Wojnicz, Assistant Sanitary Engineer, reviewed the request of the Board from the last work session and presented the attached PowerPoint presentation explaining the following:

- a. Industrial flow allocation
- b. Hamilton Township Zoning
- c. The property in the improvement area map of 1977 that is not included in the 2004 map

Gary Boeres, Hamilton Township Administrator, reviewed the current zoning and Urban Service Area and stated that the Township Trustees have no plans to change their zoning regarding density or the Urban Service Area.

There was much discussion relative to current zoning density and the proposed capacity remaining upon buildout, taking into consideration the industrial allocation needed to be reserved for a new tenant at the vacated Sumco plant.

It was determined that, with the current calculations, there would only be an 800 gpd capacity remaining upon buildout which is 90% flow allocation to the plant.

Richard Renneker, consultant to Zoar Road property owners and former Sanitary Engineer, stated his opinion that a Sumco type user will not be returning to the County without a subsidy on the water rate.

There was discussion relative to the question if the Board of Commissioners are willing to approve the allocation of the entire capacity at the Lower Little Miami Treatment Plant.

Commissioner Young stated he has not heard a compelling reason to change the boundaries and allocate our entire capacity.

Commissioner South stated she also cannot agree to allocate the entire capacity at the plant and that it is not legally viable to only add a portion of the removed properties from the improvement area and not add the entire 940 acres.

Upon further discussion, the Board determined to not consider the modification of the Lower Little Miami Treatment Plan Sewer Improvement Area at this time.

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Chris Brausch, Sanitary Engineer, was present for a work session and discussed the following matters:

1. Proposed Verizon Network Fleet GPS.--\$10,000 for the initial purchase and \$10,000 per year. Mrs. Solinski, Business Manager, stated this is within the current budget and that the demonstration vehicles they have been testing this equipment has worked excellent and she recommended the Board consider the request for purchase. Upon discussion, the Board agreed to proceed with the agreement.
2. Franklin Regional WWTP—The Regional Board has been meeting more frequently due to the upcoming end of contract term with the current provider.

Mr. Brausch stated the following three options available to the Regional Board:

- a. Renew the current agreement
- b. RFP for a new service provider
- c. The Regional Board purchases the facility back from the current provider and Warren County operates

Upon discussion, the Board directed Chris Brausch to provide the financial information needed for Warren County to operate the facility.

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Michael Bunner, Emergency Services Director, was present for a work session and discussed the following matters:

1. The National Weather Services (NWS) would like to utilize Warren County as a backup location in the event of an emergency and they are not able to utilize their facility in

Wilmington. The Board stated their approval of the request once Prosecutor approval is obtained.

2. Multi-Year Strategic Plan—Mr. Bunner presented a draft of the Multi-Year Strategic Plan and requested approval to send to local communities for feedback. Upon discussion, the Board stated their approval.
3. The additional of 311 for non-emergency calls—Calls would ring into the 695-2525 line as well as other non-emergency calls. Upon discussion, the Board stated their approval.
4. IPAWS Grant from Duke Energy—Duke is offering a \$5000 grant for the use of this reverse 9-11 system for cell phone numbers.
5. Joint Procurement Opportunity—Warren County has the opportunity to procure a new CAD system with Montgomery County. Butler County and Hamilton County have already combined to purchase the same services.

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Upon motion the meeting was adjourned.

  
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Pat Arnold South, President

  
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David G. Young

  
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Tom Ariss

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 September 2, 2014, in compliance with Section 121.22 O.R.C.

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



# Commissioner's Work Session

Warren County Commissioners

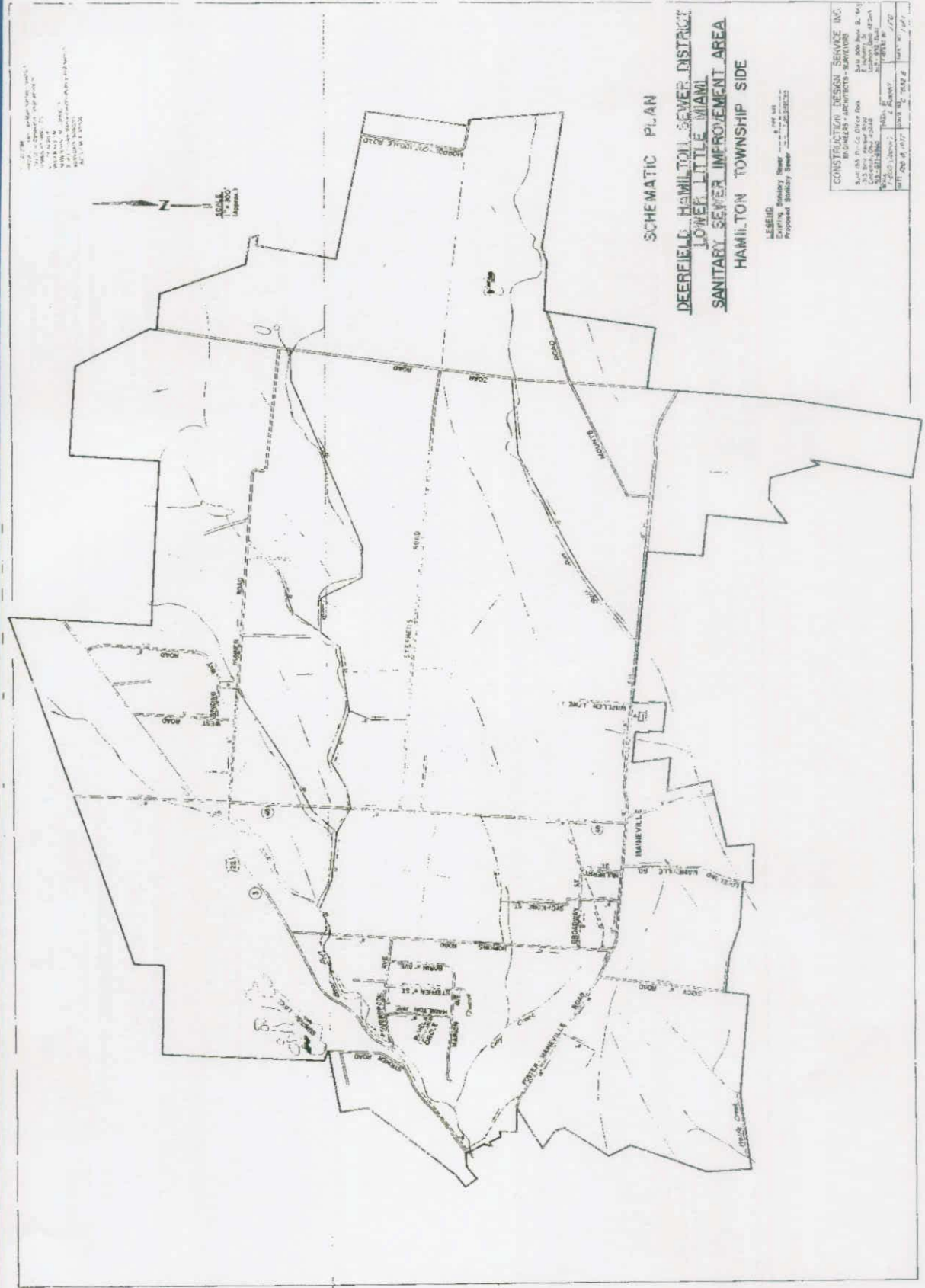
September 2, 2014

AGENDA  
I. Lower Little  
Miami Sewer  
Boundary Area  
Discussion



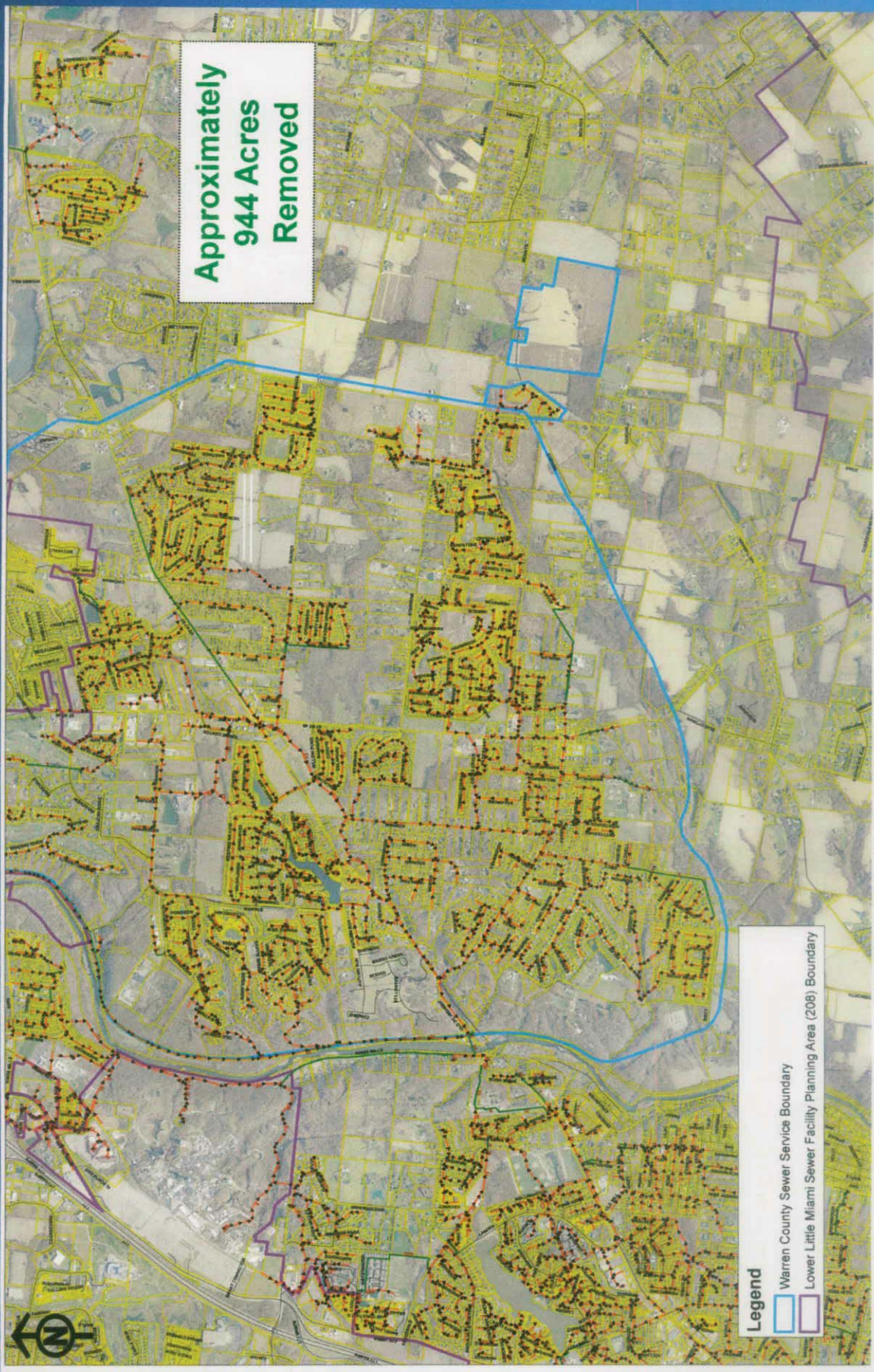
**Water & Sewer Department**

# Lower Little Miami Sanitary Sewer Boundary Area (Hamilton Township) - 1977





# Lower Little Miami Sanitary Sewer Boundary Area (Hamilton Township) - 2004



Approximately  
944 Acres  
Removed

- Legend**
- Warren County Sewer Service Boundary
  - Lower Little Miami Sewer Facility Planning Area (208) Boundary

LOWER LITTLE MIAMI SERVICE AREA MAP - HAMILTON TOWNSHIP  
AS OF DECEMBER 2004

0 0.25 0.5 1 Miles

# Hamilton Township Zoning

- Current Zoning within Urban Service Area Boundary ~ 2 Homes/Acre
- Current Zoning Outside Urban Service Area Boundary ~ 1 Home/2 Acres
- No Plans to Change Current Zoning with Regards to Density or Urban Service Area Boundary

# Future Water Users

## Socialville Area

Existing Developed Single Family Residential	2401 Lots
Existing Undeveloped Single Family Residential	268 Lots
Undeveloped Single Family Residential	150 Acres
Undeveloped Business/Office/Retail	311 Acres
Undeveloped MultiFamily	27 Acres

	Flow, Gallons per Day
<b>SOCIALVILLE AREA</b>	
Existing Developed Single Family Residential	961,000
Existing Platted Undeveloped Single Family Residential	108,000
Existing Commercial Average Daily Estimated Flow	657,000
Existing Multifamily Average Daily Estimated Flow	156,000
Undeveloped Single Family Residential	150,000
Undeveloped Business/Office/Retail	156,000
Undeveloped MultiFamily	173,000
<b>TOTAL BUILDOUT AVERAGE DAILY FLOW</b>	<b>2,361,000</b>

## Deerfield-Hamilton Area

Existing Developed Single Family Residential	11500 Lots
Existing Undeveloped Single Family Residential	2614 Lots
Undeveloped Single Family Residential	1,079 Acres
Undeveloped Business/Office/Retail	379 Acres
Undeveloped MultiFamily	9 Acres
Undeveloped SUMCO Property	101 Acres

	Flow, Gallons per Day
<b>DEERFIELD-HAMILTON AREA</b>	
Existing Developed Single Family Residential	4,600,000
Existing Platted Undeveloped Single Family Residential	1,046,000
Existing Commercial Average Daily Estimated Flow	273,000
Existing Multifamily Average Daily Estimated Flow	193,000
Undeveloped Single Family Residential	1,079,000
Undeveloped Business/Office/Retail	589,500
Undeveloped MultiFamily	58,000
<b>TOTAL BUILDOUT AVERAGE DAILY FLOW</b>	<b>7,838,500</b>

Warren County Water Department  
2 Largest Users:

- 1) Great Wolf Lodge: 115,700 GPD;  
**2,800 GPD/acre**
- 2) Procter & Gamble: 195,300 GPD;  
**1,200 GPD/Acre**

Former SUMCO Facility - 101 Acres  
@ 2,800 GPD/Acre = **282,800 GPD ~**  
**Allocate 400,000 GPD**

TOTAL PROJECTED FLOW RANGE 10,200,000 to 11,200,000 gpd