



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

MINUTES: Regular Session – August 8, 2017

The Board met in regular session pursuant to adjournment of the August 1, 2017, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the August 1, 2017, meeting were read and approved.

- 17-1212 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Johanne Hairston within the Warren County Department of Job and Family Services, Human Services Division.
Vote: Unanimous
- 17-1213 A resolution was adopted to hire Kevin Hogg as Investigative Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 17-1214 A resolution was adopted to hire Kathryn Gilbert as Staff Engineer, within the Warren County Department of Water and Sewer. Vote: Unanimous
- 17-1215 A resolution was adopted to approve appointment of Chris Ellis to the Warren County Elderly Services Board. Vote: Unanimous
- 17-1216 A resolution was adopted to authorize Deputy Council Administrator to sign, on behalf of Tiffany Zindel, as a collaborative partner, the City of Lebanon's Amended Grant Agreement relative to redevelopment funds made available due to the relocation of the Harness Racing from the Warren County Fairgrounds.
Vote: Unanimous

- 17-1217 A resolution was adopted to approve and authorize the County Administrator to sign a Grant Agreement by and between the Federal Aviation Administration and the Warren County Board of Commissioners relative to the Warren County/John Lane Field Airport. Vote: Unanimous
- 17-1218 A resolution was adopted to authorize County Administrator to enter into Engagement Letter relative to Municipal Advisory Services with Bradley Payne Advisors. LLC. Vote: Unanimous
- 17-1219 A resolution was adopted to set administrative hearing to consider variance and appeal of conditions required for an access permit of Wilkens Associates II, LLC in Deerfield Township. Vote: Unanimous
- 17-1220 A resolution was adopted to authorize President of the Board to sign F Permit Application from the Ohio Department of Commerce, Division of Liquor Control for an event at the Warren County Fairgrounds. Vote: Unanimous
- 17-1221 A resolution was adopted to waive building and zoning fees associated with construction of a park on Union Road in Franklin Township. Vote: Unanimous
- 17-1222 A resolution was adopted to approve agreement and addendum with Maryhaven, Inc. as a child placement and related service provider for the Warren County Board of County Commissioners on behalf of Warren County Children Services. Vote: Unanimous
- 17-1223 A resolution was adopted to authorize President of Board to sign the Task Completion Report with TriTech Software Systems on behalf of Warren County Telecommunications. Vote: Unanimous
- 17-1224 A resolution was adopted to authorize the President of the Board to approve assumption of liability form with Verizon Wireless on behalf of Warren County Telecommunications. Vote: Unanimous
- 17-1225 A resolution was adopted to approve assumption of liability form with Verizon Wireless on behalf of Warren County Telecommunications. Vote: Unanimous
- 17-1226 A resolution was adopted to declare an emergency and waive competitive bidding for the immediate plumbing repair at the Warren County Jail. Vote: Unanimous
- 17-1227 A resolution was adopted to declare an emergency and waive competitive bidding for the immediate repair to the roof at the Warren County Jail and Sheriff's Office 822 Memorial Drive. Vote: Unanimous
- 17-1228 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous

- 17-1229 A resolution was adopted to acknowledge receipt of July 2017 Financial Statement. Vote: Unanimous
- 17-1230 A resolution was adopted to approve various refunds. Vote: Unanimous
- 17-1231 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41 (D) (1). Vote: Unanimous
- 17-1232 A resolution was adopted to enter into Erosion Control Bond Agreement for Deerfield Springs Retirement Community LLC for Completion of Improvements in Deerfield Springs situated in Deerfield Township. Vote: Unanimous
- 17-1233 A resolution was adopted to enter into Erosion Control Bond Agreement for Remco-Gershenson Properties, LP for completion of improvements in Deerfield Towne Center situated in Deerfield Township. Vote: Unanimous
- 17-1234 A resolution was adopted to enter into Street and Appurtenances (including sidewalks) Security Agreement with Cross Creek Estates, LLC for installation of certain improvements in Cross Creek Estates, Phase 1, Block 'B' situated in Deerfield Township. Vote: Unanimous
- 17-1235 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Cross Creek Estates, LLC. for installation of certain improvements in Cross Creek Estates, Phase 1, Block B, situated in Deerfield Township. Vote: Unanimous
- 17-1236 A resolution was adopted to approve Subdivision Public Improvement Performance and Maintenance Security Agreement release for Stoneridge Development, LTD. for Country Brook North Section Seven in Clearcreek Township. Vote: Unanimous
- 17-1237 A resolution was adopted to approve the following record plats. Vote: Unanimous
- 17-1238 A resolution was adopted to approve operational transfer from Commissioners Fund #101-1112 into Children Services Fund #273. Vote: Unanimous
- 17-1239 A resolution was adopted to accept amended certificate and approve a supplemental appropriation for Common Pleas Court Community Corrections Fund #288. Vote: Unanimous
- 17-1240 A resolution was adopted to approve supplemental appropriations into Common Pleas Court Capital Case Fund #101-1221. Vote: Unanimous
- 17-1241 A resolution was adopted to approve supplemental appropriation into Clerk of Courts Certificate of Title Administration Fund #250-1260. Vote: Unanimous

- 17-1242 A resolution was adopted to approve supplemental appropriation into OhioMeansJobs Fund #258. Vote: Unanimous
- 17-1243 A resolution was adopted to approve an appropriation adjustment within Commissioners Fund #101-1110. Vote: Unanimous
- 17-1244 A resolution was adopted to approve appropriation adjustments within Common Pleas Court Fund #101-1220 and Common Pleas Court Special Projects #224. Vote: Unanimous
- 17-1245 A resolution was adopted to approve appropriation adjustment within Veterans Fund #101-5220. Vote: Unanimous
- 17-1246 A resolution was adopted to approve an appropriation adjustment within Transit Fund #299. Vote: Unanimous
- 17-1247 A resolution was adopted to approve appropriation adjustment within the Water Revenue Fund No. 510. Vote: Unanimous
- 17-1248 A resolution was adopted to approve appropriation adjustment within Human Services Fund #203. Vote: Unanimous
- 17-1249 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 17-1250 A resolution was adopted to authorize the Warren County Administrator to initiate negotiations of a professional design services contract with KZF Design to perform the services at a compensation determined to be fair and reasonable to the Board, as well as considering the other factors required by Section 153.69 (B) of the Ohio Revised Code. Vote: Unanimous

DISCUSSIONS

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

On motion, bids were closed at 9:00 a.m. this 8th day of August and no bids were received, opened and read aloud for Sale of Property located at 315 West Silver Street, Lebanon, Ohio for the Board of Developmental Disabilities.

On motion, bids were closed at 9:15 a.m. this 8th day of August and the following bids were received, opened and read aloud for the Chip Seal Project for the Warren County Engineer's Office:

Ray Hensley, Inc Springfield, Ohio	\$ 594,710.90
Miller – Mason Paving Co Hillsboro, Ohio	\$ 443,002.00

Neil Tunison, Warren County Engineer will review bids for a recommendation at a later date.

Paul Kindell, Telecommunications Director, was present for a work session to follow up on the request of Verizon Wireless to attach an antenna to our Warren County Campus Emergency Communications Tower and to construct a telecommunications tower at our Monroe Road Water Warehouse facility.

Mr. Kindell reviewed the attached update report relative to the lease proposal from Verizon Wireless and also discussed the concern that Senate Bill 331 could become a challenge for all local governments throughout the State of Ohio.

Mr. Kindell discussed the need for an additional telecommunications tower on the Justice Drive campus regardless of any Verizon lease for public safety purposes. He stated that if Verizon leases space upon the new tower, the payback would be approximately eleven years.

Mr. Kindell then discussed the construction of a telecommunications tower on the Monroe Road sight vs. the maximum lease payment Verizon Wireless is willing to pay. He reviewed that the Board had requested a \$3000 per month lease payment vs. the maximum of \$2500 Verizon offered. He then stated the payback would be approximately 14 years at \$2500 per month.

There was discussion relative to our existing microwave antenna that is attached to the water tower on the Monroe Road site. The Board stated they are not willing to construct a new telecommunications tower on Monroe Road but questioned the ability to negotiate the relocation of the microwave antenna from our water tower to a tower construction by Verizon Wireless within a lease agreement.

The Board then stated their agreement to construct a new tower on the Justice Drive campus and to continue negotiations with Verizon Wireless, along with other carriers, to locate upon our new tower.

Neil Tunison, County Engineer, was present for a work session to discuss the bridge over the Little Miami River between Deerfield and Hamilton Township located along King Avenue/Grandin Road.

Mr. Tunison stated that the existing bridge is deteriorating and the existing prestressed box beams cannot be repaired. He then reviewed the following options available to the Board:

Alternative 1. Cul-de-Sac Grandin Road in Hamilton Township and King Avenue in Deerfield Township and remove the existing bridge.

Alternative 2. Rehabilitation of the existing bridge at the exact location without changes to adjacent roadway approaches. Mr. Tunison stated the estimated cost is between \$3.5 - \$4 million with 80% of the cost being paid for with Federal funding with a 20% local match. He stated the life of the bridge utilizing Alternative 2 would not be as long as they would be reusing the base structure that is approximately 30 years old.

Alternative 3. Construction of a new bridge upstream of the existing bridge that would clear span the Little Miami River and improve the safety of the adjacent roadway approaches. The new bridge would provide a grade separated crossing with the Little Miami Scenic Trail and would allow for pedestrian and bike use while remaining at two lanes for traffic. He stated this would eliminate the existing hairpin turn and would cost approximately \$9 million with up to \$5 million being funded by Federal funds.

Mr. Tunison stated that he conducted an open house at the school in Kings Mills and an overwhelming number of residents attended. He stated that the majority of those present prefer Alternative 3.

There was discussion relative to the economic development benefits to Alternative 3 as well as the public convenience.

Mr. Tunison then stated his recommendation for Alternative 3 and stated his ability to fund the local required match of approximately \$4 million through other sources including road and bridge funds.

Upon discussion, the Board commended Mr. Tunison on his ability to prioritize and fund important projects and stated their agreement to proceed with Alternative 3.

Larry Sims, Warren County Sheriff, was present to update the Board on the incident that occurred in Pod B of the Warren County Jail.

Sheriff Sims reviewed the events that occurred on August 1, 2017, and commended the jail staff for their fast, efficient work in avoiding a riot. He then stated that to ensure the safety of his staff, he made the decision that day to reinstall the cell doors on Pod B.

There was discussion relative to the concern of the Board regarding the jail not being in compliance with the Jail Standards with the reinstallation of the cell doors.

Sheriff Sims discussed the jail standards and stated he was in discussion with the State prior to the reinstallation of the doors and their direction was to reinstall the doors if he chooses. He then explained that the jail doors would only be one standard that was not in compliance and as long as 90% of the standards are met, Warren County Jail would remain in compliance with the Ohio Jail Standards. He then stated he is in process of requesting a variance to the jail door standard.

The Board discussed the liability associated with not being 100% in compliance with the Jail Standards.

There was discussion relative to the change in administration at the State of Ohio which resulted in a change in interpretation.

Sheriff Sims stated that the standards have not changed from six years ago when Warren County met all of the standards but the new administration has determined the need for an extra shower in the pod.

Sheriff Sims discussed the changes in policy that have been made in order to maintain the safety of the inmates. He stated he expects to hear from the State in a few weeks on the request for a variance but they have already confirmed that they can reinstall the cell doors and continue to double bunk the inmates.

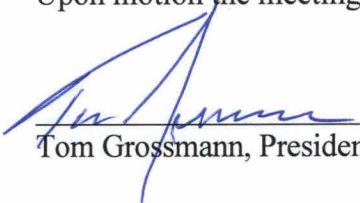
Upon discussion, the Sheriff stated that Warren County will either be out of compliance on the cell door issue or the State will grant the variance.

The Board discussed and ranked the architectural firms that submitted qualifications for the New Warren County Jail Project.

Upon lengthy review and discussion, the Board resolved (Resolution #17-1250) to authorize the Warren County Administrator to initiate negotiations of a professional design services contract with KZF Design to perform the services at a compensation determined to be fair and reasonable


to the Board, as well as considering the other factors required by Section 153.69 (B) of the Ohio Revised Code.

Upon motion the meeting was adjourned.



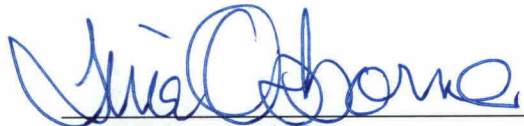
Tom Grossmann, President

David G. Young



Shannon Jones

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 August 8, 2017, in compliance with Section 121.22 O.R.C.



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

Verizon Lease Proposals

August 8, 2017

Monroe Road

If they provide the tower they are proposing \$1500 per month

We provide the tower, \$1900 per month.

Our cost to build estimated at \$319,943.75 Payback @\$1900 is 14 years.

500 Justice

We rejected them using the existing tower due to capacity and concerns. We are currently modifying the tower to support an additional dish and reduce twist of existing dishes.

If we build a second tower, their max offer is still \$2500 per month.

Our cost to build estimated at \$245,906.25 Payback @\$2500 is almost 11 years.

We would use the second tower as a redundant microwave path for the Public Safety Radio System and 911.

SB331

Question exists about Ohio Senate Bill 331

Does SB331 give carriers right to attach to our towers? It seems to.

SB331 sets rate limit to \$200 per year per attachment.

Towers proposed for construction are quoted to support 3 carriers, in this case Verizon +2 additional.