



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

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

**Telephone (513) 695-1250
(513) 261-1250
(513) 925-1250
(937) 425-1250
Facsimile (513) 695-2054**

**TOM ARISS
PAT ARNOLD SOUTH
DAVID G. YOUNG**

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Session – December 20, 2011

The Board met in regular session pursuant to adjournment of the December 8, 2011, meeting.

David G. Young - present

Pat Arnold South - present

Tom Ariss - present

Tina Davis, Clerk - present

Minutes of the December 8, 2011 meeting were read and approved.

- 11-1753 A resolution was adopted to approve end of 180-day Probationary Period and Approve a Pay Increase for Tayler Bishop, Sewer System Maintenance Package Plant Operator I, within the Warren County Water and Sewer Department.
Vote: Unanimous
- 11-1754 A resolution was adopted to approve end of 240-day Probationary Period and approve a Pay Increase for Betty Kalva, Eligibility Referral Specialist II, within the Department of Job and Family Services, Human Services Division.
Vote: Unanimous
- 11-1755 A resolution was adopted to approve end of 240-day Probationary Period and approve a Pay Increase for Kristy Oeder, Eligibility Referral Specialist, within the Department of Job and Family Services, Human Services Division.
Vote: Unanimous
- 11-1756 A resolution was adopted to hire Ashlee N. Gibson as Emergency Communications Operator, within the Warren County Emergency Services Department. Vote: Unanimous

- 11-1757 A resolution was adopted to hire Mary N. Ake as Emergency Communications Operator, within the Warren County Emergency Services Department. Vote: Unanimous
- 11-1758 A resolution was adopted to approve Promotion of Eric Haddix to the position of Wastewater Treatment Plant Operator III within the Water and Sewer Department. Vote: Unanimous
- 11-1759 A resolution was adopted to accept Resignation of Ashley Warnock, Temporary Eligibility Referral Specialist II within the Warren County Department of Job and Family Services, Human Services Division, effective December 16, 2011. Vote: Unanimous
- 11-1760 A resolution was adopted to approve and enter into a Lease Agreement with the Warren County Soil & Water Conservation District. Vote: Unanimous
- 11-1761 A resolution was adopted to enter into Lease Agreement with Warren County Adult New Readers for the use of Office Space within the Old Warren County Courthouse. Vote: Unanimous
- 11-1762 A resolution was adopted to approve and enter into an Agreement, for SFY2012, with the Warren County Educational Service Center along with the Warren County Board of Developmental Disabilities for Assisted Living/Support Services to help Children remain within the Community and out of Residential Placement, on behalf of the Warren County Children Services, on behalf of Family and Children First Council. Vote: Unanimous
- 11-1763 A resolution was adopted to Advertise for Bids for the Red Lion Waterline Relocations Project. Vote: Unanimous
- 11-1764 A resolution was adopted to approve and authorize the President of the Board to sign an Amendment to an On-The-Job-Training Agreement. Vote: Unanimous
- 11-1765 A resolution was adopted to approve and enter into an Administrative Service Agreement with United Healthcare Insurance Company relative to the Warren County Employee Benefits Plan. Vote: Unanimous
- 11-1766 A resolution was adopted to approve and accept the schedule of coverage cost effective January 1, 2012 relative to Life Insurance provided by Humania. Vote: Unanimous
- 11-1767 A resolution was adopted to approve and adopt Renewal Agreement effective January 1, 2012 with Life Management Systems for Services relative to the Employee Assistance Program (EAP) and "DOT" regulated assessments by substance abuse professionals. Vote: Unanimous

- 11-1768 A resolution was adopted to authorize the President of the Board to sign a Stop Loss Application with the United Healthcare Insurance Company.
Vote: Unanimous
- 11-1769 A resolution was adopted to adopt Revised Procurement Policy.
Vote: Unanimous
- 11-1770 A resolution was adopted to approve and enter into a Management Consulting Services Contract on behalf of the Warren County Auditor with Donald J. Schonhardt & Associates. Vote: Unanimous
- 11-1771 A resolution was adopted to approve Change Order #GC-02 with Mid Miami Roofing, Inc., General Trades Contractor, for the Warren County Mechanics Garage Re-Roof Project. Vote: Unanimous
- 11-1772 A resolution was adopted to authorize the Board to enter into an Agreement with Fulton Communications on behalf of Warren County Telecommunications.
Vote: Unanimous
- 11-1773 A resolution was adopted to declare various items within Prosecutor's Office as surplus and authorize the disposal of said items. Vote: Unanimous
- 11-1774 A resolution was adopted to declare various items within Building Services as surplus and authorize the disposal of said items. Vote: Unanimous
- 11-1775 A resolution was adopted to declare various items within Common Pleas and Human Services as surplus and authorize the disposal of said items.
Vote: Unanimous
- 11-1776 A resolution was adopted to declare various items within Board of Elections as surplus and authorize the disposal of said items. Vote: Unanimous
- 11-1777 A resolution was adopted to declare various items within Telecom, Juvenile, and Sheriff's Office as surplus and authorize the disposal of said items.
Vote: Unanimous
- 11-1778 A resolution was adopted to Rescind Resolution #11-1752 to approve an Amendment to the Agreement for Police Protection with South Lebanon Ohio on behalf of the Sheriff's Office. Vote: Unanimous
- 11-1779 A resolution was adopted to approve and enter into Professional Service Agreement with Gerald F. Schneider, Psychologist, on behalf of the Warren County Sheriff's Office. Vote: Unanimous

- 11-1780 A resolution was adopted to authorize the President of the Board to sign additional schedule for trusted IP addresses to include with Service Agreement with Lebanon Citizens National Bank relative to Direct Deposit pursuant to Resolution 11-1375. Vote: Unanimous
- 11-1781 A resolution was adopted to acknowledge Approval of Affirmation of “Then and Now” requests pursuant to Ohio Revised Code 5705.41 (D) (1) by the County Administrator pursuant to Resolution #10-0948. Vote: Unanimous
- 11-1782 A resolution was adopted to affirm “Then and Now” requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 11-1783 A resolution was adopted to acknowledge approval of various Refunds by the County Administrator pursuant to Resolution #101-0948. Vote: Unanimous
- 11-1784 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 11-1785 A resolution was adopted to acknowledge approval of various Financial Resolutions by the County Administrator pursuant to Resolution #10-0948. Vote: Unanimous
- 11-1786 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 11-1787 A resolution was adopted to approve Bond Release for Morella Construction, LLC, for completion of improvements in Arbor Square, Lot 29, situated in Deerfield Township. Vote: Unanimous
- 11-1788 A resolution was adopted to approve following Record Plats. Vote: Unanimous
- 11-1789 A resolution was adopted to approve following Record Plats. Vote: Unanimous
- 11-1790 A resolution was adopted to approve Appropriation Decrease for Fund #262 (Community Corrections Monitoring - Home Incarceration). Vote: Unanimous
- 11-1791 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 11-1792 A resolution was adopted to accept Amended Certificate for Funds 203, 206, 253, 263 and 650. Vote: Unanimous
- 11-1793 A resolution was adopted to accept Amended Certificate, approve Supplemental Appropriation and approve an Operating Transfer within Fund No. 583. Vote: Unanimous

- 11-1794 A resolution was adopted to approve Repayment of the Cash Advance within, the SR 122 & Utica Rd Water Assessment Fund No. 439-3235. Vote: Unanimous
- 11-1795 A resolution was adopted to approve Supplemental Appropriation within Building Services Fund #498. Vote: Unanimous
- 11-1796 A resolution was adopted to approve Supplemental Appropriation into Health Insurance Fund #632. Vote: Unanimous
- 11-1797 A resolution was adopted to approve Appropriation Adjustment from Commissioners Grants Fund #101-1112 into Commissioners Fund #101-1110. Vote: Unanimous
- 11-1798 A resolution was adopted to approve Appropriation Adjustments from Juvenile Court Fund #101-1240 into Juvenile Probation Fund #101-2500. Vote: Unanimous
- 11-1799 A resolution was adopted to approve Appropriation Adjustment within Juvenile Court Fund #101-1240. Vote: Unanimous
- 11-1800 A resolution was adopted to approve Appropriation Adjustments within the Clerk of Courts Computer Fund #282-1410. Vote: Unanimous
- 11-1801 A resolution was adopted to approve Appropriation Adjustment within Law Library Fund #207-1291. Vote: Unanimous
- 11-1802 A resolution was adopted to approve Appropriation Adjustments within Telecommunications Fund #492. Vote: Unanimous
- 11-1803 A resolution was adopted to approve Appropriation Adjustment within County Court Fund #101-1280. Vote: Unanimous
- 11-1804 A resolution was adopted to approve Appropriation Adjustment within Sheriff's Office Fund #101. Vote: Unanimous
- 11-1805 A resolution was adopted to approve Appropriation Adjustments within Common Pleas Fund #101-1220 and Domestic Relations Court Fund #101-1230. Vote: Unanimous
- 11-1806 A resolution was adopted to approve Appropriation Adjustments within Telecommunications Fund #492. Vote: Unanimous
- 11-1807 A resolution was adopted to approve Appropriation Adjustment within Telecommunications Fund #101-2810. Vote: Unanimous

- 11-1808 A resolution was adopted to approve Appropriation Adjustment within Engineer's Motor Vehicle Fund #202. Vote: Unanimous
- 11-1809 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 11-1810 A resolution was adopted to approve Text Amendments to the Warren County Rural Zoning Code "A" pursuant to Ohio Revised Code Section 303.12. Vote: Unanimous
- 11-1811 A resolution was adopted to approve Map Amendments to the Warren County Rural Zoning Code "A" pursuant to Ohio Revised Code Section 303.12. Vote: Unanimous
- 11-1812 A resolution was adopted to order for Annexation of 0.613 acres to the City of Lebanon, George P. Clements, Agent, pursuant to Ohio Revised Code Section 709.16 [a.k.a. Municipality Owned Property Annexation]. Vote: Unanimous
- 11-1813 A resolution was adopted to approve Appropriation Adjustment within the Clerk of Courts General Fund #101-1260. Vote: Unanimous
- 11-1814 A resolution was adopted to approve Appropriation Adjustment within County Court Fund #253. Vote: Unanimous
- 11-1815 A resolution was adopted to accept an Amended Certificate and Supplemental Appropriation for Fund #632 Employee Health Benefits and approve a Cash Advance from the General Fund #101- into Fund #632 Employee Health Benefits. Vote: Unanimous
- 11-1816 A resolution was adopted to approve Appropriation Adjustments within Building Services Fund #101-1600. Vote: Unanimous
- 11-1817 A resolution was adopted to approve 2012 Annual Appropriations. Vote: Unanimous
- 11-1818 A resolution was adopted to approve the Site Plan Review Application of Joy Outdoor Education Center, LLC, in Washington Township. Vote: Unanimous
- 11-1819 A resolution was adopted to approve Appropriation Adjustment within Franklin Municipal Court Fund #101-1271. Vote: Unanimous

DISCUSSIONS

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

The Board met this 20th day of December 2011, to render a decision relative to the text and map amendments to the Warren County Rural Zoning Code "A".

Mike Yetter, Zoning Supervisor, reviewed the changes made during the Board of Commissioner Public Hearing process discussing the text amendments as well as the map changes relative to parcel #12-11-100-033-0 which desires to be zoning "B-1" rather than "M-1".

Upon further discussion, the Board resolved (Resolution #11-1810) to approve text amendments to the Warren County Rural Zoning Code "A" pursuant to Ohio Revised Code Section 303.12, and resolved (Resolution #11-1811) to approve map amendments to the Warren County Rural Zoning Code "A" pursuant to Ohio Revised Code Section 303.12.

Christian Schock, Director of the Clinton County Planning Commission, was present along with Ruth Dobyms, Curator of the Quaker Heritage Center, Gus Edwards, Wayne Township Administrator, and Phil Smith, Executive Director of the Convention and Visitors Bureau, to discuss the designation of a Quaker Scenic Byway Route which would highlight the rich Quaker areas within portions of Clinton and Warren Counties.

Ms. Dobyms presented a map of the proposed route as well as a list of proposed stops "of interest" along the route. She then requested the Board to sign a letter of support for the project.

Upon discussion, the Board agreed to support the project.

Tiffany Zindel, Director of OMB, presented the 2012 Annual Appropriation to the Board for approval.

The annual appropriation includes the following:

Total General Fund Budget: \$61,786,886
50.74% or \$33,678,913 is for criminal justice (.43% increase over 2011)
4.17% is for social services (general fund portion)
1.6% miscellaneous

Mrs. Zindel stated that there is no money in the 2012 budget dedicated to debt services. She then stated that the anticipated revenue for 2012 is \$53,361,943 according to the County Auditor.

Commissioner Young stated that Warren County has added its carryover in the last 24 month unlike no other governmental entity in the State of Ohio. He noted that Warren County is fiscally responsible and does not spend money easily.

Commissioner South and Commission Ariss thanked Tiffany for her hard work and also thanked the elected officials for their conservative philosophy and cooperation.

Upon further discussion, the Board resolved (Resolution #11-1817) to approve the 2012 annual appropriations.

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

Bellbrook Road Waterline Petition—the public hearing process is concluded. The proposed 8” waterline would service 29 residents at a proposed cost of \$17,000 each. This proposed waterline would belong to and be serviced by the Village of Waynesville’s but assessed by the Board of Commissioners. There are 15 residents in favor and 9 opposed. 5 are undecided. Upon discussion, the Board requested a legal opinion from the Prosecutor’s Office relative to if the Village of Waynesville can assess these township residents because they are in an area released for service to Waynesville as well as a work session with the Village of Waynesville.

Water and Sewer Rate Increases—Patty Solinski, Business Manager within the Water and Sewer Department, presented the current and projected expenses through 2014. She then discussed the recommendation of a 3% rate increase plus the option of a \$2.50 capital improvement fee for six billing cycles. She stated the need for additional capital improvement revenue to pay the debt associated with the sewer plant expansion and the 3% rate increase to maintain the cost of current equipment and increased utilities.

Upon discussion, the Board requested additional information relative to where Warren County rates compare with surrounding jurisdictions.

Mike Yetter, Zoning Supervisor, was present for the site plan review application of Joy Outdoor Education Center LLC in Washington Township.

Mr. Yetter reviewed the location of the project as well as the comments and concerns from departments and officials concerned and stated his recommendation to approve the site plan review application subject to 16 conditions.

Amy Thompson, Executive Director of Joy Outdoor, introduced Jon Slocum who presented a PowerPoint presentation outlining the location and proposed drawings of the following proposed improvements:

1. Youth cabin renovation/expansion.
2. Main dining hall renovation—ADA stalls, increase entry area and dining room, new roof and rear deck.
3. Wastewater treatment plan—expand current plant to 24,000 gallons per day.
4. Warren County Observatory—a proposed 850 sq. ft. observatory with attached patios and a retractable roof.
5. Seasonal Youth Village—used during the summer as additional housing/village of 6 yurt/soft-sided bunk houses, a shower house and an open air pavilion.
6. Nature Center—a 1200-1500 sq. ft. program meeting and classroom space showcasing “green” technology.
7. Office Space—1200 – 1500 sq. ft. office space for displaced offices during the renovation, possibly a modular or temporary building
8. Health Center—1600-1800 sq. ft. Health Center including chaperone cabins to accommodate more medical camp groups.
9. Lake and Pavilion—construct a 3.8 acre lake and pavilion to accommodate more waterfront activities.
10. High Challenge Course—construct a new climbing structure to replace an aging one that will be lost to the new lake.
11. New Dining Facility—construct an 8000 sq. ft. dining facility with office space, attached to existing administration building/welcome center in order to increase meal capacity, meeting and administration space
12. Main campus entry road and parking—a minor re-routing of the entry road

The proposed cost of Phase 1 is \$2,000,000.

Mr. Slocum stated that he has met and walked the area with the adjacent property owners in the residential subdivision and has a plan devised to adjust to an appropriation noise level for the music during the camp dances. He stated he will also work on relocating the site of the dances in the renovation process.

Commissioner South read into the record two emails from adjacent property owners:

1. Don and Nan Muchmore—in favor of the site plan review stating that Camp Joy is a great neighbor and were in business for many years prior to the adjacent residential subdivision being constructed.
2. Tim Carr—concerns with the type of music being played by the camp as well as the noise level.

Bob Krivanek, adjacent property owner, stated that the residents in the adjacent subdivision (other than Mr. Carr who could not attend) toured the camp and discussed the concerns relative to the music being played they feel is offensive in nature. He stated his belief that the issues will be resolved by working with camp staff and loves having the camp as a neighbor. He stated that the noise level concerns are not children or adults laughing and having a good time, must the music played during the dances and the volume of the music. He then stated his desire for the Board to consider the construction of the lake and pavilion which is closest to the residential subdivision during an additional public meeting when more details are available for consideration.

Upon further discussion, the Board resolved (Resolution #11-1818) to approve the site plan review application subject to the following 17 conditions:


1. Compliance with Sec. 27.01 (Outdoor Signs)
2. Compliance with Sec. 27.05 (Exterior Light Allowance Limitations Specifications and Permitting)
3. Compliance with Chapter 20 (Parking and Loading Regulations)
4. Upon submittal of more detailed site plans, the Zoning Inspector may require further review by the Board of County Commissioners.
5. That all structures are to be only for purposes ancillary to the existing campground;
6. Verification that all structures are out of the floodplain prior to issuance of building permits;
7. Verification of water services prior to issuance of building permits;
8. Compliance with all requirements of the Warren County Combined Health District;
9. Approval of all permits required by the Ohio EPA;
10. The Alpine Tower may be relocated on the site provided that its location is not within the floodplain or stream setback area as determined by Warren County Soil and Water Conservation Management.
11. The Lakeside Pavilion restrooms may be located around the new lake subject to approval by the Warren County Combined Health District.
12. The Warren County Soil & Water Conservation District shall determine the need for a lake management plan.

13. Exterior lighting shall conform to the Warren County Rural Zoning Code.
14. Preservation of the tree line along Old 3'c Highway.
15. Signage for the observatory is no larger in size than the main entry sign
16. The applicant shall mitigate the noise impacts to the neighboring properties and an appropriate noise level to be established.
17. Applicant will be required to submit to the Board of County Commissioners additional information regarding Lakeside Pavilion for further review prior to construction.

Upon motion the meeting was adjourned.



Pat Arnold South, President

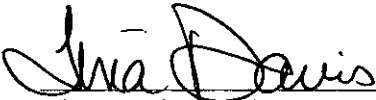


David G. Young



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 December 20, 2011, in compliance with Section 121.22 O.R.C.



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