



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

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DAVID G. YOUNG

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

MINUTES: Regular Session – August 11, 2015

The Board met in regular session pursuant to adjournment of the August 4, 2015, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the July 28, 2015 and August 4, 2015 meetings were read and approved.

- 15-1214 A resolution was adopted to accept Resignation, due to Retirement, of David R. Gully, County Administrator, effective July 31, 2016. Vote: Unanimous
- 15-1215 A resolution was adopted to approve end of 180-day Probationary Period and approve a Pay Increase for Darlene Labarowski, Cashier Receptionist, within the Water and Sewer Department. Vote: Unanimous
- 15-1216 A resolution was adopted to approve Reaffirmation Agreements with Debra Chambers relative to First Time Homebuyers Program. Vote: Unanimous
- 15-1217 A resolution was adopted to enter into an Exclusive and Permanent Highway Easement Agreement with Kara K. Fulcher nka Kara K. Kuroff, unmarried (Grantor) for the Irwin-Simpson Road Improvement Project. Vote: Unanimous
- 15-1218 A resolution was adopted to authorize County Engineer to execute LPA (Local Public Agency) Federal Local - Let Project Agreement with Ohio Department of Transportation (ODOT) for the Old State Route 122 and Township Line Road Roundabout Improvement Project (PID #100784). Vote: Unanimous

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- 15-1219 A resolution was adopted to approve and authorize the President of the Board to sign the Data Sharing and Confidentiality Agreement with the Ohio Department of Job and Family Services. Vote: Unanimous
- 15-1220 A resolution was adopted to Waive Fees associated with the Construction of a Chapel at the Springboro Cemetery. Vote: Unanimous
- 15-1221 A resolution was adopted to approve a Subsidy Grant Agreement on behalf of the Warren County Common Pleas Court. Vote: Unanimous
- 15-1222 A resolution was adopted to approve a Subsidy Grant Agreement on behalf of the Warren County Common Pleas Court. Vote: Unanimous
- 15-1223 A resolution was adopted to approve Agreement with Mid Western Children's Home, 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
- 15-1224 A resolution was adopted to approve Agreement with David L. Brown Youth Center 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
- 15-1225 A resolution was adopted to approve Notice of Intent to Award Bid to John R. Jurgensen Company for the 2015 Pavement Repair Project. Vote: Unanimous
- 15-1226 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41 (D)(1). Vote: Unanimous
- 15-1227 A resolution was adopted to acknowledge receipt of July 2015 Financial Statement. Vote: Unanimous
- 15-1228 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 15-1229 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 15-1230 A resolution was adopted to approve and authorize the President of the Board to enter into Funding Agreement (Fee in Lieu of) for Butler-Warren Road Improvements with M/I Homes of Cincinnati, LLC relative to Robert's Park Subdivision in Deerfield Township. Vote: Unanimous

- 15-1231 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with M/I Homes of Cincinnati, LLC for installation of certain improvements in Robert's Park Subdivision, Section 1, Block B, situated in Deerfield Township. Vote: Unanimous
- 15-1232 A resolution was adopted to enter into Street and Appurtenances (including sidewalks) Security Agreement with M/I Homes of Cincinnati, LLC for installation of certain improvements in Roberts Park, Section 1, Block B, situated in Deerfield Township. Vote: Unanimous
- 15-1233 A resolution was adopted to approve the following Record Plats. Vote: Unanimous
- 15-1234 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 15-1235 A resolution was adopted to accept an Amended Certificate and approve a Supplemental Appropriation into Fund #455 for the Phase II Road Resurfacing Project. Vote: Unanimous
- 15-1236 A resolution was adopted to approve Operating Transfers from Water Revenue Fund #510 into Water Revenue Project Fund #583 for various water projects. Vote: Unanimous
- 15-1237 A resolution was adopted to approve Supplemental Appropriation into Human Services Fund #203. Vote: Unanimous
- 15-1238 A resolution was adopted to approve Supplemental Appropriation Adjustment within Juvenile Court Clerk Computer Fund. Vote: Unanimous
- 15-1239 A resolution was adopted to approve Appropriation Adjustments from Commissioners General Fund #101-1110 into Detention - Sheriff's Fund #101-2210. Vote: Unanimous
- 15-1240 A resolution was adopted to approve Appropriation Adjustment from Commissioners General Fund #101-1110 into Building Regulation Department Fund #101-2300. Vote: Unanimous
- 15-1241 A resolution was adopted to approve Appropriation Adjustment within Facilities Management Fund #101-1600. Vote: Unanimous
- 15-1242 A resolution was adopted to approve Appropriation Adjustments within Sheriff's Office Fund #101-2200. Vote: Unanimous

- 15-1243 A resolution was adopted to approve Appropriation Adjustment within Sheriff's Office Fund #101-2200. Vote: Unanimous
- 15-1244 A resolution was adopted to approve Appropriation Adjustment within Dog and Kennel Fund #206. Vote: Unanimous
- 15-1245 A resolution was adopted to approve Appropriation Adjustment within the Clerk County Court General Fund #101-1282. Vote: Unanimous
- 15-1246 A resolution was adopted to approve Appropriation Adjustment within the Clerk of Courts Certificate of Title Administration Fund #250. Vote: Unanimous
- 15-1247 A resolution was adopted to approve Appropriation Adjustment within Mary Haven Fund #270-1240. Vote: Unanimous
- 15-1248 A resolution was adopted to approve Appropriation Adjustment within Children Services Fund #273. Vote: Unanimous
- 15-1249 A resolution was adopted to approve Appropriation Adjustment within Telecommunications Department Fund #492. Vote: Unanimous
- 15-1250 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 15-1251 A resolution was adopted to authorize Amendment No. 1 to Financing Agreement and Bond in Connection with Industrial Development Revenue Bond, Series 2005 (High Concrete Technology, LLC Project) of the County of Warren, Ohio: authorizing a Tax Exemption Certificate and Agreement and authorizing other related actions. Vote: Unanimous
- 15-1252 A resolution was adopted to approve and authorize President of the Board to enter into Wholesale Water and Sanitary Sewer Service Agreement with the Village of South Lebanon. Vote: Unanimous
- 15-1253 A resolution was adopted to begin Thursday, August 13, 2015, Regular Meeting at 5:30 p.m. 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 9:15 a.m. this 11th day of August and the following bids were received, opened and read aloud for the FY 2013 Franklin Twp. Martz Paulin Road for the Warren County Office of Grants Administration:

Ford Development Cincinnati, Ohio	\$ 148,076.00
Belgray Inc Wilmington, Ohio	\$ 243,214.00

Susanne Mason, Project Manager, Warren County Office of Grants Administration will review bids for a recommendation at a later date.

Michael Dean, Dinsmore & Shohl, was present to request the approval of an amendment to the finance agreement for High Concrete Technology, LLC in order to refinance the industrial development revenue bonds at a lower interest rate than was originally issued in 2005.

Upon discussion, the Board resolved (Resolution #15-1251) to authorize amendment No. 1 to the financing agreement and bond in connection with Industrial Development Revenue Bond, Series 2005 (High Concrete Technology, LLC Project) and authorize a tax exemption certificate and agreement relative thereto.

Linda Oda, Warren County Recorder, was present along with Jen Haney, Records Manager, and staff, to discuss the completion of a multi-year research project relative to the Warren County Infirmary building, now housing the Warren County Combined Health District, Children Services and Human Services.

Ms. Haney stated that as the Records Manager and Archivist, she is also responsible for the preservation of history. She then introduced her employee and interns who have worked many hours researching this project and stated that during this research, they discovered that when the building was construction in 1916, a cornerstone time capsule was placed in the building on September 2, 1916.

There was discussion relative to the history of the building and the various uses from the beginning until now.

Ms. Haney then requested that the Board consider having a formal ceremonial opening of the time capsule on September 2, 2016, to commemorate the 100th year anniversary of the building.

Upon discussion, the Board stated their desire for a 100th anniversary ceremony as well as placing a new cornerstone time capsule in place of the one that will be removed.

Michael Shadoan, Facilities Management Director, was present along with Paul Kindell, Telecommunications Director, and Roger Sorey, Assistant Prosecutor, for a work session to discuss a proposed telecommunications tower that Verizon Wireless would like to locate on a 60 x 60 parcel on the Warren County Government Campus adjacent to SR 48.

Mr. Shadoan stated that they have been in negotiation with Verizon for the tower but it would require a zoning variance from the City of Lebanon.

There was discussion relative to the benefit of having the tower located on Warren County Property.

David Gully, County Administrator, suggested having Verizon work with Lebanon and if they get the zoning worked out, we can begin serious negotiation relative to lease pricing.

Mr. Shadoan stated that if Warren County can get the same revenue as the tower at the Warren County Fairgrounds, it would be worth it.

Mr. Gully stated that for this to work the County will need to work with Lebanon on the zoning and Verizon must make it worth our time.

Mr. Kindell stated that a new tower would increase capacity for Warren County.

Commissioner Young stated that with Warren County already having one tower on site, it would not be a nuisance to add another.

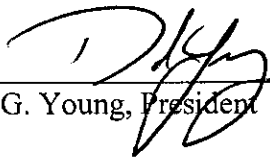
Upon further discussion, the Board directed Mr. Gully to guide the negotiations with Verizon and present a recommendation at a later date.

Chris Brausch, Sanitary Engineer, was present for a work session to discuss the following matters:

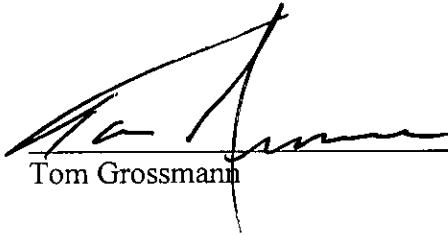
1. Mr. Brausch presented a Wholesale Water and Sewer Service Agreement with the Village of South Lebanon relative to water service to the Cedars at Rivers Bend and sanitary sewer service to Highland Park Subdivision in Union Township—Upon discussion, the Board resolved (Resolution #15-1252) to approve the agreement.
2. Mr. Brausch discussed a proposed sanitary sewer agreement with the City of Middletown relative to two properties that are within the City of Middletown's service area but cannot be serviced by them. Mr. Brausch stated that OKI (Ohio Kentucky Indiana Regional Council of Governments) will change the sewer boundaries through the agreement process. Upon discussion, the Board stated their desire to proceed with the agreement.
3. Warren County Master Plan Project Update—Dave Walling, Deputy Sanitary Engineer, discussed the brown water complaints and stated they are proceeding with a full scale test for a pre-chlorination procedure in order to reduce the manganese to reduce the brown water complaints within the Hamilton-Deerfield Water Area. He then stated that the consultant working on the master plan is running 30-45 days behind schedule. He stated that the computer modeling needs additional refining and should be ready to be presented sometime next month.
4. Waynesville Sanitary Sewer Agreement—Mr. Brausch informed the Board that the Waynesville solicitor has sent comments relative to Mr. McGary's draft agreement.
5. Kings Island Sanitary Sewer Service—Mr. Brausch stated that Kings Island is self sufficient with their own water treatment plant at the park but they receive sanitary sewer service from Warren County through three sewer flow meters. He stated that the sewer meters pre-date the Rules and Regulations of the Water and Sewer Department stating that the meters must be owned and maintained by the property owner. Mr. Brausch stated that two of Kings Island's meters need replaced and because they pre-date the current rules and are a high volume customer of the sewer service, he recommended that Warren County retain maintenance and ownership of the sewer meters. Upon discussion, the Board agreed with Mr. Bausch's recommendation.

On motion, upon unanimous call of the roll, the Board entered into executive session at 10:15 a.m. to discuss acquisition of property with the County Engineer and Assistant Prosecutor pursuant to Ohio Revised Code Section 121.22 (G)(2) and exited at 12:15 p.m.

Upon motion the meeting was adjourned.



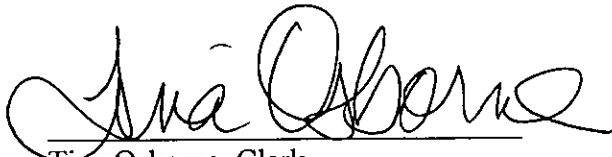
David G. Young, President



Tom Grossmann

Pat Arnold South

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 11, 2015, in compliance with Section 121.22 O.R.C.



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