



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

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**TOM GROSSMANN
SHANNON JONES
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**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

MINUTES: Regular Session – April 11, 2023

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the April 4, 2023, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the April 4, 2023, meeting were read and approved.

- 23-0425 A resolution was adopted to adopt classifications specifications and point factor assignments of Technologist within the Telecommunications Department. Vote: Unanimous
- 23-0426 A resolution was adopted to hire Tim Simpson as Telecom Technologist, within the Warren County Telecommunications Department. Vote: Unanimous
- 23-0427 A resolution was adopted to designate extended illness leave for Stacey Newdigate within the Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 23-0428 A resolution was adopted to accept resignation of Krista Wright, Eligibility Referral Specialist I within the Warren County Department of Job and Family Services, Human Services Division, effective April 5, 2023. Vote: Unanimous
- 23-0429 A resolution was adopted to authorize the posting of the “Eligibility Referral Specialist I” position within the Department of Job and Family Services, Human Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous

- 23-0430 A resolution was adopted to temporarily reclassify Jordan Barnhart to the position of Business Manager within the Warren County Job and Family Services, Human Services Division. Vote: Unanimous
- 23-0431 A resolution was adopted to hire Jadon Flannery as Water Treatment Plant Technician, within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0432 A resolution was adopted to hire Jeremy Turnmire as Water Treatment Plant Technician, within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0433 A resolution was adopted to approve pay increase for Nick Vearil within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0434 A resolution was adopted to approve pay increase for Jerry Cassidy within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0435 A resolution was adopted to approve pay increase for Shea Flannery within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0436 A resolution was adopted to hire Andrew Bolin as Alternative Response Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-0437 A resolution was adopted to hire Antonio Miller as an Alternative Response Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-0438 A resolution was adopted to approve full-time hours for McKenna Hammonds, Investigative Caseworker II, within the Warren County Job and Family Services, Children Services Division. Vote: Unanimous
- 23-0439 A resolution was adopted to approve end of 365- day probationary period and approve a pay increase for Kody Sanders within Warren County Facilities Management. Vote: Unanimous
- 23-0440 A resolution was adopted to remove probationary employee Ward Jones, within Warren County OhioMeansJobs. Vote: Unanimous
- 23-0441 A resolution was adopted to approve amendment to the Work Rules relative to the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0442 A resolution was adopted to enter into contract with KT Holden Construction, LLC for the Corwin Booster Pump Station Improvements Project. Vote: Unanimous

- 23-0443 A resolution was adopted to advertise for bids for the Warren County Airport-South Taxiway and Apron Reconstruction and Runway and Taxiway Pavement Marking Project. Vote: Unanimous
- 23-0444 A resolution was adopted to advertise for bids for the 2023 Striping Project. Vote: Unanimous
- 23-0445 A resolution was adopted to approve County Motor Vehicle Tax (CVT- 383) for the Village of Waynesville in the amount of \$128,215.00. Vote: Unanimous
- 23-0446 A resolution was adopted to approve emergency procurement of repair parts to fix a broken valve located at the Richard A. Renneker Water Treatment Plant. Vote: Unanimous
- 23-0447 A resolution was adopted to approve and sign the submission of SF-24, Assurances and Certifications as they relate to the Warren County 2019-2023 Consolidated Plan and Fiscal Year 2023 CDBG Annual Action Plan. Vote: Unanimous
- 23-0448 A resolution was adopted to authorize the President of the Board to sign Key Release and Terms of Use Agreement with the State of Ohio, Department of Administrative Services on behalf of Warren County Telecommunications relative to the Marcs Mobile voice delivery system and advanced system key. Vote: Unanimous
- 23-0449 A resolution was adopted to approve addenda to agreement with Boys to Men Transitional Home Inc. relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 23-0450 A resolution was adopted to acknowledge receipt of March 2023 Financial Statement. Vote: Unanimous
- 23-0451 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-0452 A resolution was adopted to approve various record plats. Vote: Unanimous
- 23-0453 A resolution was adopted to approve operational transfer from Commissioners' Fund #11011112 into Human Services Fund #2203. Vote: Unanimous
- 23-0454 A resolution was adopted to approve supplemental appropriations into OhioMeansJobs Funds #2254 and #2258. Vote: Unanimous
- 23-0455 A resolution was adopted to approve a supplemental appropriation and an appropriation adjustment into Property Insurance Fund #6637. Vote: Unanimous

- 23-0456 A resolution was adopted to approve appropriation adjustments from Commissioners' General Fund #11011110 into Juvenile Detention Center Fund #11012600. Vote: Unanimous
- 23-0457 A resolution was adopted to approve appropriation adjustment within Warren County Garage Fund #11011620. Vote: Unanimous
- 23-0458 A resolution was adopted to approve appropriation adjustment within the Building and Zoning Department Fund #11012300. Vote: Unanimous
- 23-0459 A resolution was adopted to approve appropriation adjustments within Auditor's Real Estate Fund #2237. Vote: Unanimous
- 23-0460 A resolution was adopted to approve appropriation adjustment within the Water Revenue Fund No. 5510. Vote: Unanimous
- 23-0461 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 23-0462 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, April 13, 2023. Vote: Unanimous
- 23-0463 A resolution was adopted to approve the Greene Meadows PUD Stage 2 in Franklin Township subject to conditions. Vote: Unanimous

DISCUSSIONS

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

ADMINISTRATIVE HEARING

GREENE MEADOWS PUD STAGE 2 IN FRANKLIN TOWNSHIP

The Board met this 11th day of April 2023, in the Commissioners' Meeting Room, for the continuation of the administrative hearing to consider application for the Greene Meadows PUD Stage 2 in Franklin Township.

Ryan Cook, Regional Planning Commission (RPC), reviewed the events from the previous hearing and stated the RPC staff, the County Engineer, Developer's Engineer, and the property owner met virtually. He stated that upon discussion with all parties involved, the County Engineer stated that if the Board agrees with deviating from the Warren County Official Thoroughfare Plan, the Engineer's Office would be ok with narrowing the collector streets, with stipulations on parking.

Kurt Weber, Chief Deputy Engineer, was sworn in by Commissioner Jones.

Mr. Weber recapped the questions of the Board relative to speeding and the need for collector streets within the proposed development. He stated that upon meeting virtually, the Engineer's Office would be ok with narrowing the North-South street to 24' of pavement with no parking permitted and the East-West street to 30' of pavement with no parking permitted on the hydrant side of the street.

Bruce McGary, Assistant Prosecutor, stated the Board would need to deviate from the Thoroughfare Plan by unanimous vote to make those changes.

Commissioner Young questioned the no parking on the North-South roadway, stating the concerns with the reality of guests and/or property owners not parking there.

There was discussion relative to permitting parking on one side with increased pavement width, which would be the same as the East-West roadway.

There was discussion relative to the use of these roadways as a "cut through" road as well as the purpose of collector streets vs. local roads.

Rob Smith, DR Horton, property owner, stated the desire for the narrower roadways as it is harder to sell lots where the roadways are wider and the people drive fast.

It was discussed and determined that emergency vehicle access will not be a problem even if the Board decides to consider the narrower streets.

Darryl Cordrey, Franklin Township Administrator, stated concerns relative to parking from a traffic enforcement standpoint. He stated the undue burden that would be caused to the township and law enforcement, if the Board determines no parking is permitted.

Beth Heny, Dearth Road resident, was sworn in by Commissioner Jones.

Mrs. Heny stated concerns with draining from the north side of the development.

John Del Vern, Bayer Becker Engineers, stated they are aware of the draining issues in that area and reviewed the proposed improvements that will address those problems.

Upon discussion, upon unanimous call of the roll, the Board agreed to deviate from the Warren County Official Thoroughfare Plan.

Mr. McGary requested the Board clarify which roads are being deviated for pavement and right of way.

Upon further discussion, upon unanimous call of the roll, the Board determined to deviate from the Warren County Official Thoroughfare Plan, to reduce the required pavement and road right of way on Greene Meadows Drive and Madison Grace Way from 36' to 30' provided on-street parking is limited to the non-hydrant side of the roadways and reduce the dedicated right of way from 60' to 56'.

Commissioner Young stated his dislike for this type of high-density development but clarified that the original zoning from 2004 permitted an even worse development plan than what is proposed today.

Upon further discussion, the Board resolved (Resolution #23-0463) to approve the Greene Meadows PUD Stage 2 in Franklin Township subject to the following conditions:

1. Compliance with the Warren County Rural Zoning Code, Planned Unit Development Stage I Standards and Resolution, and the Warren County Subdivision Regulations.
2. Compliance with the requirements of the Warren County Engineer's Office and the Ohio Department of Transportation. Any road improvements deemed necessary by either department shall be installed by the developer.
3. Water and wastewater facilities shall comply with the Warren County Water & Sewer Department standards. Any improvements deemed necessary by the Warren County Water & Sewer Department shall be installed by the developer.
4. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. An Earth Disturbing Permit and Environmental Assessment shall be done and approved by SWCD prior to Final Plat.
5. The proposed stormwater detention system, inclusive of all storm sewers, basins, and other devices, shall be designed and constructed in accordance with the standards and regulations of the Warren County Engineer's Office.
6. A Homeowners Association (HOA) shall be established for the management and maintenance of common open space, stormwater management, trails, paths, postal mailbox units, and any other community amenities. All amenities within each phase shall be completed at the time each phase is platted, and all amenities of the entire development shall be completed before the platting of the 166 residential lots.
7. Entry monument signs shall be similar to what was illustrated on the title page.
8. Submit an updated Stage 2 Plan that:
 - a. identifies the materials of the "natural path".
 - b. updates the project data parcel numbers to the correct IDs.

- c. changes the subdivision name and proposed street name 'Arthur' that is acceptable to WCRPC and the Engineer's Office.
9. Compliance with all other local, state, and federal regulations.
 10. The applicant submits an updated PUD Stage 2 site plan that is consistent with the Thoroughfare Plan deviations approved unanimously by the Board of County Commissioners on April 11, 2023, allowing a deviation from the Official Thoroughfare Plan for the following collector roads (Figure A.7 Typical Section, Collector - Residential Urban):
 - a. Greene Meadows Drive: Reduction in roadway pavement width from 36 feet to 30 feet provided on-street parking is limited to the non-hydrant side of the roadway. Reduction in right-of-way from 60 feet to 56 feet.
 - b. Madison Grace Way: Reduction in roadway pavement width from 36 feet to 30 feet provided on-street parking is limited to the non-hydrant side of the roadway. Reduction in right-of-way from 60 feet to 56 feet.

Susanne Mason, Program Manager, was present for a follow-up work session with UTS relative to the request for a contract amendment to increase the hourly rate an additional \$2.50 for 2023.

Brandon Baum, UTS, reviewed their request and the attached PowerPoint presentation from the previous meeting, stating this amendment would be a full "pass through" increase directly to driver wages.

Mike Cronin, UTS, stated that this contract with Warren County is operating at an \$8000-\$12,000 loss every month due to the increase in expenses and the lack of ability to hire and retain drivers.

There was discussion relative to why UTS signed the agreement extension for 2023 if they knew there was a deficit.

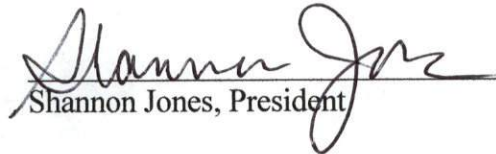
There was discussion relative to the various increases after the contract extension was signed by UTS in October, 2022, as well as the increase in inflation.

Mr. Cronin explained that this contract with Warren County is more of a public service and the goal with the proposed increase is to break even and not lose money every month. He explained that the more drivers they can hire, the more hours they can bill. He stated that the contract is a "not to exceed" amount and would not increase the overall cost of the contract.


There was discussion relative to the desire to provide the increase but at a longer timeframe than the end of the year.

Upon discussion, the Board requested UTS research and provide an hourly rate increase amount that would extend the agreement to December 31, 2024, rather than 2023.

Upon motion the meeting was adjourned.


Shannon Jones, President

David G. Young



Tom Grossmann

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 April 11, 2023, in compliance with Section 121.22 O.R.C.



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



Warren County Commissioners Meeting 4.4.2023





2021 vs. Now

- \$31.37 per revenue hour
 - 2.5% annual increase based on trailing 12-month historical average (CPI-U)
- Actual CPI-U increase
 - 2021 = 4.7%
 - 2022 = 8.6%
 - 2023 Trend = 6.0%

	2021	2022	2023	2024	2025
Budgeted Rate (per hour)	\$ 31.37	\$ 32.15	\$ 32.96	\$ 33.78	\$ 34.63
Budgeted CPI-U	2.50%	2.50%	2.50%	2.50%	2.50%
Actual CPI-U	4.70%	8.60%	6.0%		
CPI Adjusted Rate (per hour)		\$ 32.84	\$ 35.67	\$ 37.81	



Continued

- Budgeted 2023 Rent \$2955 / month
 - Actual 2023 Rent \$3866 / month
 - Other cost increases realized:
 - Utilities/Parts
 - Dispatch/Management Pay
 - Insurance
 - 2022 Data
 - Budgeted 40,000 Trips / 29,764 Rev Hours
 - Actual 34,029 Trips / 24,347 Rev Hours (4% increase from 2021)
 - Equates to annual shortage of 2.36 drivers (at 9 revenue hours per day)
-



Proposal

- UTS is proposing a \$2.50 rate increase for the remainder of 2023
 - Full wage pass-through
 - \$2 raise to all current drivers with 5+ years of experience
 - New hires at \$14 / hour instead of \$12 / hour
 - Retain our best drivers and bring in a higher quality candidate for WCTS
 - A \$12 / hour candidate in January 2021 is worth \$13.80 / hour in February 2023



What does this mean for Warren County?

- Meet increase in demand from original contract
 - 14 drivers needed during peak times in 2021
 - 17 drivers needed during peak times in 2023
 - Root Cause:
 - Free medical rides
 - Increased demand in Mason and Lebanon
 - Increase in customers post-Covid
- Hire 3-5 high quality candidates at \$14/hour
 - 2 drivers in Mason to meet increasing demand
 - 1 driver for second Lebanon Loop
 - 1 “flex” driver to help in all areas
 - Opportunity for a Butler County Route Connection



Q & A

