



**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 – October 9, 2012

The Board met in regular session pursuant to adjournment of the October 7, 2012, meeting.

David G. Young - present

Pat Arnold South - present

Tom Ariss - present

Laura Lander, Deputy Clerk - present

Minutes of the October 7, 2012 meeting were read and approved.

- 12-1354 A resolution was adopted to designate Family and Medical Leave of Absence to Jason Bedwell, Water and Sewer Repair Worker III, within the Water and Sewer Department. Vote: Unanimous
- 12-1355 A resolution was adopted to designate Family and Medical Leave of Absence to Dena Redman, Eligibility Referral Specialist II, within the Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 12-1356 A resolution was adopted to designate Family and Medical Leave of Absence to Denise Tewmey, Unit Support Worker II, within the Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 12-1357 A resolution was adopted to approve a Pay Increase for Josh Moyer within the Warren County Department of Emergency Services. Vote: Unanimous
- 12-1358 A resolution was adopted to approve end of 180-day Probationary Period and approve a Pay Increase for William Harrison, Custodial Services Manager, within the Facilities Management Department. Vote: Unanimous

- 12-1359 A resolution was adopted to approve the Name Change of the Control Systems Specialist Position to Control Systems Technician II within the Water and Sewer Department. Vote: Unanimous
- 12-1360 A resolution was adopted to approve the Position Name Change of James Hause from Control Systems Specialist to Control Systems Technician II within the Water and Sewer Department. Vote: Unanimous
- 12-1361 A resolution was adopted to adopt Classification Specifications and Point Factor Assignments of Control Systems Technician I within the Warren County Water and Sewer Department. Vote: Unanimous
- 12-1362 A resolution was adopted to authorize the Posting of the "Control Systems Technician I" position, within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 12-1363 A resolution was adopted to Waive Permit Fees associated with the installation of a new Flag Pole at Hope United Methodist Church in Franklin Township. Vote: Unanimous
- 12-1364 A resolution was adopted to approve and authorize the President of the Board to enter into a Host Agency Training Agreement on behalf of Workforce One of Warren County. Vote: Unanimous
- 12-1365 A resolution was adopted to approve and authorize the President and/or Vice President of this Board to enter into a Subrecipient Agreement with the Franklin Township Board of Trustees relative to the Moving Ohio Forward Demolition Grant Program. Vote: Unanimous
- 12-1366 A resolution was adopted to due to an Ownership Change, Rescind Resolution #12-0974 regarding an Agreement with Frances Gilbert, for a Contract for Sale and purchase of Real Property as Road Right-of-Way and enter into an Agreement with the Hudson Gilbert, LLC, for a Contract for Sale and Purchase of Real Property as Road Right-of-Way and Easements in connection with the Bethany Road Improvement Project. Vote: Unanimous
- 12-1367 A resolution was adopted to Award the Bid for Crane Service Package Re-Bid for the Water and Sewer Department. Vote: Unanimous
- 12-1368 A resolution was adopted to approve and authorize the President and/or Vice President of this Board to sign Change Order #8 relative to the FY 2009 Energy Efficiency and Conservation Block Grant (EECBG) Project. Vote: Unanimous

- 12-1369 A resolution was adopted to approve Notice of Intent to Award Bid to Siteworx, LLC for the FY2012 Deerfield Township Loveland Park Repaving CDBG Project Re-Bid. Vote: Unanimous
- 12-1370 A resolution was adopted to nominate Larry Easterly, Warren County Park District, to the Natural Resources Assistance Council of the Green Space Conservation Program. Vote: Unanimous
- 12-1371 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 12-1372 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 12-1373 A resolution was adopted to acknowledge receipt of September 2012 Financial Statement. Vote: Unanimous
- 12-1374 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 12-1375 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 Regency Park, Section 10C situated in the Village of Maineville. Vote: Unanimous
- 12-1376 A resolution was adopted to enter into Erosion Control Bond Agreement with VWC Holdings, Ltd for improvements in the Villages of Winding Creek the Boulevards situated in Clearcreek Township. Vote: Unanimous
- 12-1377 A resolution was adopted to approve the following Record Plats.
Vote: Unanimous
- 12-1378 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 12-1379 A resolution was adopted to accept Amended Certificate for Fund 251 and approve Supplemental Appropriation. Vote: Unanimous
- 12-1380 A resolution was adopted to approve Operational Transfer from Commissioners Fund #101-1112 into Children Services Fund #273. Vote: Unanimous
- 12-1381 A resolution was adopted to approve Appropriation Adjustments within Common Pleas Court Fund #101-1220. Vote: Unanimous
- 12-1382 A resolution was adopted to approve Appropriation Adjustment within Telecom Fund #492. Vote: Unanimous

- 12-1383 A resolution was adopted to approve Appropriation Adjustment within the Sewer Revenue Fund No. 580. Vote: Unanimous
- 12-1384 A resolution was adopted to approve an Appropriation Adjustment within the Solid Waste Management District Fund No. 256. Vote: Unanimous
- 12-1385 A resolution was adopted to approve Appropriation Adjustment within Juvenile Detention Fund #101-2600. Vote: Unanimous
- 12-1386 A resolution was adopted to approve Appropriation Adjustment within Facilities Management Fund #101-1600. Vote: Unanimous
- 12-1387 A resolution was adopted to approve Appropriation Adjustment within Emergency Services / Communications Center Fund #101-2850. Vote: Unanimous
- 12-1388 A resolution was adopted to approve Appropriation Adjustment within Sheriff's Office Fund #101-2210. Vote: Unanimous
- 12-1389 A resolution was adopted to approve an Appropriation Adjustment within Engineer's Office Fund #430 and an Operational Transfer from Engineer's Fund #430 into #453. Vote: Unanimous
- 12-1390 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 12-1391 A resolution was adopted to declare the improvement to certain Real Property located in the County of Warren, Ohio to be a Public Purpose, declaring such improvement to be exempt from Real Property Taxation; Requiring the owner thereof to make Service Payments in Lieu of Taxes; designating the Public Infrastructure Improvements to be made that will directly benefit the Real Property; and establishing a Redevelopment Tax Equivalent Fund for the deposit of Service Payments. Vote: Unanimous

DISCUSSIONS

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

Dave Gully, County Administrator, presented legislation relative to establishing a Tax Increment Financing (TIF) District on 120 acres located at the corner of Union Road and State Route 63 on property being purchased by Delaware North Company for the construction of a Racino.

Mr. Gully explained that the TIF will exempt the property owner from 75% of the property taxes for ten years. The purpose of the TIF is to make improvements in the vicinity of Union Road and State Route 63.

Mr. Gully further stated that if the TIF is approved by the Board, payments in lieu of taxes will be paid by the property owner and will go into a special fund and the Board will then decide which projects will be paid for out of the TIF funds as opposed to other funds.

Mr. Gully noted that the Lebanon City Schools and the Warren County Career Center were notified prior to today's meeting as required by Ohio Revised Code.

Commissioner Young stated that we are dealing with a very sophisticated potential development and there are multiple jurisdictions involved and that Warren County is taking the lead on working with Delaware North to negotiate the best terms to benefit all parties involved. He then stated that the TIF will be controlled by the Commissioners and they will work with the other parties involved to determine the best utilization of the funds.

Mr. Gully stated that an additional resolution will need to be adopted, before the end of the year, to allow the Board to reimburse themselves for any funds expended prior to receipt of monies collected from the TIF.

Commissioner South stated that the school districts would be receiving 25% of funds collected and that no revenue from the area in question is currently collected as the property is currently owned by the State of Ohio.

Commissioner Ariss commended all of the entities involved for working together to make this project come together.

Upon further discussion the Board resolved (Resolution #12-1391) to approve the declare the improvement to certain Real Property located in the County of Warren, Ohio to be a Public Purpose, declaring such improvement to be exempt from Real Property Taxation; Requiring the owner thereof to make Service Payments in Lieu of Taxes; designating the Public Infrastructure Improvements to be made that will directly benefit the Real Property; and establishing a Redevelopment Tax Equivalent Fund for the deposit of Service Payments.

Dave Gully, County Administrator, discussed the 2012 Warren County Food Drive.

Commissioner South stated that this year's food drive will be from November 1, 2012, through December 31, 2012, and that the food drive's directors have been meeting to work on the logistics of the collecting and distribution of donations.

Mrs. South stated that all of the food pantries are recruiting volunteers and that all donations will stay within the community where they are given, eliminating the need for warehousing of food and streamlining the distribution process.

Mrs. South then stated that the food pantries are asking that the Board consider, once again, donating \$30,000 to "kick-start" the campaign.

Upon discussion, the Board agreed to donate the requested \$30,000.

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:40 a.m. to discuss matters required to be kept confidential per federal or state law pursuant to Ohio Revised Code Section 121.22 (G) (5) and exited at 11:49

Upon motion the meeting was adjourned.




David G. Young, President

Tom Ariss



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 October 9, 2012, in compliance with Section 121.22 O.R.C.



Laura Lander, Deputy Clerk
Board of County Commissioners
Warren County, Ohio