



**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 GROSSMANN

PAT ARNOLD SOUTH

DAVID G. YOUNG

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

MINUTES: Regular Session – April 21, 2015

The Board met in regular session pursuant to adjournment of the April 14, 2015, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

- 15-0574 A resolution was adopted to approve end of 240-day Probationary Period and a Pay Increase for Molly Alexander, Investigative Caseworker I, within the Department of Job and Family Services, Children Services Division.
Vote: Unanimous
- 15-0575 A resolution was adopted to approve end of 240-day Probationary Period and approve a Pay Increase for Demetria Brown, Investigative Caseworker I, within the Department of Job and Family Services, Children Services Division.
Vote: Unanimous
- 15-0576 A resolution was adopted to approve Promotion of Trevor Hearn to the position of Facilities Management Department. Vote: Unanimous
- 15-0577 A resolution was adopted to amend Job Descriptions for Warren County Facilities Management. Vote: Unanimous
- 15-0578 A resolution was adopted to approve and enter into a Participation Agreement with the County Risk Sharing Authority, Inc., regarding Warren County's Liability Insurance. Vote: Unanimous

- 15-0579 A resolution was adopted to approve and enter into a License Agreement Amendment with Henschen and Associates, Inc. on behalf of Warren County Probate Court to provide additional products and services to those provided in the previous License Agreement of February 8, 1994. Vote: Unanimous
- 15-0580 A resolution was adopted to declare an Emergency and Waive Competitive Bidding Process for Emergency Repair of Asphalt on Justice Drive. Vote: Unanimous
- 15-0581 A resolution was adopted to approve and authorize Director of Emergency Services to sign Local Support Agency Memorandum of Understanding with Warren County Correctional Institution. Vote: Unanimous
- 15-0582 A resolution was adopted to authorize the Transfer of the following listed equipment to the Village of Waynesville. Vote: Unanimous
- 15-0583 A resolution was adopted to Waive Permit Fees associated with the Butterfly Walk for Cancerfree Kids Event in Deerfield Township. Vote: Unanimous
- 15-0584 A resolution was adopted to enter into an Executive and Permanent Highway Easement Agreement with Betty Callahan, Unmarried (grantor) for the Irwin-Simpson Road Improvement Project. Vote: Unanimous
- 15-0585 A resolution was adopted to enter into a Renewal Health Savings Account Service Agreement with 1st National Bank effective May 1, 2015. Vote: Unanimous
- 15-0586 A resolution was adopted to approve agreement with Marie's House of Hope 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
- 15-0587 A resolution was adopted to approve and adopt the 2015 Summary Plan Descriptions, Benefits summary, and Summary of Benefits and Coverage relative to the "Base" and "Buy Up" Medical/RX Plan administered by United Healthcare. Vote: Unanimous
- 15-0588 A resolution was adopted to approve and enter into Agreement with the U.S. Army Corps of Engineers for Law Enforcement services for Caesar Creek Lake on behalf of the Warren County Sheriff. Vote: Unanimous
- 15-0589 A resolution was adopted to approve and enter into TANF Summer Youth Employment Program Worksite Agreement with the Countryside YMCA on behalf of Warren County Department of Human Services. Vote: Unanimous

- 15-0590 A resolution was adopted to approve and enter into a TANF Summer Youth Employment Program Worksite Agreement between Warren County Board of Commissioners and Warren County Park District on behalf of Warren County Department of Human Services. Vote: Unanimous
- 15-0591 A resolution was adopted to approve and enter into a TANF Summer Youth Employment Program Worksite Agreement with the City of Lebanon on behalf of Warren County Department of Human Services. Vote: Unanimous
- 15-0592 A resolution was adopted to approve and enter into TANF Summer Youth Employment Program Worksite Agreement with AAA Wastewater on behalf of Warren County Department of Human Services. Vote: Unanimous
- 15-0593 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 15-0594 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 15-0595 A resolution was adopted to enter into Erosion Control Bond Agreement with Hopewell Valley Development, LLC improvements in the Villages of Hopewell Valley, Section 3, situated in Hamilton Township. Vote: Unanimous
- 15-0596 A resolution was adopted to enter into Erosion Control Bond Agreement with FHCH, LLC. dba Courtyard Homes at Fox Hollow, Revision 3, situated in Deerfield Township. Vote: Unanimous
- 15-0597 A resolution was adopted to approve the following Record Plats.
Vote: Unanimous
- 15-0598 A resolution was adopted to approve Subfund adjustments within Water Construction Project Fund #583. Vote: Unanimous
- 15-0599 A resolution was adopted to approve Supplemental Appropriation within Juvenile Court Clerk Computer Fund #277. Vote: Unanimous
- 15-0600 A resolution was adopted to approve Operating Transfer from Commissioners Fund #101 into County Court Probation Fund #253. Vote: Unanimous
- 15-0601 A resolution was adopted to approve Appropriation Adjustment from Commissioners General Fund #101-1110 into Juvenile Detention Fund #101-2600. Vote: Unanimous
- 15-0602 A resolution was adopted to approve Appropriation Adjustments within Emergency Services/EMA Fund #264. Vote: Unanimous

- 15-0603 A resolution was adopted to approve Appropriation Adjustments within Pretrial Services Fund #101-1222 and Adult Probation Fund #101-1223.
Vote: Unanimous
- 15-0604 A resolution was adopted to approve Appropriation Adjustment within Common Pleas Court/Probation Improvement and Incentive Grant Fund #289-(2400)-1225.
Vote: Unanimous
- 15-0605 A resolution was adopted to approve Appropriation Adjustment within Treasurer's Office Fund #249. Vote: Unanimous
- 15-0606 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 15-0607 A resolution was adopted to authorize President of the Board to sign Permit Application from the Ohio Department of Commerce, Division of Liquor Control for a Fundraising Event at the Warren County Fairgrounds. Vote: Unanimous
- 15-0608 A resolution was adopted to approve Rezoning Application initiated by the Warren County Board of Commissioners (Case 2015-02), to rezone approximately 114.544 acres (parcel #140930003 and #14081000001) from Rural Residential RU to Agricultural Zone AI in Washington Township.
Vote: Unanimous
- 15-0609 A resolution was adopted to approve Text Amendments to the Warren County Rural Zoning Code to Amend Section 1.205, 1.303 and 1.309.
Vote: Unanimous
- 15-0610 A resolution was adopted to approve Land Use Permit with the Miami Conservancy District and authorize the Board to sign said Permit.
Vote: Unanimous
- 15-0611 A resolution was adopted to approve Subordination agreement with the Miami Conservancy District and Board of Park Commissioners of Warren County for the North Water Treatment Plant and authorize President of the Board to sign said Agreement. Vote: Unanimous
- 15-0612 A resolution was adopted to approve and authorize County Administrator to Renew the Agreement with GDF Suez for Electric Generation to various facilities within the Water and Sewer Department and various Facilities within the Park District. Vote: Unanimous
- 15-0613 A resolution was adopted to approve Promotion of Mike Jones to the position of Maintenance Foreman within the Water and Sewer Department.
Vote: Unanimous

- 15-0614 A resolution was adopted to approve Amendment to the Work Rules relative to the Warren County Water Sewer Department. Vote: Unanimous
- 15-0615 A resolution was adopted to approve Nathan Peul for the Engineering Co-Op position within the Warren County Water and Sewer Department. Vote: Unanimous
- 15-0616 A resolution was adopted to authorize the posting of the “Emergency Communications Supervisor” position, within the Emergency Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 15-0617 A resolution was adopted to approve Promotion of Jim Cottongim Bolen to the position of Emergency Management Operations Manager within the Emergency Services Department. Vote: Unanimous
- 15-0618 A resolution was adopted to authorize the posting of the “LEPC/Grants Coordinator” position within the Emergency Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 15-0619 A resolution was adopted to Amend and Rename Classification Specification of Project Coordinator within the Facilities Management Department to Associate Architect. Vote: Unanimous
- 15-0620 A resolution was adopted to authorize the posting of the “Associate Architect” position, within the Facilities Management Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 15-0621 A resolution was adopted to hire Jonathan Hammons as Service Worker I within the Warren County Facilities Management Department. Vote: Unanimous
- 15-0622 A resolution was adopted to hire William T. Palmer as an Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 15-0623 A resolution was adopted to hire Jodi Campbell as Unit Support Worker II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 15-0624 A resolution was adopted to hire Tony Bruner as an Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous

- 15-0625 A resolution was adopted to hire John Seibert II as an Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous

DISCUSSIONS

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

Kevin Curtis, Secretary of State's Office, was present to introduce himself to the Board as the liaison for Warren County.

PUBLIC HEARING

REZONING APPLICATION INITIATED BY THIS BOARD ON BEHALF OF SHANE B.
AND JENNIFER M. DOBBS TRUSTEES
TO REZONE APPROXIMATELY 114.544 ACRES FROM RURAL RESIDENTIAL RU TO
AGRICULTURAL ZONE AI IN WASHINGTON TOWNSHIP

The public hearing to consider the rezoning application initiated by the Warren County Board of Commissioners on behalf of Shane B. and Jennifer M. Dobbs Trustees, to consider the rezoning of approximately 114.544 (parcel # 1409300003 and #14081000001) located at 2959 Gum Grove Road in Washington Township, Warren County, Ohio, from Rural Residential RU to Agricultural Zone AI was convened this 21st day of April 2015, in the Commissioners' Meeting Room.

Mike Yetter, Zoning Supervisor, presented the staff report for the property located at 2959 Gum Grove Road in Washington Township consisting of two parcels (7.75 acres and 106.794 acres) and presented the Future Land Use Map showing the property as Agriculture/Rural Residence use.

Mr. Yetter stated that the both the Regional Planning Commission and the Rural Zoning Commission recommended approved of the rezoning application.

There was discussion relative to the property owners' desire to obtain an agricultural easement and their desire for this property to never be developed.

There was also discussion relative to the density within the AI zone vs. the RU zone.

Upon further discussion, the Board resolved (Resolution #15-0608) to approve the rezoning application initiated by the Warren County Board of Commissioners on behalf of Shane B. and Jennifer M. Dobbs Trustees, to rezone approximately 114.544 (parcel # 1409300003 and #14081000001) located at 2959 Gum Grove Road in Washington Township, Warren County, Ohio, from Rural Residential RU to Agricultural Zone AI.

PUBLIC HEARING
TEXT AMENDMENTS TO THE WARREN COUNTY RURAL ZONING CODE
TO AMEND SECTION 1.205, 1.303 AND 1.309

The public hearing to consider an text amendment (Case #2015-01) to the Warren County Rural Zoning Code to amend Section 1.205 Zoning Inspector, Section 1.303 Site Plan Review and Section 1.309 Violations and Penalties was convened this 21st day of April 2015, in the Commissioners' Meeting Room.

Mr. Yetter presented the proposed change to Section 1.303 – Site Plan showing the removal of the word “permitted” from the text

Bruce McGary, Assistant Prosecutor, stated that the word is used in the Table but is not necessarily a permitted use. He stated that some uses in the Table require a public process such as a Conditional Use.

Mr. Yetter then stated the addition of the publication requirement for a site plan review hearing.

Upon discussion, the Board approved the amendments to Section 1.303.

Mr. Yetter presented the proposed change to Section 1.309 – Violations and Penalties stating text change amends the authority to mail notices certified mail first without a certificate of mailing.

Upon discussion, the Board approved the amendment to Section 1.309.

Mr. Yetter then presented the amendment to Section 1.205 Zoning Inspector which allows the Zoning Inspection to make certain grammatical, numerical and section reference corrections to the Warren County Rural Zoning Code without such changes being subject to the review process of Section 1.304 and provided that such changes do not alter the intended meaning of the code.

There was discussion relative to the word intended and the Board struck the word from the proposed amendment.

Upon further discussion, the Board resolved (Resolution #15-0609) to approve text amendments (Case #2015-01) to the Warren County Rural Zoning Code to amend Section 1.205 Zoning Inspector, Section 1.303 Site Plan Review and Section 1.309 Violations and Penalties.

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

1. North Wellfield Land Use Permit and Subordination Agreement with Miami Conservancy District (MCD)—Mr. Brausch stated that the land use permit has expired and he has received confirmation from the State of Ohio that the Land Use Permit does not violate any terms of the Ohio Public Works Commission grant received by the Warren County Park Board. He stated that the Warren County Park Board has signed the subordination agreement as needed for the Land Use Permit. He then stated that the permit is ready for signature by the Board.

Mr. Brausch stated that he would like to negotiate for the purchase of the land from MCD and also the plan to increase water production of 25 – 30 mgd in the future, constructing wells on the other side of the river as well.

Upon discussion, the Board Resolved (Resolution #15-0610) to approve a Land Use Permit with the Miami Conservancy District and authorize the Board to sign said Permit and (Resolution #15-0611) to approve a Subordination agreement with the Miami Conservancy District and Board of Park Commissioners of Warren County for the North Water Treatment Plant and authorize President of the Board to sign said Agreement.

2. GDF Suez Agreement—The one year term of the current electric generation agreement with GDF Suez is expiring and the Water and Sewer Department desire to utilize the first renewal permitted within the agreement.

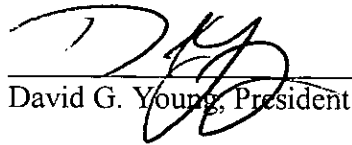
Patti Solinski, Business Manager, stated that the actual cost will not be “locked in” until they feel the price is at the lowest.

There was discussion relative to the “hedging” of the market required in the electric market and upon discussion, the Board resolved (Resolution #15-0612) to approve and authorize County Administrator to Renew the Agreement with GDF Suez for Electric Generation to various facilities within the Water and Sewer Department and various Facilities within the Park District.

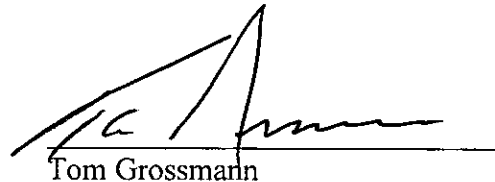
3. Mr. Brausch provided an update relative to the Waynesville Sanitary Sewer Agreement stating that Warren County is proposing to take over sanitary sewer services the 1st or 2nd week of June.

On motion, upon unanimous call of the roll, the Board entered into executive session at 10:35 a.m. to discuss personnel matters relative to promotions within Water/Sewer Department and Emergency Services, new hires within the Water/Sewer Department and the posting of positions within Facilities Management and Emergency Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 11:06 a.m.

Upon motion the meeting was adjourned.



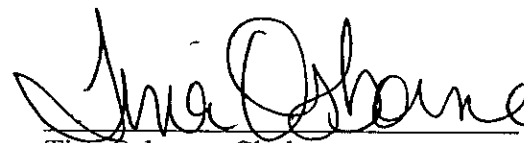
David G. Young, President



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 April 21, 2015, in compliance with Section 121.22 O.R.C.



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