



**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

Facsimile (513) 695-2054

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

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

MINUTES: Regular Session – March 10, 2016

The Board met in regular session pursuant to adjournment of the March 8, 2016, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the March 1, 2016 meeting were read and approved.

16-0374 A resolution was adopted to approve pay increase for Richard Johnson, Grounds Foreman, within Facilities Management Department:

Vote: Young – absent, Grossmann – yea, South – yea

16-0375 A resolution was adopted to amend sections 4:10, 6:10 and Form 10:23 of the Warren County Personnel Policy Manual.

Vote: Young – absent, Grossmann – yea, South – yea

16-0376 A resolution was adopted to approve purchase order increase for performance of optional task 8 in the agreement with ARCADIS US Inc. increasing purchase order No. 98687 for the Water Master Plan agreement.

Vote: Young – absent, Grossmann – yea, South – yea

16-0377 A resolution was adopted to approve and authorize the Vice President of this Board to sign a grant award and acceptance form for Fiscal Year 2016 VOCA and SVAA funds on behalf of the Warren County Prosecutor's Office.

Vote: Young – absent, Grossmann – yea, South – yea

- 16-0378 A resolution was adopted to authorize Director of Emergency Services to sign the Local Support Agency Memorandum of Understanding with Warren Correctional Institution on behalf of the Warren County Board of Commissioners.
Vote: Young – absent, Grossmann – yea, South – yea
- 16-0379 A resolution was adopted to accept the Adoption Agreement relative to the Health Reimbursement Arrangement administered by Chard Snyder.
Vote: Young – absent, Grossmann – yea, South – yea
- 16-0380 A resolution was adopted to accept Excess Insurance Loss Policy through United Healthcare Insurance Company.
Vote: Young – absent, Grossmann – yea, South – yea
- 16-0381 A resolution was adopted to affirm “Then and Now” requests pursuant to Ohio Revised Code 5705.41(D) (1).
Vote: Young – absent, Grossmann – yea, South – yea
- 16-0382 A resolution was adopted to approve various refunds.
Vote: Young – absent, Grossmann – yea, South – yea
- 16-0383 A resolution was adopted to approve a subdivision Public Improvement Performance and Maintenance Security agreement release for M/I Homes of Cincinnati, LLC for Robert’s Park Section 1, Block “A” in Deerfield Township.
Vote: Young – absent, Grossmann – yea, South – yea
- 16-0384 A resolution was adopted to approve a subdivision Public Improvement Performance and Maintenance Security agreement release for Glenridge III, LLC for Glenridge Section 5 in Clearcreek Township.
Vote: Young – absent, Grossmann – yea, South – yea
- 16-0385 A resolution was adopted to approve a subdivision Public Improvement Performance and Maintenance Security agreement release for Glenridge III, LLC for Glenridge Section 6A in Clearcreek Township.
Vote: Young – absent, Grossmann – yea, South – yea
- 16-0386 A resolution was adopted to approve a subdivision Public Improvement Performance and Maintenance Security agreement release for Glenridge III, LLC for Glenridge Section 6B in Clearcreek Township.
Vote: Young – absent, Grossmann – yea, South – yea
- 16-0387 A resolution was adopted to approve a subdivision Public Improvement Performance and Maintenance Security agreement release for VWC Holdings, Ltd. for The Villages of Winding Creek, The Boulevards at Winding Creek Section Four Block A & Block B in Clearcreek Township.
Vote: Young – absent, Grossmann – yea, South – yea

- 16-0388 A resolution was adopted to approve a subdivision Public Improvement Performance and Maintenance Security agreement release for M/I Homes of Cincinnati, LLC for Regency Park Section 10B in Hamilton Township. Vote: Young – absent, Grossmann – yea, South – yea
- 16-0389 A resolution was adopted to approve a subdivision Public Improvement Performance and Maintenance Security agreement release for M/I Homes of Cincinnati, LLC for Regency Park Section 10C situated in the Village of Maineville. Vote: Young – absent, Grossmann – yea, South – yea
- 16-0390 A resolution was adopted to approve a subdivision Public Improvement Performance and Maintenance Security agreement release for M/I Homes of Cincinnati, LLC for Estates at Hawthorne Manor, Section 4 in Hamilton Township. Vote: Young – absent, Grossmann – yea, South – yea
- 16-0391 A resolution was adopted to approve a subdivision Public Improvement Performance and Maintenance Security agreement release for M/I Homes of Cincinnati, LLC for Estates at Hawthorne Manor, Section 5A in Hamilton Township. Vote: Young – absent, Grossmann – yea, South – yea
- 16-0392 A resolution was adopted to approve an operational transfer from Commissioners fund #101 into Human Services fund #203. Vote: Young – absent, Grossmann – yea, South – yea
- 16-0393 A resolution was adopted to approve supplemental appropriation within Juvenile Court Clerk computer fund #278. Vote: Young – absent, Grossmann – yea, South – yea
- 16-0394 A resolution was adopted to approve appropriation adjustment within Emergency Services/EMA fund #264. Vote: Young – absent, Grossmann – yea, South – yea
- 16-0395 A resolution was adopted to authorize payment of bills. Vote: Young – absent, Grossmann – yea, South – yea

DISCUSSIONS

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

Commissioner Young entered the meeting at 5:23 p.m.

The Board met this 10th day of March 2016, in the Commissioners' Meeting Room for a work session with Gene Steiner and Rebecca Osborne, Warren County Agricultural Society, relative to improvements to the Warren County Fairgrounds.

David Gully, County Administrator, presented background information to Commissioner Grossmann relative to the Warren County Fairgrounds as well as the available grant funds and balances of funds available for improvements.

Mr. Steiner reviewed the attached project lists and the proposed cost associated with each project.

Commissioner Grossmann questioned what the economic impact would be for Warren County for the funds it would be investing into the fairgrounds. He also questioned if there would be a better use for the property and if the Agricultural Society would be relocated, where would they envision the Warren County Fair to be located and how much land would it request.

Commissioner Young stated that the question of relocating the fairgrounds has been asked and answered when the County solicited proposals from area developers and it was determined that there was no interest in developing the property at this time.

Commissioner Young questioned what the status of the re-write of the lease between the County and Agricultural Society.

It was stated that all have agreed on the content of the revised lease but are waiting on the attorneys to finalize the document.

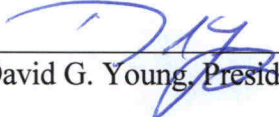
Commissioner Young stated he is not willing to invest millions of dollars into the fairgrounds until a new lease is in place.

There was discussion relative to any study that has been completed to determine the size and type of building that should be constructed to replace the existing grandstand.

There was also discussion relative to the need to update the property relative to the streetscape and landscaping and the timing associated with the proposed project.

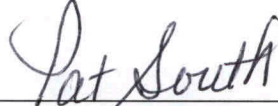
Upon further discussion, it was determined that the Agricultural Society will return with a follow up work session to provide economic impact numbers as well as a review of what should be constructed if the grandstand is demolished.

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 March 10, 2016, in compliance with Section 121.22 O.R.C.



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

Warren County

FAIRGROUNDS

LEBANON, OHIO
www.warrencountyfairhio.org

March 2016

The Warren County Agricultural Society (WCAS) proposes the following projects for funding through the Ohio Department of Development Grant.

1. **Remodeling of Building A:** Funding will provide long overdue upgrades to this facility which welcomes guests to the Fairgrounds. These upgrades ensure ADA accommodation, increase efficiency of the electric and HVAC systems, ensure safety of guests, and improve aesthetic appeal which allows WCAS to increase rentals and revenue. These upgrades comply with recommendations made in electrical evaluation by Engineering Consultants in 2014.

a. Electric – updates and additions	\$ 30,000
b. HVAC – expansion in rear of bldg. 6,000 sf	\$ 60,000
c. Plumbing – Restroom updates, ADA and kitchenette	\$ 30,000
d. General Construction – interior and exterior	\$ 60,000
TOTAL:	\$ 180,000

2. **Streetscape** – Funding to construct a new rod iron and stone pillar fence to secure the Grounds, create a safe and well-designed entry/exit traffic pattern, and provide a pleasing streetscape along this main corridor through the County and County seat.

a. Hardscape -	\$ 90,000
b. Landscape -	\$ 20,000
c. Sign	\$ 25,000
TOTAL:	\$ 135,000

3. **Upgrades to Bldg. C and Bldg. D.** - Funding to provide additional energy efficient light fixtures in Bldg. C and Bldg. D, heat in Bldg. C for year-round event rentals, a restroom trailer facilities for events in Bldg. C and D. and a covered walkway between the buildings to expand the indoor space to the outdoors as well as cover the restroom facilities. All these renovations allow for increased rentals and revenue which has been limited to 6-7 months of the year. These recommendations comply with suggestions made by Kleinger Consulting Group in 2015.

a. Lighting/electrical upgrades	\$ 10,000
b. Infrared heat in Bldg C	\$25,000
c. Covered walkway, lighting, gutters	\$ 10,500
TOTAL:	\$45,500

4. **Matching funds for new construction of Bldg. H** – Funding will match ODA Grant in the amount of \$50,000 to provide for construction of 80' x 104' pole barn, with total project cost estimated at \$100,000, to house expanding poultry and rabbit projects during Fair and secure, enclosed storage remainder of year.

a. Matching funds \$50,000

5. **Proposed Activities Building** – Funding for a facility to provide exhibit space and an additional show ring for the expanding small animal and county bred project areas. This 60 x 80 sf facility, located west of Bldg. D, would be available for rental year round.

a. New construction \$100,000

6. **Grandstand remodeling/demolition and construction** – Funding to support remodeling, demolition and new construction of Grandstand facility – which although very progressive at the time of build in in the 1940s and 1970s – has outlasted its usefulness and has severe deficiencies in electrical, heating/cooling and technological services. The number of events hosted in the last year, the amount of return business and the quantity of regular inquiries for event space support the need for a modern Event Center.

a. Remodel/Demolition \$ 300,000

b. New Construction 30,000sf, offices, park \$ 4,000,000

TOTAL: \$4,300,000

Proposed projects:

Projects #1-5: \$ 510,500

Horse Barns: \$ 250,000

Grandstand: \$4,300,000