



**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 22, 2016**

The Board met in regular session pursuant to adjournment of the March 15, 2016, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

- 16-0415      A resolution was adopted to designate Family and Medical Leave of Absence to Wenda Sargent, Deputy Clerk, within the Warren County Commissioners' Office. Vote: Unanimous
- 16-0416      A resolution was adopted to hire Paula Nordheim as temporary Administrative Clerk within the Warren County Commissioners Office. Vote: Unanimous
- 16-0417      A resolution was adopted to accept resignation, of Haley Robinson, Protective Services Caseworker I, within the Warren County Job and Family Services Department, Children Services Division, Effective March 17, 2016. Vote: Unanimous
- 16-0418      A resolution was adopted to accept resignation, due to retirement, of Cheryl Sorrell, Customer Service Representative within the Warren County Water and Sewer Department, effective May 31, 2016. Vote: Unanimous
- 16-0419      A resolution was adopted to accept resignation of Edward Fugett, Water Distribution Worker III, within the Warren County Water and Sewer Department, effective March 25, 2016. Vote: Unanimous
- 16-0420      A resolution was adopted to authorizing the posting of the "Water Distribution Worker I, II or III" position, within the Water and Sewer Department, in

accordance with Warren County Personnel Policy Manual, Section 2.02(a).  
Vote: Unanimous

- 16-0421 A resolution was adopted to approve end of 240-day probationary period and approve a pay increase for Dara Geiger, Foster Care Adoption Caseworker, within the Department of Job and Family Services, Children Services Division.  
Vote: Unanimous
- 16-0422 A resolution was adopted to approve end of 240-day probationary period and approve a pay increase for Kelly Carpenter, Protective Services Caseworker, within the Department of Job and Family Services, Children Services Division.  
Vote: Unanimous
- 16-0423 A resolution was adopted to approve end of 180-day probationary period and approve a pay increase for Daniel Young, Custodial Worker I, within the Warren County Facilities Management Department. Vote: Unanimous
- 16-0424 A resolution was adopted to advertise for bids for the 2016 Resurfacing Project.  
Vote: Unanimous
- 16-0425 A resolution was adopted to authorize the transfer of the radio equipment to the Deerfield Township Fire Department. Vote: Unanimous
- 16-0426 A resolution was adopted to authorize radio equipment trade-in between Warren County Telecommunications and Motorola. Vote: Unanimous
- 16-0427 A resolution was adopted to authorize the transfer of the radio equipment to the Warren County Career Center. Vote: Unanimous
- 16-0428 A resolution was adopted to authorize the Board to enter into agreement with Mobilcomm, Inc. on behalf of Warren County Telecommunications.  
Vote: Unanimous
- 16-0429 A resolution was adopted to amend Resolution #15-2152, authorizing the Board to execute Warren County System Upgrade Change Order No. 2 with Motorola Solutions, Inc. on behalf of Warren County Telecommunications.  
Vote: Unanimous
- 16-0430 A resolution was adopted to declare various items within Board of Developmental Disabilities, Clerk of Courts, Commissioners, CSEA, Engineer's Office, Garage, Mary Haven, Office of Management and Budget, Sheriff's Office, Telecom, and OhioMeansJobs, as surplus and authorize the disposal of said items. Vote: Unanimous
- 16-0431 A resolution was adopted to approve County Motor Vehicle Tax (CVT-349) for the City of Lebanon in the amount of \$91,097.20. Vote: Unanimous



- 16-0432 A resolution was adopted to approve and authorize the Board of Commissioners to sign IV-D Service Contract between the Warren County Juvenile Division/Probate Court and the Warren County Child Support Enforcement Agency. Vote: Unanimous
- 16-0433 A resolution was adopted to approve and authorize the Board of Commissioners to sign IV-D Service Contract between the Warren County Domestic Relations Division and the Warren County Child Support Enforcement Agency. Vote: Unanimous
- 16-0434 A resolution was adopted to approve and enter into a contract with Warren County Community Services on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 16-0435 A resolution was adopted to approve agreement with Hittle House 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
- 16-0436 A resolution was adopted to enter into a purchase agreement with Mark A. Stanelle and Linda K. Stanelle for the Fields Ertel Road and Columbia Road/Lebanon Road Intersection Roundabout Improvement Project. Vote: Unanimous
- 16-0437 A resolution was adopted to waive permit fees associated with the Butterfly Walk for Cancerfree Kids event in Deerfield Township. Vote: Unanimous
- 16-0438 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D)(1). Vote: Unanimous
- 16-0439 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 16-0440 A resolution was adopted to approve various refunds. Vote: Unanimous
- 16-0441 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 16-0442 A resolution was adopted to approve a cash advance from County Motor Vehicle Fund #202 into the Fields Ertel and Columbia Road/Lebanon Road Intersection Roundabout Improvement Project fund 463. Vote: Unanimous
- 16-0443 A resolution was adopted to approve a supplemental appropriation into Solid Waste Management District Revenue Fund 256. Vote: Unanimous
- 16-0444 A resolution was adopted to approve supplemental appropriation into Sheriff's Office fund #295. Vote: Unanimous

- 16-0445 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into Sheriff's fund #101-2200. Vote: Unanimous
- 16-0446 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into Sheriff's fund #101-2200. Vote: Unanimous
- 16-0447 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Fund #227. Vote: Unanimous
- 16-0448 A resolution was adopted to approve appropriation adjustments within Treasurer's Office Fund #101-1130. Vote: Unanimous
- 16-0449 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 16-0450 A resolution was adopted determining the necessity of and authorizing the issuance and sale of not to exceed \$32,000,000 of Healthcare Facilities Refunding Revenue Bonds, Series 2016A (Otterbein Homes Obligated Group) and not to exceed \$13,000,000 Healthcare Facilities Improvement Revenue Bonds, Series 2016B (Otterbein Homes Obligated Group); authorizing the execution and delivery of agreements of lease and subleases in connection therewith; authorizing the execution and delivery of an indenture of trust (Bond Indenture) to secure such series 2016 Bonds; authorizing the execution of Bond Purchase Agreements with respect to said Series 2016 Bonds; and authorizing a preliminary and final official statement, a Tax Exemption Certificate and Agreement, various releases and other documents in connection with the issuance of the Series 2016 Bonds. Vote: Unanimous
- 16-0451 A resolution was adopted to hire Shawn Brinson as Customer Representative, within the Water and Sewer Department. Vote: Unanimous
- 16-0452 A resolution was adopted to approve cash advance from General Fund #101 into Workforce Investment Board Fund #238. Vote: Unanimous
- 16-0453 A resolution was adopted to cancel regularly scheduled Commissioners' meeting of Thursday, March 24, 2016. Vote: Unanimous
- 16-0454 A resolution was adopted to reject bids received for the Warren County Fairgrounds Fence/Streetscape Project. Vote: Unanimous
- 16-0455 A resolution was adopted to approve and enter into Waterline & Appurtenance temporary entrance and work agreement with DND Ventures LLC. 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 9:00 a.m. this 22<sup>nd</sup> day of March and the following bids were received, opened and read aloud for the Warren County Fairground Fence/Streetscape project:

Allied Fence	
Dayton, Ohio	\$ 220,325.00

The Board of Commissioners will review bids for a recommendation at a later date.

---

PUBLIC HEARING

HEALTHCARE FACILITIES REVENUE BONDS FOR OTTERBEIN HOME

The public hearing to consider the proposed issuance of healthcare facilities revenue bonds to refund the outstanding Healthcare Facilities Improvement Revenue Bonds, Series 2013B (Otterbein Homes Obligated Group) in an amount not to exceed \$32,000,000 (Healthcare Facilities Refunding Revenue Bonds, Series 2016A Otterbein Homes Obligated Group) and not to exceed \$13,000,000 Healthcare Facilities Improvement Revenue Bonds, Series 2016B (Otterbein Homes Obligated Group) was convened this 22<sup>nd</sup> day of March 2016, in the Commissioners Meeting Room.

Abbot Thayer, Dinsmore & Shohl, was present and explained that the refunding portion of the project will allow the obligator to lock in the rate, rather than the current floating rate they have for the existing bonds. He then stated that the proceeds from the \$13,000,000 in new revenue bonds will be utilized to raze the building that was fire damaged and rebuild a facility that will house a beauty shop, wood shop, bistro, large laundry area and other amenities as well as three floors of senior apartments above the common area.

Mr. Thayer iterated that these bonds are not the obligation of the general fund and do not affect the County's debt limit in any way.

Upon further discussion, the Board resolved (Resolution #16-0450) to determining the necessity of and authorizing the issuance and sale of not to exceed \$32,000,000 of Healthcare Facilities Refunding Revenue Bonds, Series 2016A (Otterbein Homes Obligated Group) and not to exceed \$13,000,000 Healthcare Facilities Improvement Revenue Bonds, Series 2016B (Otterbein Homes Obligated Group); authorizing the execution and delivery of agreements of lease and subleases in connection therewith; authorizing the execution and delivery of an indenture of trust (Bond Indenture) to secure such series 2016 Bonds; authorizing the execution of Bond Purchase Agreements with respect to said Series 2016 Bonds; and authorizing a preliminary and final official statement, a Tax Exemption Certificate and Agreement, various releases and other documents in connection with the issuance of the Series 2016 Bonds.

---

The Board convened into the conference room for a work session with Trevor Hearn, Facilities Management Director, James Spaeth, Clerk of Courts, Judges Loxley and Fischer, County Court, and Jessica Lamb, County Court Administrator and staff to discuss the space needs for County Court and County Clerk of Courts.

Mr. Hearn presented a proposed drawing that reflected court's space "wish list" in the form of an addition to the Warren County Common Pleas Court. He stated that the court currently has 6700 square feet and has indicated that the new space needs to be approximately 14,000 square feet. He then provided the approximate cost of that proposal to be \$3,000,000.

Mrs. Zindel, Deputy County Administrator, stated that the original estimate of the project was \$1,500,000 and that amount has been fully funded.

There was discussion relative to the amount of space needed and the understanding of the Board of Commissioners that when County Court relocated to the Common Pleas Building, the space needs for the County Clerk of Courts within the County Court area would be eliminated and that portion of the operation would be absorbed into the Common Pleas Clerk of Courts.

There was discussion relative to the need for the County Clerk of Courts to be in close proximity to the County Courtroom due to the immediate payment of fees, etc. which is unlike the Common Pleas Court procedures.

Upon further discussion, the Board requested Mr. Hearn to further review the space needs and propose a new draft plan for discussion at a later date.

---



Chris Brausch, Sanitary Engineer, was present for a work session and discussed the following matters:

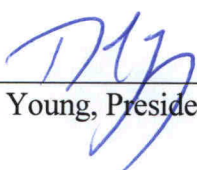
1. Hopkins Commons Fee Modification Request—Mr. Brausch provided background information on the Hopkins Commons development (PowerPoint presentation attached) and explained that the developer is requesting the Board to calculate their water and sanitary sewer fees as if the facility was a nursing home rather than a housing complex. There was discussion relative to the actual use of the facility and upon further discussion, the Board stated their desire to invite the developer to a work session to further explain the proposed development and his request.
2. Nantucket Private Sanitary Sewer Connection—Mr. Brausch updated the Board on the demand of a private individual to pay \$1.2 million in order to tie into the private easement to access the County's sanitary sewer.

---

On motion, upon unanimous call of the roll, the Board entered into executive session at 10:41 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 11:24 a.m.

---

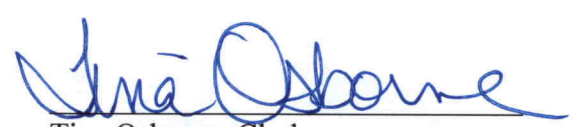
Upon motion the meeting was adjourned.

  
\_\_\_\_\_  
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 March 22, 2016, in compliance with Section 121.22 O.R.C.

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



# HOPKIN COMMONS WATER TAP & SEWER CONNECTION FEES

Warren County Commissioners

March 22, 2016

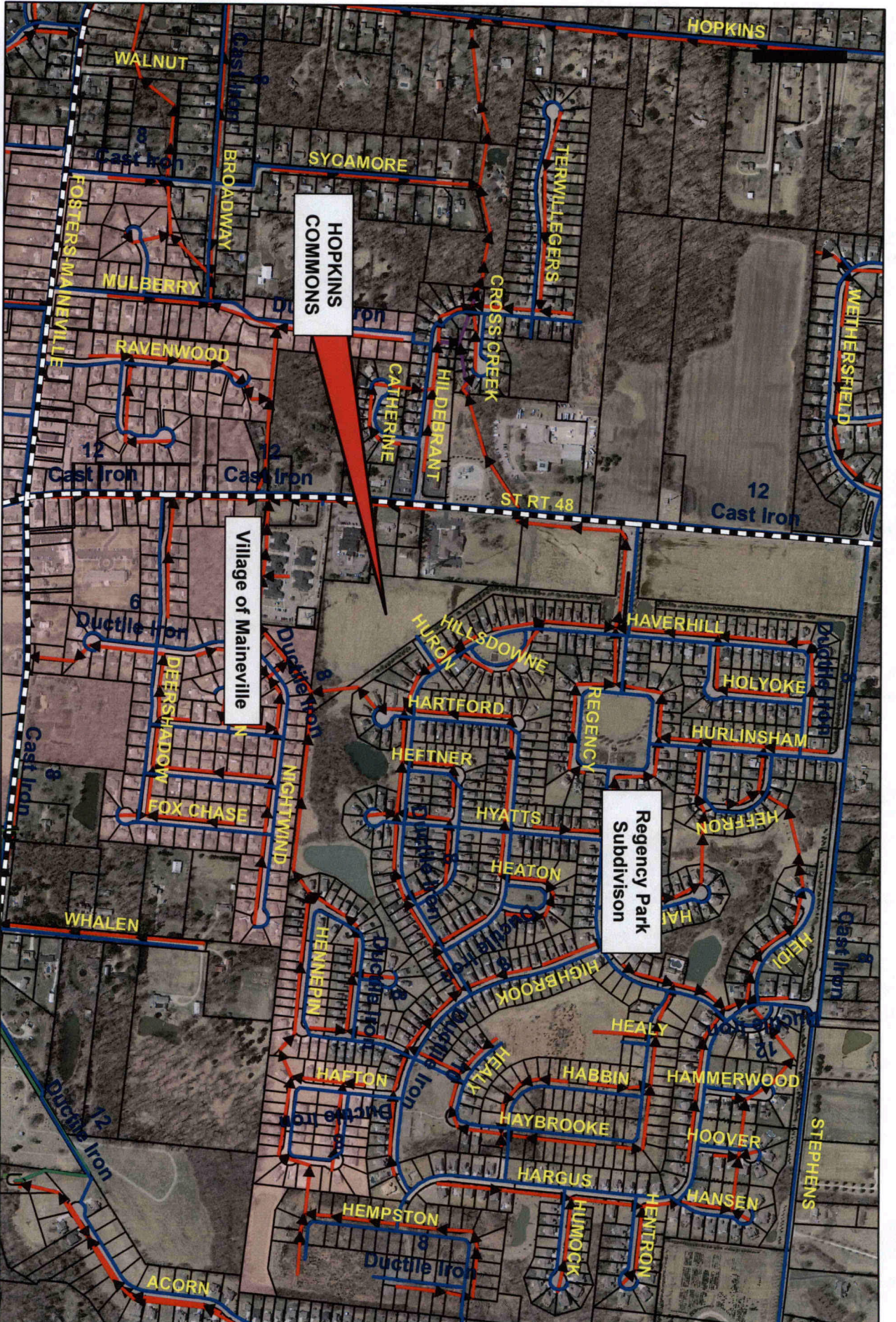
## AGENDA

1. Location
2. Stage 2 Planning Submittal
3. Correspondence
4. Fees



**Water & Sewer Department**





0 550 1,100 2,200 Feet

# Hopkins Commons

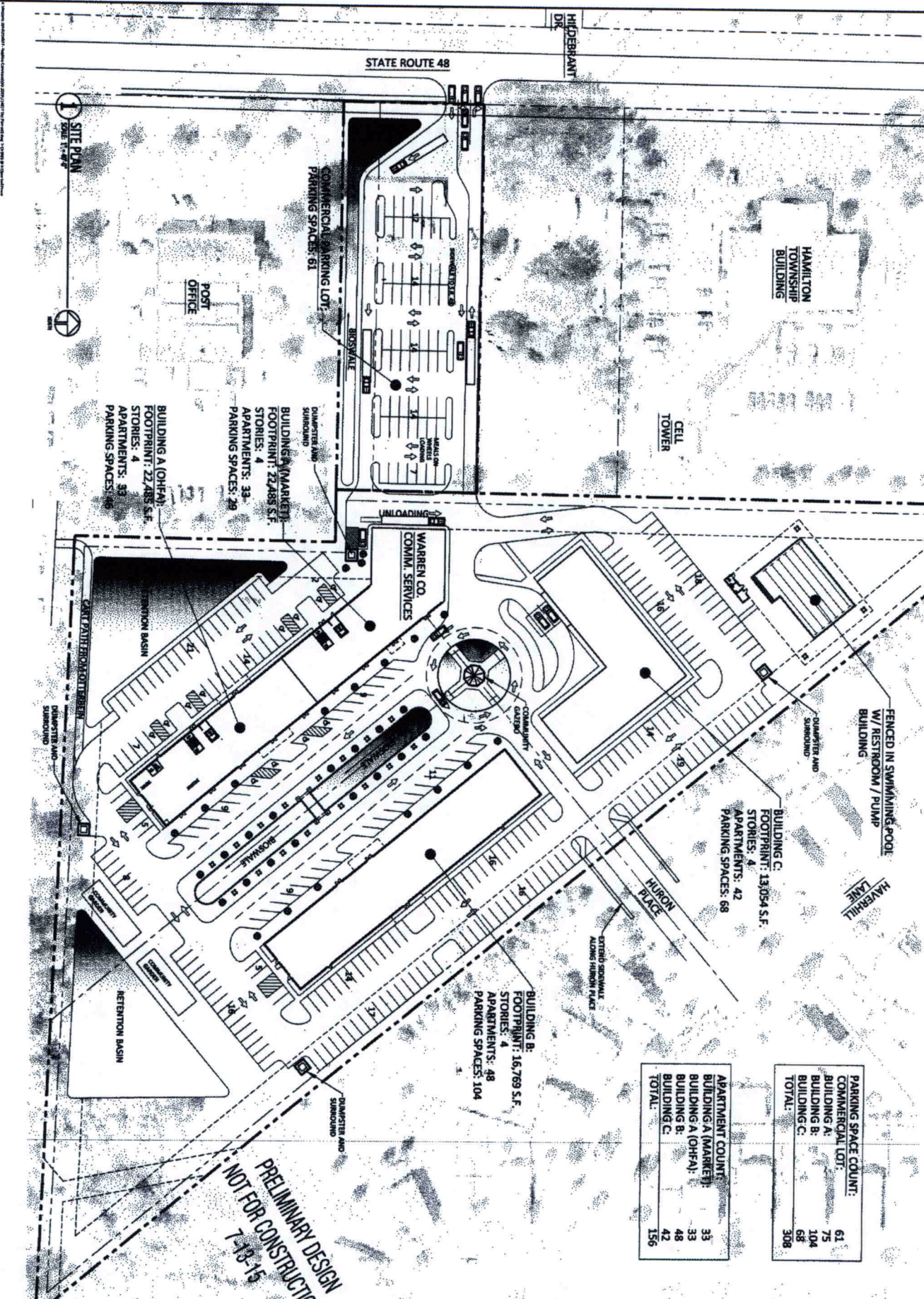


# Hopkins Commons PUD

## Stage 2 Site Plan

- 7840 State Route 48, Hamilton Twp
- Mixed Use Development
- 159 Multifamily Units
- 13,000 SF of restaurant space
- 9.41 acres
- Density: 16.9 Units/Acre
- Zoning: Majority of site is R-3 Multifamily; 1.24 acres abutting SR 48 is zoned B-1





1 SITE PLAN  
SCALE 1" = 40'

BUILDING A (IGHFA)  
FOOTPRINT: 22,488 S.F.  
STORIES: 4  
APARTMENTS: 33  
PARKING SPACES: 39

BUILDING B (MARKET)  
FOOTPRINT: 22,488 S.F.  
STORIES: 4  
APARTMENTS: 33  
PARKING SPACES: 29

COMMERCIAL PARKING LOT  
PARKING SPACES: 61

WARREN CO.  
COMM. SERVICES

BUILDING B  
FOOTPRINT: 16,769 S.F.  
STORIES: 4  
APARTMENTS: 48  
PARKING SPACES: 104

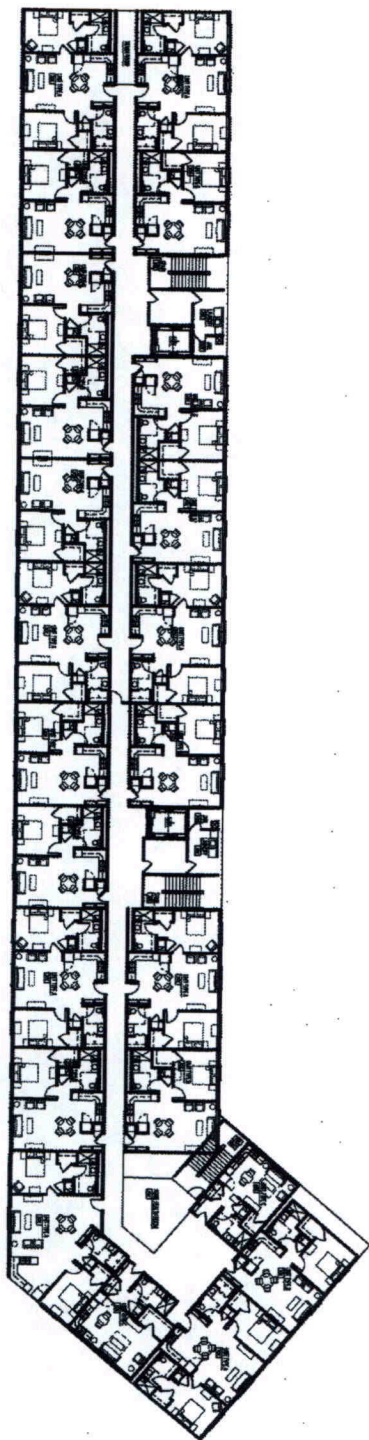
BUILDING C  
FOOTPRINT: 13,054 S.F.  
STORIES: 4  
APARTMENTS: 42  
PARKING SPACES: 68

APARTMENT COUNT	
BUILDING A (MARKET)	33
BUILDING A (IGHFA)	33
BUILDING B	48
BUILDING C	42
<b>TOTAL:</b>	<b>156</b>

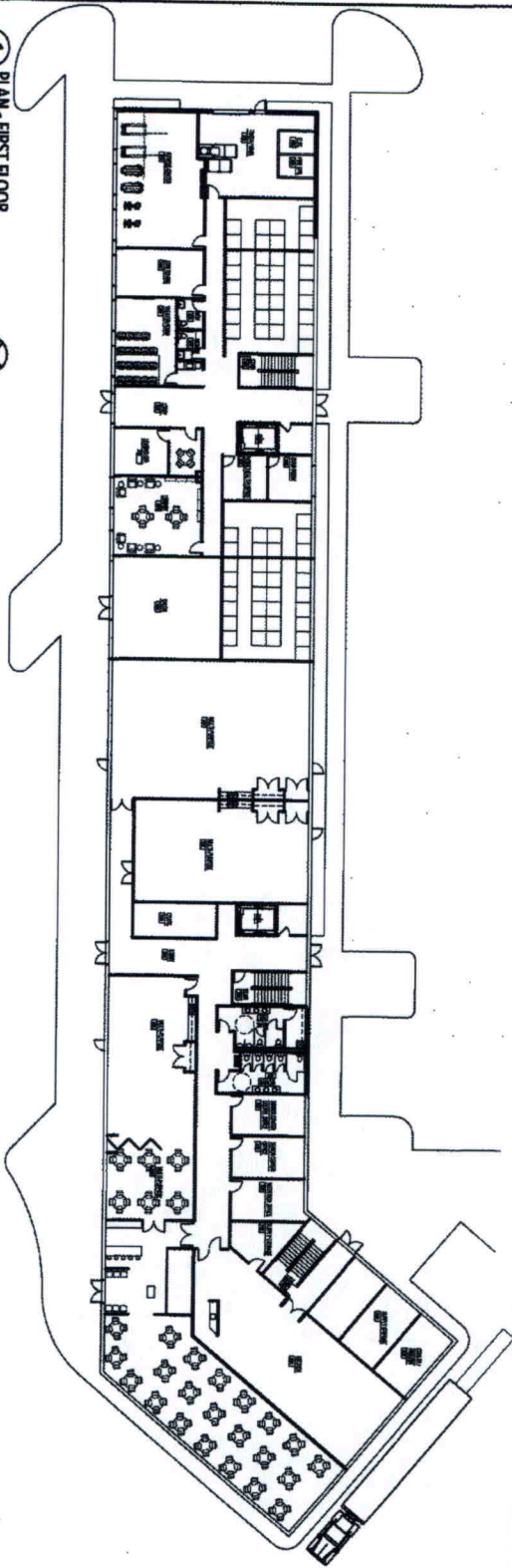
PARKING SPACE COUNT	
COMMERCIAL LOT	61
BUILDING A	75
BUILDING B	104
BUILDING C	68
<b>TOTAL:</b>	<b>308</b>

PRELIMINARY DESIGN  
NOT FOR CONSTRUCTION  
7-18-15





2 PLAN - UPPER FLOOR  
SCALE: 1/8" = 1'-0"



1 PLAN - FIRST FLOOR  
SCALE: 1/8" = 1'-0"



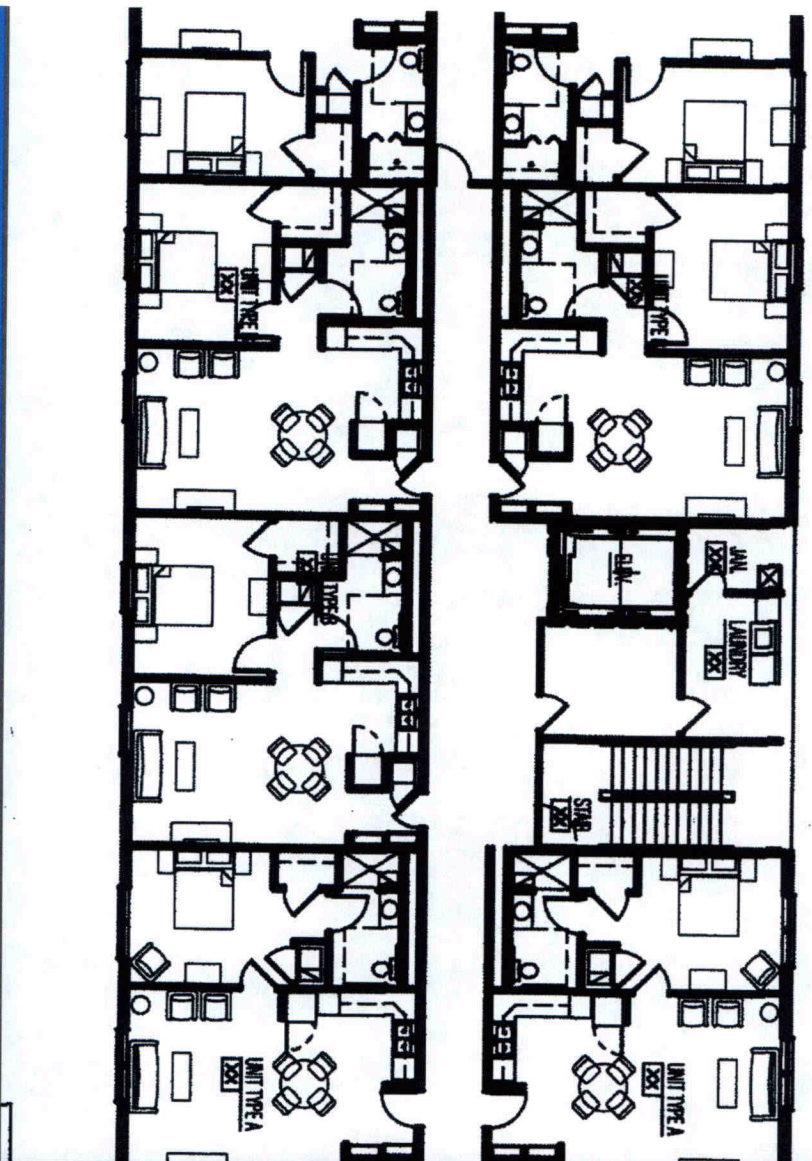
UNIT BREAKDOWN - OHFA					
	AREA 511	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
UNIT A - 2 BEDROOM / 1.5 BATH	89	7	7	7	21
UNIT B - 1 BEDROOM / 1 BATH	717	4	4	4	12
UNIT C - STUDIO / 1 BATH	489	0	0	0	0
TOTAL UNITS PER FLOOR		11	11	11	33

UNIT BREAKDOWN - MARKET					
	AREA 511	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
UNIT A - 2 BEDROOM / 1.5 BATH	919	4	4	4	12
UNIT B - 1 BEDROOM / 1 BATH	717	6	6	6	18
UNIT C - STUDIO / 1 BATH	489	2	2	2	6
TOTAL UNITS PER FLOOR		12	12	12	36

PROGRESS PRINT  
NOT FOR CONSTRUCTION  
7-13-15



# Hopkins Commons provides affordable apartments for senior living.



## Typical Apt Layout

- Living Room
- Kitchen
- Bedroom
- Bathroom

## Living Space

- 2 Bdrm – 973 SF
- 1 Bdrm – 717 SF
- Studio – 460 SF





Oct. 30,

To: W/

W/

W/

W/

W/

W/

W/

W/

W/

W/

W/

W/

W/

**Brausch, Chr**

From: Chris,  
To: Subject:

thinking mo

1) The ave  
includi  
fee is in  
two be

2) As a pe  
constru  
a perce  
tap fee

3) The Co  
While r  
that th  
jobs en  
are vor  
best ex  
100%, t  
rent on  
few fan  
project  
year th

A \$15 a  
every d  
disposa  
going to  
The 6%  
and in  
at that  
force. A  
are une

The Re  
provide  
the Nov  
forwar  
Novembe  
project.

**Brausch, Chr**

From: Chris,  
To: Subject:

Chris, any n  
a parcel of p  
zoned for ab  
verify that t  
specifically

It is our und  
but need to

Thanks,

Bruce

Bruce M. Rippe  
Park Avenue R  
Four South Par  
Batesville, Indi  
513-619-8241

HOPKINS COMMONS  
MODERN REAL ESTATE SALES, LLC  
8041 HOBBSROAD ROAD, SUITE 206  
CINCINNATI, OH 45236

JANUARY 26, 2015

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Mr. Tom Osborne  
Clerk of Commissioners  
Warren County  
406 Justice Drive  
Lebanon, Ohio 45036

RE: Hopkins Commons

Dear Mr. Osborne:

The purpose of this letter is to apprise your office that Hopkins Commons, LP plans to be the general partner of a residential rental development located in or within a one-half mile radius of your political jurisdiction, and has submitted an application to utilize the multifamily funding programs of the Ohio Housing Finance Agency (OHFA) for the development of this property.

Hopkins Commons is now construction of ~50 units of affordable senior housing. Design features including no barriers to entry, wide halls, curb-less showers and exercise facilities are incorporated to allow seniors to age in place. The apartments provide resident space which is a great place to congregate and socialize while conducting programs and activities. It is widely recognized that socialization for seniors is an important component for keeping them healthy and active. It contributes to keeping them at "home" and not of a nursing facility. The apartment homes fit in with the existing homes in this residential area and the many "green" features help to lower resident utility bills and make this community more sustainable and attractive.

The proposed redevelopment/development will be financed with Housing Credit proceeds.

Development Team:  
Bruce Rippe  
Project Manager  
8041 Hobbs Road, Suite 206  
Cincinnati, OH 45236  
(513) 519-8241  
brype@hopkinscommons.com  
General Partners or Managing Member: Hopkins Commons, LP  
Developer: HC Development, LLC  
Consultor: Modern Real Estate Sales  
Property Manager: Frisker & Collins

Project Address: Located on Huron Place in Regency Park Subdivision, Hamilton Township, Ohio next to Oberweh Nursing Home in Warren County.

Number of Units: 50-52

Program(s) Utilized in the Project: Housing Credit Program

RECEIVED  
2015 JAN 28 PM 12:52  
WARREN COUNTY  
COMMISSIONERS



### Water & Sewer Fees and Charges

Date: February 18, 2014  
Property: 7613 Huron Place, aka JMB Ranch  
Property ID#: \_\_\_\_\_  
Contact Name: Bruce Rippe  
Contact Number: (513) 519-8241  
Contact email: 47006@live.com  
Description: 8.24 acre site of a proposed 138 unit apartment development

	Single Bedroom Apt	Double Bedroom Apt
Water Tap-In Fee	\$4,000	\$4,000
Sewer Connection Charge	\$3,000	\$3,600
Sanitary Sewer Capacity Charge (9.12.b.2.B)	\$469	\$563
<b>TOTAL</b>	<b>\$7,469</b>	<b>\$8,163</b>

Plan Review Fee - 0.5% of estimated construction costs plus \$100.00  
Inspection Fee - 1.5% of estimated construction costs

#### NOTE:

1. Plans must be approved by this office and all construction must be inspected by a representative of the Water & Sewer Department.
2. It is the developer's responsibility to supply, construct, and provide all domestic, fire, and irrigation meters, piping, isolation valves, check valves, and meter pits.
3. Fees and charges are subject to annual increases typically applied in January



# Hopkins Commons Water & Sewer Fees

- Based on multifamily
- Similar to other multifamily developments
  - Palmera Apartments
  - Latitude @ Deerfield Crossing