



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

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***TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG***

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

MINUTES: Regular Session – November 19, 2019

The Board met in regular session pursuant to adjournment of the November 14, 2019, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the November 12, 2019 and November 14, 2019 meetings were read and approved.

- 19-1555 A resolution was adopted to approve end of 365-day probationary period and approve pay increase for Wyatt Allen within the Warren County Water and Sewer Department. Vote: Unanimous
- 19-1556 A resolution was adopted to hire Delainey Max as Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 19-1557 A resolution was adopted to promote Kiley Dane from Eligibility Referral Specialist II to the position of training officers within the Warren County Job and Family Services, Human Services Division. Vote: Unanimous
- 19-1558 A resolution was adopted to hire Candace Miller as Commissioners' Aide within the Warren County Commissioners' Office. Vote: Unanimous
- 19-1559 A resolution was adopted to issue request for proposals for 2020 through February 2021 ballots for Warren County Board of Elections. Vote: Unanimous
- 19-1560 A resolution was adopted to enter into a temporary entrance and work agreement with Trudy Robinson for Lily Drive bridge replacement project. Vote: Unanimous

- 19-1561 A resolution was adopted to enter into a temporary entrance and work agreement with Aunt B, LLC for the Lily Drive bridge replacement project. Vote: Unanimous
- 19-1562 A resolution was adopted to approve and enter into a TANF Subgrant Agreement between the Warren County Commissioners on behalf of the Warren County Department of Human Services and Warren County Children Services. Vote: Unanimous
- 19-1563 A resolution was adopted to amend the contract between the Warren County Commissioners on behalf of Warren County Department of Job and Family Services, Human Services Division and Warren County Children Services. Vote: Unanimous
- 19-1564 A resolution was adopted to approve and enter into an agreement with LexisNexis Risk Solutions for the Accurant for Government Services on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 19-1565 A resolution was adopted to authorize Tiffany Zindel, County Administrator, to sign engagement letter with Airrosti Rehab Center, Inc. Vote: Unanimous
- 19-1566 A resolution was adopted to approve amendment #4 to the Warren County agreement with Universal Transportation Systems, LLC and authorize the President and/or Vice President of this Board to sign documents relative thereto. Vote: Unanimous
- 19-1567 A resolution was adopted to approve and authorize the President of the Board of County Commissioners to enter into a Professional Service Agreement by and between Environmental Educators Inc. and the Board of Warren County Commissioners relevant to the Warren County Solid Waste Management District's Educational Program. Vote: Unanimous
- 19-1568 A resolution was adopted to approve and authorize the President and/or Vice President of this Board to enter into a Cooperation Agreement with the Abuse and Rape Crisis Shelter of Warren County relative to the FY 2019 Community Development Block Grant Entitlement Program. Vote: Unanimous
- 19-1569 A resolution was adopted to approve and authorize the President and/or Vice President of this Board to enter into a cooperation agreement with the Interfaith Hospitality Network of Warren County relative to the FY 2019 Community Development Block Grant Entitlement Program. Vote: Unanimous
- 19-1570 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 19-1571 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release for Soraya Farms, LLC for Soraya Farms Section Five situated in Clearcreek Township. Vote: Unanimous

- 19-1572 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release for Soraya Farms, LLC for Soraya Farms Lifestyle Community, Section 5 situated in Clearcreek Township.
Vote: Unanimous
- 19-1573 A resolution was adopted to approve cash advance from Engineer's Fund #2202 into Fund #4437 and #4454 and cash advance repayments from Fund #4437 and #4454 into Fund #2202. Vote: Unanimous
- 19-1474 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #11011110 into Juvenile Detention Center Fund #11012600. Vote: Unanimous
- 19-1575 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #11011110 into County Court – Clerks Fund #11011282. Vote: Unanimous
- 19-1576 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #11011110 into Sheriff's Office Fund #1101220. Vote: Unanimous
- 19-1577 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #11011110 into Sheriff's Office – Corrections Fund #11012210. Vote: Unanimous
- 19-1578 A resolution was adopted to approve appropriation adjustments within Sheriff's Office Fund 11012200, 11012210, 11012211 & 2285. Vote: Unanimous
- 19-1579 A resolution was adopted to approve appropriation adjustment within Warren County Garage Fund #11011620. Vote: Unanimous
- 19-1580 A resolution was adopted to approve appropriation adjustment within the Juvenile Detention Fund #11012600. Vote: Unanimous
- 19-1581 A resolution was adopted to approve appropriation adjustments within Telecommunications Department Fund #11012812 and from 11012810 into 11012812 & 11012810. Vote: Unanimous
- 19-1582 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 19-1583 A resolution was adopted to approve appropriation adjustment within Sewer Revenue Fund No. 5580. Vote: Unanimous
- 19-1584 A resolution was adopted to approve appropriation adjustments within Sheriff's Office Fund 6630. Vote: Unanimous

- 19-1585 A resolution was adopted to acknowledge appointment of Commissioner Shannon Jones to the National Association of Counties (NACo) Health and Human Services Committee. Vote: Unanimous
- 19-1586 A resolution was adopted to authorize Tiffany Zindel, County Administrator, to sign proposal by HCC for Stop Loss Coverage relative to the Healthcare Plan effective January 1, 2020. Vote: Unanimous

DISCUSSIONS

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

Paul Kindell, Telecommunications Director, was present for a follow-up work session along with representatives from Cincinnati Bell, Century Link and ATT relative to 911 outages within Warren County.

Martin Russell, Deputy County Administrator, updated the Board on the recent conference call with the FCC outlining the concerns that need to be addressed and stated that a follow-up conversation will take place after the holiday.

Roger Werth, Cincinnati Bell, stated that they have been working with Century Link engineers on diversity and redundancy.

There was discussion relative to circuits that were created many years ago when diversity was not a consideration.

Mr. Werth stated that they have now designed a route to create diversity which will require time to be completed but they have begun the process.

Josh Motzer, Century Link, stated that they have the host provider for our 911 services. He stated that they have identified enhancements in diversity and are working with other providers to get diversity for all calls into the PSAP (public-safety answering point).

Mark Romity, ATT, stated that upon investigation, they have found circuits are not diverse and are working with Century Link to fix.

Mr. Kindell stated that they are sharing Warren County's findings throughout the state of Ohio in order for other entities to conduct the same exercise to alleviate any issues within their systems as well.

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

1. Township Line Road Waterline Extension—Property owners along Township Line Road are requesting water service and upon investigation, the following options have been identified in order to provide service:
 - a. Option 1—Warren County Water Department can run an 8” ductile iron pipe for an approximate cost of \$40,000 per home
 - b. Option 2—Warren County can choose to lower the standard and install a 4” PVC waterline which will provide no fire protection at an approximate cost of \$15,000 per home
 - c. Option 3—We can turn over the service area to Western Water for water service. The disadvantage would be that a significant amount of territory would be lost and we would lose the ability to “loop” our system. Cost per home would be approximately \$3,000 and the customers would experience pressure issues in this area.

There was discussion relative to the various options.

Mr. Brausch stated his recommendation of Option #2. He stated that rather than make this an assessment project, the Board consider charging customers the tap fee of \$5500 plus an additional \$1500 towards construction costs. He stated that half of the project would be received up front and the remainder would be collected with future developments. He stated that the total project costs would be \$170,000.

There was discussion relative to fire protection in the area. It was determined that the lowering of our standards to PVC pipe would be the same standard if Western Water provided the service.

Bruce McGary, Assistant Prosecutor, stated the need to document that our system would not be providing fire protection to the properties within this project.

Upon further discussion, the Board stated their desire to proceed with Option 2 and directed staff to survey the customers to see who would be interested.

Victoria Van Harlingen, Warren County Historical Society, was present along with Board members to present an update on various projects including Beedle Station and various events associated with the yearlong celebration of the 100th anniversary of the ratification of the 19th Amendment to the United States Constitution giving women across the country the right to vote.

Ms. Van Harlingen presented the attached PowerPoint and information associated with the project and events. She then presented a request for the Board to consider a grant of \$25,000 per year for the next three (3) years for the purpose of completing ADA improvements to their facility.

Bill Duning, Historical Society Board member, stated that the Women's Suffrage event can be a big event in Warren County and the Historical Society is willing to take the lead in planning and organizing if the County would consider helping to fund the celebration.

Matt Schnipke, Economic Development Director, presented an update relative to last week's work session with the city of Lebanon and representative from Leo Brown Group relative to the request for Rural Enterprise Zone Abatement for their assisted living facility.

Mr. Schnipke stated that upon research, it was determined that the City cannot administer Rural Enterprise Zone Abatements, on the County per Ohio Revised Code.

Scott Brunka, Lebanon City Manager, presented the attached information relative to property taxes generated from the development, stating that the entire site will generate \$215,166 per year and upon termination of the abatement, it will generate \$318,139.

Tom Cloud, Schueler Group, stated he is the manager of the property which is owned by a syndication of various people. He stated that the property has been on the market for many years and is approximately 20 acres in size.

Commissioner Young stated his appreciation of the property going from single family residential to business and also the free markets determining the need for enhancements to develop given that the property has been on the market since 1979.

Mr. Brunka stated that the City of Lebanon is in support of the request for abatement.

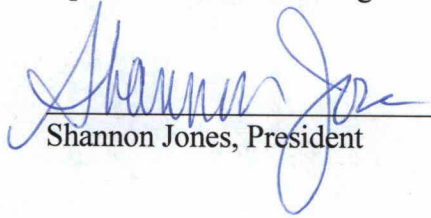
Commissioner Grossmann questioned if this development would be in competition with Otterbein, pointing out that he does not like government picking "winners and losers" by giving an advantage to one group over another.

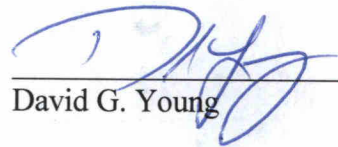
Bill Morton, Leo Brown Group, stated that are comparable to Otterbein but not competitive. He stated that they are not faith based and are purely a rental property, no ownership is available.

Upon further discussion, the Board stated their approval to the request.

The Board acknowledged the appointment of Commissioner Shannon Jones to the National Association of Counties Health and Human Services Committee and discussed his representation of the State of Ohio at the National Association of Counties Conference in Washington DC in 2020.


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 November 19, 2019, in compliance with Section 121.22 O.R.C.


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



November 16, 2019

Contact: Vicky Van Harlingen
513-932-1817

Women Leading the Way

Universal Suffrage, Temperance & Social Progress

The Warren County Historical Society's Harmon Museum announces "Women Leading the Way", a year-long look at three key reform movements spearheaded by women in America during the 19th and into the 20th centuries. The year 2020 marks the 100th anniversary of the ratification of the 19th Amendment to the United States Constitution giving women across the country the right to vote. At the same time women had united around the country in the temperance movement and became the driving force behind the passage of the 18th Amendment in 1919 prohibiting the sale and consumption of alcohol. Jane Adams of Chicago's settlement house known as Hull House, is credited with starting the social services movement in this country leading to what is known as the Progressive Era (1900 – 1940) in America. Harmon Museum is offering special exhibits, programs, talks and activities in 2020 all focusing on the women who "leading the way" to these reforms.

January-December

Women Leading the Way exhibit opens January 17 at Harmon Museum. Featuring newspaper articles, letters, posters, banners and other memorabilia plus a time line of the women's suffrage and temperance movements. Sponsorship needed \$2500 exhibit expenses.

Our Mother's Vote, a county wide call for family pictures and stories of the first women in your family to be able to vote in a United States presidential election. An exhibit of the pictures and stories will be part of the August ratification celebration at Harmon Museum on August 26.

February-December

Ohio Women Leading the Way a special exhibit featuring 12 Ohio women who were prominent in the women's suffrage and temperance movements. Each woman is portrayed via a mannequin in period costume with photos, bios and highlight's of their contributions to the movements. Sponsorship needed, \$5000, exhibit expenses.

March - Women's History Month

Lunch & Learn at Harmon Museum: Harriet Merriman portrays Harriet Taylor Upton, from the city of Warren, Ohio, who was the president of the Ohio Suffrage Organization, a political activist and an author. She will tell her own story as a major force in the Woman's Suffrage Movement and as the first woman to become vice chairman of the Republican National Committee. As portrayed by Harriet Merriman, you will learn how the history of the woman's suffrage movement in America can hardly be written without some reference and tribute to this Ohio woman. Sponsorship available \$500, speakers expenses.

Second Annual William Henry Venable Student Poetry Contest reading. This year's topic is American Suffragettes. Co- sponsored by Harmon Museum and Lebanon Public Library.

Bus Tour to Cincinnati Museum Center. A special tour of the Cincinnati Museum Center's women's suffrage exhibit. Times and exact dates to be announced.

April-December

Women Leading the Way in the Arts – Don't Forget the Ladies, a guided tour of the women artists in the collection of Harmon Museum, featuring two dozen women painters, sculptures and performers who made significant contributions in the arts both at home and around the country. Sponsorship needed \$1500 for exhibit expenses.

April/May and September/October

Women Leading the Way special 2020 Harmon Museum school field trip option for up to 1000 Warren County public and private school students. Sponsorship needed, \$7500 provides admissions and busing.

June

Lunch & Learn:

This talk will explore the life of Victoria Claflin Woodhull who was born in Homer, Ohio in 1838 and the adversity she overcame, including a somewhat shady past, to be the first woman U.S. Presidential candidate in 1872. We will discuss other "firsts" that this great lady from central Ohio achieved and will look at some of her ideological platforms as well as her fight for Women's Suffrage on two continents. Reviled by some, revered by others, we will focus on popular perception of this controversial woman. Sponsorship needed, \$500, speaker expenses.

July

History Camp for Kids featuring *Women Leading the Way* in Suffrage, Temperance and Social Progress; a four day camp including a field trip to Cincinnati Museum Center to visit their women's suffrage exhibit. Sponsored by Harmon Civil Trust, additional sponsorship available for field trip of \$1000.00

August

Lunch & Learn, Ohio suffrage leader Helen Hamilton Gardner and the Secret History of Women's Suffrage, by Ann Hamlin, Professor of History, Miami University, Sponsored by Ohio Humanities. Sponsorship needed \$500 speaker expense.

Our Mother's Vote Exhibit: An exhibit photos and stories from Warren County families featuring the women in their family who were able to vote in the United States presidential election of 1924. Sponsorship needed \$3000 exhibit expenses.

19th Amendment Celebration Party! A reception featuring "Our Mother's Vote" exhibit, cake, ice cream and a bubbly toast to the official federal government ratification of the 19th amendment to the United States Constitution giving women the right to vote. Sponsorship needed \$1000.

September/October

Women in Art: September 4 – October 16, Equestrian bronzes by sculpture Linda Sappington.

November/December

Women in Art: October 30-December 18, Cincinnati Brush & Palette Painters, and exhibit of the works of contemporary women artists.

Beedle Station

Beedle Station was the first permanent settlement in Warren County. One of the Beedle log houses built in 1795 is located behind Lebanon Correctional Institute on some of the 2000 acres of the former Shaker lands purchased by the State of Ohio from the United Brethren Church. The building is the last of the log structures built by William Beedle and his family. The Warren County Historical Society has been attempting to remove and rebuild the house for more than 20 years.



Beedle House Structure

William Beedle, his son and four daughter along with their husbands, began building a block house of round logs at Beedle Station in November of 1795. They also built a hewn log church and at least two hewn log houses all within the first year or so. The hewn or square log houses were meant to be sided with clapboard siding.



Early Summer 2019

The Warren County Historical Society finally received the rights to move the last of the Beedle log houses in the spring of 2019. A crew of WCHS volunteers began taking the clapboard siding off the house so the logs could be tagged and numbered for removal to their new home in Lebanon.



Franklin's Old Log Post Office

The Beedle Station house is a hewn log two story building much like Franklin's Old Log Post Office pictured here. When the Beedle Station house is complete it should look very much like the log post office.



Progress to Date

Volunteers spent the summer pulling siding off the house and assessing the condition of the logs. At one point, someone came into the property and vandalized it by cutting away floor boards on the first floor. LCI stepped up surveillance.

We have a donor supplying a portion of the funds to move and restore the house. Several other people have expressed interest in donating money or services.

We are finalizing demolition plans this month and hope to have the building on its way to its new home before the end of the year.



New Home of Beedle Log House

North west corner of Broadway and South Streets, Lebanon, OH





OFFICE OF THE CITY MANAGER
Lebanon, OH 45036
Phone 513-228-3102
sbrunka@lebanonohio.gov

November 14, 2019

Warren County Administration
Attn: Tiffany Zindel, County Administrator
600 Justice Drive
Lebanon, OH 45036

Re: City of Lebanon Enterprise Zone Request

Dear Mrs. Zindel:

Thank you for coordinating our presentation to the County Commissioners on the proposed Leo Brown Group senior living development. The City of Lebanon is very excited about the prospect of this development moving forward, and it has the full support of the City Council. This project will take property that has been marketed for single-family residential development since 1979, and turn it into something that will create an estimated 65 jobs with an annual payroll of \$2.1 million. This type of development benefits not only the City, but the School District as well. However, as outlined by the developer the property has topographic and site development challenges that are negatively impacting the financial feasibility of the project. Below is additional information that was requested at the meeting:

Property Taxes Generated:

As presented, the proposed development will consist of a main assisted living / memory care building along with a total of 52 independent living units. The Enterprise Zone tax abatement request is only for the value associated with the main assisted living building. The incentive request is for a 50% abatement over a 10-year period. Below is a summarization of the projected property taxes being generated by the development:

<u>Description</u>	<u>Estimated Value</u>	<u>Property Tax Generated</u>	<u>Property Tax Abated</u>
Main Assisted Living Building	\$10.5 million	\$205,947	\$102,973
Independent Living Units	\$5.72 million	\$112,192	\$0

The total property tax that will be generated from this development after the proposed abatement is \$215,166 annually over the 10-year abatement period, and then increasing to \$318,139 annually after.

Use of City Incentive Options:

Per the Ohio Revised Code, the intent of a CRA is to promote revitalization and investment within depressed areas by offering tax exemptions for any increased property valuation that would result from renovation of existing structures or new construction activities. The subject property is not located within, or adjacent to, an existing City designated CRA. Given that the property is currently a greenfield zoned for residential use, with homes valued at \$350k being constructed immediately to its south, the City does not feel that a new CRA designation specifically for this property makes sense. Our goal with this project is not to encourage

new single-family residential development, but to support the use of this property for senior living facilities that will provide a much-needed opportunity for our residents while at the same time creating jobs.

Based on an analysis of the Enterprise Zone requirements, it appears that these incentives must be managed by the County Commissioners for Warren County. Given that this is an existing incentive program that could be used to support the proposed development, both the City and the Developer are requesting consideration of a 50% abatement over a 10-yr period.

We greatly appreciate your assistance with this project. Please contact me at 513-228-3102 or via email at sbrunka@lebanonohio.gov if you have any questions or need additional information at this time. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Brunka', written over a horizontal line.

Scott Brunka
City Manager