



**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 – December 3, 2013

The Board met in regular session pursuant to adjournment of the November 26, 2013, meeting.

Tom Ariss - present

David G. Young - absent

Pat Arnold South - present

Tina Osborne, Clerk - present

Minutes of the November 21, 2013 and November 26, 2013 meetings were read and approved.

- 13-1789 A resolution was adopted to approve Personal Day Off with Pay Policy for the "Day for Your Life" 2014 Annual Blood Screening Program for County Employees. Vote: Unanimous
- 13-1790 A resolution was adopted to approve and enter into Waterline & Appurtenances License Agreement for the Lebanon Area- Deerfield Hamilton Area Interconnecting Waterline. Vote: Unanimous
- 13-1791 A resolution was adopted to approve an Emergency Replacement for Damaged Fiber Optic Communication Lines. Vote: Unanimous
- 13-1792 A resolution was adopted to approve an Emergency Replacement of the Heaters at the Otterbein Water Tower. Vote: Unanimous
- 13-1793 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 13-1794 A resolution was adopted to enter into Erosion Control Bond Agreement with Grand Communities, Ltd for improvements in Shaker Run Section 4B-D situated in Turtlecreek Township. Vote: Unanimous

- 13-1795 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 9 Block B in Hamilton Township. Vote: Unanimous
- 13-1796 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 13-1797 A resolution was adopted to accept an Amended Certificate within Fund #426 and #427 and approve an Appropriation Decrease within Fund #427. Vote: Unanimous
- 13-1798 A resolution was adopted to approve Repayment of Cash Advance from #449-3319 – Hartz Mountain Sewer Assessment Project into Fund #580-3319 – Sewer Surplus. Vote: Unanimous
- 13-1799 A resolution was adopted to approve Repayment of a Cash Advance from Sheriff Grants Fund #293 into County General Fund #101. Vote: Unanimous
- 13-1800 A resolution was adopted to approve Supplemental Appropriation into #101, Operational Transfer from #101 into Armco Park Fund #944 and approve Repayment of cash Advance from Park Board (Armco Park) Fund #944 into General Fund #101. Vote: Unanimous
- 13-1801 A resolution was adopted to approve Supplemental Appropriation into Sheriff's Office Fund #294. Vote: Unanimous
- 13-1802 A resolution was adopted to approve Appropriation Adjustment within Grants Administration Fund #265. Vote: Unanimous
- 13-1803 A resolution was adopted to approve Appropriation Adjustment within Sheriff's Office Fund #101-2200. Vote: Unanimous
- 13-1804 A resolution was adopted to approve Appropriation Adjustment within County Court Fund #253. Vote: Unanimous
- 13-1805 A resolution was adopted to approve Appropriation Adjustment within Telecom Funds #101-2810 and #101-2812. Vote: Unanimous
- 13-1806 A resolution was adopted to approve Appropriation Adjustment within Children Services Fund #273. Vote: Unanimous
- 13-1807 A resolution was adopted to authorize payment of Bills. Vote: Unanimous

- 13-1808 A resolution was adopted to approve Appropriation Adjustment within Sheriff's Office Fund #630. Vote: Unanimous
- 13-1809 A resolution was adopted to approve the Rezoning Application Initiated by the Rural Zoning Commission, Joseph Carter, owner of Record (Case #2013-07), to Rezone 4.3 acres from Rural Residential "RU" to Community Commercial "B2" in Harlan Township. Vote: Unanimous

DISCUSSIONS

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

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:10 a.m. to discuss personnel relative to hiring within Human Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 9:30 a.m.

PUBLIC HEARING

REZONING APPLICATION INITIATED BY THE RURAL ZONING COMMISSION TO REZONE 4.3 ACRES IN HARLAN TOWNSHIP FROM RURAL RESIDENCE "RU" TO COMMUNITY COMMERCIAL "B2" IN HARLAN TOWNSHIP

The public hearing to consider the rezoning application initiated by the Rural Zoning Commission, on behalf of, Joseph Carter, owner of record (Case #2013-07), to rezone 4.3 acres located at 9079 SR 123 in Harlan Township from Rural Residential "RU" to Community Commercial "B2" was convened this 3rd day of December 2013, in the Commissioners' Meeting Room.

Mike Yetter, Zoning Supervisor, stated the location of the property and the current use of residential. He stated that this property has historically been zoning "B-2" prior to the map amendments and that a postcard was mailed to inform the property owner of the zoning change but was intercepted by the renters of the property. He then stated that the Rural Zoning Commission initiated this rezoning application on behalf of the property owner and voted to approve the

rezoning. He stated that the Regional Planning Commission recommended approval of the zoning change and that the Harlan Township Trustees and Fire Department are also in favor of approval.

Upon further discussion, the Board resolved (Resolution #13-1809) to approve the rezoning application initiated by the Rural Zoning Commission, on behalf of, Joseph Carter, owner of record (Case #2013-07), to rezone 4.3 acres located at 9079 SR 123 in Harlan Township from Rural Residential "RU" to Community Commercial "B2".

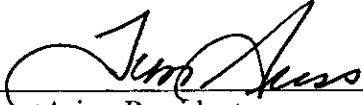
Chris Brausch, Sanitary Engineer, was present along with staff to discuss the following matters:

1. Mr. Brausch stated that a developer on SR 63 across from McClure Road in inquiring about the possibility of Warren County releasing the area to the City of Lebanon for sanitary sewer services. He stated that the proposed future use would be a church and approximately 300 homes. He then stated that he suggested to the developer to meet with the Township Trustees prior to requesting release from the Board of Commissioners.
2. Chris Wojnicz, Assistant Sanitary Engineer, was present along with Greg Elam, STEP Resources relative to the discussion of the RFP for energy supply to the Water and Sewer facilities outside of the City of Lebanon. The Board agreed to include gas within Facilities Management in the RFP and Mr. Elam presented the attached PowerPoint presentation relative to how the gas and energy market works.

Commissioner South questioned what was needed to include the Warren County Park Board in the RFP and it was determined that Mr. Sorey would provide a cooperative agreement between this Board and the Park Board.

Tiffany Zindel, Deputy County Administrator, was present for a work session to discuss the 2014 budget.

Upon motion the meeting was adjourned.



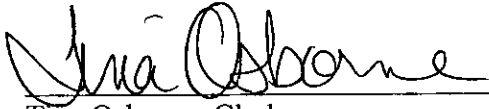
Tom Ariss, President



Pat Arnold South

David G. Young

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 December 3, 2013, in compliance with Section 121.22 O.R.C.



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



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ENERGY SUPPLY DISCUSSION

December 3, 2013

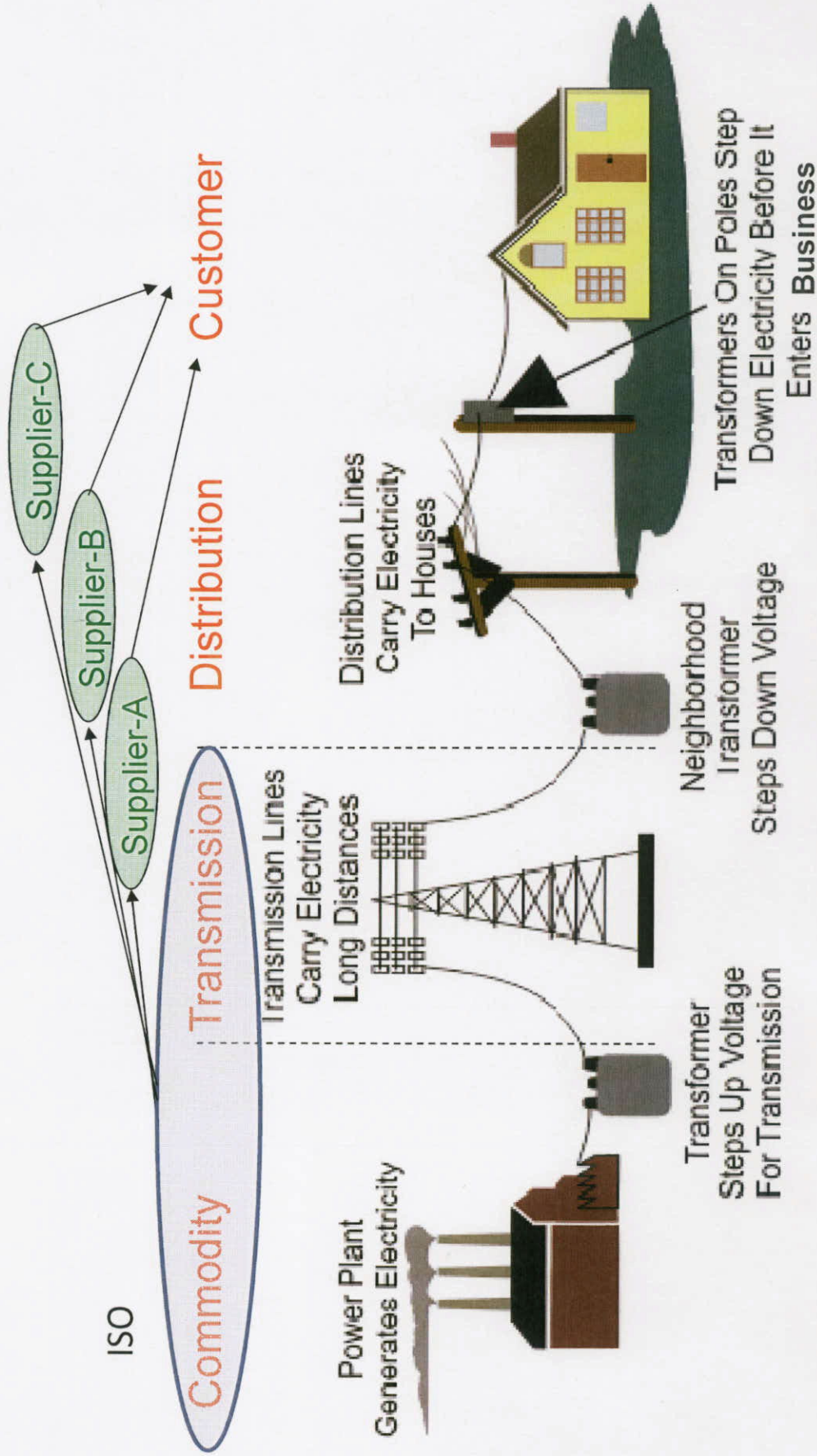


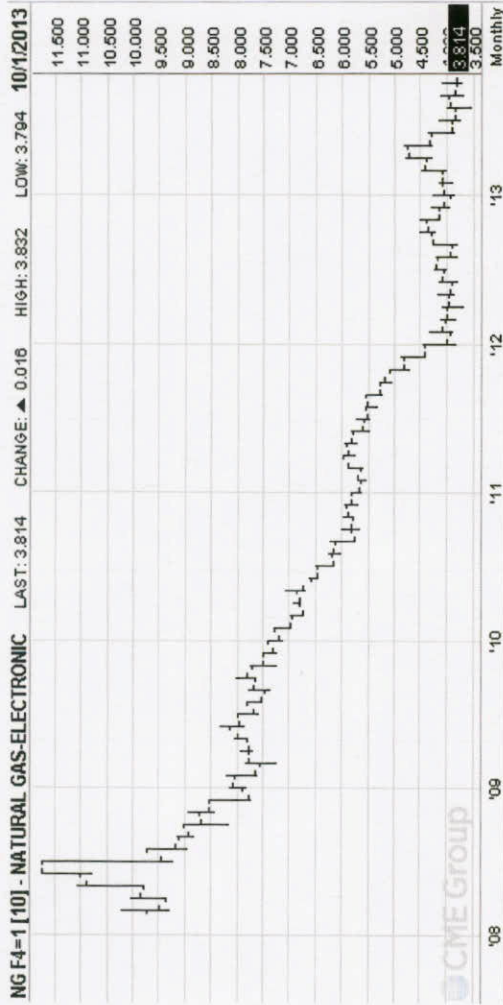


AGENDA

- Overview of Market
- Proposed Structure
- Market Condition
- Block and Index
- Questions

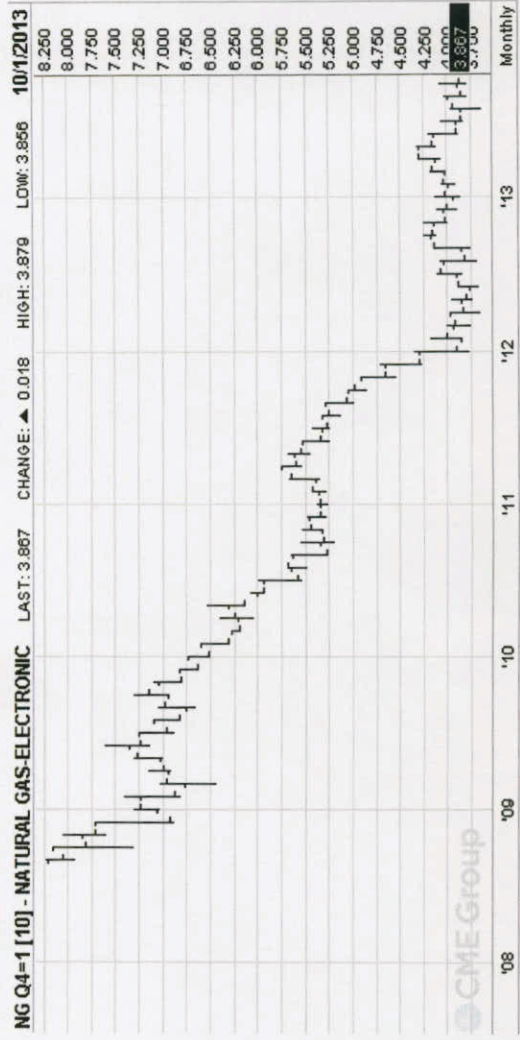
Market Overview





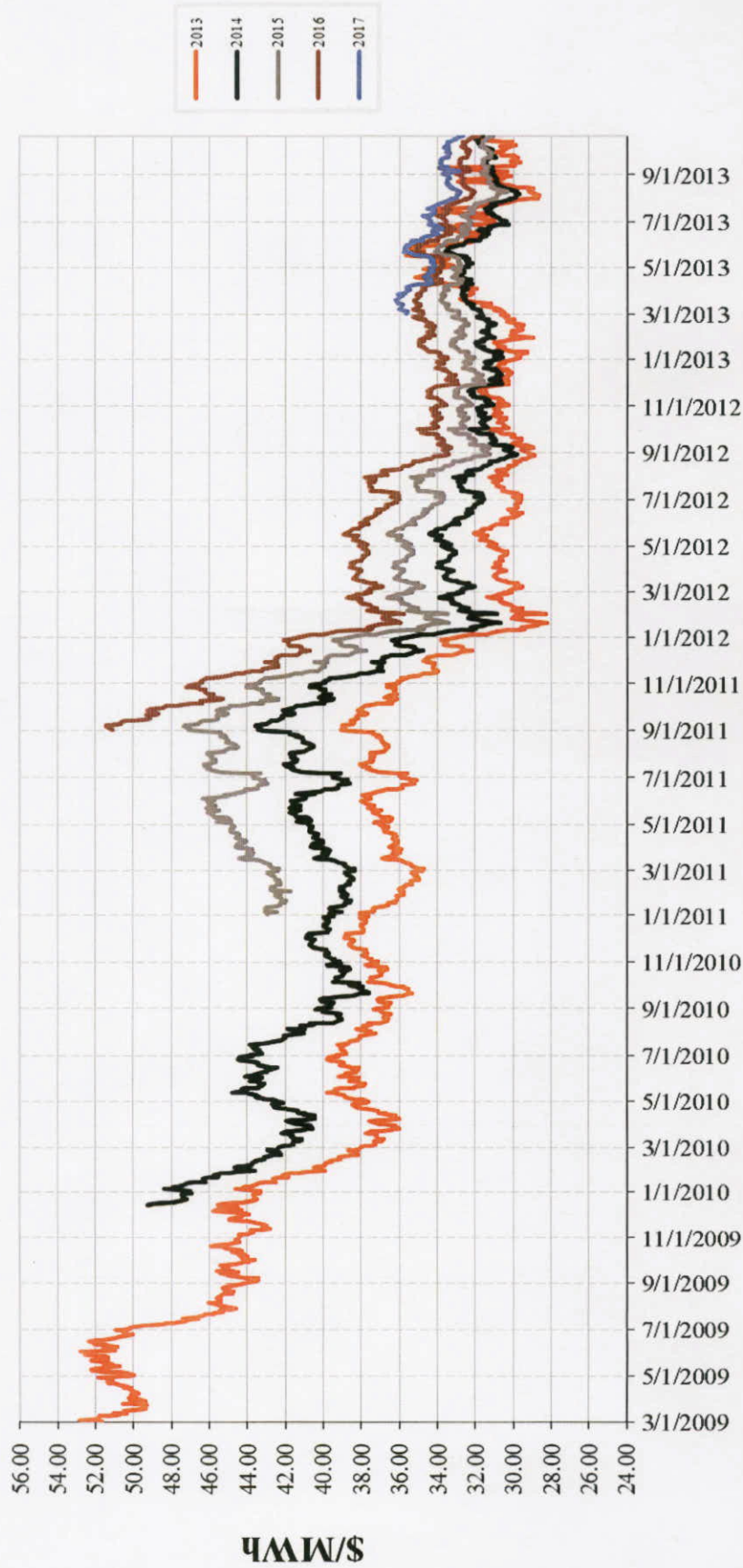
Jan 2014

August 2014



Mid-West Electric Market Trend

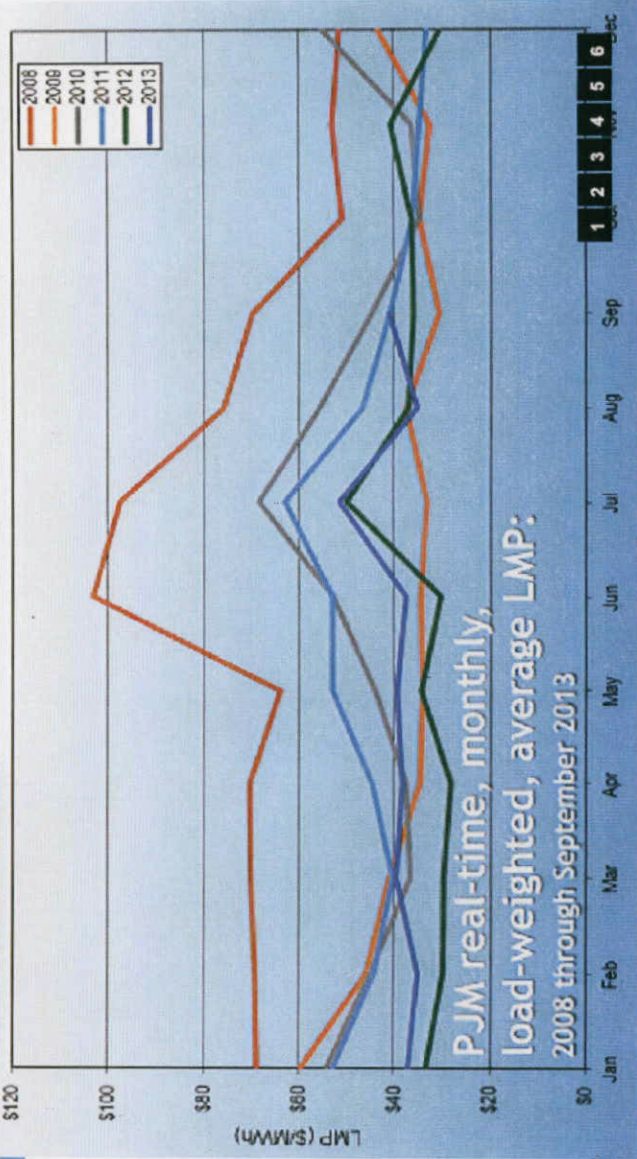
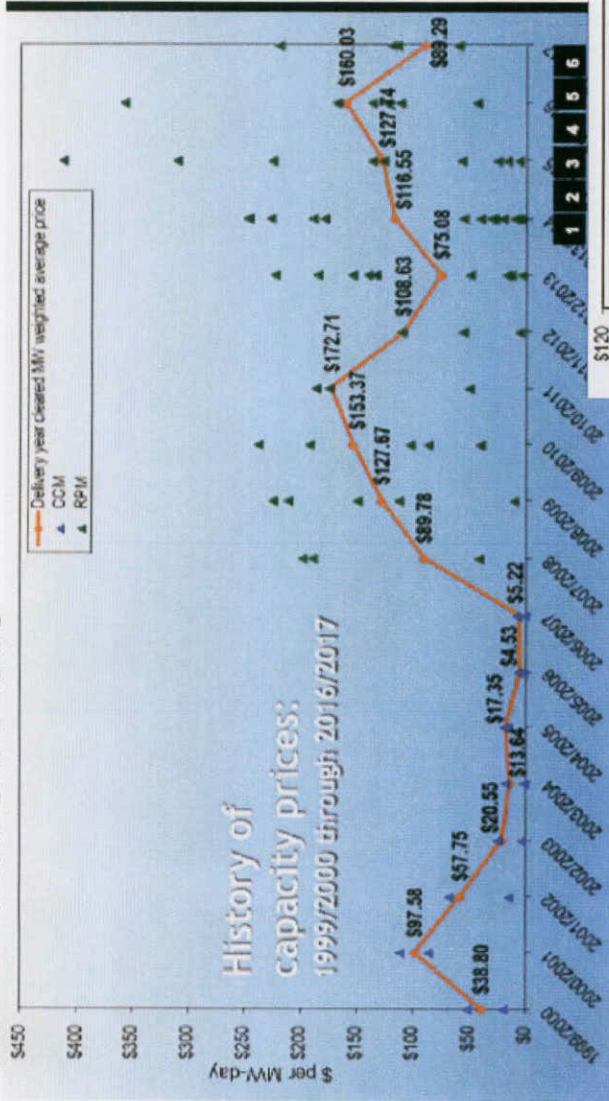
Wholesale Round-the-Clock Pricing for Future Years
Cinergy/Indiana Hub



Trade Date



<https://edata.pjm.com/eContour/#app=ecca&e929-selectedIndex=2>





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Load Shape vs. Price





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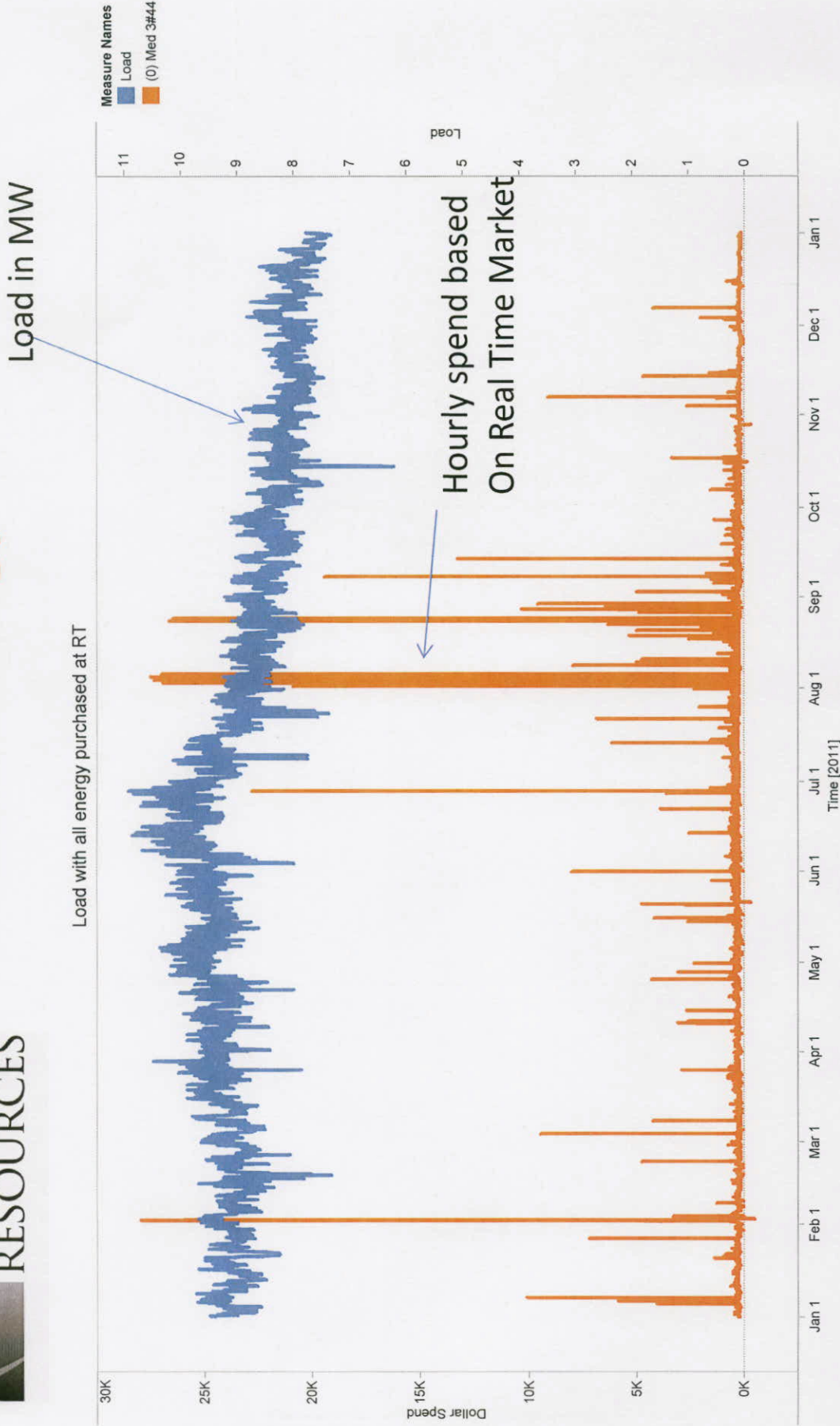
12/10/201

3



Block and Index

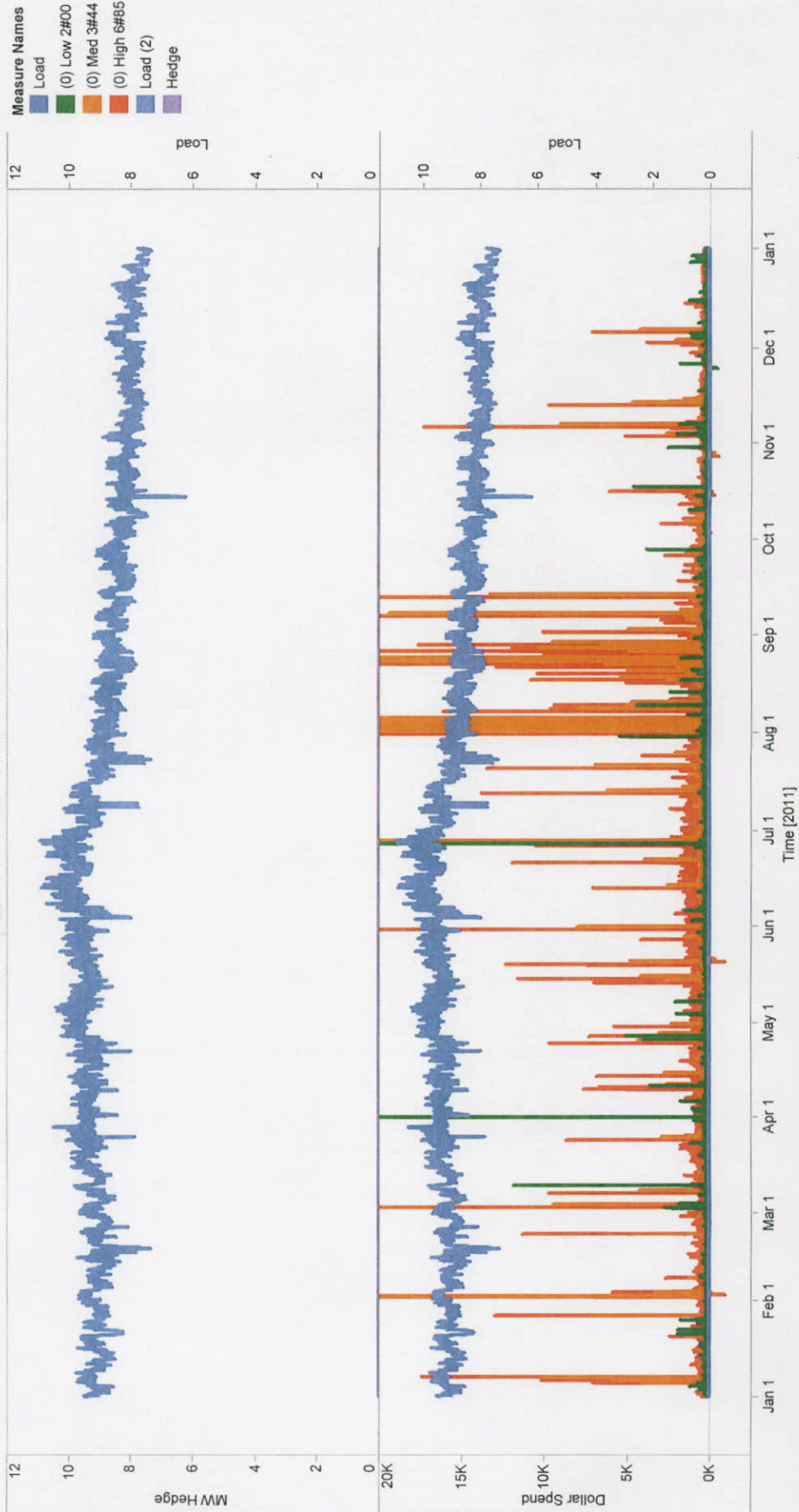
- Block and Index is a more sophisticated method of managing energy spend, much like one managing its personal financial portfolio
- It manages spend by mitigating risk where and when needed, and assumes risk when appropriate
- Proven method with City of Cincinnati, Montgomery County, Miami University, as well as large manufacturers. City of Dayton will be rolling it out next.



The trends of (0) Med 3#44, Load and Load for Time. Color shows details about (0) Med 3#44 and Load. The view is filtered on Time, which ranges from 1/1/2011 12:00:00 AM to 1/1/2012 12:00:00 AM.



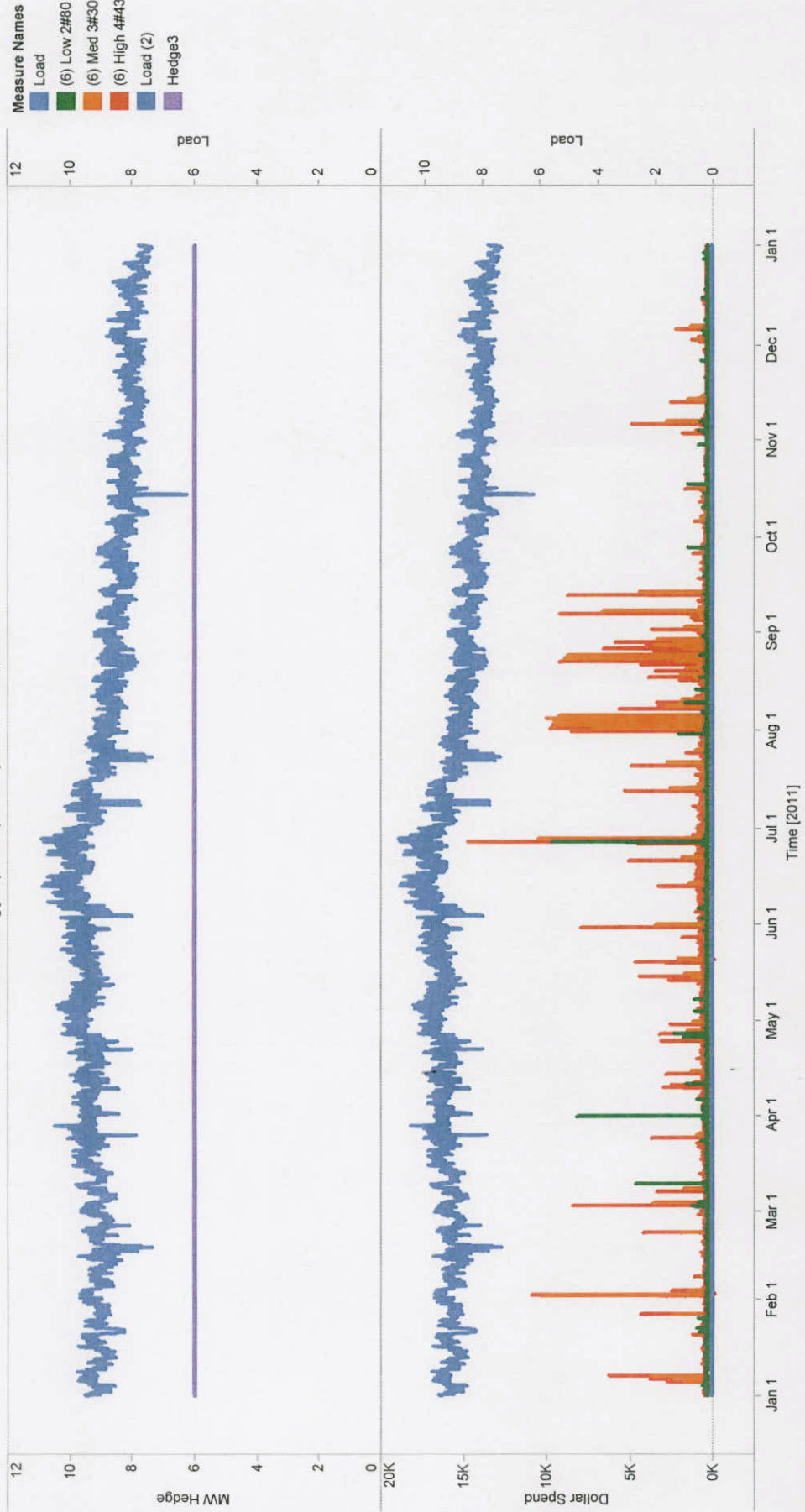
0 7x24 MW Hedge 0 7x24 MW hedge Jun-Aug
Annual Energy Spend (million): 6.85, 3.44, 2.00



The trends of Hedge, Load, Hedge, Load, (0) Low 2#00, (0) Med 3#44, (0) High 6#85, Load and Load for Time. Color shows details about Hedge, Load, (0) Low 2#00, (0) Med 3#44, (0) High 6#85 and Load. The view is filtered on Time, which ranges from 1/1/2011 12:00:00 AM to 1/1/2012 12:00:00 AM.



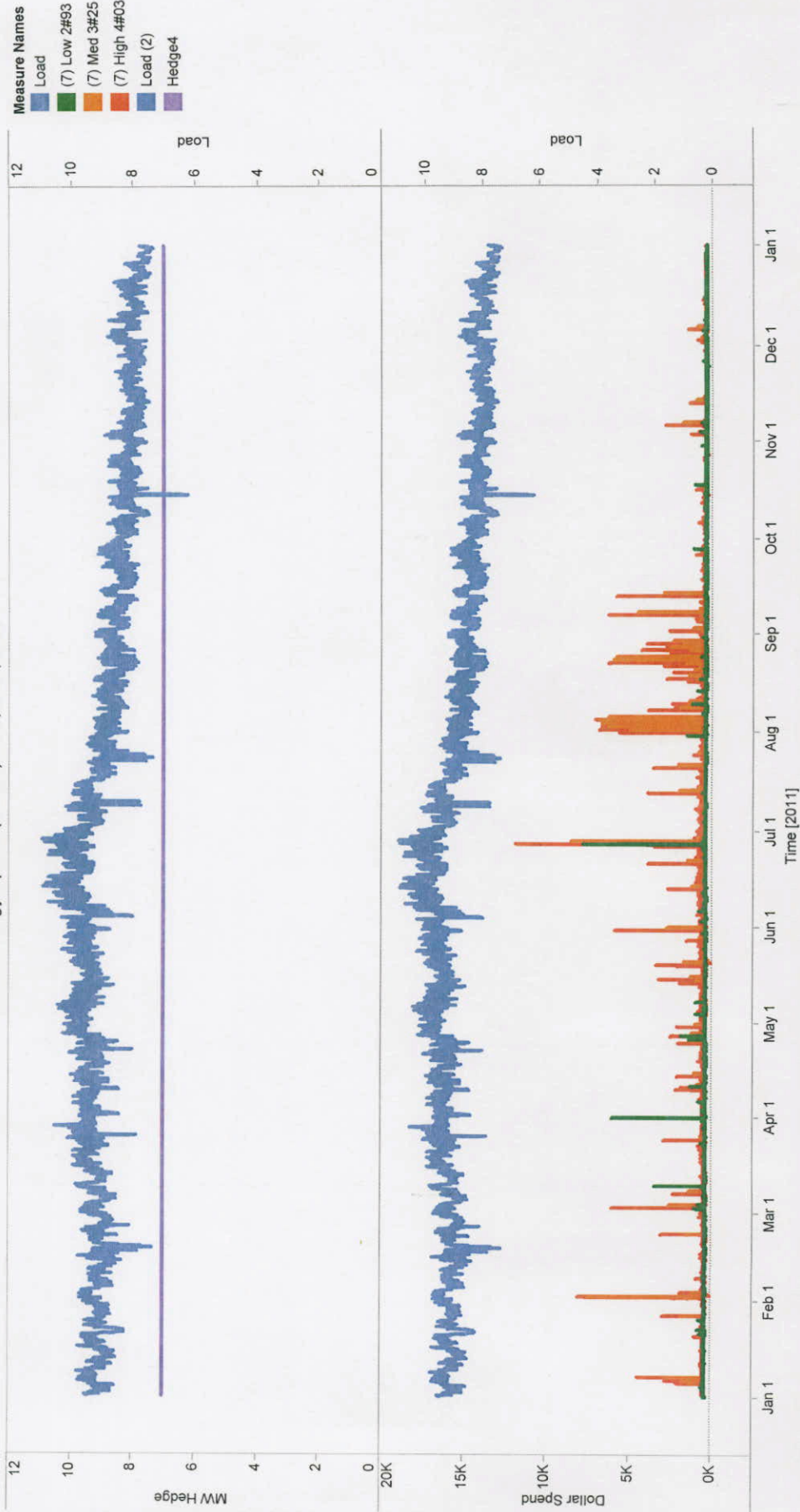
6 7x24 MW Hedge 0 7x24 MW hedge Jun-Aug
Annual Energy Spend (million): 4.43, 3.30, 2.80



The trends of Hedge3, Load, Hedge3, Load, (6) Low 2#80, (6) Med 3#30, (6) High 4#43, Load and Load for Time. Color shows details about Hedge3, Load, (6) Low 2#80, (6) Med 3#30, (6) High 4#43 and Load. The view is filtered on Time, which ranges from 1/1/2011 12:00:00 AM to 12/31/2011 11:59:59 PM.



7 7x24 MW Hedge 0 7x24 MW hedge Jun-Aug
Annual Energy Spend (million): 4.03, 3.25, 2.93

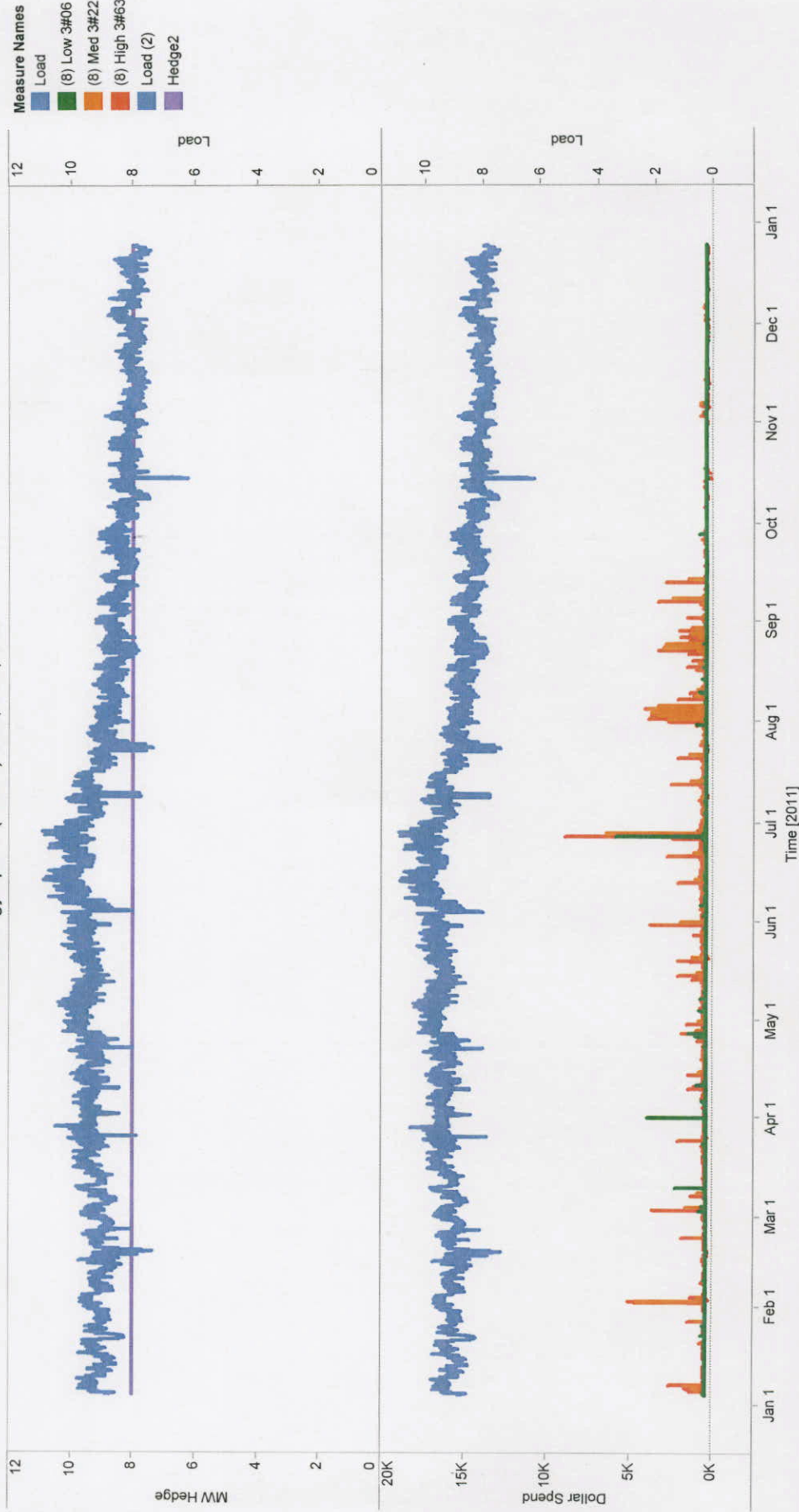


The trends of Hedge4, Load, Hedge4, Load, (7) Low 2#93, (7) Med 3#25, (7) High 4#03, Load and Load for Time. Color shows details about Hedge4, Load, (7) Low 2#93, (7) Med 3#25, (7) High 4#03 and Load. The view is filtered on Time, which ranges from 1/1/2011 12:00:00 AM to 12/31/2011 11:59:59 PM.

12/10/2013



8 7x24 MW Hedge 0 7x24 MW hedge Jun-Aug
Annual Energy Spend (million): 3.63, 3.22, 3.06

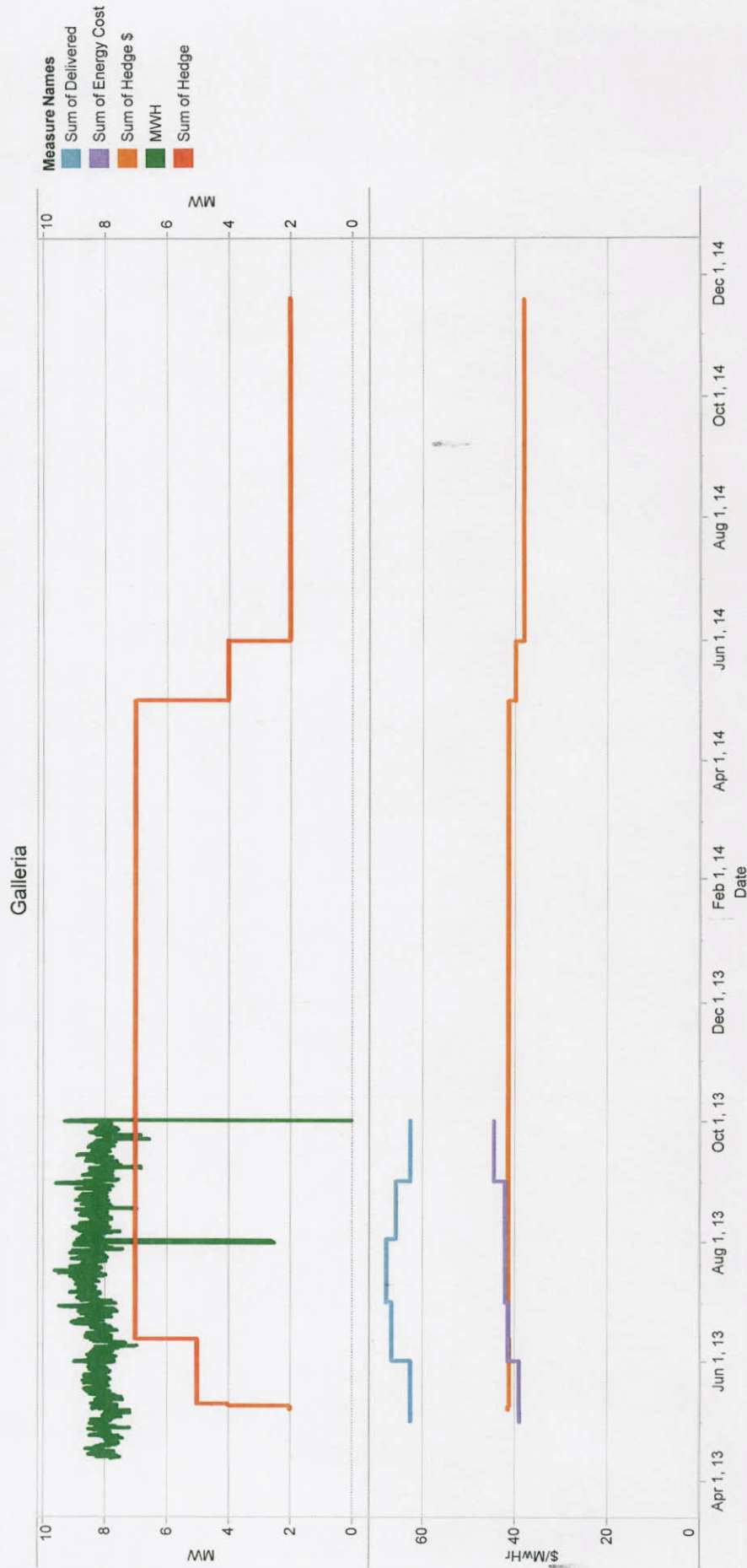


The trends of Hedge2, Load, Hedge2, Load, (8) Low 3#06, (8) Med 3#22, (8) High 3#63, Load and Load for Time. Color shows details about Hedge2, Load, (8) Low 3#06, (8) Med 3#22, (8) High 3#63 and Load. The view is filtered on Time, which ranges from 1/4/2011 12:00:00 AM to 12/24/2011 11:59:59 PM.

12/10/2013



Block and Index Details



The trends of MWH, sum of Hedge, MWH, sum of Hedge, sum of Delivered, sum of Energy Cost and sum of Hedge \$ for Date. Color shows details about MWH, sum of Hedge, sum of Delivered, sum of Energy Cost and sum of Hedge \$. The view is filtered on Date, which ranges from 4/12/2013 12:00:00 AM to 5/10/2015 1:00:00 PM.



Thank You

Questions



Core Beliefs

Our Total Team Approach

At **STEP Resources**, we view a client's energy as though we were the CEO or owner of the business — finding solutions for problems and developing strategies for the future. Using this entrepreneurial approach allows us to help our clients move their businesses forward and to develop recommendations that are efficient, effective, and economical, all while keeping our clients' best interests at the forefront.

Firm Values. Practical advice in the best interest of the client and time-tested business solutions have been the hallmarks of **STEP**. We make these commitments to our clients:

- **A sense of urgency.** We recognize that we are in a service business and that our clients expect and deserve timeliness and responsiveness. Our firm has adopted a sense of urgency in addressing client matters which is imbedded into our culture.

- **Integrity.** We represent clients in a skillful and honest manner, taking ownership of every action in our dealings with clients and others with unyielding integrity.

- **Strong work ethic.** At **STEP** we stay ahead of the curve. We are energized to know where the economy is headed and the latest developments within the energy profession. To us, providing the best service means being confident about what we do and accurately delivering timely service with the client's goals in mind.