



**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 – June 10, 2014**

The Board met in regular session pursuant to adjournment of the June 3, 2014, meeting.

Pat Arnold South - present

Tom Ariss - present

David G. Young - present

Tina Osborne, Clerk - present

Minutes of the June 3, 2014 meeting were read and approved.

- 14-0880      A resolution was adopted to approve end of 180-day Probationary Period and approve a Pay Increase for Trevor Hearn, Carpenter, within the Warren County Facilities Management Department. Vote: Unanimous
- 14-0881      A resolution was adopted to designate Family and Medical Leave of Absence to Joey Bishop, Emergency Communications Operator, within the Emergency Services Department. Vote: Unanimous
- 14-0882      A resolution was adopted to designate Family and Medical Leave of Absence to Jayne Lamar, Cashier Receptionist, within the Water and Sewer Department. Vote: Unanimous
- 14-0883      A resolution was adopted to approve and authorize the President and/or vice President of this Board to sign the FY 2015 Reclaim Application Update for the Youth Services Subsidy Grant through the State of Ohio Department of Youth Services on behalf of the Warren County Juvenile Court. Vote: Unanimous
- 14-0884      A resolution was adopted to approve a Subsidy Grant Application on behalf of the Warren County Common Pleas Court. Vote: Unanimous

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- 14-0885 A resolution was adopted to approve and enter into a License Agreement Amendment with Henschen & Associates, Inc. on behalf of Warren County Probate Court to provide Mergepro Scanning, Paper on Demand Software and Systems Support. Vote: Unanimous
- 14-0886 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 2013 Community Development Block Grant Entitlement Program. Vote: Unanimous
- 14-0887 A resolution was adopted to approve and enter into a Contract between the Warren County Commissioners and Warren County Transit on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 14-0888 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Stephen A. and Bonnie J. King for the Hamilton Middletown Road Culvert Rehabilitation Project. Vote: Unanimous
- 14-0889 A resolution was adopted to approve and enter into a Contract between the Warren County Commissioners and the Warren County Career Center on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 14-0890 A resolution was adopted to approve and authorize the President of the Board to enter into a Host Agency Community Service and Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 14-0891 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
- 14-0892 A resolution was adopted to approve and enter into a TANF Summer Youth Employment Program Worksite Agreement between Warren County Board of Commissioners and Kings Island Resort on behalf of Warren County Department of Human Services. Vote: Unanimous
- 14-0893 A resolution was adopted to approve and enter into a TANF Summer Youth Employment Program Worksite Agreement with R & W Heating and Cooling on behalf of Warren County Department of Human Services. Vote: Unanimous
- 14-0894 A resolution was adopted to approve and authorize the President of the Board to enter into a Youth Worksite Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous



- 14-0895 A resolution was adopted to approve and enter into an Agreement with Kevin Konz on behalf of the Warren County Juvenile Court for a Summer School Teacher for Mary Haven Youth Center. Vote: Unanimous
- 14-0896 A resolution was adopted to approve and enter into Contract with Community Mental Health Centers of Warren County, Inc. dba Solutions Community Counseling and Recovery Centers, on behalf of the Warren County Jail regarding Crisis Services. Vote: Unanimous
- 14-0897 A resolution was adopted to enter into Contract with A & A Safety, Inc. for the 2014 Striping Project. Vote: Unanimous
- 14-0898 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 14-0899 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 14-0900 A resolution was adopted to acknowledge receipt of May 2014 Financial Statement. Vote: Unanimous
- 14-0901 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Stoneridge Development, Ltd., for installation of certain improvements in Country Brook North Subdivision, Section Eight, situated in Clearcreek Township. Vote: Unanimous
- 14-0902 A resolution was adopted to enter into a Street and Appurtenances Security Agreement with Stoneridge Development, Ltd., for installation of certain improvements in Country Brook North, Section Eight situated in Clearcreek Township. Vote: Unanimous
- 14-0903 A resolution was adopted to approve the following Record Plats. Vote: Unanimous
- 14-0904 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 14-0905 A resolution was adopted to approve Supplemental Appropriation within Facilities Management Fund #467. Vote: Unanimous
- 14-0906 A resolution was adopted to approve Supplemental Appropriation into Probate Court Computer Fund #277. Vote: Unanimous
- 14-0907 A resolution was adopted to approve Supplemental Appropriation into TASC Substance Abuse Monitoring – Fund #284-(2910)-2911. Vote: Unanimous

- 14-0908 A resolution was adopted to approve Supplemental Appropriation within Property and Casualty Insurance Fund #637. Vote: Unanimous
- 14-0909 A resolution was adopted to approve Supplemental Appropriation into Commissioners Fund #101-1112. Vote: Unanimous
- 14-0910 A resolution was adopted to approve Appropriation Adjustments from Commissioners General Fund #101-1110 into Detention – Sheriff’s Fund #101-2210. Vote: Unanimous
- 14-0911 A resolution was adopted to approve Appropriation Adjustments within OMB Fund #101-1115. Vote: Unanimous
- 14-0912 A resolution was adopted to approve Appropriation Adjustment within Facilities Management Fund #101-1600. Vote: Unanimous
- 14-0913 A resolution was adopted to approve Appropriation Adjustment within Facilities Management Fund #101-1600. Vote: Unanimous
- 14-0914 A resolution was adopted to approve Appropriation within Juvenile Court Fund #101-1240. Vote: Unanimous
- 14-0915 A resolution was adopted to approve Appropriation Adjustment within Juvenile Court Reclaim Grant Fund #247. Vote: Unanimous
- 14-0916 A resolution was adopted to approve Appropriation Adjustment within County Court Fund #283. Vote: Unanimous
- 14-0917 A resolution was adopted to approve Appropriation Adjustment – Warren County Common Pleas Court ISP/Diversion Grant – 289-1224. Vote: Unanimous
- 14-0918 A resolution was adopted to approve Appropriation Adjustment within the Sewer Revenue Fund #580. Vote: Unanimous
- 14-0919 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 14-0920 A resolution was adopted to authorize Representatives from the Clark County Prosecutor’s office to serve as Special Legal Counsel in matters that are determined to be a Conflict of Interest for the Warren County Prosecutor’s Office. Vote: Unanimous
- 14-0921 A resolution was adopted to authorize President of the Board to sign Permit Application from the Ohio Department of Commerce, Division of Liquor Control on behalf of the Warren County Agricultural Society. Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - nay



- 14-0922 A resolution was adopted to approve and enter into Development Agreement and Charitable Contribution Agreement by and between this Board, Warren County Port Authority, Warren General Property Co., LLC and Miami Valley Gaming & Racing, LLC. Vote: Unanimous
- 14-0923 A resolution was adopted approving, solely for the purpose of Section 127(F) of the Internal Revenue Code of 1986, the Issuance of \$8,800,000 Warren County Port Authority Development Revenue Bond, Series 2014 (Ralph J. Stolle Countryside YMCA Project) by the Warren County Port Authority; and authorizing other documents in connection with the issuance of the Bonds. Vote: Unanimous
- 14-0924 A resolution was adopted to approve the Vacation of a Portion of Mulford Road in Turtlecreek Township.  
Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young – abstain
- 14-0925 A resolution was adopted to amend Personnel Policy Manual Section 10.34 Sick/Vacation Leave Payout. Vote: Unanimous
- 14-0926 A resolution was adopted to amend Personnel Policy Manual to include Section 10.34a Deceased Sick/Vacation Leave Payout Form.  
Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young – abstain
- 14-0927 A resolution was adopted to approve hiring of Temporary Employees for the Facilities Management Department. Vote: Unanimous
- 14-0928 A resolution was adopted to enter into a Resignation Agreement with Emily Scott, Eligibility Referral Specialist II, within the Warren County Job and Family Services, Human Services Division. Vote: Unanimous
- 14-0929 A resolution was adopted to approve Merit Pay Increase for Stephanie Austin, Cashier Receptionist, within the Warren County Building and Zoning Department. Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young – abstain
- 14-0930 A resolution was adopted to approve Merit Pay Increase for Mike Yetter, Zoning Inspector Supervisor, within Warren County Building and Zoning Department. Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young – abstain
- 14-0931 A resolution was adopted to amend Resolution #14-0837, approving the hiring of Allison Wagoner to the position of Emergency Communications Call Taker, within the Emergency Services Department. Vote: Unanimous
- 14-0932 A resolution was adopted to hire Cassidy Gatio as Emergency Communications Call Taker, within the Warren County Emergency Services Department. Vote: Unanimous

- 14-0933 A resolution was adopted to hire Katie M. Baker as Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 14-0934 A resolution was adopted to temporarily Reclassify Amber Pleasant to the position of Protective Services Caseworker III within Warren County Job and Family Services, Children Services Division. Vote: Unanimous
- 14-0935 A resolution was adopted to approve Lateral Transfer of Janine Guinaugh to the position of Alternative Response Caseworker I within the Department of Job and Family Services, Children Services Division. Vote: Unanimous

#### DISCUSSIONS

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

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Martin Russell, Economic Development Director, was present along with J. Caleb Bell, Bricker & Eckler, for a work session to discuss the following matters:

1. Mr. Bell presented the final development agreement and charitable contribution agreement for signature by the Board relative to the Miami Valley Gaming Racino development. He stated that the JEDD agreement has been approved by Turtlecreek Township and the City of Monroe and then provided a short summary of the development agreement as follows:
  - a. 10 year TIF Program: 75% of the taxes will fund infrastructure, 25% will be distributed according to the regular formula
  - b. The first dollars will be used to fund the county infrastructure and any remaining funds will fund the developer improvements

Commissioner Young stated that this is not your usual agreement with a developer. He stated that Warren County required additional funding from the developer in that the first \$4 million goes towards roadway improvements and an additional \$3 million will be used to compensate the taxpayers for the loss associated with the vacated Warren County Fairgrounds.

Commissioner South stated that the developer showed from day one of negotiations their willingness to be a good corporate citizen with Warren County.



Commissioner Ariss praised the cooperation from all entities involved in the long process.

Upon further discussion, the Board resolved (Resolution #14-0922) to approve and enter into Development Agreement and Charitable Contribution Agreement by and between this Board, Warren County Port Authority, Warren General Property Co., LLC and Miami Valley Gaming & Racing, LLC.

2. Mr. Russell presented the request of the Countryside YMCA to utilize revenue bonds issued through the Warren County Port Authority in the amount of \$8,800,000 for the purpose of financing the cost of acquiring, constructing, equipping, and installing additional recreational facilities located at 1699 Deerfield Road Lebanon, Ohio 45036. He stated that the actual cost of construction is proposed at \$7 million and this approval strictly helps the YMCA obtain a better interest rate and authorize no obligations on behalf of the Warren County Port Authority or Warren County, Ohio.

Upon discussion, the Board resolved (Resolution #14-0923) to approve, solely for the purpose of Section 127(F) of the Internal Revenue Code of 1986, the Issuance of \$8,800,000 Warren County Port Authority Development Revenue Bond, Series 2014 (Ralph J. Stolle Countryside YMCA Project) by the Warren County Port Authority; and authorizing other documents in connection with the issuance of the Bonds.

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The Board praised Martin Russell, Economic Development Director, for his vision and success he is proving Warren County through his office and the Warren County Port Authority.

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## PUBLIC HEARING

### VACATION OF A PORTION OF MULFORD ROAD IN TURTLECREEK TOWNSHIP

The public hearing to consider the vacation of a portion of Mulford Road in Turtlecreek Road was convened this 10<sup>th</sup> day of June 2014, in the Commissioners' Meeting Room.

Commissioner South stated that they viewed the property on April 29, 2014, and stated the location of the property for those present.

Kim Schroeder, 636 Mulford Road, stated the residents thought this vacation was completed over twenty years ago. She stated she is in favor of the proposed vacation.

Carol Waspe, 598 Mulford Road, stated she is in favor of the proposed vacation but stated her concern relative to road frontage for her property as it relate to zoning.

Mike Yetter, Zoning Supervisor, stated that it has been determined that the Waspe property will not have an issues relative to road frontage upon approval of this vacation.

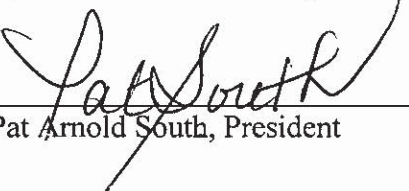
Upon further discussion, the Board resolved (Resolution #14-0924) to approve the vacation of a portion of Mulford Road in Turtlecreek Township reserving the right to construct, maintain, or remove any utilities within the road right-of-way as formerly dedicated to the public use .

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On motion, upon unanimous call of the roll, the Board entered into executive session at 9:54 a.m. to discuss personnel matters relative to new hires within Emergency Services and Facilities Management and pay increases for specific personnel pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 12:08 p.m.

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Upon motion the meeting was adjourned.

  
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Pat Arnold South, President

  
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David G. Young

  
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Tom Ariss

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 June 10, 2014, in compliance with Section 121.22 O.R.C.

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