



**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 – August 12, 2014

The Board met in regular session pursuant to adjournment of the August 7, 2014, meeting.

Pat Arnold South - absent

Tom Ariss - present

David G. Young - present

Tina Osborne, Clerk - present

- 14-1238 A resolution was adopted to affirm “Then and Now” requests pursuant to Ohio Revised Code 5705.41(d)(1). Vote: Unanimous
- 14-1239 A resolution was adopted to approve a Street and Appurtenances (including sidewalks) Bond Reduction for Trails of Shaker Run Holdings, LLC for completion of Performance of Construction of improvements for Trails of Shaker Run, Section Eight, situated in Turtlecreek Township. Vote: Unanimous
- 14-1240 A resolution was adopted to approve a Street and Appurtenances (including sidewalks) Bond Release for VWC Holdings, Ltd., for completion of improvements in the Legacy at Winding Creek, the Villages of Winding Creek, Section Two, situated in Clearcreek Township. Vote: Unanimous
- 14-1241 A resolution was adopted to approve North Wood Creek Drive, Misty Creek Drive and South Branch Road in the Legacy at Winding Creek, the Villages of Winding Creek, Section Two for public maintenance by Clearcreek Township. Vote: Unanimous
- 14-1242 A resolution was adopted to approve the following Record Plats. Vote: Unanimous

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- 14-1243 A resolution was adopted to approve a Cash Advance and Operational Transfer from General Fund #101 into Fund #479 Airport Construction. Vote: Unanimous
- 14-1244 A resolution was adopted to accept Amended Certificate for Board of Developmental Disabilities Health Insurance Fund #635. Vote: Unanimous
- 14-1245 A resolution was adopted to approve Appropriation Adjustment within the Water Revenue Fund #510. Vote: Unanimous
- 14-1246 A resolution was adopted to approve Appropriation Adjustment within Motor Vehicle Fund #202. Vote: Unanimous
- 14-1247 A resolution was adopted to approve Appropriation Adjustments within Motor Vehicle Fund #202. Vote: Unanimous
- 14-1248 A resolution was adopted to approve Appropriation Adjustment within the Clerk of Courts Certificate of Title Administration Fund #250-1260. Vote: Unanimous
- 14-1249 A resolution was adopted to approve Appropriation Adjustment within the Sewer Revenue Fund #580. Vote: Unanimous
- 14-1250 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 14-1251 A resolution was adopted to approve Parameters for home repair and demolition activities within NSP Program Income Funds. Vote: Unanimous
- 14-1252 A resolution was adopted to approve and Adopt 2014 – Consolidated Plan and Year 1 Action Plan. Vote: Unanimous
- 14-1253 A resolution was adopted to approve Appropriation Adjustments within County Court Fund #101-1280. Vote: Unanimous
- 14-1254 A resolution was adopted to continue public hearing for Rezoning Application of Otterbein Homes Inc. (Union Village) (Case #2014-02), to rezone approximately 1,430 acres in Turtlecreek Township for “PDP” Planned Development Project, “R3” PUD Multi-Family Residential Planned Unit Development, “R1” Rural Residential, “B1” Neighborhood Commercial Business Zone, “B2” Community Commercial Business Zone to “PUD” Planned Unit Development. Vote: Unanimous
- 14-1255 A resolution was adopted to authorize the posting of the “HVAC Technician I” positing within the Facilities Management Department, in accordance with the Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous

- 14-1256 A resolution was adopted to approve hiring of Matthew G. Stapleton as a Telephone Technician II within the Telecommunications Department.
Vote: Unanimous
- 14-1257 A resolution was adopted to approve a Lateral Transfer of Jennifer Brinkman to the position of Screener II within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 14-1258 A resolution was adopted to authorize the posting of a “Case Aide” position, within the Department of Job and Family Services Division, in accordance within the Warren County Personnel Policy Manual, Section 2.02 (a).
Vote: Unanimous

DISCUSSIONS

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

Vicki Perry, Grants Coordinator, was present to present for a work session relative to the NSP Program income funds.

Ms. Perry stated that they currently have approximately \$200,000 in program income and presented a draft of activities she proposes the Board to consider funding.

Ms. Perry stated that the majority of telephone calls in her office are for home repair or help with utility connections fees.

Ms. Perry presented the following draft parameters for the Board’s consideration for the program income.

1. Demolition (this was the original activity of the NSP funds and therefore is already an approved activity)
2. Home Repair –Utilizes CDBG parameters, in households up to 80% AMI, as per Policy and Procedure Manual which was writing for the CHIP Program
3. Tap-in Fees for Utility Lines—This would only be for the Hartz Mountain Sewer Line on SR 132 in Harlan Township

Ms. Perry reviewed the proposed parameters of the Demolition program and upon discussion, the Board agreed to continue to utilize these parameters with the program income funding.

Ms. Perry then reviewed the proposed parameters for the home repair activity. She stated that the parameters for the CHIP program have a funding level of no more than two (2) projects with a

maximum of \$8000. She then suggested that, if the Board chooses to allow this activity, they consider amending the funding level maximum as it is sometimes difficult to replace a roof for \$8000.

There was much discussion relative to allowing this activity with the program income funds.

Commissioner Young stated his concerns with this activity much like his concern with the first time homebuyer assistance program.

Ms. Perry then presented the proposed parameters of the tap-in fees for utility lines program. She stated that this would only be for the eleven (11) households that have not connected to the Hartz Mountain Sewer Line in SR 132 in Harlan Township.

Ms. Perry explained that the houses within the Hartz Mountain Sewer Project are small homes worth approximately \$100,000. She stated that the program could only help those households that would meet income eligibility which is no more than 120% AMI.

There was discussion relative to the project that was funded through CDBG funds as well as Hartz Mountain and the fact that they are already receiving a sanitary sewer in front of their home without having to pay any portion of the construction costs.

Upon discussion, the Board resolved (Resolution #14-1251) to fund the following activities subject to the parameters attached to the resolution:

1. Demolition
2. Home Repair with a maximum of 2 projects and a maximum of \$12,000 per home

Daniel Geroni, Regional Planning Commission, presented the final 2014 – 2018 Warren County Comprehensive Plan.

Mr. Geroni stated that Board conducted a public hearing on March 4, 2013, where they reviewed the proposed plan and provided direction to the Regional Planning Commission staff of the items they desired to be amended within the plan.

Mr. Geroni reviewed the amendments that were made to the plan and stated that, upon conclusion of the required comment period, the plan was submitted to HUD for review and approval.

Mr. Geroni stated that approximately two weeks ago, the plan was approved by HUD and it is now appropriate for the Board to approve and adopt the 2014 – 2018 Comprehensive Plan.

Upon further discussion, the Board resolved (Resolution #14-1252) to approve and adopt the 2014 – 2018 Warren County Consolidated Plan and Year 1 Action Plan.

PUBLIC HEARING

PUBLIC HEARING FOR REZONING APPLICATION OF OTTERBEIN HOMES INC. (UNION VILLAGE) (CASE # 2014-02), TO REZONE APPROXIMATELY 1,430 ACRES IN TURTLECREEK TOWNSHIP FROM “PDP” PLANNED DEVELOPMENT PROJECT, “R3” PUD MULTI-FAMILY RESIDENTIAL PLANNED UNIT DEVELOPMENT, “R1” RURAL RESIDENTIAL, “B1” NEIGHBORHOOD COMMERCIAL BUSINESSES ZONE, “B2” COMMUNITY COMMERCIAL BUSINESSES ZONE TO “PUD” PLANNED UNIT DEVELOPMENT

The continuation of the public hearing to consider the rezoning application of Otterbein Homes Inc. (Case # 2014-02), to rezone approximately 1,430 acres (parcel numbers: 12-23-100-014-0; 08-19-400-005-0; 12-24-200-010-2; 12-18-100-001-0; 12-24-200-010-1; 12-24-200-011-1; 12-30-200-011-2; 12-24-200-010-3; 08-13-300-003-0; 12-30-200-003-2; 12-30-200-003-1; 12-30-200-003-3; 12-30-200-003-4; 12-30-200-003-5) located at 580 North State Route 741 in Turtlecreek Township, from “PDP” Planned Development Project, “R3” PUD Multi-Family Residential Planned Unit Development, “R1” Rural Residential, “B1” Neighborhood Commercial Businesses Zone, “B2” Community Commercial Businesses Zone to “PUD” Planned Unit Development was reconvened this 12th day of August 2014, in the Commissioners’ Meeting Room.

Mr. Young acknowledged receipt of a request from Jill Hreben, President/CEO of Otterbein Home, to continue this public hearing to September 23, 2014.

Rob Neunan, VP of Construction, was present and stated that Otterbein is currently in process of meeting with the various Otterbein Board of Directors and needs additional time in order to complete the process.

Upon further discussion, the Board resolved (Resolution #14-1254) to continue the public hearing to September 23, 2014, at 9:30 a.m.

Michael Shadoan, Facilities Management Director, was present for a work session and discussed the following:

1. Common Pleas Court Addition Project Communication Infrastructure—The project is at a critical junction relative to communication infrastructure. Now that the decision has been made by the Board to include data and telephone in the same network, it is time sensitive to begin installation of the wiring. The original proposed cost for the project to be completed by Garber Electrical Contractors was \$310,500 but has now been reduced to a scope of services that will cost \$59,980. Due to the time constraints of construction, Mr. Shadoan requested the Board's approval to allow Garber Electrical Contractors to complete the project rather than staff. Upon discussion, the Board stated their approval of the expense.
2. The office furniture that the Board approved to be purchased used from Texas is scheduled for delivery and installation on September 15, 2014.

On motion, upon unanimous call of the roll, the Board entered into executive session at 10:45 a.m. to discuss personnel matters relative to hiring in Telecommunications, Children Services and Facilities Management pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 11:25 a.m.

Upon motion the meeting was adjourned.

Pat Arnold South, President




David G. Young



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 August 12, 2014, in compliance with Section 121.22 O.R.C.



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