



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

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***TOM GROSSMANN
PAT ARNOLD SOUTH
DAVID G. YOUNG***

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

MINUTES: Regular Session – August 9, 2016

The Board met in regular session pursuant to adjournment of the August 2, 2016, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the July 26, 2016 and August 2, 2016 meetings were read and approved.

- 16-1190 A resolution was adopted to designate Family and Medical Leave of Absence to Connor Davis, Sewer Collections Worker I, within the Water and Sewer Department. Vote: Unanimous
- 16-1191 A resolution was adopted to designate Family and Medical Leave of Absence to Patricia Jett, Clerical Specialist, with the Job and Family Services, Children Services Division. Vote: Unanimous
- 16-1192 A resolution was adopted to approve leave donation for Lucy Gambrel, Cashier Receptionist, within the Building and Zoning Department. Vote: Unanimous
- 16-1193 A resolution was adopted to approve leave donation for Patricia Jett, Clerical Specialist I within Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 16-1194 A resolution was adopted to authorize the posting of the “Water Distribution Worker I or II” position, within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 16-1195 A resolution was adopted to hire David Griffin as Emergency Communications Supervisor, within the Warren County Emergency Services Department. Vote: Unanimous

- 16-1196 A resolution was adopted to accept resignation of Glen R. Beach, LEPC Grants Coordinator, within the Warren County Emergency Services, effective August 5, 2016. Vote: Unanimous
- 16-1197 A resolution was adopted to authorize the posting of the “LEPC/Grants Coordinator” position, within the Emergency Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 16-1198 A resolution was adopted to promote Kelly Mangan from Unit Support Worker II to the position of Eligibility Referral Specialist II within the Warren County Department of Human Services. Vote: Unanimous
- 16-1199 A resolution was adopted to promote Melany Petrey from Unit Support Worker II to the position of Social Services Worker II within the Warren County Department of Human Services. Vote: Unanimous
- 16-1200 A resolution was adopted to advertise for bids for the FY14 & FY16 Village of Harveysburg Sewer and Pavement CDBG Project. Vote: Unanimous
- 16-1201 A resolution was adopted to advertise for bids for the FY16 Village of South Lebanon – High Street Reconstruction CDBG Project. Vote: Unanimous
- 16-1202 A resolution was adopted to approve and enter into a generator service agreement with Buckeye Power Sales Co. Inc. on behalf of Facilities Management and Telecommunications. Vote: Unanimous
- 16-1203 A resolution was adopted to enter into agreement with Ohio CSEA Directors’ Association (O.C.D.A) on behalf of Warren County CSEA. Vote: Unanimous
- 16-1204 A resolution was adopted to approve Amendment No. 2 to Food Service Agreement with ARAMARK Correctional Services, LLC. Vote: Unanimous
- 16-1205 A resolution was adopted to approve and authorize the President of the Board to enter into On-the-Job-Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 16-1206 A resolution was adopted to approve agreement with David L. Brown Youth Center 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
- 16-1207 A resolution was adopted to amend the contract with Safe House Ministries on behalf of Warren County Children Services. Vote: Unanimous
- 16-1208 A resolution was adopted to amend the contract with Bellefaire JCB on behalf of Warren County Children Services. Vote: Unanimous

- 16-1209 A resolution was adopted to amend the contract with Christian Children's Home of Ohio on behalf of Warren County Children Services. Vote: Unanimous
- 16-1210 A resolution was adopted to amend the contract with National Youth Advocate Program on behalf of Warren County Children Services. Vote: Unanimous
- 16-1211 A resolution was adopted to amend the contract with Hope Haven for Girls on behalf of Warren County Children Services. Vote: Unanimous
- 16-1212 A resolution was adopted to acknowledge receipt of July 2016 Financial Statement. Vote: Unanimous
- 16-1213 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 16-1214 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 16-1215 A resolution was adopted to declare various items within Board of Elections, Facilities Management, Mary Haven, Sheriff's Office, Telecom, Water & Sewer, and Veterans Services, as surplus and authorize the disposal of said items. Vote: Unanimous
- 16-1216 A resolution was adopted to compensate Brian L. and Shanda Harris, husband and wife, 9395 Snider Road, Mason, Ohio 45040, for the attached temporary drainage easement for an additional five(5) year period. Vote: Unanimous
- 16-1217 A resolution was adopted to amend the Warren County Prevention Retention and Contingency Plan for the Warren County Department of Jobs and Family Services, Human Services Division. Vote: Unanimous
- 16-1218 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreements with VWC Holdings, LTD. for installations of certain improvements in The Villages of Winding Creek, Turning Leaf at Winding Creek, Section Four and The Villages of Winding Creek, The Boulevards at Winding Creek Section Five in Clearcreek Township. Vote: Unanimous
- 16-1219 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with VWC Holdings, LTD for installation of certain improvements in The Villages of Winding Creek, Turning Leaf at Winding Creek Section Four situated in Clearcreek Township. Vote: Unanimous
- 16-1220 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with VWC Holdings, LTD for installation of certain improvements in The Villages of Winding Creek, The Boulevards at Winding Creek Section 5 situated in Clearcreek Township. Vote: Unanimous

- 16-1221 A resolution was adopted to enter into erosion control bond agreement for the Drees Company for completion of improvements in Legacy at Elliott Farm situated in Deerfield Township. Vote: Unanimous
- 16-1222 A resolution was adopted to approve the following Record Plats. Vote: Unanimous
- 16-1223 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 16-1224 A resolution was adopted to establish the Fund #260, accept the amended certificate and approve supplemental appropriations for Workforce Investment Act Fund #260. Vote: Unanimous
- 16-1225 A resolution was adopted to approve a cash advance and operational transfer from General Fund #101 into Fund #479 Airport Construction and supplemental appropriation into Fund #479 Airport Construction. Vote: Unanimous
- 16-1226 A resolution was adopted to approve operational transfer from Commissioners Fund #101-1112 into Children Services Fund #273. Vote: Unanimous
- 16-1227 A resolution was adopted to approve supplemental appropriations into Common Pleas Court Fund #289. Vote: Unanimous
- 16-1228 A resolution was adopted to approve supplemental appropriation into Common Pleas Court #289. Vote: Unanimous
- 16-1229 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #101-1110 into Court of Common Pleas Pretrial Services Fund #101-1222. Vote: Unanimous
- 16-1230 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into Detention-Sheriff's Fund #101-2210. Vote: Unanimous
- 16-1231 A resolution was adopted to approve appropriation adjustments from Commissioners Fund #101-1110 into OMB Fund #101-1115. Vote: Unanimous
- 16-1232 A resolution was adopted to approve appropriation adjustments within Senior Citizens Service Levy Fund 201-1111. Vote: Unanimous
- 16-1233 A resolution was adopted to approve appropriation adjustments within Recorder's Fund #216-1160. Vote: Unanimous
- 16-1234 A resolution was adopted to approve appropriation adjustment within Water Revenue Fund 510. Vote: Unanimous

- 16-1235 A resolution was adopted to approve appropriation adjustment within Treasurer's Office Fund #101-1130. Vote: Unanimous
- 16-1236 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 16-1237 A resolution was adopted to continue public hearing to consider modifications to the Rules and Regulations of the Water and Sewer Department relative to Section IX and other related sections that establish the tap-in and sewer connection fees for customers. Vote: Unanimous
- 16-1238 A resolution was adopted to accept resignation, due to retirement of Ronnie G. Wilson, Assistant Chief Mechanic, within the Warren County Garage effective August 31, 2016. Vote: Unanimous
- 16-1239 A resolution was adopted to authorize the posting of the "Mechanic II or Assistant Chief Mechanic" position within the Warren County Garage, in accordance with Warren County Personnel Policy Manuel, Section 2. 02 (A). Vote: Unanimous
- 16-1240 A resolution was adopted to appoint Tiffany Zindel to the position of County Administrator. 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 9th day of August and the following bids were received, opened and read aloud for the Warren County Airport Lane Field Rehab Taxiway Pavement project:

Barrett Paving Materials Franklin, Ohio	\$314,493.85
John R. Jurgenson Co. Cincinnati, Ohio	\$325,525.50

The Board of Commissioners and the Warren County Airport Authority will review bids for a recommendation at a later date.

Stan Williams, Regional Planning Commission, was present along with staff and Michael Yetter, Chief Zoning Inspector, and staff, and Bruce McGary, Assistant Prosecutor, at the request of Commissioner Young to discuss zoning philosophy as it relates to high density apartments being proposed in the middle of rural areas because our zoning classification permits it.

There was a discussion relative to the increase in population and demand on government services with high density apartments as compared to the low return of tax dollars to pay for said services.

Commissioner Young stated his desire to avoid isolated pockets of high density apartments due to our choice to zone for the future.

There was discussion relative to the process of notices that would need to be followed if the Board chooses to make density changes through the text amendment process.

Commissioner Young stated he does not like apartment buildings being permitted all over the county.

Mr. Yetter stated his desire for a monthly work session to keep the Board informed of projects that staff is working on with developers.

Commissioner Grossmann stated he is reluctant to make any changes to the zoning code when people have relied upon what was in place when they purchased property.

Commissioner South stated she doesn't necessarily have a problem with property adjacent to an interstate being zoned to allow eight dwelling units per acres. She then stated the trouble with the vision for the future because of the "piece meal" puzzle in sporadic locations along the interstate.

There was discussion relative to the request for staff to review the current zoning classifications where the MXU-C and MXU-N classifications exist and follow up with this Board on any recommended changes.

There was also discussion relative to the desire of staff not to design developments on behalf of developers. The Board stated that the job of staff is to review and enforce.

Upon discussion, it was determined that a follow up work session will be scheduled once staff has reviewed the current zoning map.

PUBLIC HEARING

CONTINUATION TO CONSIDER MODIFICATION TO THE RULES AND REGULATIONS
OF THE WARREN COUNTY WATER AND SEWER DEPARTMENT

The continuation of the public hearing to consider modifications to the Rules and Regulations of the Warren County Water and Sewer Department was reconvened this 9th day of August 2016, in the Commissioners' Meeting Room.

Chris Brausch, Sanitary Engineer, reviewed the discussions from the previous public hearings and stated that this hearing was continued because of the need for a revised definition of Assisted Living and also the addition of a policy relative to reimbursement for sanitary sewer backups to be included in the regulations.

Mr. Brausch reviewed the revised definition and stated he is in agreement with the revision.

Bruce McGary, Assistant Prosecutor, stated his opinion that the Ohio Revised Code definition of Assisted Living was not appropriate and felt it more appropriate to rely upon the dictionary for the definition.

Commissioner South stated her concern that a developer may attempt to propose to define a single family residential development as an assisted living development based upon the proposed definition.

There was discussion relative to amending the definition to include the requirement of a single owner.

Mr. Brausch stated his understanding that the proposed assisted living development in Hamilton Township will not have a single owner, but rather each building could be owned by a separate legal entity.

There was then discussion relative to the need to define "group housing".

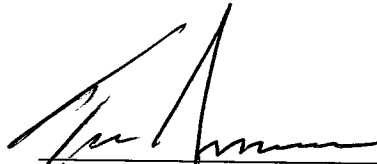
Upon further discussion, the Board resolved (Resolution #16-1237) to continue the public hearing to August 16, 2016, at 10:30 a.m. in order to further modification definitions.

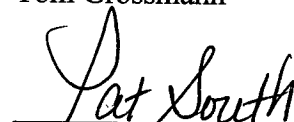
On motion, upon unanimous call of the roll, the Board entered into executive session at 10:56 a.m. to discuss acquisition of property pursuant to Ohio Revised Code Section 121.22 (G)(2) and personnel matters relative to discipline in Emergency Services and specific personnel within the

Commissioners' Office pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 11:14 a.m.

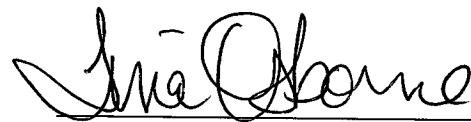
Upon motion the meeting was adjourned.

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 August 9, 2016, in compliance with Section 121.22 O.R.C.


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