



**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 – December 22, 2020

The Board met in regular session pursuant to adjournment of the December 15, 2020 meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the December 15, 2020 meeting were read and approved.

- 20-1855 A resolution was adopted to approve salary adjustments relative to Commissioners' employees. Vote: Unanimous
- 20-1856 A resolution was adopted to increase on-call pay for the Water and Sewer Department. Vote: Unanimous
- 20-1857 A resolution was adopted to increase on-call pay for the Facilities Management, Telecommunications and Dog/Kennel Departments. Vote: Unanimous
- 20-1858 A resolution was adopted to approve reclassification of multiple employees within Warren County Job and Family Services, Children Services Division. Vote: Unanimous
- 20-1859 A resolution was adopted to approve reclassification of Jacqueline Hankins from Administrative Support to Cashier Receptionist within the Warren County Building and Zoning Department. Vote: Unanimous
- 20-1860 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Elizabeth Loesch within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous

- 20-1861 A resolution was adopted to establish the salary of members of the Warren County Veterans Service Commission Pursuant to Ohio Revised Code §5901.04. Vote: Unanimous
- 20-1862 A resolution was adopted to appoint David G. Young to the Ohio-Kentucky-Indiana Regional Council of Governments Board of Trustees and Martin Russell as alternate. Vote: Unanimous
- 20-1863 A resolution was adopted to approve reappointments to the Rural Zoning Board of Appeals and Rural Zoning Commission. Vote: Unanimous
- 20-1864 A resolution was adopted to authorize the County Administrator to sign Amendment One to the software subscription and services agreement with CentralSquare Technologies, LLC on behalf of Warren County Telecommunications. Vote: Unanimous
- 20-1865 A resolution was adopted to approve and enter into lease agreement with Warren County Soil and Water Conservation District. Vote: Unanimous
- 20-1866 A resolution was adopted to accept the Binder of Coverage from Arch Insurance Company for Stop Loss Coverage relative to the Warren County Self-Insured Workers' Compensation Program effective January 1, 2021. Vote: Unanimous
- 20-1867 A resolution was adopted to accept Statement of Work from CHC Wellbeing for employee wellness assessments commencing January 2021. Vote: Unanimous
- 20-1868 A resolution was adopted to approve an amendment to the engineering contract with Stantec Consulting Services, Inc. on behalf of the Warren County Engineer's Office. Vote: Unanimous
- 20-1869 A resolution was adopted to approve Notice of Intent to Award Bid to Double Jay Construction, Inc for the Lytle Five Points Road and Bunnell Hill Road Roundabout Project. Vote: Unanimous
- 20-1870 A resolution was adopted to enter into contract with HomeWay for the Warren County Jail & Sheriff's Office Inmate Video Visitation System Project. Vote: Unanimous
- 20-1871 A resolution was adopted to authorize the Warren County Auditor to establish an additional Deferred Compensation Plan with AXA Equitable Life Insurance Company for Warren County Officers and Employees. Vote: Unanimous
- 20-1872 A resolution was adopted to accept tentative agreement regarding the negotiations between the Warren County Engineer and the Warren County Highway Employee Association/AFSCME. Vote: Unanimous

- 20-1873 A resolution was adopted to approve and enter into an electric/communication easement agreement with Duke Energy Ohio, Inc. for the Franklin Area Water Treatment Plant Expansion Primary Power Feed. Vote: Unanimous
- 20-1874 A resolution was adopted to approve extension to the service agreement with The Humane Association of Warren County, Inc. Vote: Unanimous
- 20-1875 A resolution was adopted to acknowledge approval of financial transaction. Vote: Unanimous
- 20-1876 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 20-1877 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for Union Village Development Company for completion of improvements in Union Village, Phase 1A situated in Turtlecreek Township. Vote: Unanimous
- 20-1878 A resolution was adopted to approve bond release for Trails of Shaker Run Holdings, LLC for completion of improvements in Trails of Shaker Run Section 11 situated in Turtlecreek Township. Vote: Unanimous
- 20-1879 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with Grand Communities LLC for installation of certain improvements in Shaker Run, Section seven situated in Turtlecreek Township. Vote: Unanimous
- 20-1880 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Grand Communities, LLC. for installation of certain improvements in Shaker Run Subdivision, Section seven, situated in Turtlecreek Township. Vote: Unanimous
- 20-1881 A resolution was adopted to approve various record plats. Vote: Unanimous
- 20-1882 A resolution was adopted to accept amended certificate for funds 2202, 2203, 2231, 2238, 2254, 2258, 2261, 2294, 4493, 5575, 5583, 6619 and 6650. Vote: Unanimous
- 20-1883 A resolution was adopted to establish Budget Stabilization account from the unencumbered General Fund cash balance. Vote: Unanimous
- 20-1884 A resolution was adopted to approve supplemental appropriation into #1101 and operating transfers into Facilities Management Construction fund #4467 & #4494, Telecommunication Infrastructure fund #4492, Road Infrastructure fund #4451 and Children Services fund #2273. Vote: Unanimous

- 20-1885 A resolution was adopted to approve supplemental appropriation into Board of Elections fund #11011300. Vote: Unanimous
- 20-1886 A resolution was adopted to Approve supplemental appropriation into Commissioners General fund #11011112. Vote: Unanimous
- 20-1887 A resolution was adopted to approve appropriation decrease from Lodging Tax fund #2231. Vote: Unanimous
- 20-1888 A resolution was adopted to approve appropriation adjustments from Commissioners General fund #11011110 into Information Technology fund #11011400. Vote: Unanimous
- 20-1889 A resolution was adopted to approve appropriation adjustments from Commissioners General fund #11011110 into Sheriff's Office – Corrections fund #11012210. Vote: Unanimous
- 20-1890 A resolution was adopted to approve appropriation adjustment from Commissioners General fund #11011110 into Building and Zoning fund #11012300. Vote: Unanimous
- 20-1891 A resolution was adopted to approve appropriation adjustment within General fund #11011110. Vote: Unanimous
- 20-1892 A resolution was adopted to approve appropriation adjustment within Board of Elections fund #11011300. Vote: Unanimous
- 20-1893 A resolution was adopted to approve appropriation adjustment within Warren County Garage fund #11011620. Vote: Unanimous
- 20-1894 A resolution was adopted to approve appropriation adjustment within the Building and Zoning Department fund #11012300. Vote: Unanimous
- 20-1895 A resolution was adopted to approve appropriation adjustments within the OhioMeansJobs Warren County fund #2258. Vote: Unanimous
- 20-1896 A resolution was adopted to approve appropriation adjustment within Child Support Enforcement Agency fund #2263. Vote: Unanimous
- 20-1897 A resolution was adopted to approve requisitions and authorize Deputy County Administrator to sign documents relative thereto. Vote: Unanimous
- 20-1898 A resolution was adopted to cancel regularly scheduled Commissioners' meeting of Tuesday, December 29, 2020. Vote: Unanimous

- 20-1899 A resolution was adopted to approve supplemental appropriations into Dog and Kennel fund #2206. Vote: Unanimous
- 20-1900 A resolution was adopted to accept an amended certificate and appropriation decrease within Local Corona Grants fund 2210. Vote: Unanimous
- 20-1901 A resolution was adopted to approve PUD Stage 2 for Restoration Ranch in Turtlecreek Township subject to conditions. Vote: Unanimous
- 20-1902 A resolution was adopted to approve 2021 annual appropriations. Vote: Unanimous

DISCUSSIONS

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

Tony Brigano, Probate-Juvenile Court Administrator, was present for the Board to thank him for his dedicated service and proclaim "Tony Brigano Day" in Warren County on the occasion of his retirement.

ADMINISTRATIVE HEARING PUD STAGE 2 FOR RESTORATION RANCH IN TURTLECREEK TOWNSHIP

The Board met this 22nd day of December 2020, in the Commissioners' Meeting Room and virtually, to consider the PUD Stage 2 application for Restoration Ranch located in Turtlecreek Township.

Ryan Cook, Regional Planning Commission, presented the attached PowerPoint presentation providing background information and comments and concerns from various departments and elected officials. He then stated the Regional Planning Commission Executive Committee's recommendation to approve the Stage 2 application subject to fourteen (14) conditions.

James Debrosi, representative of the applicant, stated they have no comments or concerns relative to the Regional Planning Commission recommendation.

There being no one present to speak in favor of or in opposition to proposed development, on motion, the Board closed the administrative hearing.

Upon further discussion, the Board resolved (Resolution #20-1901) to approve the Stage 2 PUD subject to fourteen (14) conditions.

Chris Brausch, Sanitary Engineer, was present along with James Smith, Mayor of South Lebanon, for a work session to discuss the request of the Village of South Lebanon for the county to provide water service to two developments within the village.

Mr. Brausch reviewed the location of the developments, their proximity to our water lines, and the number of homes being proposed for construction within each project.

The Board discussed the need for additional well fields in the future as the county develops and the possibility of acquiring usage of South Lebanon's abandoned wellfields to fill that need.

There was discussion relative to South Lebanon's intent to adopt legislation which would protect the aquifer within their jurisdiction.

There was discussion relative to the authority under the statute which would allow the County to continue to be the provider of water service for the requested areas.

Mayor Smith stated that they have already begun the process of protecting the aquifer.

There was discussion relative to Commissioner Grossmann's desire to accommodate the developments and at the same time secure the needed future water source.

Upon further discussion, the Board requested the Mayor to discuss the County's desire to utilize South Lebanon's abandoned wellfield area as a future water source with Council and reconvene this discussion in January.

Martin Russell, Deputy County Administrator, presented the 2021 budget stating the following:


General Fund appropriation: \$77,936,893
.66% increase over 2020 appropriation
Anticipated revenue: \$80,481,930

Tiffany Zindel, County Administrator, discussed the request of elected officials, agencies and departments to limit spending due to the unknown financial effect that the Covid pandemic would have on income due to the shutdown. She stated that 2020 ended stronger than anticipated with the sales tax coming in 2% more than the 2019 collection and expenses being down due to adherence with Commissioners' request. She then suggested the Board consider granting employees a 2% pay increase rather than the 2% lump sum increase as currently proposed.

Upon discussion, the Board thanked the Elected Officials and employees for their cooperation, support and continued hard work during these hard times and stated their concurrence with Mrs. Zindel's request.

On motion, upon unanimous call of the roll, the Board resolved (Resolution #20-1902) to approve the 2021 annual appropriations.

Upon motion the meeting was adjourned.




David G. Young, President



Tom Grossmann

Shannon Jones

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 22, 2020, in compliance with Section 121.29 O.R.C.



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

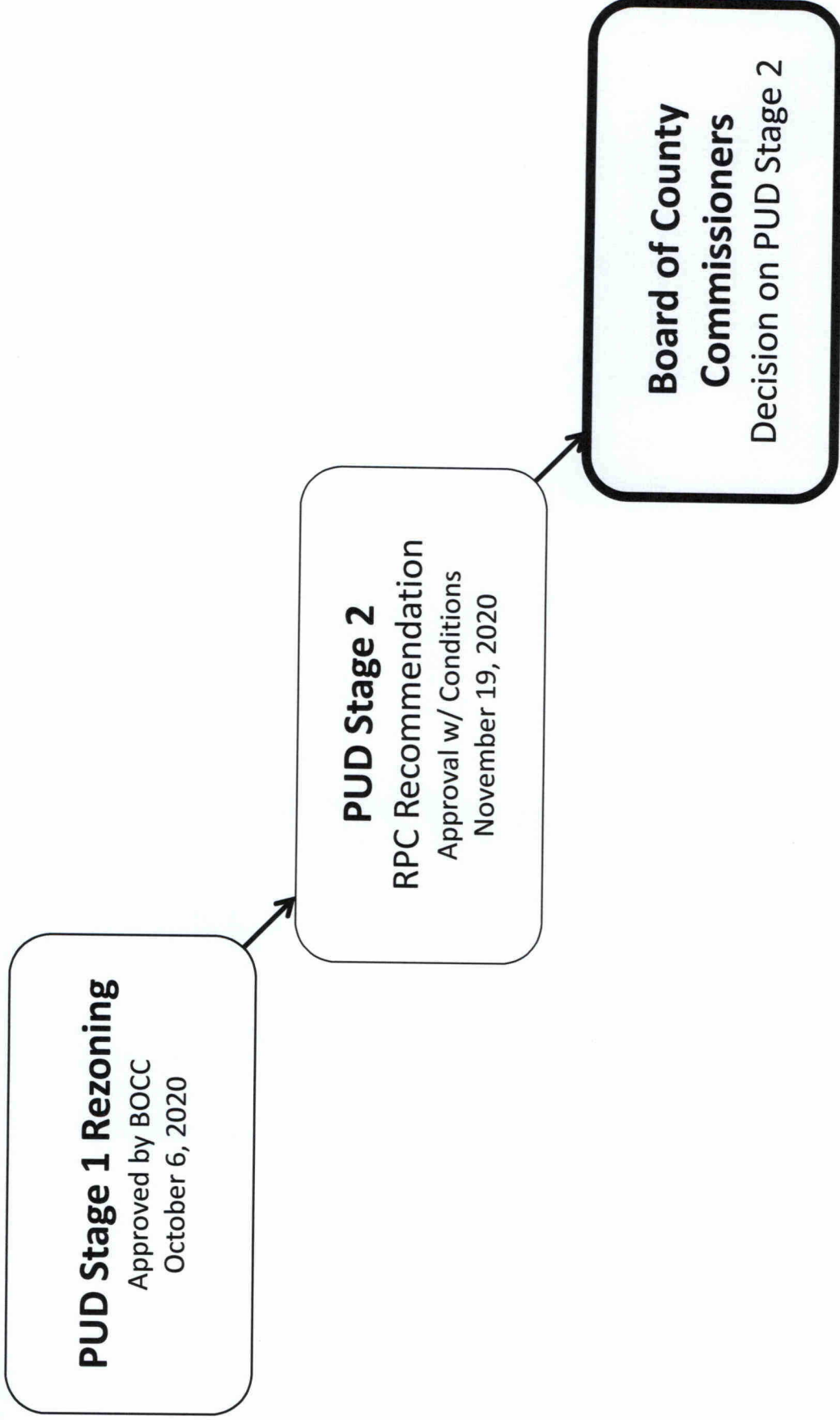


Restoration Ranch PUD Stage 2 Turtlecreek Township

Board of County Commissioners

Date: December 22, 2020

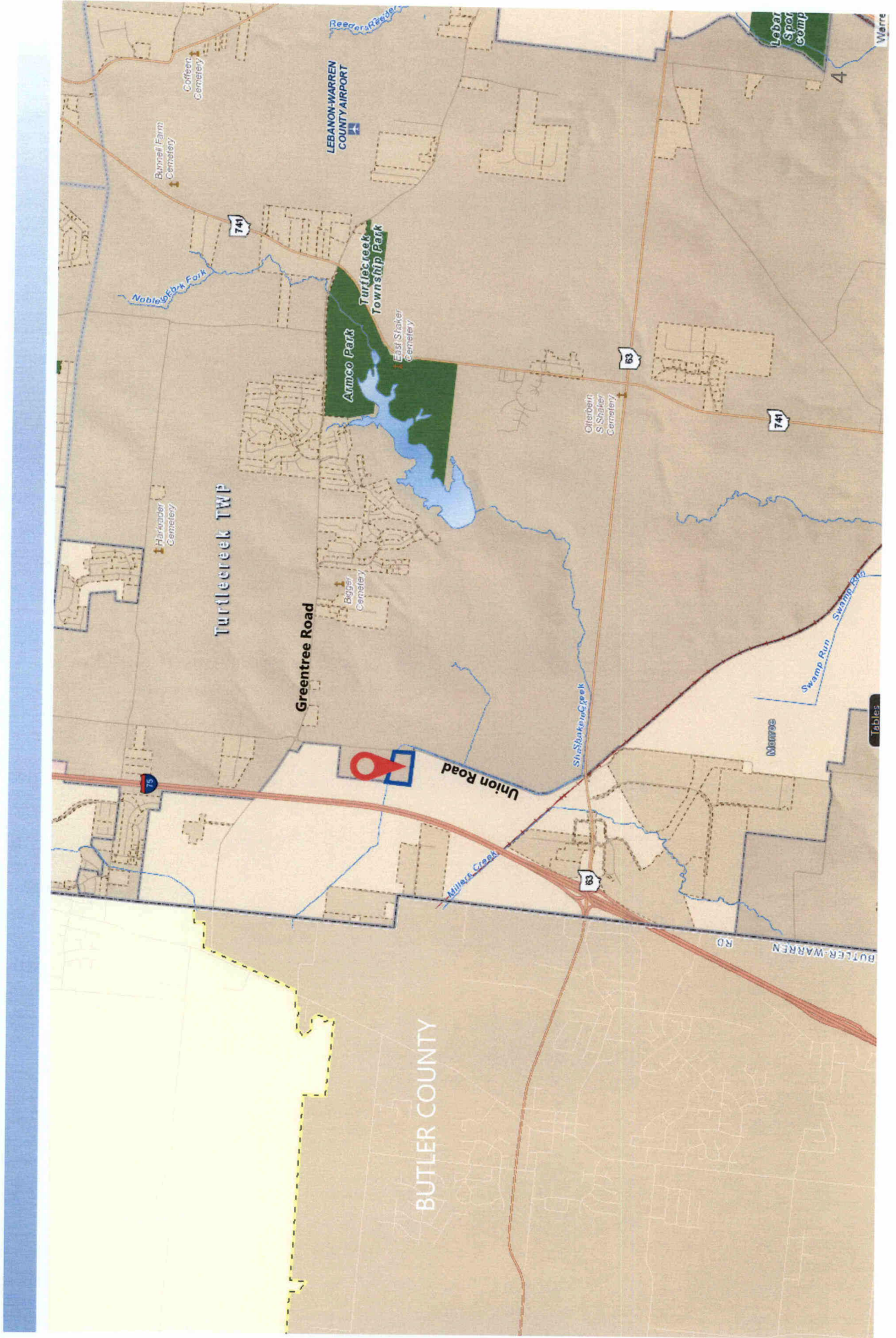
PUD Stage 2 Process



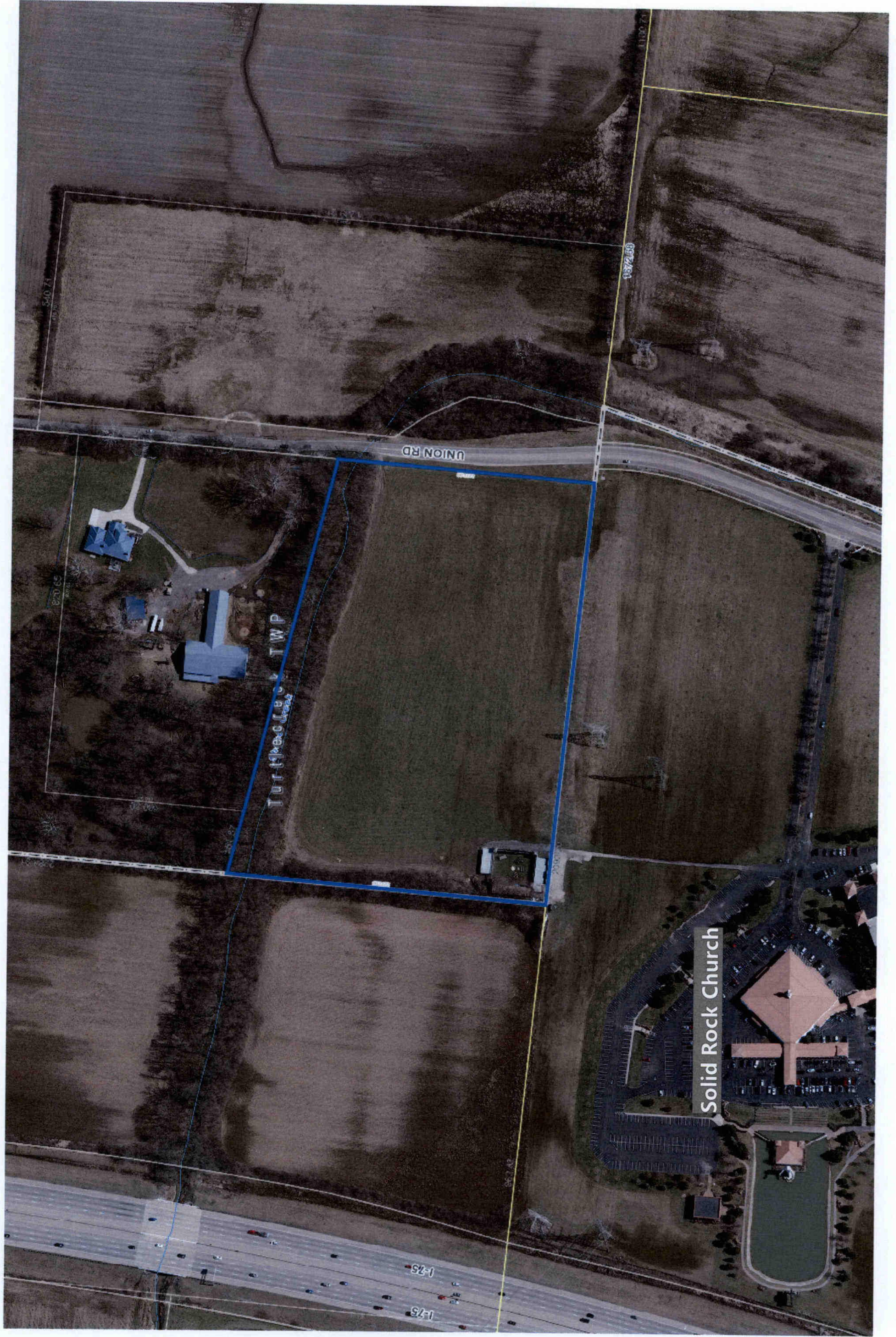
General Information

Applicant	James Dobrozsi
Property Owner	Solid Rock Ministries Int.
Site Area	13.74 Acres
Current Zoning	R3-PUD

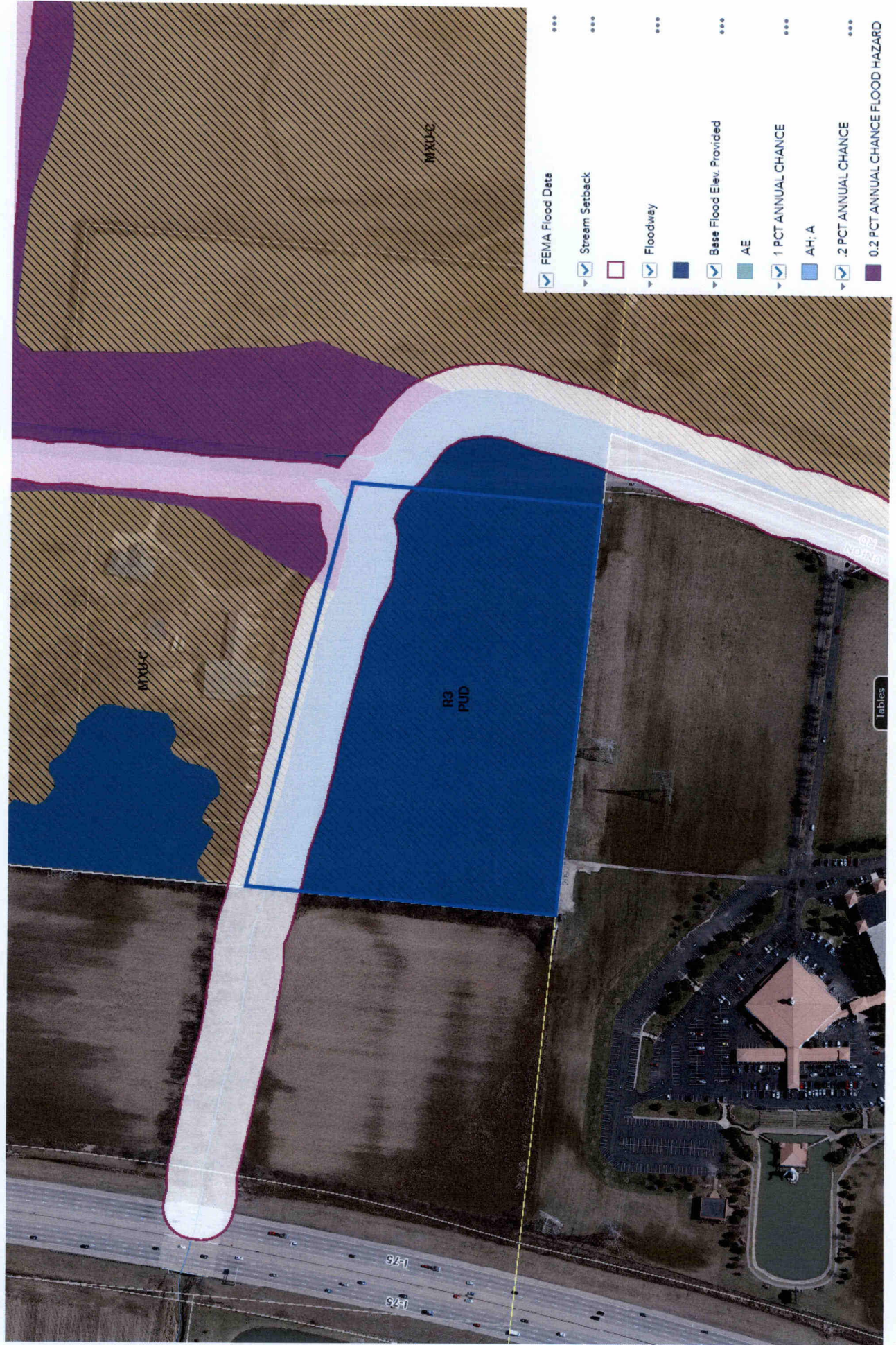
Vicinity



Site Aerial



Zoning & Floodway



Proposed Use- Children's Residential Care Facility



WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

Proposed Operations Overview

Number of Occupants

Restoration Ranch will house no more than 36 boys between the ages of 12 and 18.

Staffing

The ratio of adult supervision to children is 1/6. Over three shifts, the facility will be staffed with one adult for every six children, for direct supervision.

Administrative Staff

The facility will have approximately 6 full-time staff, including a director and manager.

Health Care

The facility will be equipped with a medical suite with exam rooms, offices and therapy rooms. A full-time nurse will be located at the facility with two nurse practitioners on call.

Proposed Operations Overview

Food Service

A full-service kitchen and dining hall is planned, with all meals for the children prepared and served on site.

Education

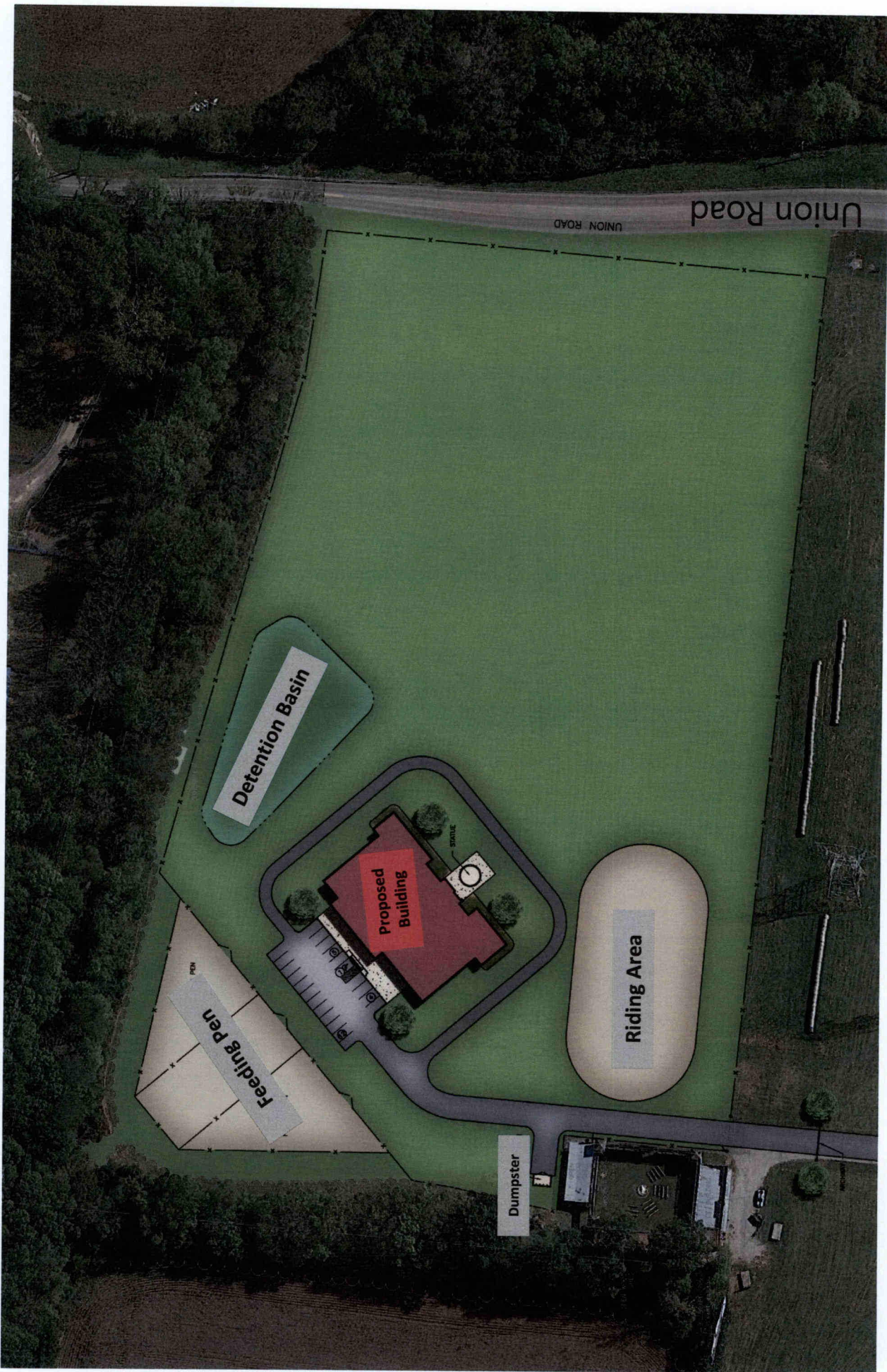
All classes will be taught on-line, through Warren County Education Center. All children will be provided with a computer and supervised during on-line classes in classrooms. Additionally, tutors will be provided to support education of the children outside of classes.

Proposed Water & Sewer Plan

Water will be provided by a new main installed on the east side of Union Road.

Sewer will be provided by tying into the lift station on the east side of Solid Rock Church near Union Road. Using the existing lift station and forced main, which ties into the public sewer at State Route 63 has been reviewed and approved with Butler County; detailed plans and any upgrades to the existing lift station will be provided in Stage 3 to both Warren County and Butler County.

Site Plan



Recommendation

Recommend **Approval** of the Restoration Ranch PUD Stage 2 with the following

conditions:

1. All plans and proposals of the applicant shall be made conditions of approval unless modified by one of the following conditions.
2. Compliance with the Warren County Rural Zoning Code.

Recommendation

3. The PUD Stage 2 – Preliminary Site Plan shall comply with the following:
 - A maximum of 22 parking spaces.
 - The impervious surface areas are limited to the existing structures and as illustrated on the site plan (Exhibit A).
 - All pavement used for vehicle and pedestrian travel shall be made of pervious material.
 - No access points directly along Union Road.
 - Conservation of the existing mature tree lines along the north and west property lines.
 - A minimum of 85% of the site shall be open space.

Recommendation

4. The Children's Residential Center will house no more than 36 boys between the ages of 12 and 18; along with approximately 6 full-time attendants.
5. Compliance with the standards and requirements of the Warren County Engineer's Office for thoroughfares and stormwater management.
6. A traffic impact study shall be done if required by the Warren County Engineer's Office. Any improvements deemed necessary to Union Road shall be installed by the developer.
7. Compliance with the standards and requirements of the Warren County Health Department.
8. Compliance with the food service standards of the Ohio Revised Code Chapter 3717.42.

Recommendation

9. Compliance with the requirements of the Warren County Soil & Water Conservation District including but not limited to the following:
 10. Submission and approval of an Erosion and Sediment Control Plan before earth-moving activities.
 11. Protection of all streams, to the satisfaction of the Warren County Soil & Water Conservation District.
 12. Before approval of the final site plan, the developer shall work with the Warren County Sanitary Engineer and/or the Butler County Environmental Services in regards to the water and sewer capacity for the proposed use. Any improvements deemed necessary shall be installed by the developer.
 13. The building materials and design shall be similar to the illustration provided in Exhibit A.

Recommendation

12. The PUD Stage 2 plan shall illustrate the groundwater protection overlay area and comply with the standards of Section 2.601- Groundwater Protection Overlay in the Warren County Rural Zoning Code.

13. Compliance with the Warren County Building Department regulations “Special Purpose Flood Damage Reduction Resolution #10-1527” and compliance with any other regulations deemed necessary by the Warren County Building Department.

14. The applicant shall receive approval, per the Warren County requirements for building in a floodway per Section 4.9 of Warren County’s Special Purpose Flood Damage Prevention Resolution #10-1527, and complete a hydraulic and hydrologic engineering analysis that is accepted by the Warren County Building Department.