



**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 – November 2, 2021**

The Board met in regular session pursuant to adjournment of the October 26, 2021, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – absent

Tina Osborne, Clerk – present

- 21-1482      A resolution was adopted to accept resignation, due to retirement, of Andy Russell, Chief Mechanic within the Warren County Garage Department, effective December 31, 2021. Vote: Unanimous
- 21-1483      A resolution was adopted to accept resignation, due to retirement, of Theresa Reier, Office Administrator within the Water and Sewer Department, effective December 31, 2021. Vote: Unanimous
- 21-1484      A resolution was adopted to accept resignation of Andy Napier, Water Distribution Worker III. Within the Warren County Water and Sewer Department, effective November 12, 2021. Vote: Unanimous
- 21-1485      A resolution was adopted to establish monthly department healthcare chargeback rates effective January 1, 2022. Vote: Unanimous
- 21-1486      A resolution was adopted to approve personal day off with pay policy for the 2022 “Day for Wellness” Points Program. Vote: Unanimous
- 21-1487      A resolution was adopted to approve personal day off with pay “Dave’s Day for Life” policy for the 2022 Annual Blood Draw Screening Program for County employees. Vote: Unanimous
- 21-1488      A resolution was adopted to acknowledge renewal proposal and request application for stop loss coverage with Tokio Marine HCC for plan year effective January 1, 2022. Vote: Unanimous

- 21-1489 A resolution was adopted to approve and enter into a TANF PRC contract with the Abuse and Rape Crisis Shelter of Warren County on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 21-1490 A resolution was adopted to enter into classroom training agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 21-1491 A resolution was adopted to enter into a cooperation agreement with Child Advocacy Center of Warren County relative to the FY19 Community Development Block Grant Entitlement Program – CV - Amendment #2. Vote: Unanimous
- 21-1492 A resolution was adopted to authorize acceptance of agreement with OARnet on behalf of Warren County Telecommunications. Vote: Unanimous
- 21-1493 A resolution was adopted to authorize acceptance of Quote from Business Communications Specialists on behalf of Warren County Telecommunications. Vote: Unanimous
- 21-1494 A resolution was adopted to approve agreement and addendum with Caring for Kids, Inc. relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 21-1495 A resolution was adopted to approve agreement and addendum with Journey Home Foster Care 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
- 21-1496 A resolution was adopted to approve 10<sup>th</sup> amendment to the agreement for Adult and Juvenile Inmate Healthcare Services with Correctional Healthcare Companies, LLC. Vote: Unanimous
- 21-1497 A resolution was adopted to approve and enter into contract with Fishel Downey Albrecht & Riepenhoff LLP on behalf of Warren County Emergency Services and the Warren County Sheriff's Office. Vote: Unanimous
- 21-1498 A resolution was adopted to acknowledge by execution by the County Administrator of Change Order No. 25 to the guaranteed maximum price agreement with the Construction Manager at Risk Granger Construction Company for the New Jail and Sheriff's Administration Office Project ("Project"). Vote: Unanimous
- 21-1499 A resolution was adopted to accept a temporary easement with Deerfield Trails, Inc. for the King Avenue Bridge Improvement Project. Vote: Unanimous
- 21-1500 A resolution was adopted to enter into temporary easement agreement with State of Ohio Department of Natural Resources, for the King Avenue Bridge Improvement Project. Vote: Unanimous



- 21-1501 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 21-1502 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for M/I Homes of Cincinnati, LLC for completion of improvements in Regency Park, Section 11C situated in Hamilton Township. Vote: Unanimous
- 21-1503 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for M/I Homes of Cincinnati, LLC for completion of improvements in Regency Park, Section 11B situated in Hamilton Township. Vote: Unanimous
- 21-1504 A resolution was adopted to approve Habbin Drive and Haybrooke Drive in Regency Park, Section 11B for public maintenance by Hamilton Township. Vote: Unanimous
- 21-1505 A resolution was adopted to approve Healy Drive and Hoster Circle in Regency Park, Section 11C for public maintenance by Hamilton Township. Vote: Unanimous
- 21-1506 A resolution was adopted to enter into subdivision public improvement performance and maintenance security agreement with Grand Communities, LLC to install certain water and/ or sanitary sewer improvements in Renaissance II, Section 12 situated in the City of Middletown. Vote: Unanimous
- 21-1507 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with M/I Homes of Cincinnati, LLC for installation of certain improvements in Auburn Grove, situated in the City of South Lebanon. Vote: Unanimous
- 21-1508 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Red Hawk Land, LLC for installation of certain improvements in the Woodlands at Morrow, Phase 4C situated in the Village of Morrow. Vote: Unanimous
- 21-1509 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Porters Heath, LLC for installation of certain improvements in Porters Heath Subdivision, situated in Hamilton Township. Vote: Unanimous
- 21-1510 A resolution was adopted to enter into street and appurtenances security agreement with Porters Heath, LLC for installation of certain improvements for Porters Heath Subdivision situated in Hamilton Township. Vote: Unanimous
- 21-1511 A resolution was adopted to approve various record plats. Vote: Unanimous
- 21-1512 A resolution was adopted to approve a supplemental appropriation into Commissioners Fund #1101112 and an operational transfer from Commissioners Fund #1101112 into Human Services Fund #2203. Vote: Unanimous

- 21-1513 A resolution was adopted to approve supplemental appropriations into Human Services Fund #2203. Vote: Unanimous
- 21-1514 A resolution was adopted to approve supplemental appropriations into Dog and Kennel Fund #2206. Vote: Unanimous
- 21-1515 A resolution was adopted to approve supplemental appropriation into Jail Sales Tax Fund #4495. Vote: Unanimous
- 21-1516 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Services #11011223. Vote: Unanimous
- 21-1517 A resolution was adopted to approve appropriation adjustment within County Court Fund #2283. Vote: Unanimous
- 21-1518 A resolution was adopted to approve appropriation adjustment within Juvenile Court Fund #110111240. Vote: Unanimous
- 21-1519 A resolution was adopted to approve appropriation adjustment within Human Services Fund #2204. Vote: Unanimous
- 21-1520 A resolution was adopted to approve appropriation adjustments within the Solid Waste Management District Fund #2256. Vote: Unanimous
- 21-1521 A resolution was adopted to approve appropriation adjustment within Transit Fund #2299. Vote: Unanimous
- 21-1522 A resolution was adopted to approve appropriation adjustment within Telecommunications Department Fund #4492. Vote: Unanimous
- 21-1523 A resolution was adopted to approve appropriation adjustment within the Water Revenue Fund No. 5510. Vote: Unanimous
- 21-1524 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 21-1525 A resolution was adopted to approve Brausch PUD Stage 2 in Union Township subject to conditions. Vote: Unanimous
- 21-1526 A resolution was adopted to approve a 2.57 mill reduction in the rate of property tax currently being levied. Vote: Unanimous
- 21-1527 A resolution was adopted to approve 1.21 mill reduction in the rate of property tax currently being levied relative to the Senior Citizen Services Levy. Vote: Unanimous



DISCUSSIONS

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

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ADMINIISTRATIVE HEARING

BRAUSCH PUD STAGE 2 IN UNION TOWNSHIP

The Board met this 2<sup>nd</sup> day of November 2021, in the Commissioners' Meeting Room to consider the Brausch PUD Stage 2 in Union Township.

Hadil Lababidi, Regional Planning Commission, presented the attached PowerPoint presentation reviewing the R1 PUD, permitting the landscaping business on Trovillo Road in Union Township.

Ms. Lababidi reviewed the proposed modifications that includes adjusting the property lines to accommodate the landscaping business on a different parcel with the ownership transferring to the son as permitted in the original zoning resolution. She then stated the recommendation to approve the PUD Stage 2 subject to conditions.

Doug Brausch, property owner of the business, stated that other than taking over the business from his father, nothing is changing.

Upon further discussion, the Board resolved (Resolution #21-1525) to close the hearing and approve the PUD Stage 2 subject to conditions.

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Martin Russell, Deputy County Administrator, was present along with Matt Nolan, Warren County Auditor, to discuss the proposed package that staff has put together along with Auditor to accommodate a tax holiday for the county levied property taxes along with other agencies that have also opted to reduce their collection for 2022.

Mr. Russell relayed the following information:

As a result of the conservative fiscal policy of Warren County's government, the County Commissioners will not collect their share of 2021 property taxes, payable in 2022. Warren County receives \$78.75 per \$100,000 in home value annually which directly goes to run our local county government. In conjunction with this rollback, the Commissioners worked with

their advisory Senior Services Board, to grant a tax holiday on their 2022 levy, saving another \$29.94 per \$100,000 in home value.

This property tax holiday comes in addition to the property tax rollback of \$45.93 by the Commissioners' collaboration with the Board of Developmental Disabilities, keeping with the consistent rollback each year since 2017. County elected and appointed officials believe that the best place for their tax dollars is back in the hands of their residents. With this Property Tax Holiday, property owners in Warren County will have a one-time reduction of \$151.62 per \$100,000 of voted millage removed from their 2022 taxes.

The estimated cumulative savings for Warren County taxpayers for FY 2022 is \$46.5 million and is a testament to the County's steadfast conservative fiscal approach to governance. Residents living in Washington, Turtlecreek, and Deerfield Townships, along with Mason, and Waynesville will also experience additional reductions through these jurisdictions' various levy rollbacks.

Warren County residents will still have a tax bill in 2022, as this is a partial tax holiday, and the majority of property tax dollars go to school districts. Additional property tax dollars go to the health district, fire and police departments, cities, townships, libraries, and other local taxing districts. Residents have also been notified of the updates made to property values in 2021 that reflect the current state of the local real estate market and following the FY 2022 holiday, property taxes will increase in FY 2023.

Mr. Russell then stated that based upon guidance from the Board and input from the community, he reviewed the proposed project being considered for funding with Warren County American Rescue Plan Act (ARPA) funds. He then shared the following:

Warren County will utilize the roughly \$46 million received through Federal funds under the American Rescue Plan Act (ARPA) to address ongoing needs directly related to the pandemic, provide strategic investments to our county's infrastructure, and execute a comprehensive approach to economic development.

To further the health and safety of all residents served in Warren County, funding will go toward our health district for continued testing and vaccination needs. Mitigation measures also will be considered to support operations of the Warren County jail and school districts. An example already in place is the Ohio Test & Stay pilot program that launched through the Educational Service Center. The pilot program was designed to safely keep students in school and due to its effectiveness, is now a model Statewide.

Infrastructure investments will range from allocating \$6.4 million for replacement of the water surcharge on customers served by the Warren County Water Department, impacting roughly 33,000 households, to connecting underserved and rural areas to broadband services. Additionally, the BOCC seeks to ensure that the Warren County Health District is better equipped to address the current pandemic and any future pandemic-related needs.

Plans are ongoing to support our workforce and continued economic development. In order to keep families fully engaged in the workforce, ARPA dollars will be used to build up capacity in childcare centers, while ensuring the availability of quality programs. To combat the labor shortage, initiatives to target workforce development programs alongside our local partners will be prioritized. With a plan to reinvigorate Warren County's travel and tourism sector,



investments are underway to expand the current success of the Warren County Sports Park. Additionally, a new project to develop a multipurpose entertainment venue along the 75 Corridor is emerging through our partnership with the City of Middletown and the private sector.

All of these investments paired with the FY 2022 Property Tax Holiday serve as a robust and well-rounded approach to reach all residents as we come out of the effects of the COVID-19 pandemic together. In total, these combined strategies create roughly a \$1 million investment into Warren County. By alleviating some financial burdens and supporting our communities through health, safety, economic growth, and workforce supports, Warren County will continue to work hard to serve all residents, support vibrant growth in all communities, and continue on a strong financial path forward.

Commissioner Young discussed the tax holiday and stated that the taxes not collected will be approximately \$156 per \$100,000 valuation.

Mr. Nolan thanked the Board for this program and stated that this rollback is the largest in Ohio history and possibly one of the biggest in the nation.

Commissioner Jones thanked staff, the Board of Developmental Disabilities, local library Boards and the Elderly Services Committee for their stewardship of tax dollars and for not “hoarding” funds when they are not needed to provide services.

Mr. Nolan cautioned residents to expect their property taxes to be about the same as 2021 because of the triannual increase in property values. He then stated that they should plan on an approximate 10% increase for 2023. He then stated that the Board is investing \$50 million today in our taxpayers.

Commissioner Young reviewed the increase in the net worth of the property owners in Warren County due to the increase in property value.

Board stated their desire to remind residents that it is only the County collected portion of the property taxes that are not being collected and that the majority of taxes are for the schools’ share which will remain.

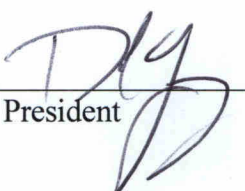
Upon further discussion, the Board resolved (Resolution #21-1526) to approve a 2.57 mill reduction in the rate of property tax currently being levied and (Resolution #21-1527) to approve 1.21 mill reduction in the rate of property tax currently being levied relative to the Senior Citizen Services Levy.

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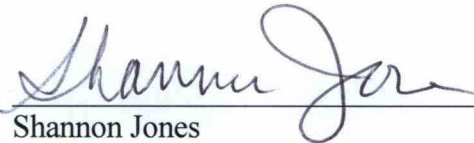
The Board entered a budget work session in the Commissioners Conference Room to discuss 2022 appropriations.

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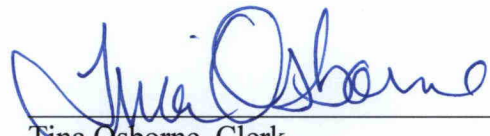
Upon motion the meeting was adjourned.

  
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David G. Young, President

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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 November 2, 2021, in compliance with Section 121.22 O.R.C.

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





# Brausch PUD Stage 2

Prepared for the  
Board of County Commissioners

Meeting Date: November 2, 2021

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# Process



**PUD STAGE 1:**  
Approved in 2003 to include a Landscaping Business

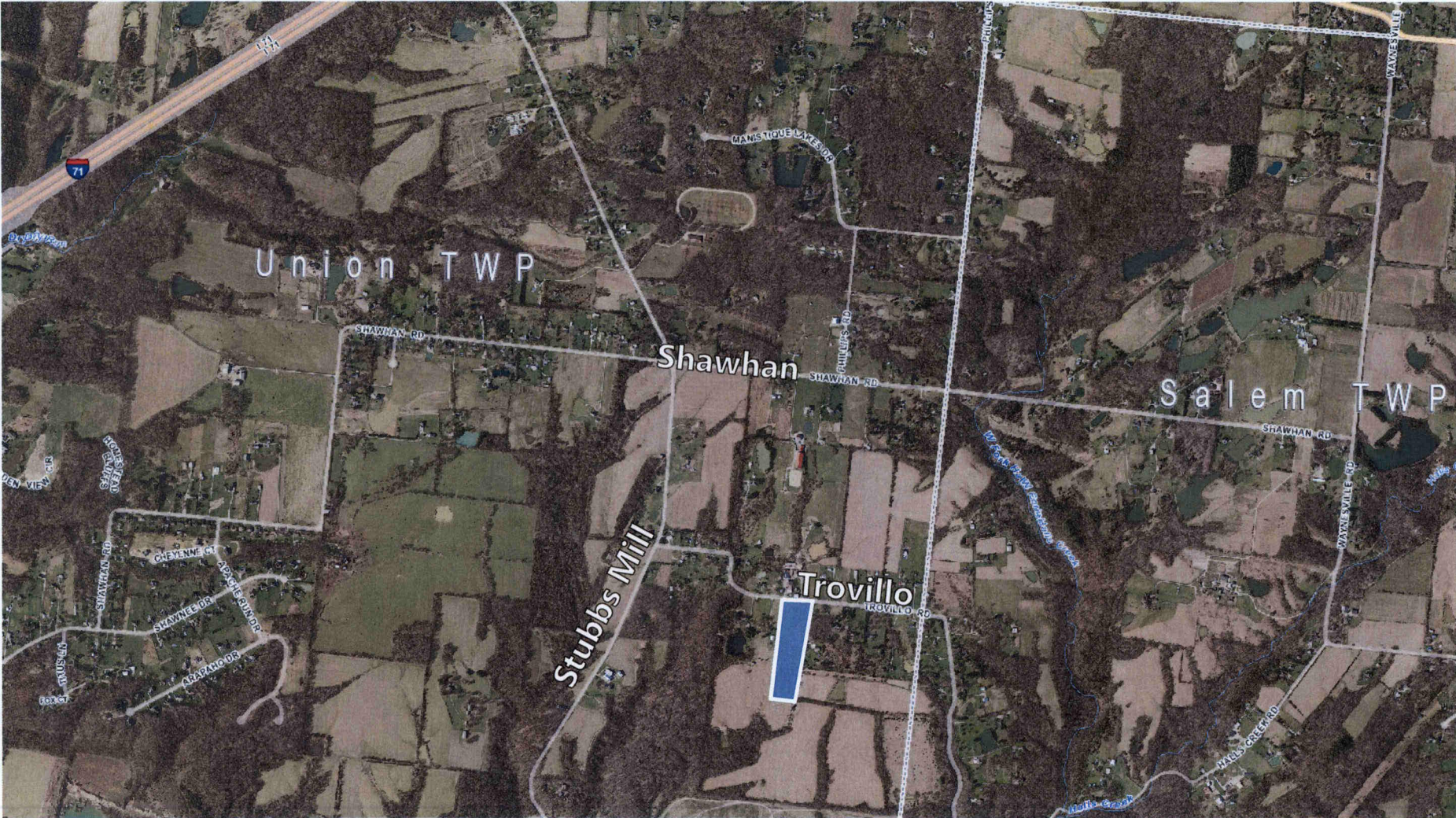


# Quick Details

<b>Property Owner</b>	William Brausch
<b>Township</b>	Union Township
<b>Address</b>	3493, 3495, 3501 Trovillo Road
<b>Current Use</b>	Residential/Agricultural (Landscaping Business)
<b>Total Site Area</b>	10.0048 acres
<b>Current Zoning</b>	R-1 PUD



# Site Location



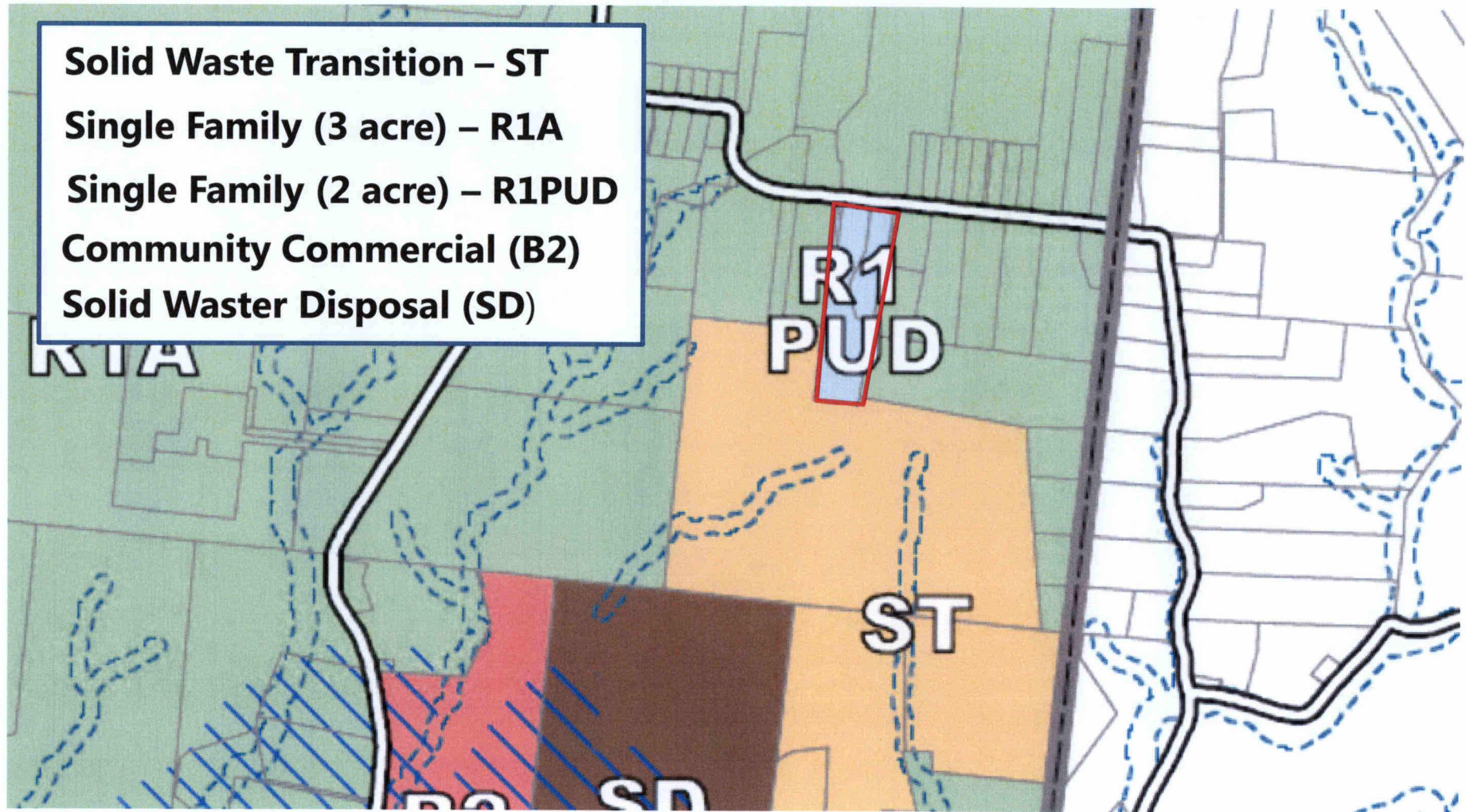


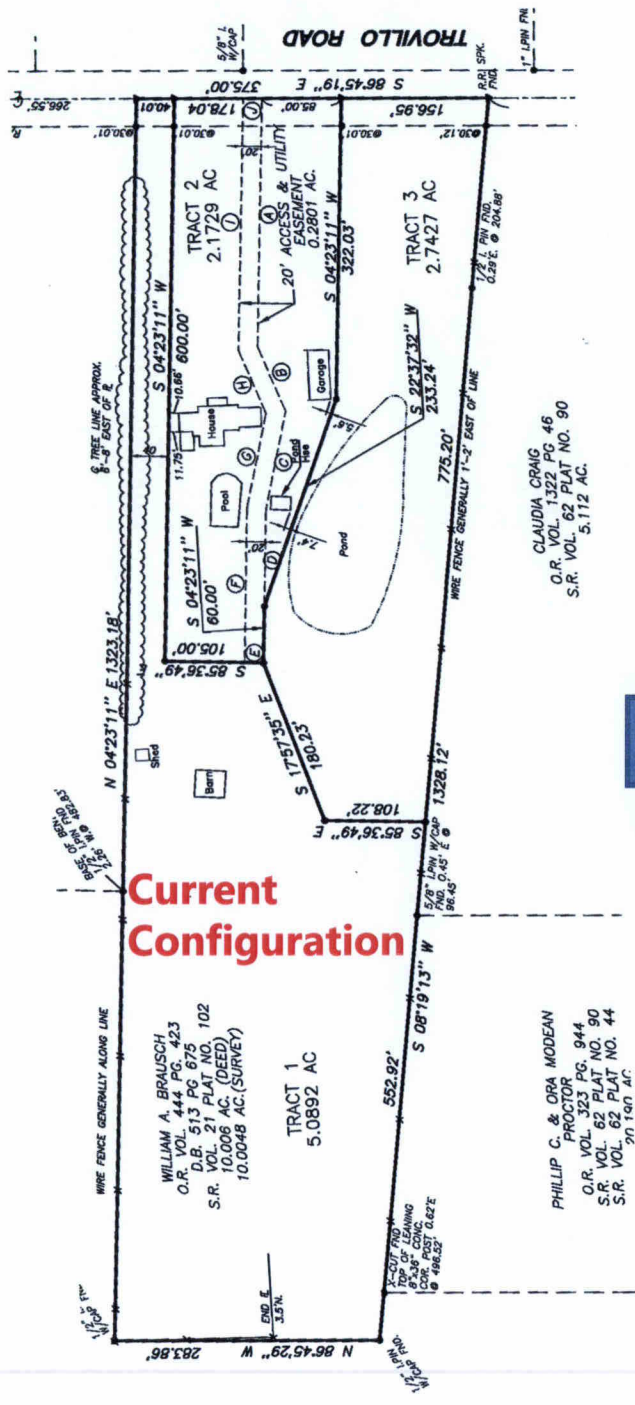
# Site Aerial





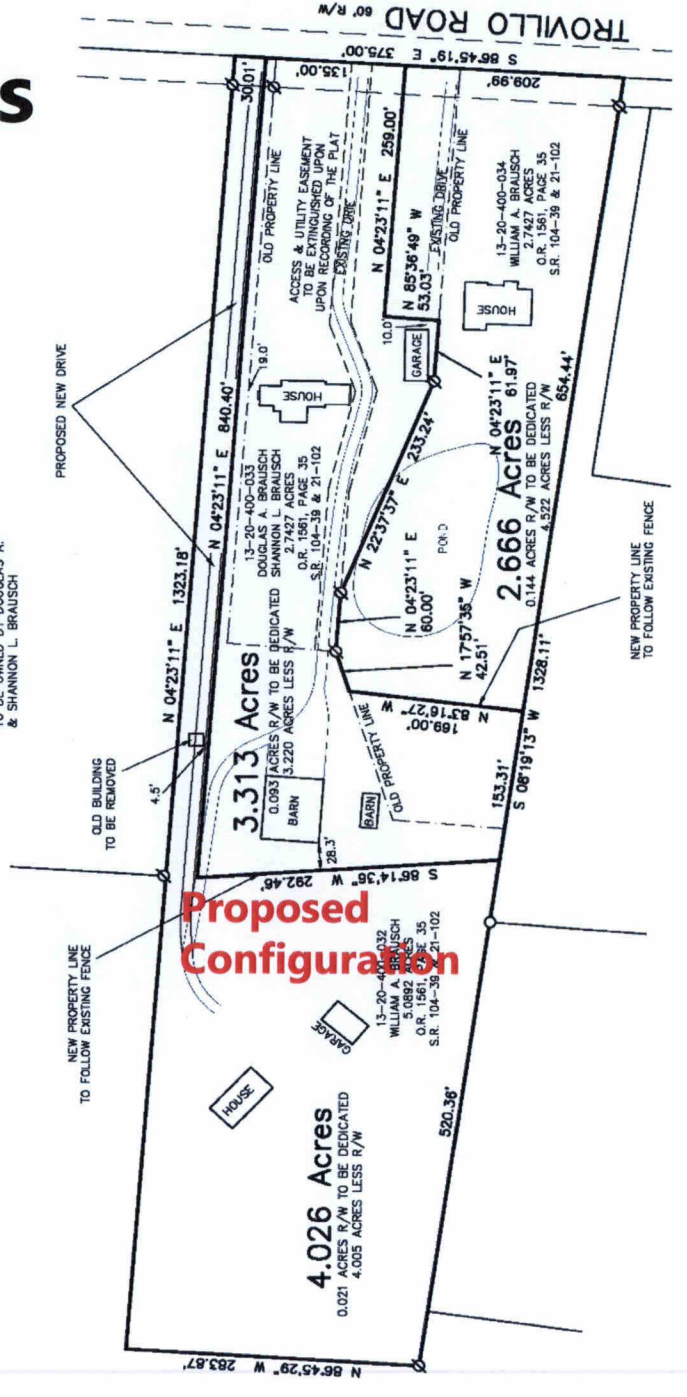
# Current Zoning





# Modifications

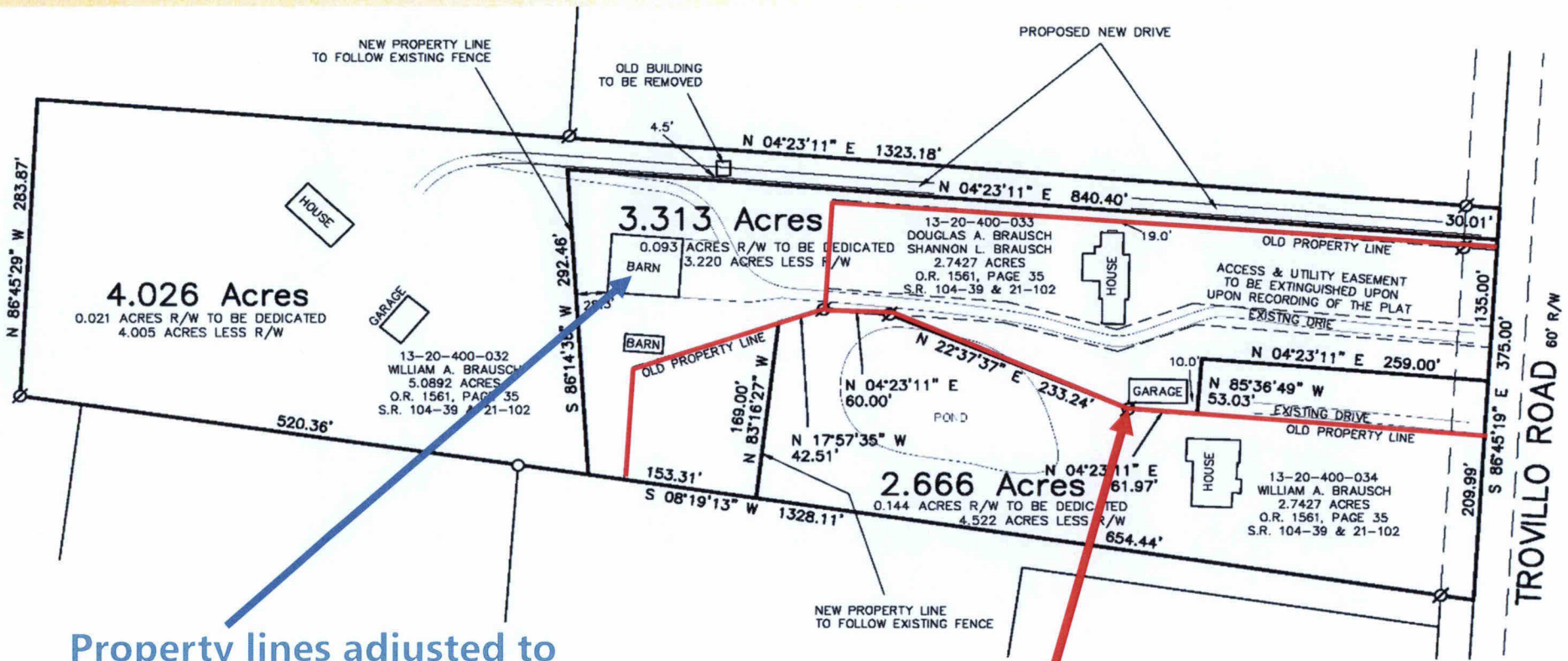
NOTE:  
LAWN CARE SERVICE TO BE  
CONDUCTED FROM 3.313 ACRES  
TO BE DEDICATED TO  
DOUGLAS A. BRAUSCH  
& SHANNON L. BRAUSCH





# Proposed Site Plan

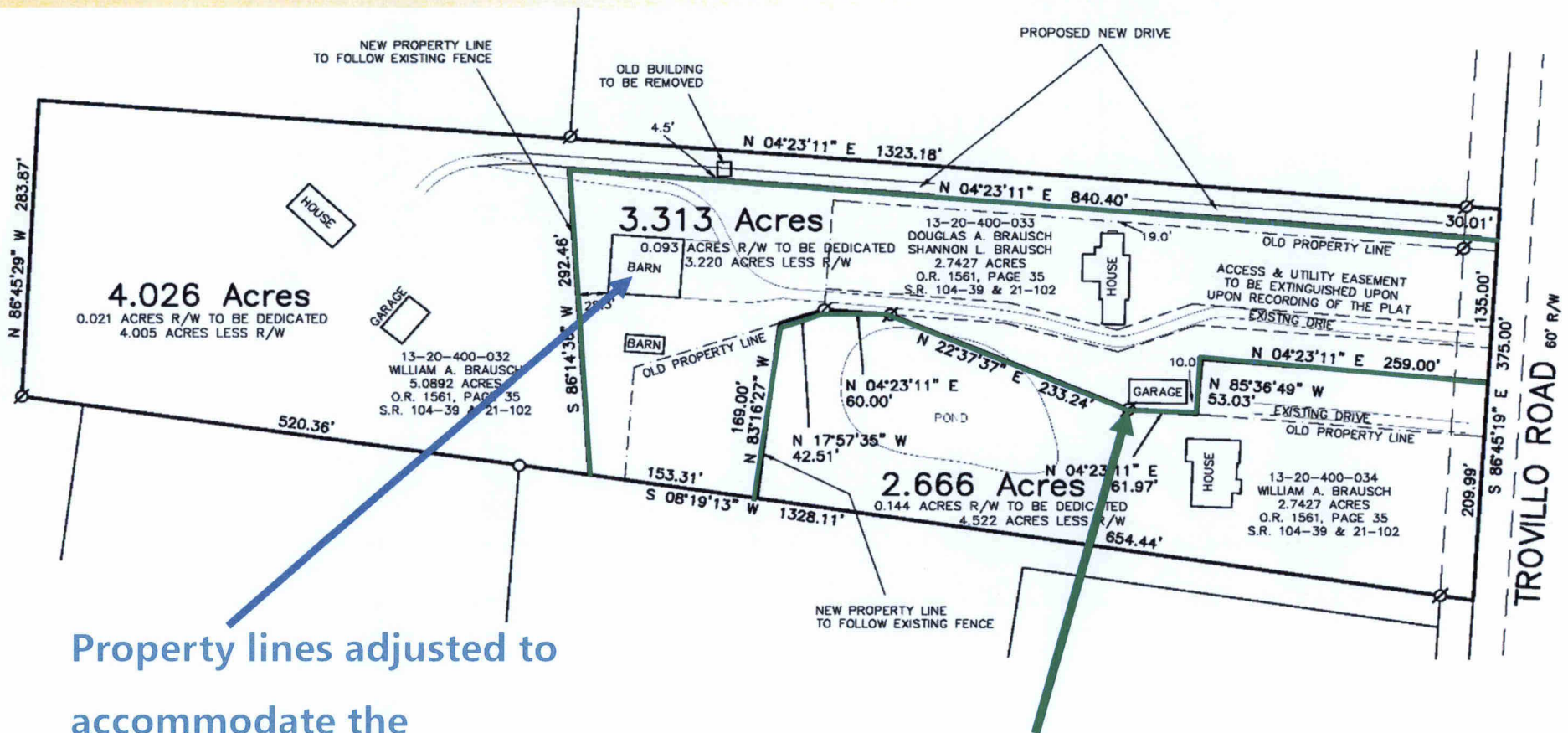
**HISTORY:** Brausch  
Landscaping has been in  
business since 1970.



Property lines adjusted to accommodate the landscaping business on a different lot & different owner.

Old Property lines

# Proposed Site Plan



Property lines adjusted to accommodate the landscaping business on a different lot & different owner.

New Property lines



# Modifications

## Tract 1

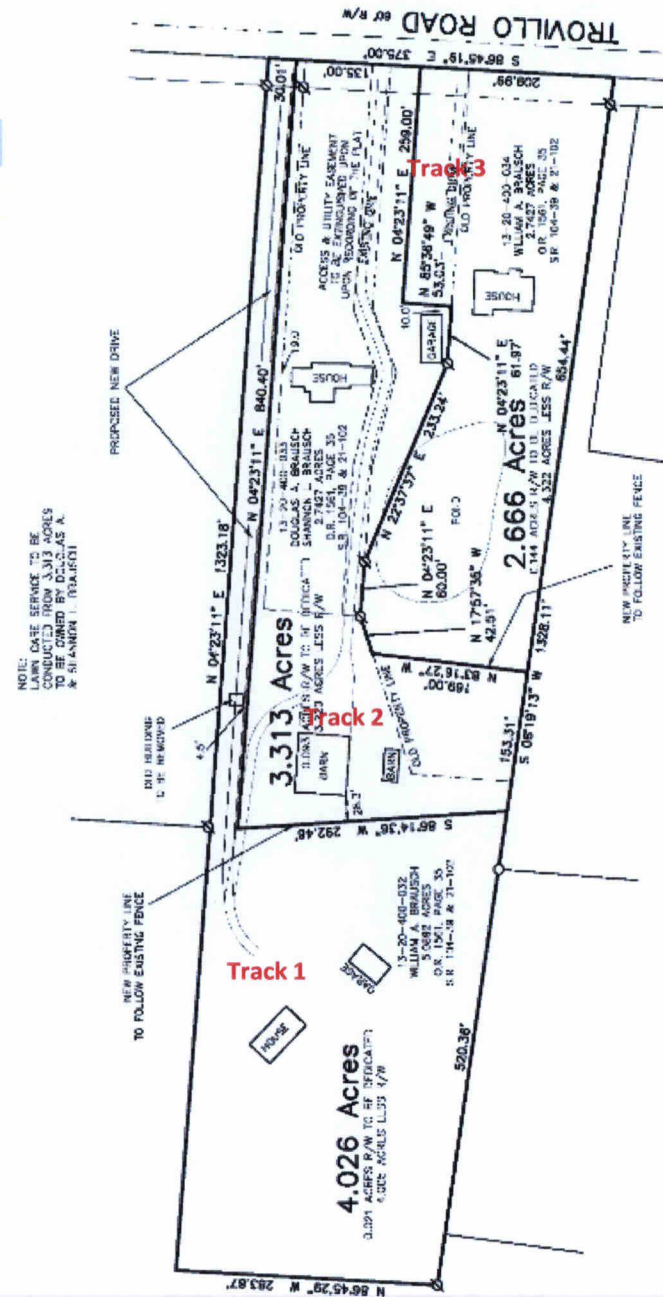
- Acreage decrease 5.09 Ac. to 4.03 Ac.
- Panhandle decrease: 40.01' to 30.01'
- Remove existing shed
- New driveway.

## Tract 2

- Acreage increase: 2.17 Ac - 3.31 Ac
- 2 barns for landscaping business

## Tract 3

- Increase in frontage from  $\approx 157'$  to 210'





# Surrounding Uses

North	Agriculture, Residential
South	Agriculture
East	Residential
West	Residential





# Landscaping Business













# Recommendation

**Approval** subject to the following conditions:

1. Compliance with the Warren County Rural Zoning Code (in effect at the time of PUD Stage 1 approval) and the PUD Stage 1 BOCC conditions of approval (Resolution#: 03-1964).
2. Signage and lighting shall not be permitted.
3. Provide rendering (s) of structures utilized for business practices.
4. Any changes to the intensity of the operation requires a landscape buffer from adjoining residential property.