



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

**406 Justice Drive, Lebanon, Ohio 45036**

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**[commissioners@co.warren.oh.us](mailto:commissioners@co.warren.oh.us)**

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**TOM GROSSMANN  
SHANNON JONES  
DAVID G. YOUNG**

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

**MINUTES: Regular Session – December 6, 2022**

*This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.*

The Board met in regular session pursuant to adjournment of the November 29, 2022, meeting.

Tom Grossmann – present

David G. Young – present

Shannon Jones – present

Krystal Powell, Deputy Clerk – present

Minutes of the November 29, 2022 meeting were read and approved.

- 22-1826      A resolution was adopted to temporarily reclassify Alden Payzant to the position of Building and Electrical Supervisor with the Department of Building and Zoning. Vote: Unanimous
- 22-1827      A resolution was adopted to hire Leigh Anne Moore as Investigative Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 22-1828      A resolution was adopted to hire David Rentz as Wastewater Treatment Plant Technician, within the Warren County Water and Sewer Department. Vote: Unanimous
- 22-1829      A resolution was adopted to approve promotion of Camille Hughes to the position of Water Distribution Worker II within the Water and Sewer Department. Vote: Unanimous
- 22-1830      A resolution was adopted to remove probationary employee Arianna Hicks, within the Department of Job and Family Services, Children Services Division. Vote: Unanimous

- 22-1831 A resolution was adopted to approve reclassification of Emilia Donald from Protective Services Caseworker I to Protective Services Caseworker II within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 22-1832 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday December 8, 2022. Vote: Unanimous
- 22-1833 A resolution was adopted to award bid to Chemicals Inc. USA and Alexander Chemical Corporation for the 2023 Water Treatment Plant Chemicals Project. Vote: Unanimous
- 22-1834 A resolution was adopted to enter into service agreement with Secure Cyber Defense for monitoring and maintenance services of security information and event management on behalf of Warren County Telecommunications. Vote: Unanimous
- 22-1835 A resolution was adopted to authorize acceptance of quote from Secure Cyber Defense on behalf of Warren County Telecommunications for Fortigate Firewall equipment. Vote: Unanimous
- 22-1836 A resolution was adopted to enter into contract with Locution Systems, Inc. for automated voice dispatch and fire station alerting system for Warren County Telecommunications. Vote: Unanimous
- 22-1837 A resolution was adopted to acknowledge and accept the statement of work from CHC Wellbeing for program year effective January 1, 2023. Vote: Unanimous
- 22-1838 A resolution was adopted to approve Amendment #3 to the Warren County agreement with Universal Transportation Systems, LLC and authorize the President of this Board to sign documents relative thereto. Vote: Unanimous
- 22-1839 A resolution was adopted to approve and authorize the President of the Board to enter into a professional service agreement with Environmental Educators, Inc. relative to the Warren County Water and Sewer Departments Source Water Protection Program. Vote: Unanimous
- 22-1840 A resolution was adopted to authorize Warren County Administrator on behalf of the County Commissioners, to sign a grant agreement with the Ohio Emergency Management Agency relative to the Emergency Management Performance Grant (EMPG). Vote: Unanimous
- 22-1841 A resolution was adopted to enter into agreement with the Clark County Board of Commissioners, on behalf of Clark County Juvenile Court, and Warren County Commissioners on behalf of the Warren County Juvenile Court, Mary Haven Youth Center Division. Vote: Unanimous

MINUTES

December 6, 2022

PAGE 3

- 22-1842 A resolution was adopted to approve and authorize the President of the Board to sign a subgrant award agreement on behalf of the Greater Warren County Drug Task Force. Vote: Unanimous
- 22-1843 A resolution was adopted to enter into a cooperation agreement with the Family Promise of Warren County relative to the FY22 Community Development Block Grant Entitlement Program. Vote: Unanimous
- 22-1844 A resolution was adopted to enter into a cooperation agreement with Safe on Main, Inc. relative to the FY2022 Community Development Block Grant Entitlement Program. Vote: Unanimous
- 22-1845 A resolution was adopted to temporarily terminate bi-monthly sewer billing to 183 Frost Street, Harveysburg, OH 45032. Vote: Unanimous
- 22-1846 A resolution was adopted to acknowledge receipt of November 2022 Financial Statement. Vote: Unanimous
- 22-1847 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 22-1848 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for SF Duke, LLC, DBA Vintage Oaks for completion of improvements in Vintage Oaks Subdivision situated in Deerfield Township. Vote: Unanimous
- 22-1849 A resolution was adopted to approve Vintage Oaks Drive and Big Oak Circle in Vintage Oaks Subdivision for public maintenance by Deerfield Township. Vote: Unanimous
- 22-1850 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with CFPN Ohio, LLC for installation of certain improvements in C5 Encore Logistics Center, Section One situated in Turtlecreek Township. Vote: Unanimous
- 22-1851 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Coppage Construction Co. Inc. for installation of certain improvements within the C5 Encore Logistics Center situated in Turtlecreek Township. Vote: Unanimous
- 22-1852 A resolution was adopted to enter into street and appurtenances security agreement with CFPN Ohio, LLC for installation of certain improvements for Right of Way Dedication Encore Drive situated in Turtlecreek Township. Vote: Unanimous
- 22-1853 A resolution was adopted to approve various record plats. Vote: Unanimous
- 22-1854 A resolution was adopted to accept the amended certificate and approve supplemental appropriation into the Telecommunications Capital Purchase Fund #4492. Vote: Unanimous



- 22-1855 A resolution was adopted to approve supplemental appropriation into General Fund #11011112. Vote: Unanimous
- 22-1856 A resolution was adopted to approve supplemental appropriation into Clerk of Courts Certificate of Title Administration Fund #2250 for operational transfers. Vote: Unanimous
- 22-1857 A resolution was adopted to approve appropriation decrease within Recorder's Fund #2216. Vote: Unanimous
- 22-1858 A resolution was adopted to approve appropriation decrease within Sheriff's Office Fund #2267. Vote: Unanimous
- 22-1859 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Juvenile Court Fund #11011240. Vote: Unanimous
- 22-1860 A resolution was adopted to approve appropriation adjustment within Economic Development Fund #11011116. Vote: Unanimous
- 22-1861 A resolution was adopted to approve appropriation adjustment within Economic Development Fund #11011116. Vote: Unanimous
- 22-1862 A resolution was adopted to approve appropriation adjustment within Economic Development Fund #11011116. Vote: Unanimous
- 22-1863 A resolution was adopted to approve appropriation adjustment within Treasurer's Office Fund #11011130. Vote: Unanimous
- 22-1864 A resolution was adopted to approve appropriation adjustment within Facilities Management #11011600. Vote: Unanimous
- 22-1865 A resolution was adopted to approve appropriation adjustment within Sheriff's Office Fund #11012210. Vote: Unanimous
- 22-1866 A resolution was adopted to approve appropriation adjustment within Coroner's Fund #11012100. Vote: Unanimous
- 22-1867 A resolution was adopted to approve appropriation adjustment within Coroner's Fund #11012100. Vote: Unanimous
- 22-1868 A resolution was adopted to approve appropriation adjustment within Juvenile Detention Fund #10112600. Vote: Unanimous
- 22-1869 A resolution was adopted to approve appropriation adjustment within Mary Haven Fund #2270. Vote: Unanimous

- 22-1870 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 22-1871 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 22-1872 A resolution was adopted to enter into a beneficiary grant agreement with Family Promise of Warren County relative to the American Rescue Plan Act – Coronavirus State and Local Fiscal Recovery Funds. Vote: Unanimous
- 22-1873 A resolution was adopted to authorize President of the Board to execute cooperative agreement between the Warren County Board of County Commissioners on behalf of the Warren County Prosecutor’s Office and the City of Mason regarding Victim Witness Coordinator services. Vote: Unanimous
- 22-1874 A resolution was adopted to approve appropriation adjustment within Grants Administration Fund #2265. Vote: Unanimous

#### DISCUSSIONS

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

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Chris Brausch, Sanitary Engineer, was present along with Tim Burgoyne, Silverman and Company, for a work session to discuss the installation of a sanitary sewer force main and power lift station for Pimlico Pointe Development located on Tylersville Road in Deerfield Township.

Mr. Brausch presented the attached PowerPoint presentation explaining the sewer service for properties in the nearby area. He explained how Warren County is the provider for sewer service, but we are contracted with Butler County for wastewater treatment.

Mr. Brausch stated Butler County does not have the capacity at the pump station north of the property to accommodate the amount of wastewater created. He stated Butler County has requested we pump the water west to an alternative pump station.

Mr. Brausch explained that the developer intends to install a lift station and construct a force main in order to push the sewer flow into Butler County. He stated the lift station will be owned, operated, and maintained by the developer however, the force main will be owned by Warren County due to the fact that it will be constructed in the right-of-way. Mr. Brausch suggested Warren County enter into an operation and maintenance agreement with Pimlico Pointe, LLC to determine their responsibility of the force main.

Commissioner Young stated Warren County is typically against entering into these types of agreements.

Mr. Brausch stated that the County does not typically take ownership of any new lift stations and Warren County has a policy to not take on additional lift stations. He explained that this lift station will not be owned by the County. He explained that the County will solely own the force main which will be maintained and operated by the Developer per the agreement.

Commissioner Grossmann expressed his concern for the possibility of lack of maintenance by the Developer.

Mr. Brausch stated there is a portion in the agreement stating the Developer can be billed if the County has to overtake any maintenance.

Commissioner Grossman expressed his concern regarding the sale of the property or the developer going out of business and whether there is some type of covenant to ensure the new owner will be responsible. He also inquired as to the cost of building and maintaining the lift station.

Bruce McGary, Assistant Prosecutor, stated paragraph 11 of the agreement provides that any successors of the development would be subject to the terms of the agreement. He stated if the new owners failed to pay the agreed upon costs it would be a breach of contract.

There was discussion relative to the sense of security and costs associated with the lift station.

Developer Tim Burgoyne, Silverman and Company, stated he has been working on the development with the County for 18 months. He stated the company is willing to cooperate with the County in any way possible. He also stated there is a reclamation agreement and whole system in place for the tenant's shared expense of maintaining and operating the lift station. Mr. Burgoyne emphasized that in the event of ownership change; the successor would be subject to the terms of the contract.

Upon discussion, the Board determined the need for additional terms of the contract to ensure financial security of the County.

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Ben Yoder, Warren County Park District Board President, was present for a work session to discuss updates to the Park District.

Mr. Yoder presented the attached PowerPoint presentation showing the financial history and highlights from 2015 to 2022.

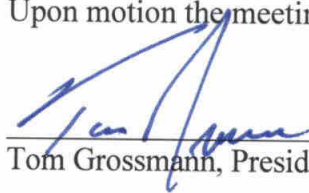
Mr. Yoder also spoke about completed park updates and future plans for the Park District.

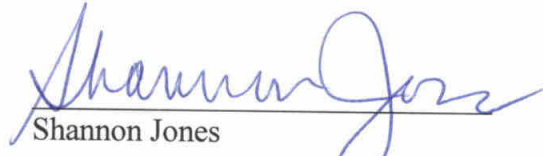
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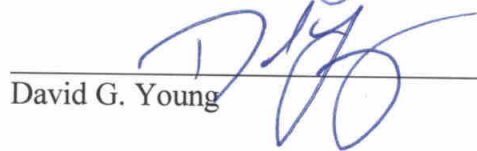


On motion upon unanimous call of the roll, the Board entered executive session at 10:23 a.m., to discuss acquisition of property pursuant to R.C. 121.22(G)(2), pending litigation with legal counsel present pursuant to R.C. 121.22 (G)(3), and personnel matters relative to compensation to specific Emergency Services employee pursuant to R.C. 121.22(G)(1) and exited at 11:22 a.m.

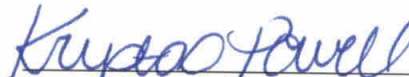
Upon motion the meeting was adjourned.

  
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Tom Grossmann, President

  
\_\_\_\_\_  
Shannon Jones

  
\_\_\_\_\_  
David G. Young

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 6, 2022, in compliance with Section 121.22 O.R.C.

  
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Krystal Powell, Deputy Clerk  
Board of County Commissioners  
Warren County, Ohio



# WATER & SEWER DEPARTMENT

## Work Session

### AGENDA

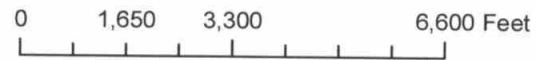
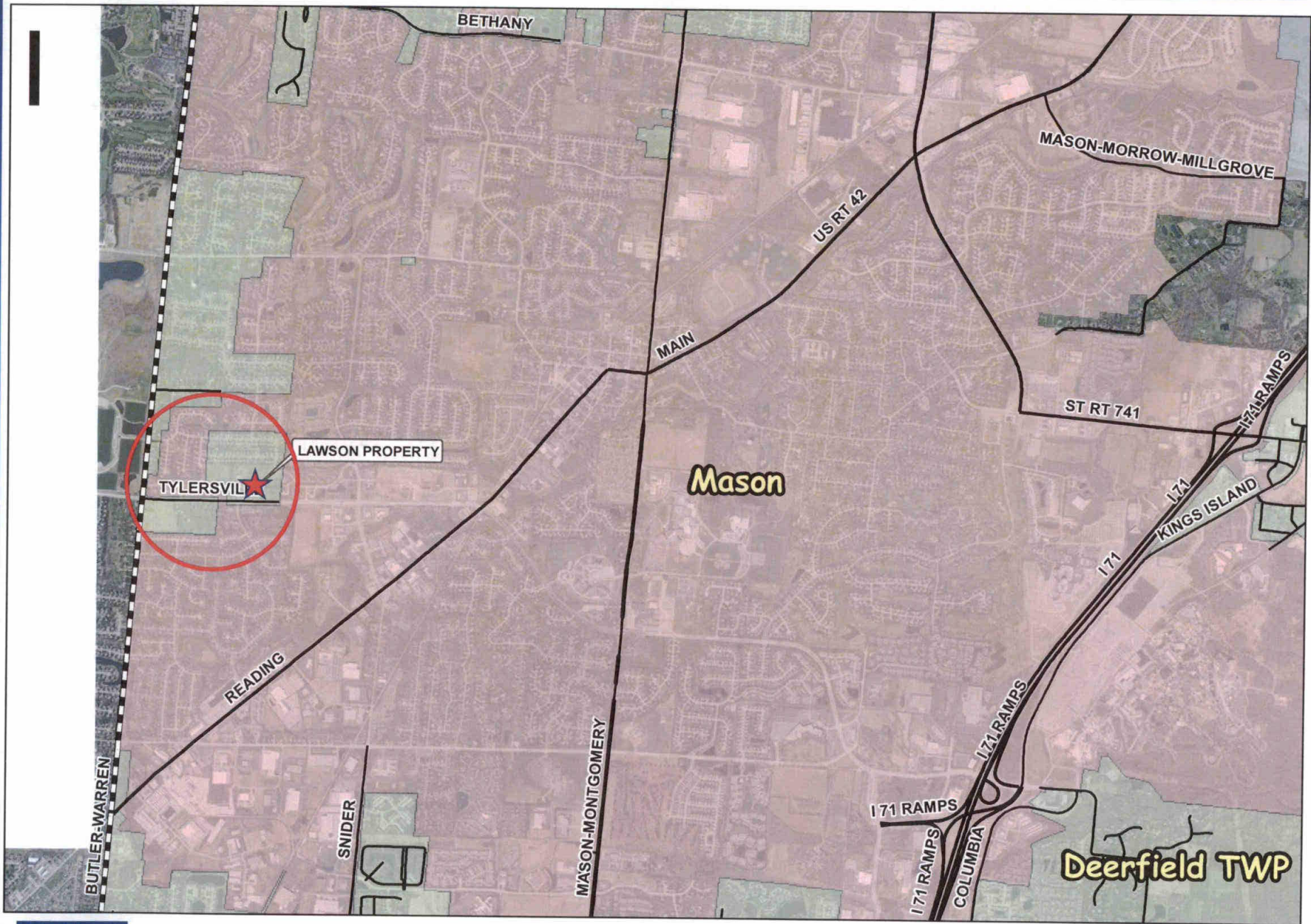
1. Water & Sewer Service to Pimlico Pointe
2. Softening Update

Warren County Commissioners  
December 6, 2022



**Water & Sewer Department**





**PIMLICO POINTE**  
**December 2022**





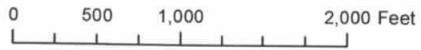
**Legend**

- U Sanitary Lift Station
- 2 Sewer Manhole
- Sanitary Force Main
- Sanitary Gravity Sewer
- Warren County Boundary



**GENERAL INFORMATION**



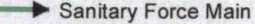
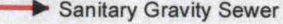

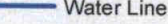
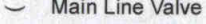
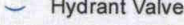
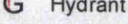
Property Owner: Charlie & Bonnie Lawson  
 Site Address: 6810 Tylersville Rd, Mason 45040  
 Applicant: Bayer Becker  
 Township: Deerfield  
 Parcel ID's: 15-06-388-001 and 15-06-388-002  
 Total Site Area: 25.37 acres

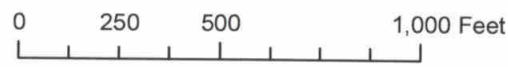
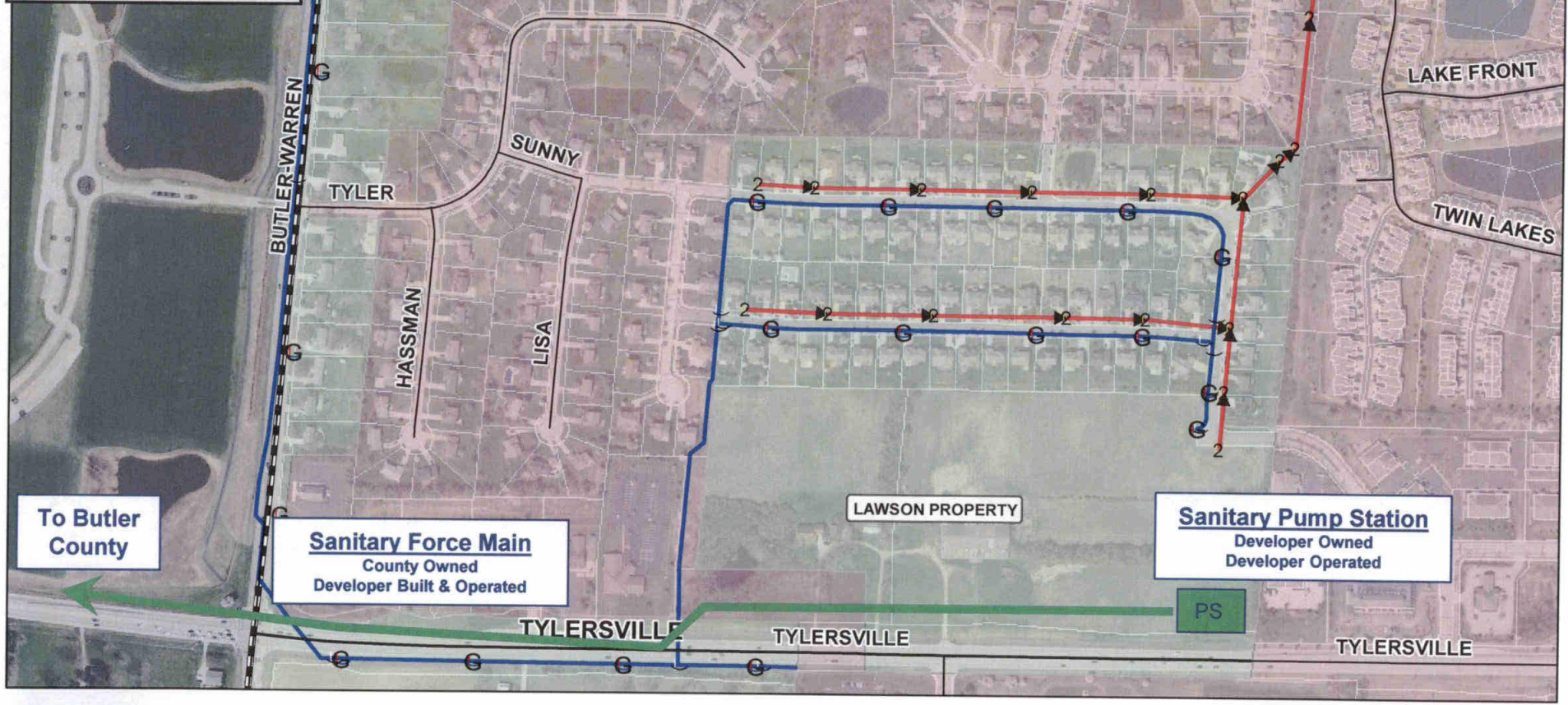


**PIMLICO POINTE**  
 December 2022



**Legend**

-  Sanitary Lift Station
-  Sewer Manhole
-  Sanitary Force Main
-  Sanitary Gravity Sewer
-  Warren County Boundary
-  Water Line
-  Main Line Valve
-  Hydrant Valve
-  Hydrant



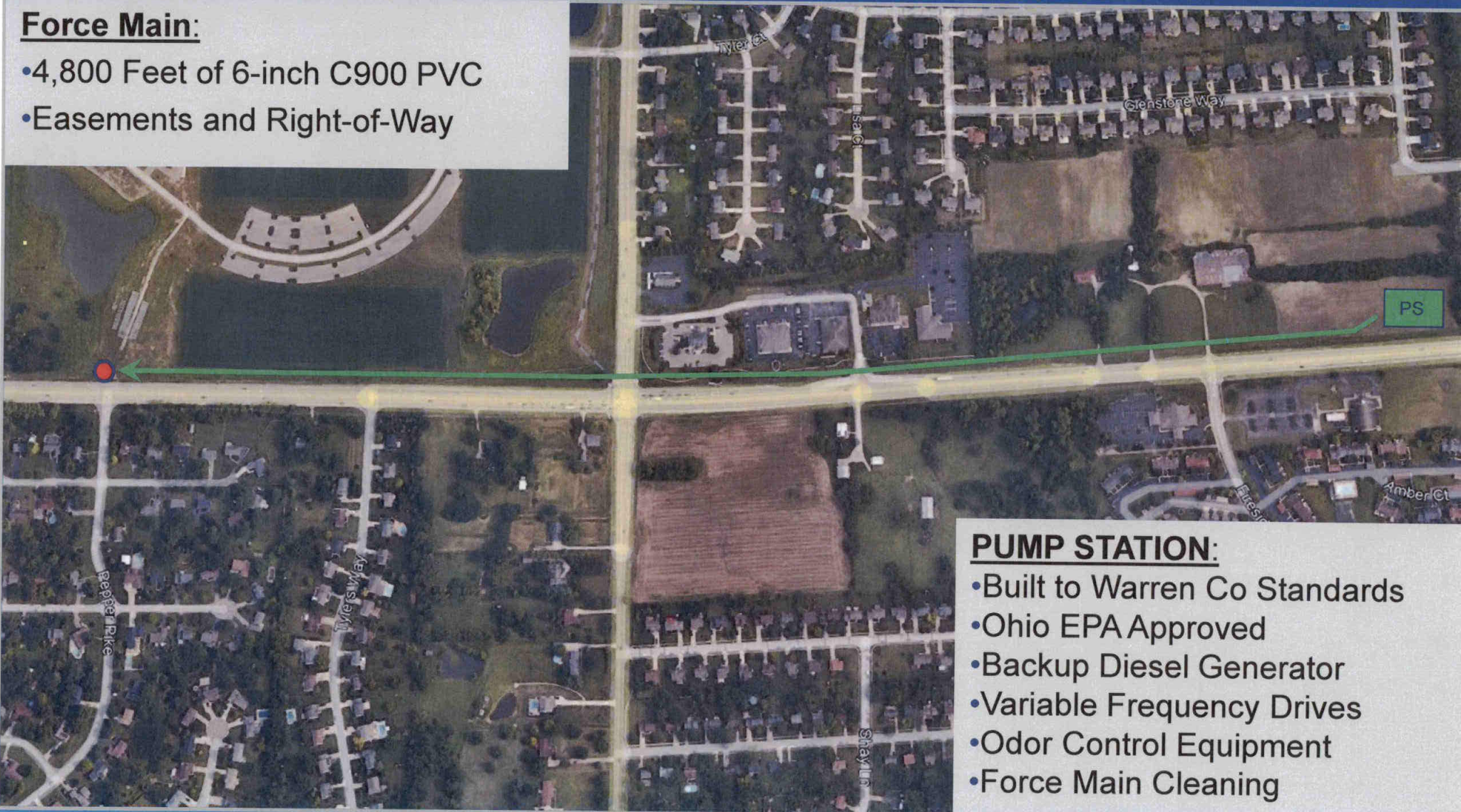
**PIMLICO POINTE**  
December 2022



# Pimlico Pointe Lift Station & Force Main

## Force Main:

- 4,800 Feet of 6-inch C900 PVC
- Easements and Right-of-Way



## PUMP STATION:

- Built to Warren Co Standards
- Ohio EPA Approved
- Backup Diesel Generator
- Variable Frequency Drives
- Odor Control Equipment
- Force Main Cleaning



# Sanitary Force Main Operation & Maintenance Agreement

## COUNTY RESPONSIBILITY

- Owner of the Force Main
- Collaborate and assist with Right-of-Way Permitting
- Respond to Ohio Utility Protection Service Orders
- Mark the force main in the Right-of-Way

## PIMLICO POINTE LLC RESPONSIBILITY

- Construct & operate the force main and appurtenances (air release valves).
- Restore construction site
- Operate odor control equipment
- Perform all repairs including emergency repairs

### Operation & Maintenance Agreement

THIS OPERATION & MAINTENANCE AGREEMENT (the "Agreement"), effective on the last date of execution by the parties, has been entered into by the WARREN COUNTY BOARD OF COUNTY COMMISSIONERS, an Ohio County and political subdivision, whose address for all purposes herein is: Attn. Warren County Water and Sewer Department, 406 Justice Drive, Lebanon, Ohio 45036, (the "Owner"), and PIMLICO POINTE, LLC, an Ohio limited liability company, whose contact information for all purposes herein is Attn. Tim Burgoyne, 9545 Kenwood Road, Suite 401, Cincinnati, Ohio 45242, (the "Operator").

#### RECITALS:

WHEREAS, Operator is the owner of or is under contract to purchase the property at 6810 Tylersville Road, Mason, Ohio 45040 ("Pimlico Pointe Property"), a legal description of which is attached as Exhibit A; and

WHEREAS, Operator will be installing a sanitary sewer force main (the "Facilities") in the public right of way after approval of plans by Owner and governmental regulatory agencies including the Ohio EPA, as more particularly described and illustrated on Exhibit B (the "Facilities Area") attached hereto and made a part hereof; and

WHEREAS, Upon the Operator's successful construction, testing, and start-up of the force main, the Facilities shall be transferred to the Owner; and

NOW THEREFORE, in consideration of the recitals set forth above, which are incorporated by reference herein, the parties hereto intend to provide for the continued maintenance of the Facilities in the manner set forth below:

- 1) Commencement. This Agreement shall commence at the time Owner accepts the Facilities. Acceptance of the Facilities shall occur when all construction, testing, restoration, and start-up is complete in accordance with the Owner's standards.





--- SITE BOUNDARY  
 - - - SETBACK LINE

**PROJECT SUMMARY:**

**CURRENT ZONING** R-SF  
*(Residential Single Family)*

**PROPOSED ZONING** N-B PUD  
*(Neighborhood Business Planned Unit Development)*

**TOTAL LAND AREA** 25.37 AC

**UNIT COUNT**

Flat (2 stories)	184
Attached Ranch (1 story)	41
Single Family (1 story)	20
<b>TOTAL</b>	<b>245</b>

**PROVIDED RESIDENTIAL PARKING**

Garage	138 sp
Driveway	122 sp
Surface	319 sp
<b>TOTAL</b>	<b>579 sp (2.36 sp/unit)</b>

**DENSITY**

Gross	9.85 units/AC
Net	14.88 units/AC

**REQUIRED OPEN SPACE**

Total Open Space	5.07 AC (20%)
Total Active Open Space	1.27 AC
<i>(Active Open Space is 25% of Total Open Space)</i>	

**PROVIDED OPEN SPACE**

Total Open Space	8.81 AC (33.94%)
Total Active Open Space	3.16 AC
<i>(Active Open Space is 36.7% of Total Open Space)</i>	

\*LANDSCAPE DESIGN IS FOR ILLUSTRATIVE PURPOSES ONLY. LANDSCAPE PLANS WILL BE SUBMITTED AS A PART OF STAGE II.

**FLAT TYPES**



TYPE 8 - 3 Buildings



TYPE 20 - 2 Buildings



TYPE 24 - 5 Buildings



# Franklin-Clearcreek Water Treatment Plant



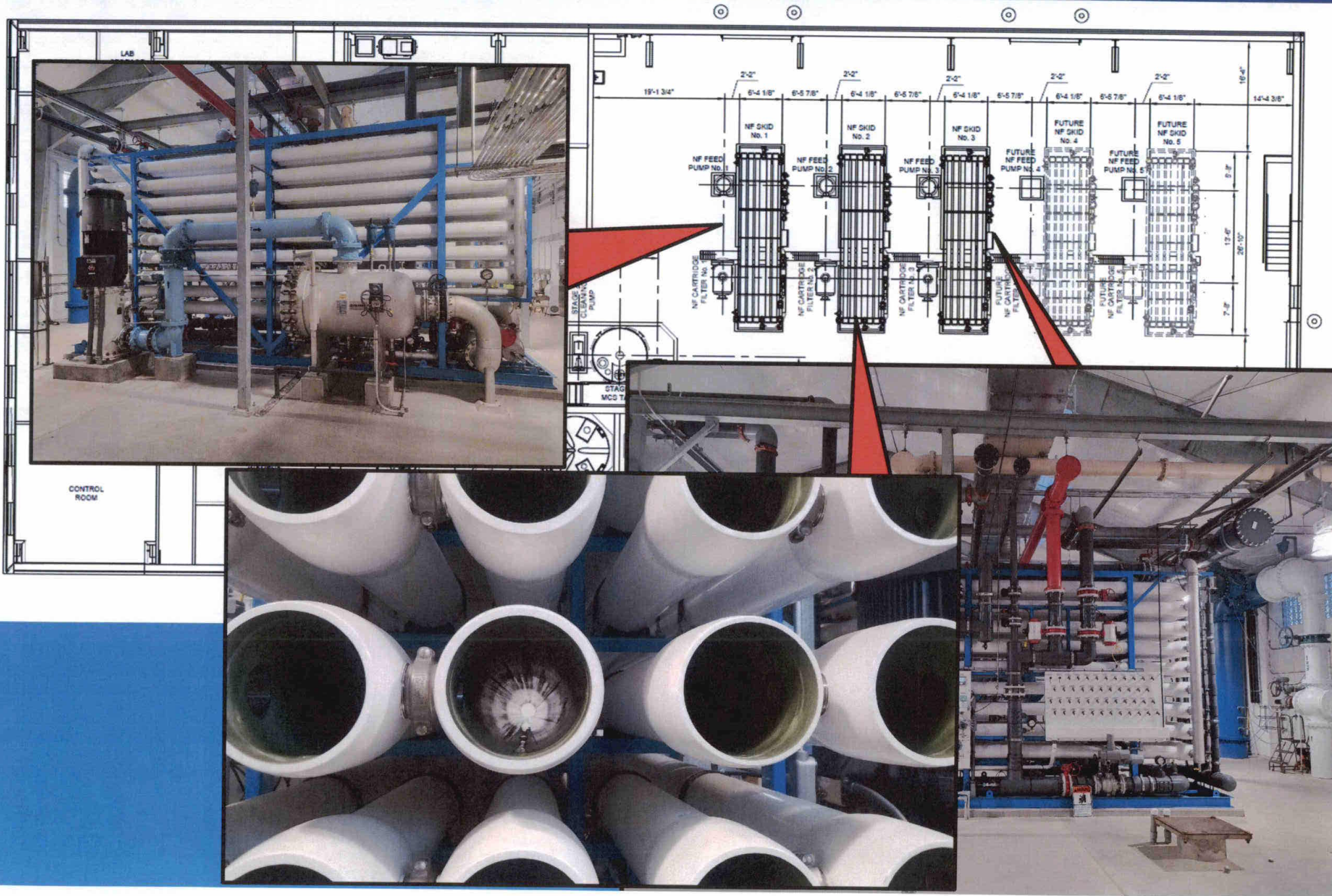


# Franklin-Clearcreek Water Treatment Plant





# Franklin-Clearcreek Water Treatment Plant





# RAR Water Treatment Plant



**Contractor: Building Crafts, Inc.**

**Construction Cost: \$22.3 Million**

**Design Capacity: 13.7 MGD Expandable to 22.0 MGD**

**Projected Startup: October 2022**

**Number of Customers: 14,200**

**Raw Water Hardness: 366 mg/L as CaCO<sub>3</sub> (21.5 grains)**

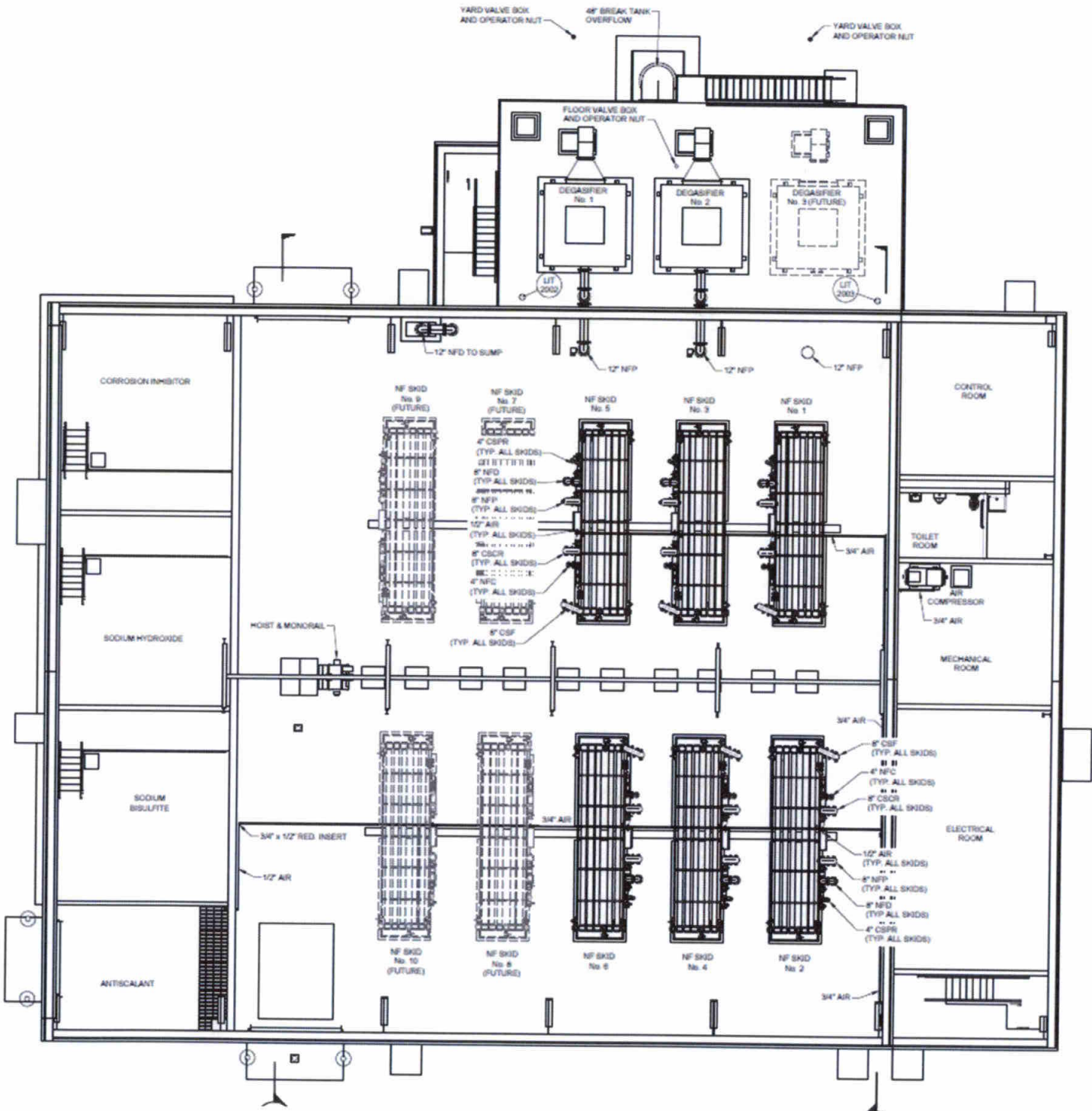
**Finished Water Hardness: 140 mg/L as CaCO<sub>3</sub> (8 grains)**



# RAR Water Treatment Plant







# RAR Water Treatment Plant



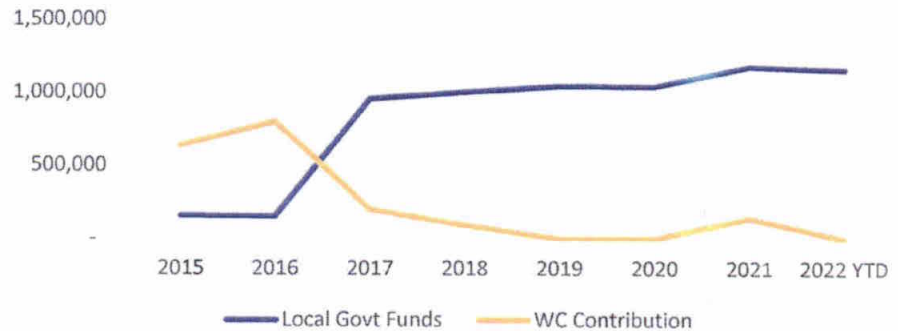
**Financial History and Highlights**

The majority of the District's funding is received from 1) Warren County - via local government funds and contributions, and 2) park user fees. In 2017, Warren County increased the District's share of local government funds from 4% to 24.6%.

**Revenue: 2015-2022**



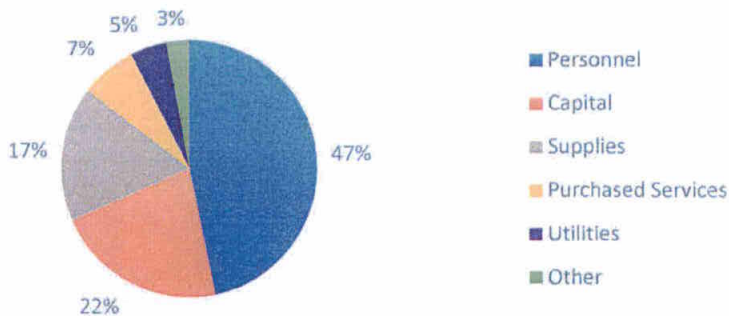
**Breakdown of Warren County Funds**



**2021:** Increases in revenue due to receiving a grant and WC match for purchase of the Spicer Property - future South Lebanon Park

**Park User Fees:** 96% generated from Armco Park, 4% all other parks

**2015-2022 Expenses**



**Capital Expenditures: 2015-2022 (\$3.2 million):**

**Armco:** softball (new concession stand, field lights, scoreboards, fencing), golf (carts, course path, garage), re-hab guard shack, (2) new shelters, volleyball courts, resurface tennis and basketball courts, clean sentiment pond

**Landen:** new shelters, challenge course, playground equipment, grading/paving, splash pad

**Hisey:** house renovations, observatory, gazebo & bar

**Equipment:** vehicles, trailers, mowers, snow plow, boats, etc

**Land:** Spicer Property in South Lebanon

	Ending Cash Fund Balances:							
	2015	2016	2017	2018	2019	2020	2021	2022 YTD
General Fund	136,736	496,203	369,108	662,398	560,630	616,942	995,076	1,219,355
Armco Park Fund	<u>456,516</u>	<u>296,207</u>	<u>468,603</u>	<u>160,742</u>	<u>230,629</u>	<u>343,539</u>	<u>317,832</u>	<u>462,781</u>
	593,252	792,410	837,711	823,140	791,259	960,481	1,312,908	1,682,136



# Warren County Park District

1267 N. St. Rt. 741  
Lebanon, OH 45036  
(513) 695-1109  
www.co.warren.oh.us/parks



## Amenities that the parks offer:

e-mail us at: [parks@co.warren.oh.us](mailto:parks@co.warren.oh.us)

	Year Acquired	Acreage	ADA Accessible	Baseball/Softball Field	Basketball Court	Dog Park	Frisbee Golf Course	Football Fields	Foot-Golf 18-hole	Golf Course 18-hole	Grills	Lake-Pond-River-Creek	Play Equipment	Restrooms	Shelter / Pavilion	Soccer Fields	Tennis Court	Trail	Wetland	Volleyball Court	Open Area	Undeveloped	
1) Bowman Park - 200 Corwin Ave. Waynesville, OH 45068	1996	50	x								4	LM	1	P	2	12					x		
2) Carmody Park/Twin Creek - 7499 Martz Paulin Rd. - Franklin, OH 45005	2002	400	x	3							2	TC	1	P	1	8		H,W			x		
3) Clint Fultz River Park - 6102 Corwin Ave. - Corwin, OH 45068	2000	32	x				4				2	LM	1	P	1			M			x		
4) Gulley Park and Trails - 2168 Middleboro Rd. - Clarksville, OH 45113	1999	84	x	2			1				2		1	P	1	12		MB,W			x		
5) Hatton Luken Park - Harveysburg Rd. Harveysburg, OH 45032	1990	35	x	2	1						4		1	P	2	9				1	x		
6) Hisey Park-Caesar Creek Gorge & Preserve - 5443 Middletown Rd. Corwin,OH 45068	2002	158	x	4		1							1	P				M,W	1		x		
7) Ivins Memorial Park - 1422 Phillips Rd. Lebanon, OH 45036	1994	6									2		1		1	1					x		
8) Kever Trails - 3721 Kever Pass Lebanon, OH 45036	2017	50	x															W					
9) Kesling Park - 7201 Red Lion-Five Point Rd. Springboro, OH 45066	1970	17	x	2	1		1				4		1	S	2	1				1	x		
10) Landen Deerfield Park - 2258 W. Rt. 22/3 Maineville, OH 45039	1980	95	x	8	1			1			10	L	5	S	5	12	1	E,MB		1	x		
11) Loeb Park - West Route 123 - Lebanon, OH 45036	2000	67																				x	
12) Martin Marietta/Carl E. Oeder Park - Franklin Trenton Rd. Franklin, OH 45005	2008	62										L										x	
13) Mathers Mill Nature Preserve - Wilmington Rd. - Oregonia, OH 45054	2007	42										LM						W			x		
14) Minard Memorial Park - 3460 Fields Ertel Rd. Loveland, OH 45140	1998	6	x								2		1		1	2					x		
15) Morrow Park - 200 Hamlin St / 104 Lincoln St. Morrow, OH 45152	2002	34	x	3	1			2			4	LM	1	P	2	6		M			x		
16) Shaker Rd. Property - 3848 Shaker Rd. - Franklin, OH 45005	2002	91																				x	
17) Shaw Park - Drake Rd. Lebanon, OH 45036	2004	143																				x	
18) Spicer Property - South Lebanon, OH 45065	2021	38																				x	
19) Warren County Armco Park - 1223 N. St Rt 741 Lebanon, OH 45036	2008	311	x	6	1		1	1	1	25		L	5	P/S	36		2	W		9	x		
<b>As of September 2021</b>		<b>Totals</b>	<b>1,721</b>	<b>11</b>	<b>30</b>	<b>5</b>	<b>1</b>	<b>2</b>	<b>8</b>	<b>1</b>	<b>1</b>	<b>61</b>	<b>7</b>	<b>20</b>	<b>10</b>	<b>54</b>	<b>63</b>	<b>3</b>	<b>9</b>	<b>1</b>	<b>12</b>	<b>13</b>	<b>5</b>

\* Restrooms = S-Structure, P-Portable

\* Lake-Pond-River-Creek = L-Lake, LM-Little Miami, TC Twin Creek

\* Trails = H-Horse, MB-Mountain Bike, E-Exercise paved course, W-Walking/Hiking, M-Multi Use Trail