



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 – December 9, 2014

The Board met in regular session pursuant to adjournment of the December 4, 2014, meeting.

Pat Arnold South - present

Tom Ariss - present

David G. Young - present

Tina Osborne, Clerk - present

- 14-1903 A resolution was adopted to hire Jodi Converse as a Winter Intern for the Water and Sewer Department. Vote: Unanimous
- 14-1904 A resolution was adopted to approve Ethan Lozano for the Co-op position within the Warren County Facilities Management Department. Vote: Unanimous
- 14-1905 A resolution was adopted to authorize the posting of the “Administrative Assistant” position within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (a). Vote: Unanimous
- 14-1906 A resolution was adopted to accept Resignation of Elisa Jones, Water Treatment Systems Chief Operator, within the Warren County Water and Sewer Department effective December 26, 2014. Vote: Unanimous
- 14-1907 A resolution was adopted to set Public Hearing to consider Text Amendments to the Warren County Rural Zoning Code to Amend Section 3.101 (F) Animal Units. Vote: Unanimous
- 14-1908 A resolution was adopted to set Public Hearing concerning proposed Amendments to the Warren County Subdivision Regulations. Vote: Unanimous

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- 14-1909 A resolution was adopted to approve and authorize the President of the Board to enter into an Agreement with the Warren County Combined Health District on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 14-1910 A resolution was adopted to declare an Emergency and Waive Competitive Bidding for the Cleaning of Fuel Tanks located at 416 South East street Refueling Station. Vote: Unanimous
- 14-1911 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 14-1912 A resolution was adopted to approve the following Record Plats.
Vote: Unanimous
- 14-1913 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 14-1914 A resolution was adopted to approve Appropriation Decrease within Gasoline Rotary Fund #650. Vote: Unanimous
- 14-1915 A resolution was adopted to Amend Resolution #14-1556, adopted October 7, 2014 approving a Supplemental Appropriation into Commissioners Fund #101-1110 and approve Operational Transfers from Commissioners Fund #101-1110 into Radio System Bond Fund #368. Vote: Unanimous
- 14-1916 A resolution was adopted to approve an Expense Adjustment from Sewer Revenue Fund #580 and Purchase Order #96370 to Water Revenue Fund #510.
Vote: Unanimous
- 14-1917 A resolution was adopted to accept Amended Certificate for Funds #265, 281, 282, 284, 289, 294, 327, 368, 619, 630, 632 and 636. Vote: Unanimous
- 14-1918 A resolution was adopted to accept Amended Certificate for Funds #218, 219, 223, 229, 243, 253, 256, 261, 264, 266, 269, 274, 275, 278 and 278.
Vote: Unanimous
- 14-1919 A resolution was adopted to approve an Operational Transfer from the Motor Vehicle Fund #202 into Roachester Osceola Road Bridge Rehabilitation Project Fund #452 and approve Repayment of a Cash Advance from the Roachester Osceola Road Bridge Rehabilitation Project Fund #452 into the Motor Vehicle Fund #202. Vote: Unanimous
- 14-1920 A resolution was adopted to approve Appropriation Adjustment from Commissioners General Fund #101-1110 into Treasurer's Fund #101-1130.
Vote: Unanimous

- 14-1921 A resolution was adopted to approve Appropriation Adjustments from Commissioners' General Fund #101-1110 into Juvenile Court Fund #101-1240. Vote: Unanimous
- 14-1922 A resolution was adopted to approve Appropriation Adjustment within Juvenile Detention Fund #101-2600. Vote: Unanimous
- 14-1923 A resolution was adopted to approve Appropriation Adjustments within Prosecutor Fund #101-1150. Vote: Unanimous
- 14-1924 A resolution was adopted to approve Appropriation Adjustment within Telecommunications Department Fund #101-2810. Vote: Unanimous
- 14-1925 A resolution was adopted to approve Appropriation Adjustment within the Telecommunications Department Fund #101-2810. Vote: Unanimous
- 14-1926 A resolution was adopted to approve Appropriation Adjustment within County Garage Fund #101-1620. Vote: Unanimous
- 14-1927 A resolution was adopted to approve Appropriation Adjustment within Warren County Coroner Fund #101-2100. Vote: Unanimous
- 14-1928 A resolution was adopted to approve Appropriation Adjustment within the Tax Increment Financing Fund – to pay the State 166 Loan Payment due January 1st 2015. Vote: Unanimous
- 14-1929 A resolution was adopted to approve Appropriation adjustments within Emergency Services / EMA Fund #264. Vote: Unanimous
- 14-1930 A resolution was adopted to approve Appropriation Adjustment within Gasoline Rotary Fund #650. Vote: Unanimous
- 14-1931 A resolution was adopted to approve Appropriation Adjustment within Common Pleas Court – Probation Supervision ORC 2951.021 Fund #227-1220. Vote: Unanimous
- 14-1932 A resolution was adopted to approve Appropriation Adjustments within Common Pleas Court / Probation Improvement and Incentive Grant Fund #289 and from Pretrial Services Fund #101-1224 into #101-1222. Vote: Unanimous
- 14-1933 A resolution was adopted to approve Appropriation Adjustments within the Water Revenue Fund #510 and the Sewer Revenue Fund #580. Vote: Unanimous
- 14-1934 A resolution was adopted to approve Appropriation Adjustments within Sheriff's Office Fund #630. Vote: Unanimous

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- 14-1935 A resolution was adopted to approve Appropriation Adjustment within Treasurer's Office Fund #249. Vote: Unanimous
- 14-1936 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 14-1937 A resolution was adopted to approve Termination of Agreement with Gabriel Moorman as Public Defender within Warren County Court and approve and authorize the President of the Board to enter into Contract with Kelly M. McKoy for Public Defender Services within Warren County Court. Vote: Unanimous
- 14-1938 A resolution was adopted to approve and enter into an Amendment of Intergovernmental Agreement between this Board and the Warren County Transportation District, designating new projects and funding. Vote: Unanimous
- 14-1939 A resolution was adopted to approve a Cash Advance and Operational Transfer from General Fund #101 into Fund #479 Airport Construction and approve a Supplemental Appropriation into Fund #479 Airport Construction. Vote: Unanimous
- 14-1940 A resolution was adopted to approve and enter into Agreement with Extreme Audio and Video and Video Inc. for audio and video equipment and installation on behalf of the County Prosecutor. Vote: Unanimous
- 14-1941 A resolution was adopted to accept Resignation of Kaitlyn Reno, Protective Services Caseworker I/Spanish Interpreter, within the Warren County Job and Family Services Department, Children Services Division, effective December 19, 2014. Vote: Unanimous
- 14-1942 A resolution was adopted to authorize the Internal Posting of the "Protective Services Caseworker I or II" positions, within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02 (a). Vote: Unanimous
- 14-1943 A resolution was adopted to Waive Building and Electrical Permit Fees associated with the renovation of the Old Industrial Arts Room into a Fitness Center at Little Miami High School. Vote: Unanimous
- 14-1944 A resolution was adopted to begin Thursday, December 18, 2014, regular Meeting at 4:00 p.m. Vote: Unanimous
- 14-1945 A resolution was adopted to approve Supplemental Appropriation into Fairgrounds Construction Project Fund #498. Vote: Unanimous

DISCUSSIONS

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

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:00 a.m. to discuss imminent litigation pursuant to Ohio Revised Code Section 121.22 (G) (3) and exited at 10:17 a.m.

On motion, bids were closed at 9:05 a.m. this 9th day of December and there were no bids were received for Vending Services for the Office of Management and Budget.

On motion, bids were closed at 9:20 a.m. this 9th day of December and the following bids were received, opened and read aloud for the FY2014 Franklin Sanitary Sewer CDBG Project for the Warren County Office of Grants Administration:

Insituform Lebanon, Ohio	\$ 226,166.60
Layne Inliner, LLC Hilliard, Ohio	\$ 254,949.00

Susanne Mason, Program Manager, Office of Grants Administration will review bids for a recommendation at a later date.

Members of the Warren County Agricultural Society were present along with a representative from Kleingers & Associates and representatives from the Warren County Regional Planning Commission for a work session to discuss preliminary recommendation for the Warren County Fairgrounds Master Plan.

Greg Orosz, consultant with the Regional Planning Commission, stated the importance that all of the proposed plans do not include nor rely upon the acquisition of any property. He clarified that all the proposals only include property owned by Warren County.

Jay Stewart, Kleingers & Associates (Warren County Agricultural Society consultant), presented the attached preliminary improvement plan on behalf of the Agricultural Society.

Mr. Orosz stated that he and Mr. Stewart have been working closely together and are looking for guidance from the Board of Commissioners on the identification of parcels and outlots.

Martin Russell, Warren County Economic Development Director, stated he would like to utilize the master plan as a marketing tool to present to prospects looking to locate within Warren County. He stated that he has been working with the City of Lebanon on bringing together a unified vision of the property from the County, City and Agricultural Society's perspective.

The Board stated the importance of all three parties being "on the same page" when it comes to future improvements.

Commissioner Young stated the importance of keeping the fair at the current location and making this county owned asset a value to the taxpayers. He then stated the requirement for a new lease agreement to be negotiated with the Warren County Agricultural Society in order to accomplish this redevelopment.

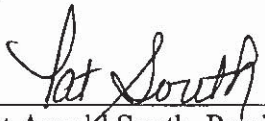
Bruce McGary, Assistant Prosecutor, stated that from the conceptual plan presented by Mr. Stewart, he now can part out the property that would be subject to any new lease agreement and begin that process.

There was discussion relative to the electrical consultant evaluation.

Dave Gully, County Administrator, informed the representatives from the Agricultural Society that he and Commissioner Young are planning a meeting with representatives from the City of Lebanon to discuss the high rates being charged to Warren County properties.

Tiffany Zindel, Deputy County Administrator, was present along with representatives from the Warren County Veterans Administration to discuss the 2015 budget.

Upon motion the meeting was adjourned.



Pat Arnold South, President




David G. Young

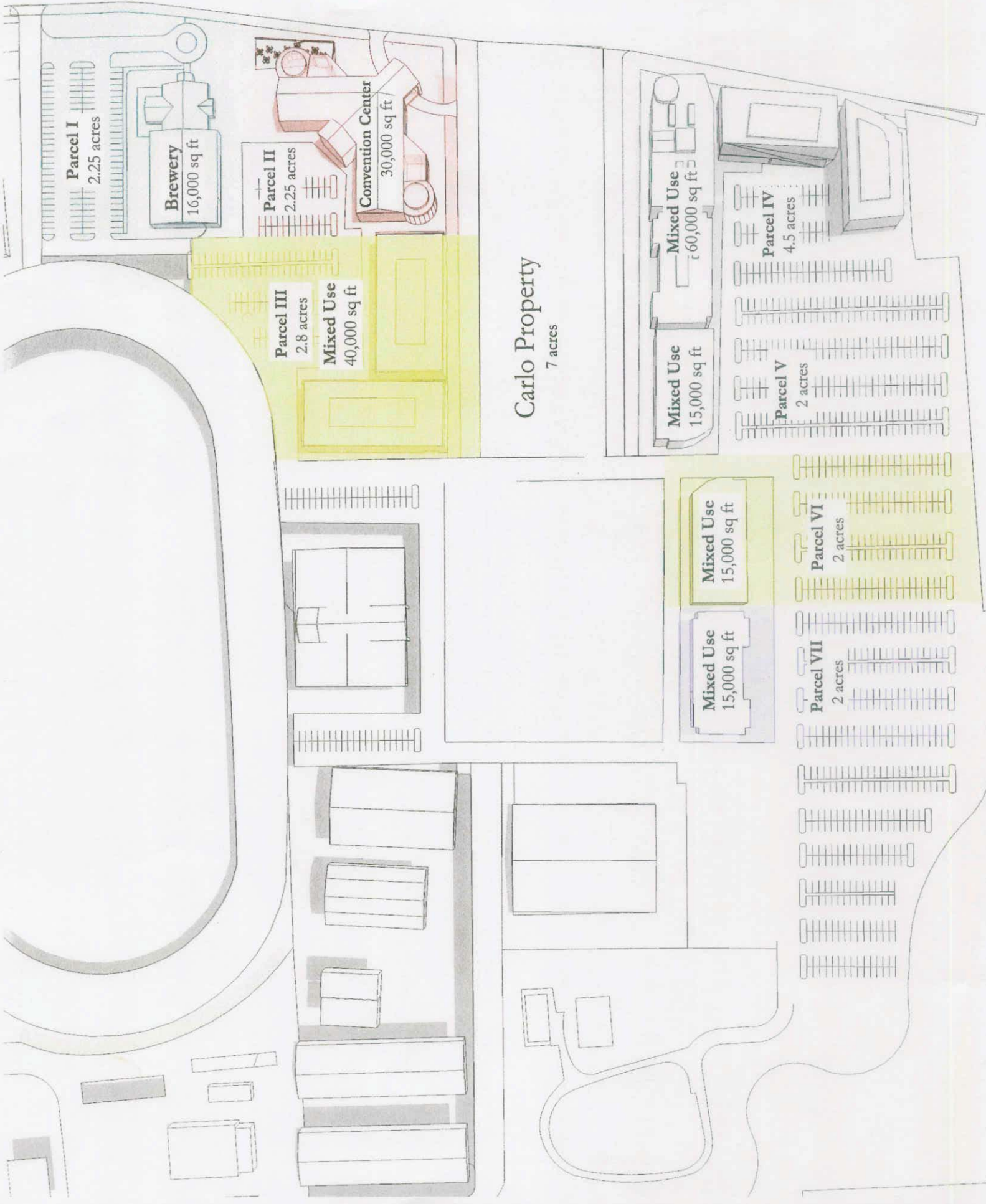


Tom Ariss

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 December 9, 2014, in compliance with Section 121.22 O.R.C.



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



Parcel I
2.25 acres

Brewery
16,000 sq ft

Parcel II
2.25 acres

Convention Center
30,000 sq ft

Parcel III
2.8 acres

Mixed Use
40,000 sq ft

Carlo Property
7 acres

Mixed Use
60,000 sq ft

Parcel IV
4.5 acres

Parcel V
2 acres

Mixed Use
15,000 sq ft

Mixed Use
15,000 sq ft

Parcel VI
2 acres

Parcel VII
2 acres

Mixed Use
15,000 sq ft

WARREN COUNTY FAIRGROUNDS IMPROVEMENT PLAN

Plan Notes:

The purpose of this Improvement Plan is to identify year round programming activities that will utilize these public facilities throughout the year to increase revenue opportunities and add to the destination based amenities available in Warren County. This Plan is a first draft towards creating a site layout that provides a large amount of programming flexibility while supporting and enhancing the adjacent commercial development activities proposed for this site.

This Improvement Plan is shown at build-out. It is understood that the phasing of such items as fair event parking and construction of improvements will be required.

Pavilion: A new fair structure is proposed to replace the grandstand. This multi-purpose space would provide a great deal of flexibility to accommodate a wide range of uses and events throughout the year.

Great Lawn: A large green space is proposed to be centrally located adjacent to the new fair structure to provide for a multi-purpose space to host a variety of events. This green space is intended to provide for a seamless pedestrian access flow between the Great Lawn and the new structure.

Track In-field: This existing space is identified as a prime asset that allows for a wide range of larger scale events and activities. Music concerts and large scale festivals could be accommodated in this space with easy accessibility to the new fair structure.

