



BOARD OF COUNTY COMMISSIONERS

WARREN COUNTY, OHIO

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BOARD OF COUNTY COMMISSIONERS

WARREN COUNTY, OHIO

MINUTES: Regular Session – April 14, 2015

The Board met in regular session pursuant to adjournment of the April 7, 2015, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the March 31, 2015 and April 7, 2015 meetings were read and approved.

- 15-0523 A resolution was adopted to designate Family and Medical Leave of Absence to Larry Barton, Litter Control Officer, within the Warren County Solid Water District. Vote: Unanimous
- 15-0524 A resolution was adopted to designate Family and Medical Leave of Absence to Robert Isbell, Plumber, within the Warren County Department of Facilities Management. Vote: Unanimous
- 15-0525 A resolution was adopted to Rescind Resolution #15-0447 which authorized the hiring of Justin Rossi as a Summer Intern on behalf of the Board of Commissioners. Vote: Unanimous
- 15-0526 A resolution was adopted to enter into Agreement with Microsoft Corp. on behalf of Warren County Telecommunications. Vote: Unanimous
- 15-0527 A resolution was adopted to approve Notice of Intent to Award GM Pipeline Inc. for the Fields Ertel and Columbia Road Water Main Relocation Project. Vote: Unanimous

- 15-0528 A resolution was adopted to authorize Request for Proposals for Mental Health Services for Public Assistance Recipients and applicants for the Warren County Job and Family Services, Division of Human Services. Vote: Unanimous
- 15-0529 A resolution was adopted to authorize Request for Proposals for the Employment and Training Program for Warren County Job and Family Services, Division of Human Services. Vote: Unanimous
- 15-0530 A resolution was adopted to approve and authorize signing of County Risk sharing Authority application for Surety Bond for Financial Responsibility for Underground Storage Tanks. Vote: Unanimous
- 15-0531 A resolution was adopted to approve and authorize the President of the Board to enter into an On-The-Job-Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 15-0532 A resolution was adopted to approve the destruction of the following Warren County Sheriff's Office Equipment. Vote: Unanimous
- 15-0533 A resolution was adopted to authorize Publication of Notice of Public of a Finding of No Significant Impact on the Environment and Notice to the Public of Request for Release of Funds relative to the Fiscal Year 2013 Franklin Township - Martz Paulin Road Shoring Community Development Block Grant Program. Vote: Unanimous
- 15-0534 A resolution was adopted to approve and authorize the President of this Board to enter into an Agreement with RVP Engineering, LLC for Engineering Services relative to the FY 2012 Union Township - Riley Road Storm Sewer Community Development Block Grant (CDBG) Project. Vote: Unanimous
- 15-0535 A resolution was adopted to Advertise for Bids for the 2015 Resurfacing Project. Vote: Unanimous
- 15-0536 A resolution was adopted to approve a Subgrant agreement on behalf of the Child Support Enforcement Agency. Vote: Unanimous
- 15-0537 A resolution was adopted to approve a Subgrant Agreement with the Ohio Department of Job and Family Services on behalf of the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 15-0538 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 15-0539 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code. Vote: Unanimous

- 15-0540 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 15-0541 A resolution was adopted to approve a Street and Appurtenances Bond Release for Hopewell Valley Development, LLC for completion of improvements in the Villages of Hopewell Valley, Section 2A situated in Hamilton Township. Vote: Unanimous
- 15-0542 A resolution was adopted to approve a Sidewalk Bond Release for Hopewell Valley Development, LLC for Completion of improvements in the Villages of Hopewell Valley, Section 2A situated in Hamilton Township. Vote: Unanimous
- 15-0543 A resolution was adopted to approve Yellowtail Terrace in the Villages of Hopewell Valley, Section 2A for public maintenance by Hamilton Township. Vote: Unanimous
- 15-0544 A resolution was adopted to approve a Street and Appurtenances Bond Release for Hopewell Valley Development, LLC for completion of improvements in the Villages of Hopewell Valley, Section 2B situated in Hamilton Township. Vote: Unanimous
- 15-0545 A resolution was adopted to approve a Sidewalk Bond Release for Hopewell Valley Development, LLC for completion of improvements in the Villages of Hopewell Valley, Section 2B, situated in Hamilton Township. Vote: Unanimous
- 15-0546 A resolution was adopted to approve Valley View Drive in the Villages of Hopewell Valley, Section 2B for Public Maintenance by Hamilton Township. Vote: Unanimous
- 15-0547 A resolution was adopted to approve the following Record Plats. Vote: Unanimous
- 15-0548 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 15-0549 A resolution was adopted to approve an Expense Adjustment from Children Services Fund #273-5100. Vote: Unanimous
- 15-0550 A resolution was adopted to approve Supplemental Appropriations into Two Days in May Grant Fund #245-2453-2450, Grant Year 2015. Vote: Unanimous
- 15-0551 A resolution was adopted to approve Supplemental Appropriation into National Crime Victim Awareness Week Event Grant Fund #245-2454-2450, Grant Year 2015. Vote: Unanimous

- 15-0552 A resolution was adopted to approve Supplemental Appropriation within Juvenile Court Clerk Computer Fund #277. Vote: Unanimous
- 15-0553 A resolution was adopted to approve Appropriation Adjustments from Commissioners' General Fund #101-1110 into Data Processing Center Fund #101-1400. Vote: Unanimous
- 15-0554 A resolution was adopted to approve Appropriation Adjustments from Commissioners' General Fund #101-1110 into Data Processing Center Fund #101-1400. Vote: Unanimous
- 15-0555 A resolution was adopted to approve Appropriation Adjustment within Sheriff's Office Fund #101-2200. Vote: Unanimous
- 15-0556 A resolution was adopted to approve Appropriation Adjustments from Veteran's Fund #101-5220 into Fund #101-5210. Vote: Unanimous
- 15-0557 A resolution was adopted to approve an Appropriation Adjustment within Grants Administration Fund #299. Vote: Unanimous
- 15-0558 A resolution was adopted to approve Appropriation Adjustment within Common Pleas Court/Probation Improvement and Incentive Grant Fund #289. Vote: Unanimous
- 15-0559 A resolution was adopted to approve Appropriation Adjustment within Motor Vehicle Fund #202. Vote: Unanimous
- 15-0560 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 15-0561 A resolution was adopted to approve Amendments to the Warren County Subdivision Regulations. Vote: Unanimous
- 15-0562 A resolution was adopted to Temporarily Terminate Bi-Monthly Sewer Billing and Remove Current Sewer Charges for 7173 Hopkins Road, Maineville, Ohio. Vote: Unanimous
- 15-0563 A resolution was adopted to approve amendments to the Warren County Comprehensive Plan to adopt and include the Gateway Plan – West as modified. Vote: Unanimous
- 15-0564 A resolution was adopted to approve and authorize President of the Board to sign Racetrack Redevelopment Fund Grant Agreement between the City of Lebanon and Ohio Development Services Agency. Vote: Unanimous

- 15-0565 A resolution was adopted to consenting to a certain Tax Exemption authorized under R.C. 3735.65 et seq., to have priority over an existing TIF Exemption.
Vote: Unanimous
- 15-0566 A resolution was adopted to approve Emergency Repair to the Bethany Road Sanitary Sewer Force Main. Vote: Unanimous
- 15-0567 A resolution was adopted to hire Brady Ollier as a Summer Intern on behalf of the Board of Commissioners. Vote: Unanimous
- 15-0568 A resolution was adopted to hire Bradley Sorrell as Service Worker I within the Warren County Facilities Management Department. Vote: Unanimous
- 15-0569 A resolution was adopted to approve hiring of Temporary Employees for the Facilities Management Department. Vote: Unanimous
- 15-0570 A resolution was adopted to approve hiring Temporary Employees for the Water and Sewer Department. Vote: Unanimous
- 15-0571 A resolution was adopted to adopt Classifications Specifications and Point Factor Assignments of Lead Caseworker III for Warren County Job and Family Services, Children Services Division. Vote: Unanimous
- 15-0572 A resolution was adopted to approve Reclassification of Amber Pleasant from position of Protective Services Caseworker III to Lead Caseworker III within the Warren County Job and Family Services, Children Services Division.
Vote: Unanimous
- 15-0573 A resolution was adopted to accept Resignation of Hollie Gordley, Eligibility Referral Specialist II, within the Warren County Job and Family Services Department, Human Services Division, effective April 24, 2015.
Vote: Unanimous

DISCUSSIONS

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

PUBLIC HEARING

CONSIDER AMENDMENTS TO THE WARREN COUNTY SUBDIVISION REGULATIONS

The public hearing to consider amendments to the Warren County Subdivision Regulations was convened this 14th day of April 2015, in the Commissioners' Meeting Room.

Daniel Geroni, Regional Planning Commission, presented the proposed amendment requested by the Sanitary Engineer that would give staff the option to require a statement on a final plat to clarify what is permitted to be done in any public water or sanitary sewer easement.

Chris Brausch, Sanitary Engineer, stated that the dedication language currently on the plats covers generic easements without any restrictions.

Commissioner Young stated his concern that this language could hurt us in the long run if the need were to arise to construct a waterline within a sanitary sewer easement.

Mr. Brausch stated that these are not general utility easements that would have this type of language. He clarified that this language would be for specifically negotiated easements that usually run through a property, not along the road frontage. He then stated that this is the same language that is in a written easement agreement that is not associated with a final plat.

Upon discussion, the Board resolved (Resolution #15-0561) to approve an amendment to the Warren County Subdivision Regulations relative to water and sanitary sewer easement language.

Skip Lawhorn, Village of South Lebanon Mayor, was present along with Jerry Haddix, Village Administrator, to discuss the agreement between the Village and Warren County relative to the water service to Cedars at River's Bend.

Mr. Lawhorn stated that Village Council has requested him to find out if the county has any interest in releasing the apartments back to the Village for water service. He then stated his personal opinion that the current agreement works very well and for the Village to supply water to the apartments will be an enormous expense to the Village.

There was then discussion relative to the circumstances that surrounded Warren County providing the water as follows:

1. Warren County sent a letter to the Village stating they would not provide service to the proposed apartments and stated their opposition to the location proposed for construction.
2. The Village approved the apartments and they were constructed.

3. It was determined that the Village could not provide water service to the property and requested Warren County to temporarily serve with water.
4. The Village requested Warren County to permanently provide water service.
5. Warren County agreement to permanently provide water service in exchange for South Lebanon providing sanitary sewers to the residents within Highland Park subdivision without requiring annexation.
6. The agreement was reached but never formally signed by either party.

The Board questioned Mr. Brausch relative to the release the property back to the Village.

Mr. Brausch stated they are happy with the apartments as customers and they have no administrative problems with proving the services.

There was discussion relative to the need for a contractual agreement between the Village and Warren County.

Commissioner Grossmann stated he is in favor of continuing to provide the water services with a contract to formalize the verbal agreement.

Commissioner Young confirmed the timeline discussed previously and that the agreement was to provide water on a permanent basis to the apartments. He then stated the Board's willingness to provide a permanent agreement for approval by a majority of Village Council.

Commissioner South also confirmed the timeline discussed and stated her opinion that it would be in the best interest of South Lebanon to have a written agreement.

Upon discussion, the Board requested Mr. Brausch to work on a written agreement between Warren County and the Village of South Lebanon.

Chris Brausch, Sanitary Engineer, informed the Board of a home located at 7873 Hopkins Road in Hamilton Township that only utilizes sanitary sewers from Warren County and not water. The house is currently being renovated and the owner is requesting to have the bi-monthly sewer bill terminated until such time at the water service is on and the renovations are completed.

Commissioner South stated her desire to amend the Rules and Regulations of the Water and Sewer Department to allow the Sanitary Engineer to make these types of adjustments.

Upon discussion, the Board resolved (Resolution #15-0562) to Temporarily Terminate Bi-Monthly Sewer Billing and Remove Current Sewer Charges for 7173 Hopkins Road, Maineville, Ohio.

Bruce McGary, Assistant Prosecutor, entered the meeting and the Board discussed the South Lebanon water discussion, including the history.

Upon discussion, the Board requested Mr. McGary to draft an agreement in order to journalize the verbal agreement from 2005.

PUBLIC HEARING

CONTINUATION TO CONSIDER AN AMENDMENT TO THE WARREN COUNTY COMPREHENSIVE PLAN TO ADOPT AND INCLUDE THE GATEWAY- WEST PLAN

The continuation of the public hearing to consider an amendment to the Warren County Comprehensive Plan to adopt and include the Gateway-West Plan was reconvened this 14th day of April 2015, in the Commissioners' Meeting Room.

Matt Obringer, Regional Planning Commission, reviewed the PowerPoint presentation in order to bring Commission up to speed on the request to amend the plan. He then reviewed the issues and concerns raised at the last public hearing by the Cincinnati Homebuilder's Association.

Commissioner South stated her that it is her understanding that there is nothing in the proposed plan that dictates the look of a development within a residential subdivision. She stated that it is her opinion that the idea is to standardize the appearance of the entire corridor with a review committee and that zoning would be the ultimate determination, not this plan.

Mr. Obringer confirmed that the Future Land Use Map (FLUM) is a suggestion. He then stated the FLUM is the shared vision from all of the partners that worked on this plan.

Jonathan Sams, Turtlecreek Township Trustee and Committee Member, provided the history on how this plan came to be and stated that the Gateway Region is the commercial driver for the planning of all of Turtlecreek Township.

Mr. Sams stated that the plan is a flexible plan but provides vision on how they desire it to be developed. He then confirmed that the plan is only a recommendation that has been created from a two year process of input from all the committee members.

Commissioner Grossmann questioned Mr. Sams on why Turtlecreek Township has not taken over their zoning.

Mr. Sams stated that the Township and County work very well together on both planning and zoning and that County staff is generous of their time and services towards the township. He then stated that the collaborative partnership that the Township has with Warren County works well both economically and philosophically.

Commissioner Young then stated that Warren County enjoys the collaborative partnership with the townships and is okay being "big brother".

Commissioner South then stated that the townships and county has a shared vision of how the areas should look and the partnership works well.

Commissioner Young stated it is efficiency of government to have the County do zoning for the township. He then stated he is 100% supportive of the Gateway-West Plan.

Commissioner Grossmann stated his concern relative to the urbanism concept. He stated he is not opposed to the plan but he does not oppose cul-de-sac subdivisions either.

Joe Yurasek, Turtlecreek Township resident and committee member, stated that the residents' vision of the township is not the vision of the Cincinnati Homebuilder's Association. He stated that the plan guides the execution of the philosophy and in his opinion; the philosophy is a good one. He then stated that this plan accounts for only 6% of Warren County.

Kevin Chesar, Director of Development for the City of Monroe, stated his appreciation for the efforts in including them in this planning process. He stated that this plan is guiding the policy of development for the future. He then confirmed that there was representation on this committee from the larger landowners within Monroe, Warren County. He then discussed the future planning of a full interchange along Greentree Road and the planning of this is being included.

Mr. Chesar stated that the City of Monroe supports the Gateway- West Plan.

On motion, the public hearing was closed.

Commissioner South stated that this plan will be modified and changed with time. She stated that this plan is a good vision for the future and commended the committee members, staff and residents for their participation.

Commissioner South moved to amend the Warren County Comprehensive Plan to adopt and include the Gateway-West Plan.

Commissioner Grossmann stated his support of the plan but would have changed the language to not go against cul-de-sac subdivisions and changed it to not exclude straight development and allow only the urbanistic style.

Commissioner Young questioned if anywhere in the plan stated that cul-de-sacs are prohibited.

It was determined that the plan does not prohibit cul-de-sac subdivisions.

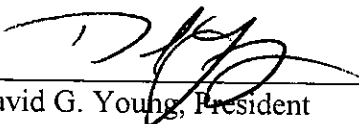
Upon further discussion, Commissioner South amended her motion to provide a clarification that cul-de-sac subdivisions are not prohibited and that the urbanistic development is only an encouragement, not a mandatory design.

Commissioner Grossmann seconded Commissioners South's amended motion and upon call of the roll, all voted in favor of the amendment to the Warren County Comprehensive Plan.

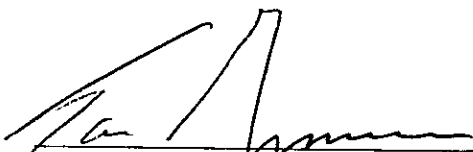
Commissioner Young thanked Commissioner South for her years of work on this project on behalf of the Board of County Commissioners.

On motion, upon unanimous call of the roll, the Board entered into executive session at 10:12 a.m. to discuss new hires within Facilities Management, Water/Sewer, Human Services and Children Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and union negotiations within Emergency Services pursuant to Ohio Revised Code Section 121.22 (G)(4) and exited at 1:15 p.m.

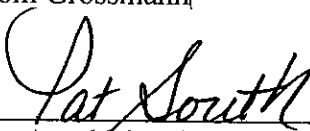
Upon motion the meeting was adjourned.



David G. Young, President

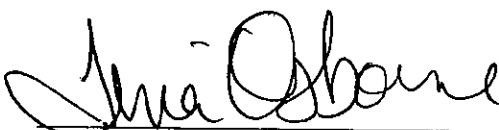


Tom Grossmann



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 April 14, 2015, in compliance with Section 121.22 O.R.C.



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