



**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 – April 21, 2020**

The Board met in regular session pursuant to adjournment of the April 14, 2020 meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Tina Osborne, Clerk – present

- 20-0560      A resolution was adopted to amend Resolution #20-0431 approving part-time work hours for Tim Hunsaker, Fraud Investigator within the Warren County Department of Job and Family Services, Human Services Division.  
Vote: Unanimous
- 20-0561      A resolution was adopted to accept resignation of Wesley Cox, Emergency Communications Operator, within the Warren County Emergency Services Department, effective April 11, 2020. Vote: Unanimous
- 20-0562      A resolution was adopted to hire Kendra Hall as Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 20-0563      A resolution was adopted to hire Michael Tyler Gladwell as a Building and Electrical Inspector I within the Warren County Building and Zoning Department.  
Vote: Unanimous
- 20-0564      A resolution was adopted to approve promotion of Shawn Brinson to the position of Water Sewer Utility Clerk II within the Water and Sewer Department.  
Vote: Unanimous

- 20-0565 A resolution was adopted to approve promotion of Tiffiany Barnett to the position of Water Sewer Utility Clerk II within the Water and Sewer Department. Vote: Unanimous
- 20-0566 A resolution was adopted to approve promotion of Hunter Langdon to the position of Water Distribution Worker II within the Water and Sewer Department. Vote: Unanimous
- 20-0567 A resolution was adopted to cancel regularly scheduled Commissioners' meeting of Thursday, April 23, 2020. Vote: Unanimous
- 20-0568 A resolution was adopted to approve and authorize County Administrator to sign revised convenience fee pricing schedule with F & E Payment Pros on behalf of the Warren County Treasurer's Office. Vote: Unanimous
- 20-0569 A resolution was adopted to waive permit fees associated with the construction of a pavilion for Maineville Baptist Church in the Village of Maineville. Vote: Unanimous
- 20-0570 A resolution was adopted to waive the water tap-in for the Turtlecreek Township Fire Station 33. Vote: Unanimous
- 20-0571 A resolution was adopted to approve land use permit with The Miami Conservancy District and authorize County Administrator of the Board to sign said permit. Vote: Unanimous
- 20-0572 A resolution was adopted approving and authorizing County Administrator to execute Sublease Amendment No. 1 with American Tower to vacate existing and relocate access easement, and grant utility easement for telecommunications tower; and further authorizing County Administrator to execute necessary documents to reinstate real estate sales contract with City of Lebanon for 6.0000 acres at the Warren County Fairgrounds. Vote: Unanimous
- 20-0573 A resolution was adopted to enter into an on-the-job training agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 20-0574 A resolution was adopted to approve and authorize County Administrator to enter into a youth worksite agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 20-0575 A resolution was adopted to approve and authorize County Administrator to enter into classroom training agreements on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 20-0576 A resolution was adopted to approve replacement of various culverts on Warren County roads under force account. Vote: Unanimous

- 20-0577 A resolution was adopted to approve agreement and addendum with ENA, Inc. 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
- 20-0578 A resolution was adopted to approve agreement and addendum with Boys to Men Transitional Home, Inc. 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
- 20-0579 A resolution was adopted to approve agreement and addendum with Life Start, Inc. 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
- 20-0580 A resolution was adopted to approve agreement and addendum with Belmont Pines Hospital & RTC 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
- 20-0581 A resolution was adopted to approve agreement and addendum with the Bair Foundation 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
- 20-0582 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 20-0583 A resolution was adopted to approve an operational transfer from Commissioners fund #11011112 into Human Services fund #2203. Vote: Unanimous
- 20-0584 A resolution was adopted to approve operational transfer from County Commissioners' fund #1101-1112 into Mary Haven Youth Treatment Center fund #2270. Vote: Unanimous
- 20-0585 A resolution was adopted to approve operational transfer from Commissioners fund #11011112 into children services fund #2273. Vote: Unanimous
- 20-0586 A resolution was adopted to approve supplemental appropriations within Common Pleas Court Community Based Corrections #2289. Vote: Unanimous
- 20-0587 A resolution was adopted to approve supplemental appropriation into Jail Sales Tax fund #4495. Vote: Unanimous
- 20-0588 A resolution was adopted to approve appropriation adjustments from Commissioners General fund #11011110 into Clerk of Courts fund #11011260. Vote: Unanimous



- 20-0589 A resolution was adopted to approve appropriation adjustments from Commissioners General fund #11011110 into Sheriff's fund #110112200. Vote: Unanimous
- 20-0590 A resolution was adopted to approve an appropriation adjustment within Prosecutor fund 11011150. Vote: Unanimous
- 20-0591 A resolution was adopted to approve appropriation adjustment within Sheriff's Office fund 11012210. Vote: Unanimous
- 20-0592 A resolution was adopted to approve appropriation adjustment within the OhioMeansJobs Warren County fund #2258. Vote: Unanimous
- 20-0593 A resolution was adopted to authorize the County Administrator to apply, accept and enter into a Water Supply Revolving Loan Account (WSRLA) agreement on behalf of the Board of Warren County Commissioners for the Warren County Water Treatment Plant Membrane Softening Upgrades Project and designating a repayment source for the loan. Vote: Unanimous
- 20-0594 A resolution was adopted to approve Enterprise Zone Agreement between Warren County and Lebanon Senior Partners, LLC. Vote: Unanimous
- 20-0595 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous

#### DISCUSSIONS

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

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Matt Schnipke, Economic Development Director, was present via telephone conference for a work session to discuss and present the enterprise zone abatement agreement for Lebanon Senior Partners LLC (Leo Brown Group).

Mr. Schnipke provided the background information on this project.

Commissioner Young discussed additional background relative to why this Board is the contracting entity for abatement rather than the City of Lebanon as well as the fact that this property has remained vacant and for sale since 1979.

There was discussion relative to the 50% abatement on the assisted living developed portion of the property only.

Upon further discussion, the Board resolved (Resolution #20-0693) to approve an Enterprise Zone Agreement between Warren County and Lebanon Senior Partners, LLC.

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The Board discussed the usage of the Payroll Protection Program portion of the CARES Act and the usage within Ohio as well as the involvement of our Economic Development Department.

The Board requested staff to obtain data relative to how many of the Ohio approved companies were within Warren County.

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Chris Brausch, Sanitary Engineer, and Chris Wojnicz, Assistant Sanitary Engineer, were present for a work session to provide an update on the Richard A Renneker Treatment Plant Water Softening Project.

Mr. Wojnicz reviewed the attached timeline as well as the final estimated project costs.

Mr. Wojnicz then discussed project financing relative to the Ohio Environmental Protection Agency Drinking Water Assistance Loan.

Mr. Wojnicz reviewed the original estimated loan application amount of \$26 million. He then stated that upon final review of the project costs and finances, they are recommending to apply for \$14 million. He then stated that the rate will be determined on what the rate is in June but to give the Board an idea of what it will be, the May rate for the 20 year loan is less than 1%.

There was discussion relative to the balance of maintaining a healthy reserve and not borrowing more than needed

Upon further discussion, the Board resolved (Resolution #20-0594) to authorize the County Administrator to apply, accept and enter into a Water Supply Revolving Loan Account (WSRLA) agreement on behalf of the Board of Warren County Commissioners for the Warren County Water Treatment Plant Membrane Softening Upgrades Project and designating a repayment source for the loan.

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Martin Russell, Deputy County Administrator, was present via telephone along with Susanne Mason, Program Manager, to discuss additional Community Development Block Grant funds that have become available for Covid-19 related needs through HUD.

Mrs. Mason reviewed the “asks” from key agencies due to gaps in funding as follows:

PPE for coronavirus related activities	\$ 100,000
Hotel to accommodate social distancing for patients	\$ 50,000
Hotel to accommodate social distancing for homeless	\$ 65,000
COVID-19 vaccine campaign	\$ 10,000
Meals on Wheels Kitchen Equipment for increase due to COVID-19	\$ 25,000
Small Business layoff avoidance for low-mid income	\$ 106,054
Warren County United Way – food banks assistance	\$ 60,000
Abuse & Rape Crisis Shelter – COVID19-related needs	\$ 20,000

Commissioner Young stated his desire to ensure that taxpayer dollars are spent on necessities and not just spending money for the sake of it being available. He stated the desire to investigate where it is best utilized with absolute need.

Tiffany Zindel, County Administrator, stated her understanding with the philosophy of the Board and informed the Board that the FAA Covid-19 related money has been turned down due to lack of current need.

The Board discussed the proposed projects considered for funding as well as next steps.

Mrs. Mason stated that the next step would be to set a public hearing to consider the funding.

Upon further discussion, it was determined that a public hearing would be scheduled at which time the Board will discuss and can make any changes needed.

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Commissioner Young discussed his concern with the government incentivizing people to not work by proving the \$600 “kicker” to unemployment.

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Tiffany Zindel, County Administrator, questioned what the expectation of the Board is relative to the re-opening of the economy as it related to the current essential personnel plan being utilized.



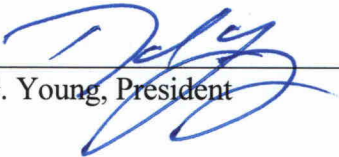
Commissioner Young stated his expectation to bring employees back with the mindset of social distancing. He stated that if we cannot responsibly social distance to allow them to work remotely and/or rotate employees into the office.

Commissioner Jones stated her opinion the question is “what work is not being done because it cannot be done remotely?” She stated those items are what need to be done first and she does not feel the need to bring people back into the office until it can be done responsibly. She iterated that the county offices have been open for business this entire time.

There was discussion relative to bringing additional people into the buildings.

Commissioner Grossmann stated his desire to follow the experts’ guidance. He then stated he is inclined to defer to the experts on how we proceed.


Upon motion the meeting was adjourned.

  
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David G. Young, President

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Tom Grossmann

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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 April 21, 2020, in compliance with Section 121.22 O.R.C.

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