



**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 – May 11, 2017**

The Board met in regular session pursuant to adjournment of the May 9, 2017, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – absent

Tina Osborne, Clerk – present

Minutes of the May 9, 2017 meeting were read and approved.

- 17-0745 A resolution was adopted to accept resignation of Patrick Longfellow, Emergency Communications Operator, within the Warren County Emergency Services Department, effective May 3, 2017. Vote: Unanimous
- 17-0746 A resolution was adopted to accept resignation of Elizabeth Postigo, Protective Services Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division, effective May 18, 2017. Vote: Unanimous
- 17-0747 A resolution was adopted to advertise for bids for 2017 Well Redevelopment Project. Vote: Unanimous
- 17-0748 A resolution was adopted to approve and enter into maintenance agreement with Millennium Business Systems on behalf of Warren County Solid Waste District. Vote: Unanimous
- 17-0749 A resolution was adopted to approve and enter into contract with the University of Cincinnati, Center for Criminal Justice Research on behalf of Warren County Common Pleas Court. Vote: Unanimous

- 17-0750 A resolution was adopted to enter into contract with Worldwide Industries Corp. for the 20 Mile and Harveysburg Elevated Storage Tanks Painting Project, Harveysburg Tower Painting Section. Vote: Unanimous
- 17-0751 A resolution was adopted to enter into agreement with AT&T Mobility National Accounts LLC on behalf of Warren County Telecommunications. Vote: Unanimous
- 17-0752 A resolution was adopted to approve and authorize the President of the Board to enter into Crop Rental Agreement with Tom Groh. Vote: Unanimous
- 17-0753 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Stephen D. & Jennifer S. Hall for the Strout Road Bridge Replacement Project. Vote: Unanimous
- 17-0754 A resolution was adopted to approve and enter into an Easement & Agreement for Sanitary Sewer & Appurtenances with Lecil G. Townsend. Vote: Unanimous
- 17-0755 A resolution was adopted to approve and enter into an Easement & Agreement for Sanitary Sewer & Appurtenances with Lecil G. Townsend. Vote: Unanimous
- 17-0756 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41 (D) (1). Vote: Unanimous
- 17-0757 A resolution was adopted to enter into Erosion Control Bond Agreement for Fischer Development Company for completion of improvements in Providence Subdivision, Section 5 situated in Hamilton Township. Vote: Unanimous
- 17-0758 A resolution was adopted to enter into Erosion Control Bond Agreement for Sonder Brewing, LLC for completion of improvements in Sonder Brewing situated in Deerfield Township. Vote: Unanimous
- 17-0759 A resolution was adopted to approve operational transfer from Commissioners Fund #101-1110 into Radio System Bond Fund #368. Vote: Unanimous
- 17-0760 A resolution was adopted to approve operating transfers from Water Revenue Fund 510 into Water Revenue Project Fund No. 583 for 20 Mile & Harveysburg Tower Painting. Vote: Unanimous
- 17-0761 A resolution was adopted to approve operating transfer from Water Revenue Fund 580 into Sewer Revenue Project Fund No. 575 for Wayne-Massie Sewer District System Improvements. Vote: Unanimous
- 17-0762 A resolution was adopted to approve supplemental appropriation within Common Pleas Court Smart Grant Pilot Program Fund #289. Vote: Unanimous

- 17-0763 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Pretrial Services Fund #101-1222. Vote: Unanimous
- 17-0764 A resolution was adopted to approve appropriation adjustment within Emergency Services/ Communications Center Fund #101-2850. Vote: Unanimous
- 17-0765 A resolution was adopted to approve appropriation adjustment within Children Services Fund #273. Vote: Unanimous
- 17-0766 A resolution was adopted to approve appropriation adjustments within the Water Revenue Fund No. 510. Vote: Unanimous
- 17-0767 A resolution was adopted to approve appropriation adjustment within the Sewer Revenue Fund No. 575. Vote: Unanimous
- 17-0768 A resolution was adopted to approve appropriation adjustments within the Sewer Revenue Fund No. 580. Vote: Unanimous
- 17-0769 A resolution was adopted to approve appropriation adjustment within the Sewer Revenue Fund No. 580. Vote: Unanimous
- 17-0770 A resolution was adopted to approve appropriation adjustment within the Water Revenue Project Fund No. 583. Vote: Unanimous
- 17-0771 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 17-0772 A resolution was adopted to authorize request for qualifications for construction management at risk services for the Warren County Fairgrounds- Event Center. Vote: Unanimous

#### DISCUSSIONS

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

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Gene Steiner, Warren County Agricultural Society, was present along with Rebecca Osborne, Fair Board Secretary, representatives from McGill Smith and Punshon, Inc. (MSP), and Adam Nice, Assistant Prosecutor, for a work session relative to the Warren County Event Center proposed to be constructed at the Warren County Fairgrounds.

Jack Willard, MSP, reviewed the attached PowerPoint presentation relative to the proposed design that includes the following:

- Administrative offices
- Meeting/conference spaces
- Main entrance
- Lobby
- Covered vehicular drop off
- Public restrooms
- Covered outdoor seating
- Catering kitchen
- Main event space
- 3 break out room

Mr. Willard stated that the main event space will accommodate 300-400 people with round table seating. He stated the ability to open up the facility with folding walls on the break out rooms and with theater style seating with the entire room opened up, the facility would accommodate 1000-1200 people and 50-60 10 x 10 square booths.

Mr. Willard stated that the proposed facility is approximately 10,000 square feet all open and would accommodate 500 people with round table seating. He then stated the proposed design would allow for an additional 5000 square foot addition.

There was discussion relative to the hiring of a construction manager at risk and the process that must be followed pursuant to the law.

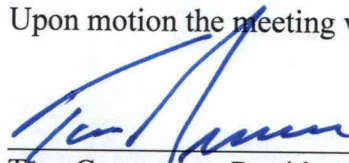
Randy Merrill, MSP, discussed the advantages and disadvantages of using a construction manager at risk.

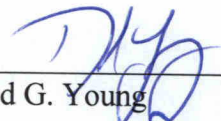
There was discussion relative to the appropriate design based upon what we think the needs are, versus what a market study shows are needed.

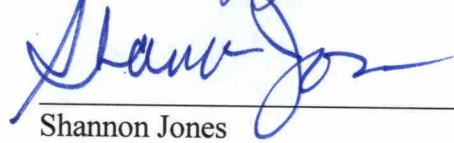
Upon discussion, the Board resolved (Resolution #17-0772) to authorize the request for qualifications for construction management at risk services for the Warren County Fairgrounds – Event Center and requested the work session be continued to Tuesday, May 16, 2017, in order for Commissioner Young to have input on the project.

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Upon motion the meeting was adjourned.

  
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Tom Grossmann, President

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

  
\_\_\_\_\_  
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 May 11, 2017, in compliance with Section 121.22 O.R.C.

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





# WARREN COUNTY

*The Incredible Country*



*Warren County*  
FAIRGROUNDS

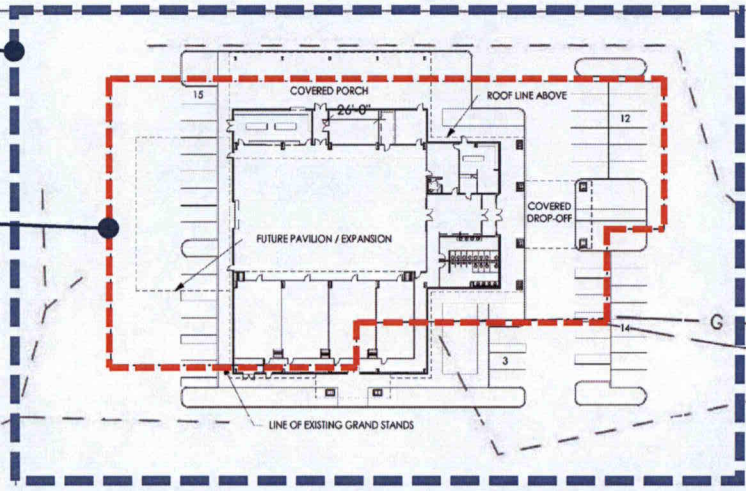
Warren County Fair Grounds Event Center  
Preliminary Project Review May 11, 2017





Limit of Work

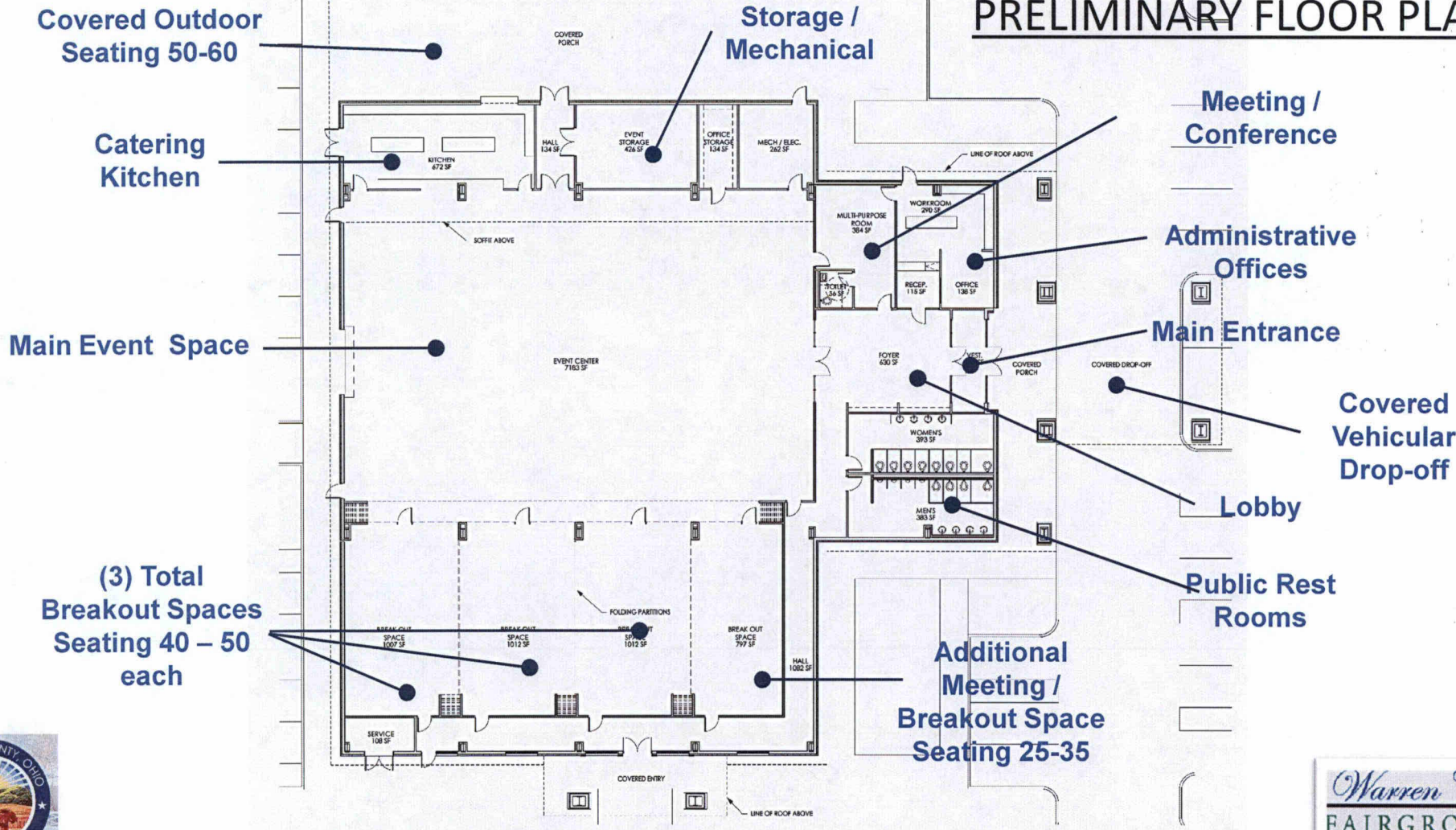
Existing Grandstands



# PRELIMINARY SITE PLAN



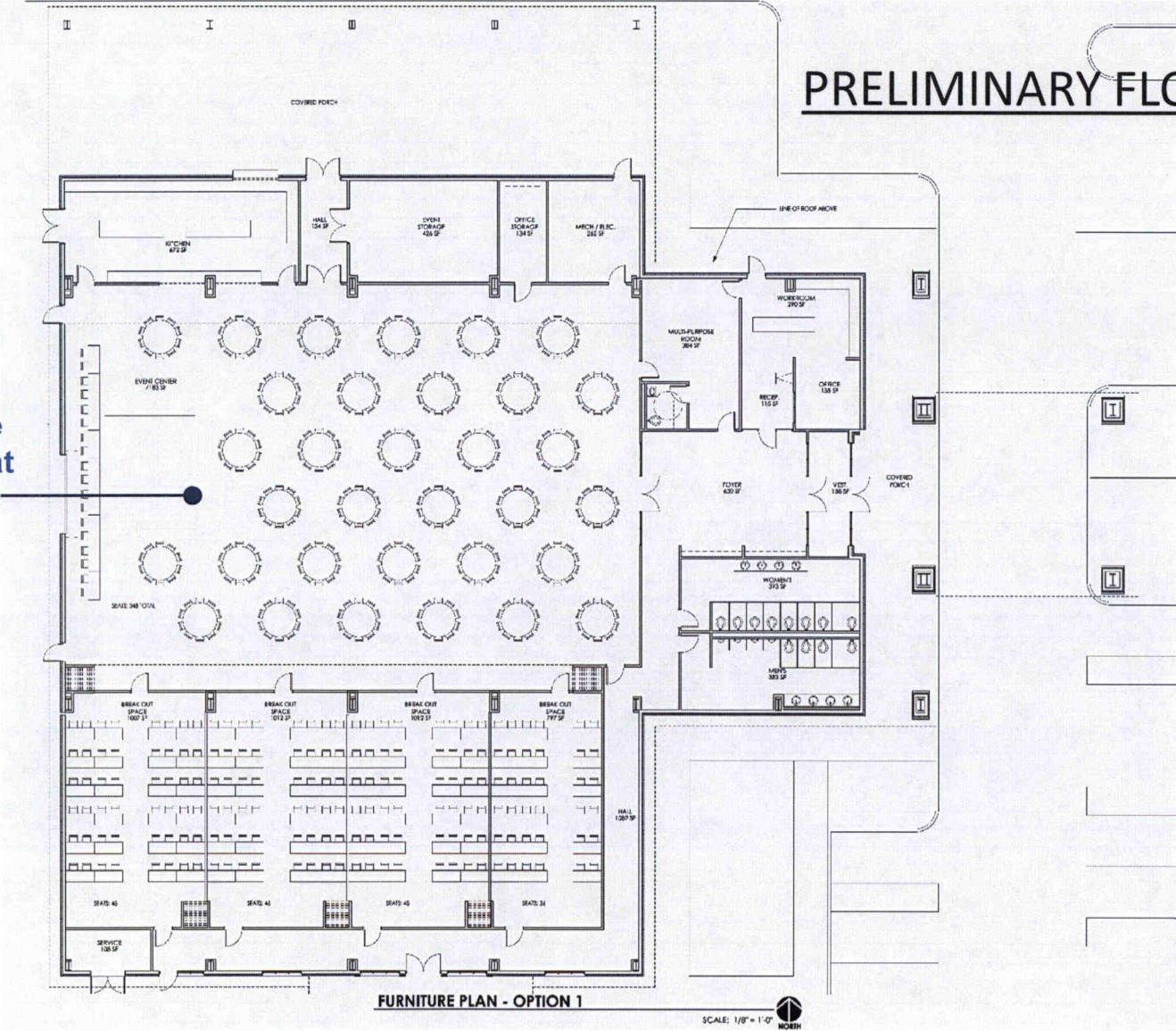
# PRELIMINARY FLOOR PLAN





# PRELIMINARY FLOOR PLANS

Main Event Space  
Seating 300 – 400 at  
Tables and Chairs



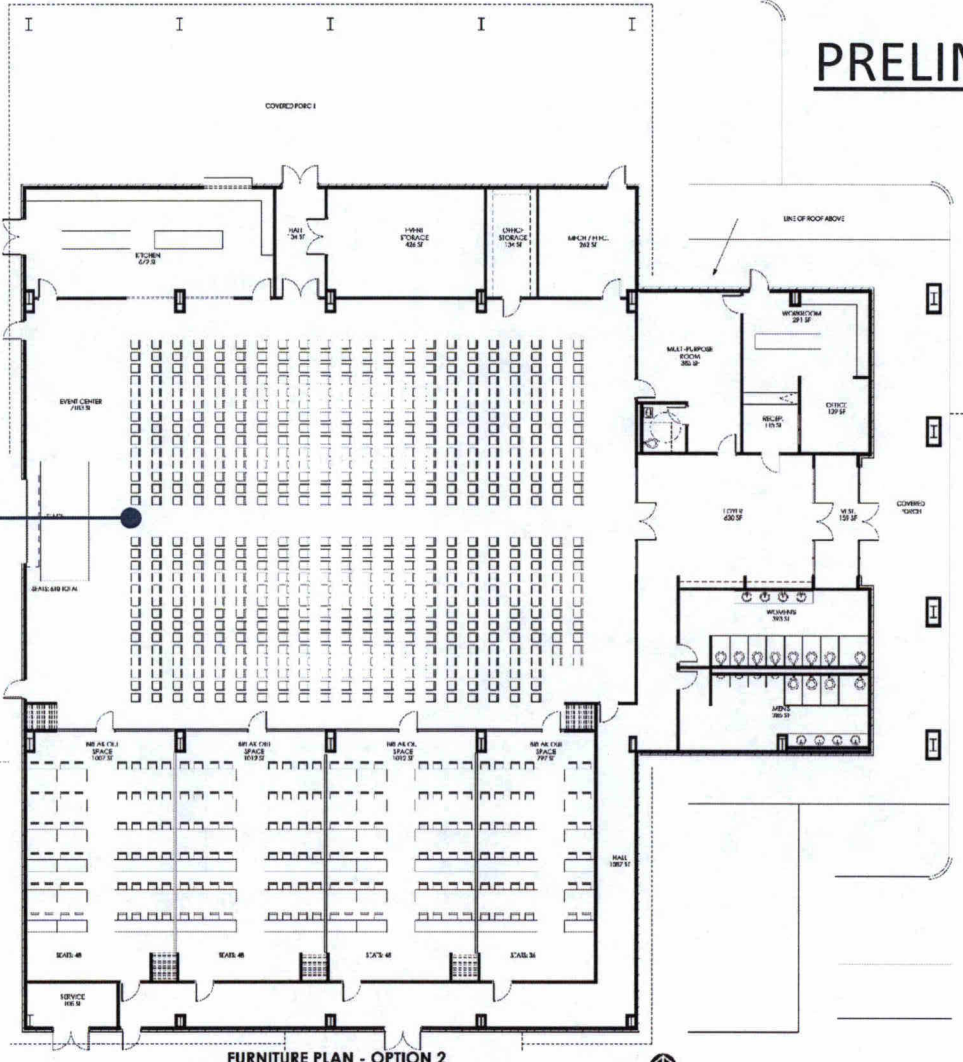
FURNITURE PLAN - OPTION 1

SCALE: 1/8" = 1'-0"



# PRELIMINARY FLOOR PLANS

Main Event Space  
Seating 1,000 – 1,200  
Theater Style



FURNITURE PLAN - OPTION 2

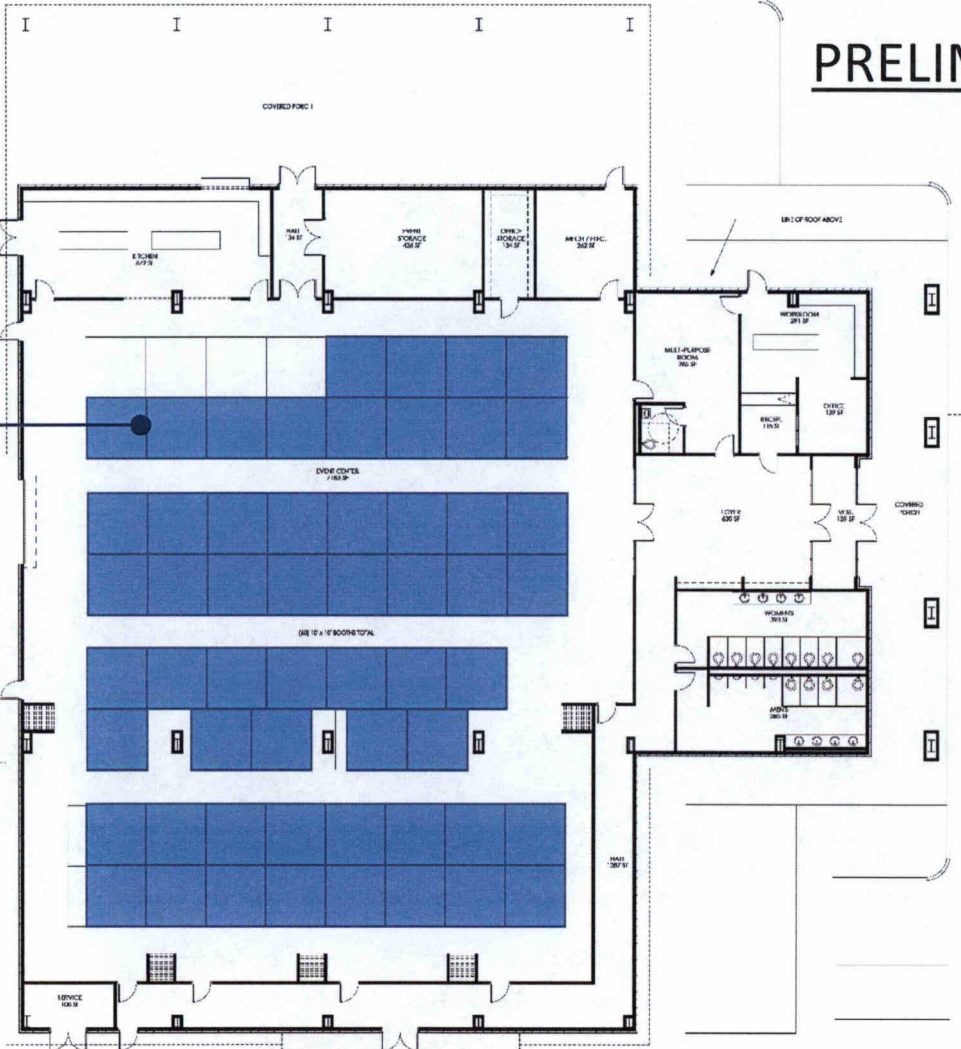
SCALE: 1/8" = 1'-0" NORTH





# PRELIMINARY FLOOR PLANS

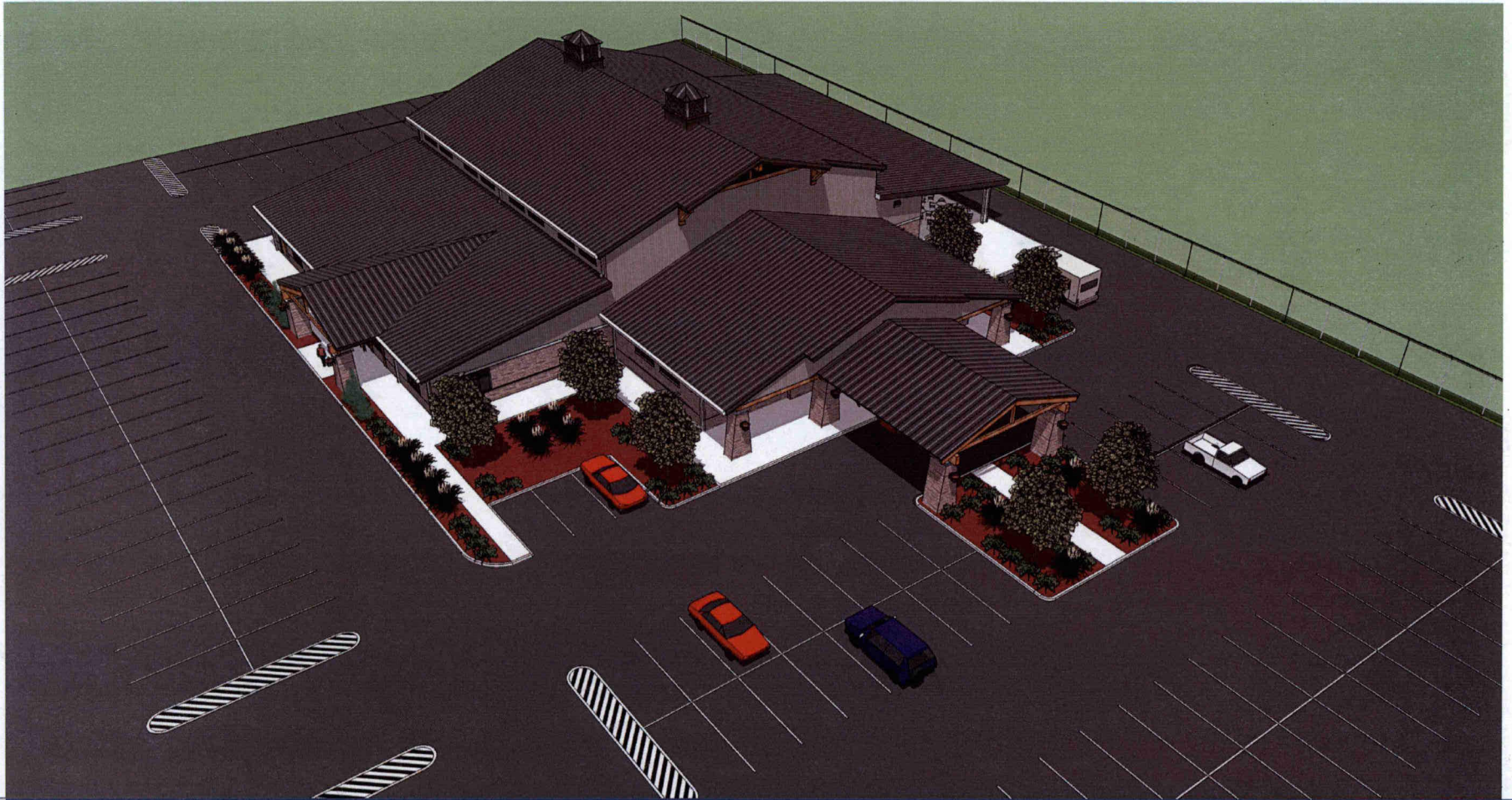
50 – 60  
10' x 10'  
Booths



FURNITURE PLAN - OPTION 4

SCALE: 1/8" = 1'-0"  
NORTH





# Warren County Fair Grounds Event Center Exterior View 1

*Warren County*  
FAIRGROUNDS

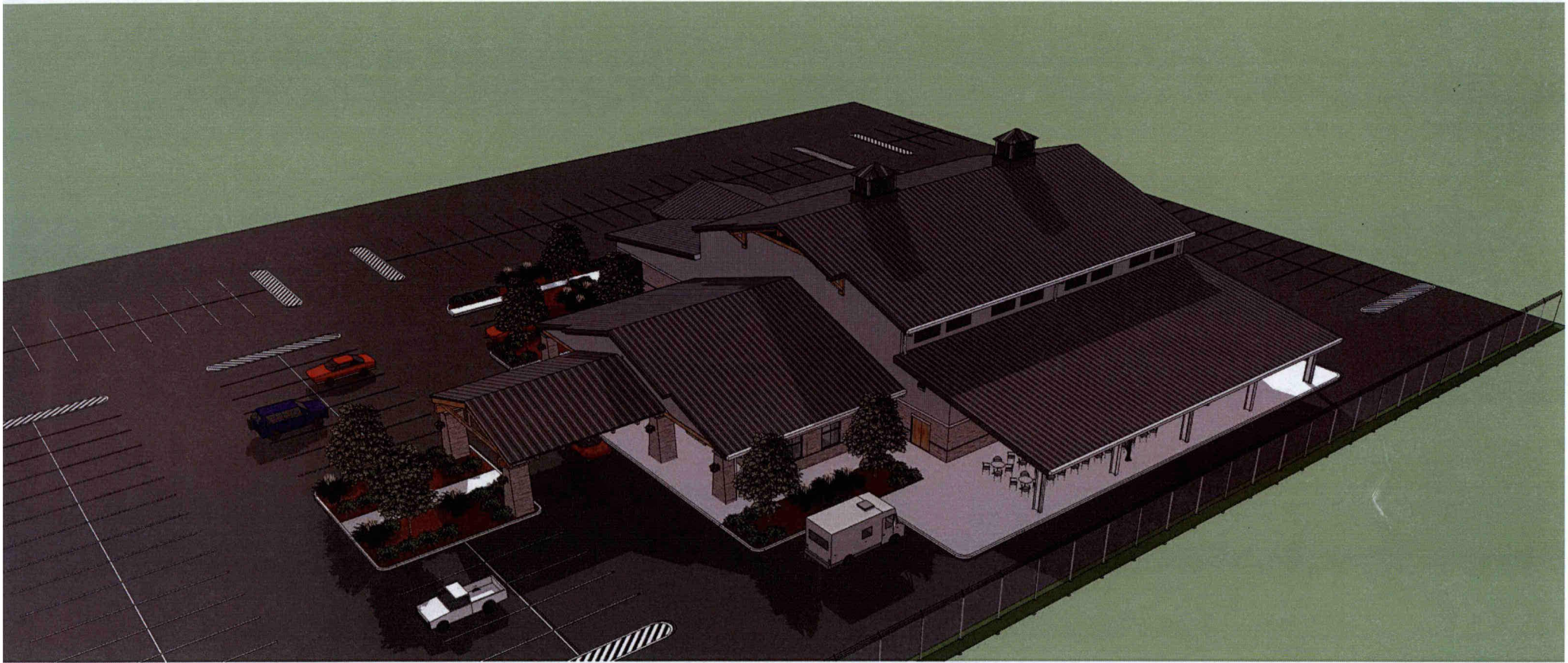




Warren County Fair Grounds Event Center  
Exterior View 2

*Warren County*  
FAIRGROUNDS





Warren County Fair Grounds Event Center  
Exterior View 3



*Warren County*  
FAIRGROUNDS



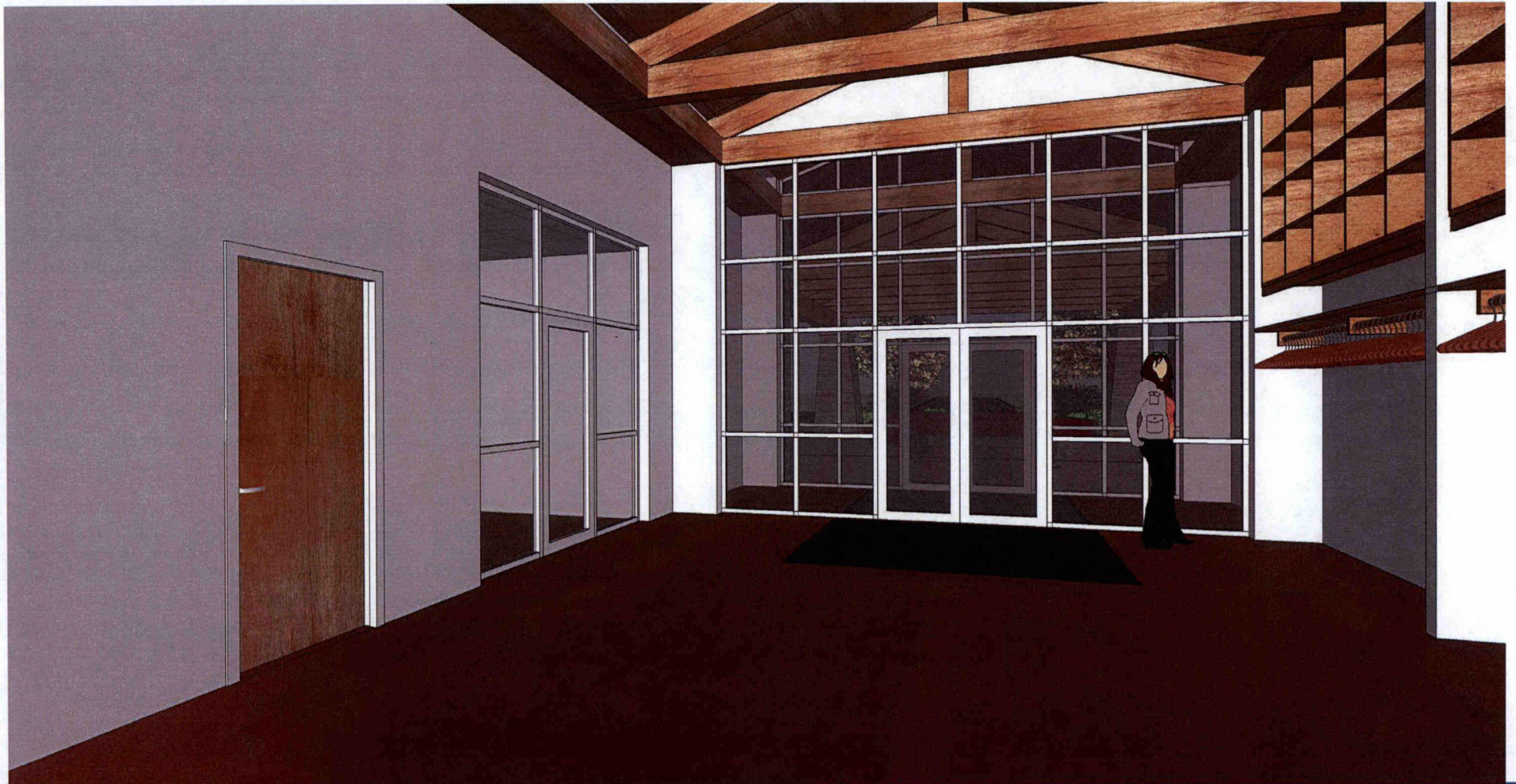


Warren County Fair Grounds Event Center  
Interior View 1



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## Warren County Fair Grounds Event Center Interior View 2

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