



**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 – November 2, 2017

The Board met in regular session at the Turtlecreek Township Administration building pursuant to adjournment of the October 31, 2017, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the October 31, 2017 meeting were read and approved.

- 17-1736 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Thomas Bowman within the Warren County Department of Job and Family Services, Children Services Division.
Vote: Unanimous
- 17-1737 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Julia Coleman within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 17-1738 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Amanda Baldwin within the Warren County Department of Job and Family Services, Human Services Division.
Vote: Unanimous
- 17-1739 A resolution was adopted to designate a point of contact for the U.S. Census Bureau. Vote: Unanimous
- 17-1740 A resolution was adopted to approve Renewal of Consulting Agreement with Horan Associates for period January 1, 2018 through December 31, 2018.
Vote: Unanimous

- 17-1741 A resolution was adopted to amend the deductible of the Warren County "Base" plan effective January 1, 2018. Vote: Unanimous
- 17-1742 A resolution was adopted to rescind Resolution #17-0922 approving and authorizing the President of the Board to sign the Area 12/Workforce Development System Memorandum of Understanding. Vote: Unanimous
- 17-1743 A resolution was adopted to approve and authorize the President of the Board to sign the Area 12/Workforce Development System Memorandum of Understanding. Vote: Unanimous
- 17-1744 A resolution was adopted to declare various items within Auditor's Office, Building and Zoning, Board of Developmental Disabilities, Community Corrections, Common Pleas Court, County Court, Drug Task Force, Juvenile Detention, Facilities Management, Mary Haven, Sheriff's Office, Telecom, Veterans, and Water & Sewer Department, as surplus and authorize the disposal of said items. Vote: Unanimous
- 17-1745 A resolution was adopted to approve emergency repair to the sanitary sewer forcemain located on Irwin Simpson Road. Vote: Unanimous
- 17-1746 A resolution was adopted to approve Notice of Intent to award bid to Rose Excavating & Development, Inc. for the FY13/16 Village of Pleasant Plain Storm Sewer CDBG Project. Vote: Unanimous
- 17-1747 A resolution was adopted to approve and authorize the President of this Board to execute a contract for FY2017-2018 with the Warren Co Educational Service Center Parent Success Program on behalf of the Warren County Juvenile Court. Vote: Unanimous
- 17-1748 A resolution was adopted to approve Change Order #1 with John R. Jurgensen Company for the 2017 Resurfacing Project. Vote: Unanimous
- 17-1749 A resolution was adopted to advertise for bids for the Strout Road Bridge #207-0.02 Rehabilitation Project. Vote: Unanimous
- 17-1750 A resolution was adopted to approve County Motor Vehicle Tax (CVT- 358) for the Village of Maineville in the amount of \$17,000.00. Vote: Unanimous
- 17-1751 A resolution was adopted to approve County Motor Vehicle Tax (CVT-359) for the Village of Maineville in the amount of \$12,000.00. Vote: Unanimous
- 17-1752 A resolution was adopted to authorize President of Board to sign the Task Completion Report 47 with TriTech Software Systems on behalf of Warren County Telecommunications. Vote: Unanimous

- 17-1753 A resolution was adopted to approve the contract for police protection with the Board of Township Trustees of Deerfield Township, on behalf of the Warren County Sheriff's Office. Vote: Unanimous
- 17-1754 A resolution was adopted to approve various refunds. Vote: Unanimous
- 17-1755 A resolution was adopted to enter into Erosion Control Bond Agreement for Country Creek Associates, LLC for completion of improvements in Country Creek Estates, Section 1 situated in Clearcreek Township. Vote: Unanimous
- 17-1756 A resolution was adopted to enter into Erosion Control Bond Agreement for HDC II LLC for completion of improvements in Greycliff Landing, Section 5 situated in Franklin Township. Vote: Unanimous
- 17-1757 A resolution was adopted to enter into Erosion Control Bond Agreement for Otterbein Lebanon, LLC for completion of improvements in Otterbein Maintenance Facilities situated in Turtlecreek Township. Vote: Unanimous
- 17-1758 A resolution was adopted to enter into Erosion Control Bond Agreement for Soraya Farms LLC for completion of improvements in Soraya Farms Lifestyle Community, Phase 4 situated in Clearcreek Township. Vote: Unanimous
- 17-1759 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 17-1760 A resolution was adopted to approve a cash advance from the County Motor Vehicle Fund #202 into the Zoar Road Improvement Project Fund #436. Vote: Unanimous
- 17-1761 A resolution was adopted to accept amended certificate, and approve supplemental appropriation into Sheriff's Office Fund #267. Vote: Unanimous
- 17-1762 A resolution was adopted to approve operational transfer from Commissioners General Fund #101-1112 into Child Support Enforcement Agency Fund #263. Vote: Unanimous
- 17-1763 A resolution was adopted to approve operational transfer from Commissioners Fund #101-1112 into Children Services Fund #273. Vote: Unanimous
- 17-1764 A resolution was adopted to approve supplemental appropriation into OhioMeansJobs Fund #258. Vote: Unanimous
- 17-1765 A resolution was adopted to approve appropriation adjustments within Sheriff's Office Funds #101-2200 and #101-2210. Vote: Unanimous
- 17-1766 A resolution was adopted to approve appropriation adjustments within Prosecutor Fund 101-1150. Vote: Unanimous

- 17-1767 A resolution was adopted to approve appropriation adjustments within Common Pleas Court Community Based Corrections Fund #289. Vote: Unanimous
- 17-1768 A resolution was adopted to approve appropriation adjustments within Records Center Fund #101-1150 and Building and Zoning Fund #101-2300. Vote: Unanimous
- 17-1769 A resolution was adopted to appoint an evaluation committee relative to the procurement (Request For Qualifications and Request For Proposals) associated with Design-Build Services relative to the design and construction of the proposed Probate/Juvenile Court Expansion Project. Vote: Unanimous
- 17-1770 A resolution was adopted to select an architectural firm for the Warren County Juvenile Justice Center Roofing Project. Vote: Unanimous
- 17-1771 A resolution was adopted to authorize Pete Mason, Operations Director for the Board of Developmental Disabilities to act on behalf of the Board of Commissioners in the matter pending before the City of Lebanon relative to replat of parcels on the Justice Drive Campus that will be deeded to the Board of Developmental Disabilities. Vote: Unanimous

DISCUSSIONS

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

The Board acknowledged receipt of the filing on an annexation petition by J. William Duning, Agent, to annex 222.745 acres to the Village of South Lebanon, pursuant to Ohio Revised Code Section 709.023 (Expedited Type 2 Annexation).

Dan Jones, Jonathan Sams and James VanDeGrift, Turtlecreek Township Trustees, presented an update on Turtlecreek Township and discussed the following matters:

1. Mr. Jones updated the Board on the search for a location for a future fire station.

2. Mr. Sams stated that the township is doing well. He stated that the roads are paved and sealed and the crews are in process of preparing for snow clearing. He stated that the Fire and EMS Department is consistently training and has good leadership. He then discussed the request for Warren County to consider updating the Subdivision Regulations to require a gravel sub strata under the base of road and consider requiring Homeowners' Associations to maintain a reserve account to cover the cost of stormwater infrastructure located outside of the road right-of-way to be replaced. He then discussed the subdivision bonding requirements and the concern that the maintenance bonds are required to be released prior to subdivision buildout which allows roadways to potentially be damaged by heavy construction equipment.

Upon discussion, the Board requested the County Administrator to contact the County Engineer to arrange a work session to discuss the Warren County Subdivision Regulations and subdivision bonding and invite the Turtlecreek Township Trustees.

Chris Brausch, County Sanitary Engineer, was present along with Rick and Chad Seitz, Developers of Candlestone Subdivision in Deerfield Township, to discuss sanitary sewer services to the subdivision.

The Commissioners reviewed the subdivision design which consists of gravity sewer to eight lots located near Irwin-Simpson road and the construction of a low pressure sewer system for the remaining lots. The low pressure system will consist of privately owned grinder pump stations at each home that convey wastewater to a small diameter force main that discharges to the gravity sewers. The force main located along the roadway and the gravity sewers will be owned, operated, and maintained by the Butler County Water and Sewer Department.

Commissioner Grossmann stated he has been in contact with Mason City Schools and they are not concerned with the proposed density of this development, due to its relatively small size. He then questioned the status of the easement discussion with the adjacent property owner as well as his concern that future property owners within the development be aware that they have a sanitary sewer pump station that they are responsible for maintaining.

Bruce McGary, Assistant Prosecutor, stated that the developer would need to voluntarily place language in the covenants and restrictions relative to the homeowner's responsibility to maintain their individual sanitary sewer pumping stations.

Rick Seitz, developer of Candlestone Subdivision and property owner, stated he would have no problem placing the requested language in the covenants and restrictions of the subdivision. He stated that they would prefer to have gravity sewers to Warren County but the adjacent property owner has stopped communicating with them and therefore, they desire to proceed with the development through Butler County sewers.

There was discussion relative to the precedent setting of allowing a pump station on the property. It was determined that this would not be a precedent setting decision as this applies only to Butler County and not Warren County, who maintains their own collection system design standards.

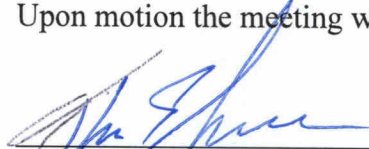
Commissioner Grossmann and Commissioner Jones both stated their concurrence to proceed with the process to release the development to Butler County for sanitary sewer service for the entire 36 proposed lots.

Mr. Brausch recommended that the developer contact the adjacent property owner to provide them with an update regarding the project, and to confirm their position regarding the proposed sewer easement for gravity service.

Mr. Brausch requested the Board's approval to allow him to accompany the developers during their discussions with the adjacent property owner.

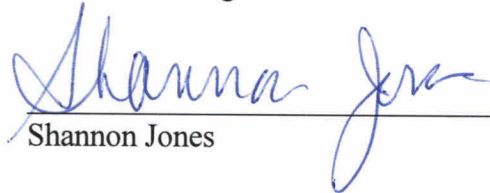
Upon discussion, Commissioners Grossmann and Jones authorized Mr. Brausch to attend meetings with adjacent property owners and to begin the process of transferring the area to Butler County for sewer service.

Upon motion the meeting was adjourned.




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 November 2, 2017, in compliance with Section 121.22 O.R.C.



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