



**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

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***TOM GROSSMANN
PAT ARNOLD SOUTH
DAVID G. YOUNG***

**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

MINUTES: Regular Session – April 5, 2016

The Board met in regular session pursuant to adjournment of the March 29, 2016, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the March 29, 2016 meetings were read and approved.

16-0487 A resolution was adopted to hire Seth Whitlock as Emergency Communications Operator, within the Warren County Emergency Services Department.

Vote: Unanimous

16-0488 A resolution was adopted to approve end of 180-day Probationary Period and approve a Pay Increase for Rebecca Parry, Laboratory Technician I, within the Water and Sewer Department. Vote: Unanimous

16-0489 A resolution was adopted to approve end of 240-day Probationary Period and approve a Pay Increase for Daniel Carle, Social Service Worker II, within the Department of Job and Family Services, Human Services Division.

Vote: Unanimous

16-0490 A resolution was adopted to authorize the posting for “Mechanic Assistant” position, within the Garage Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous

16-0491 A resolution was adopted to authorize the posting of the “Emergency Communications Supervisor” position, within the Emergency Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous

- 16-0492 A resolution was adopted to authorize the President and/or Vice President of this Board to sign a Satisfaction of Mortgage for Karen M. Ball. Vote: Unanimous
- 16-0493 A resolution was adopted to approve Agreement with the MaryHaven, 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
- 16-0494 A resolution was adopted to Amend the Contract between the Warren County Commissioners on behalf of the Warren County Department of Human Services and Document Destruction. Vote: Unanimous
- 16-0495 A resolution was adopted to authorize County Engineer to Execute Ohio Department of Transportation State Funds Exchange Agreement with the Ohio Department of Transportation (ODOT) for the Strout Road Bridge #207-0.02 Rehabilitation Project (PID #98803) over the Little Miami River.
Vote: Unanimous
- 16-0496 A resolution was adopted to approve Emergency Repair to the Utility Pole which has the Control Panel for the Castlebrook Lift Station. Vote: Unanimous
- 16-0497 A resolution was adopted to advertise for Bids for the 2016 Striping Project.
Vote: Unanimous
- 16-0498 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 16-0499 A resolution was adopted to acknowledge Payment of Bills. Vote: Unanimous
- 16-0500 A resolution was adopted to approve the following Record Plat.
Vote: Unanimous
- 16-0501 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 16-0502 A resolution was adopted to approve Operational Transfer from Commissioners Fund #101-1112 into Children Services Fund #273. Vote: Unanimous
- 16-0503 A resolution was adopted to approve Appropriation Adjustments from Sheriff's Office Fund #101-2210 into #101-2200 and within #101-2210.
Vote: Unanimous
- 16-0504 A resolution was adopted to approve Appropriation Adjustment within Juvenile Court Fund #101-1240. Vote: Unanimous

- 16-0505 A resolution was adopted to approve Appropriation Adjustments within Veterans Funds. Vote: Unanimous
- 16-0506 A resolution was adopted to approve Appropriation Adjustments within Children Services Fund #273. Vote: Unanimous
- 16-0507 A resolution was adopted to approve Appropriation Adjustments within the Water and Sewer Revenue Funds No. 510 & 580. Vote: Unanimous
- 16-0508 A resolution was adopted to authorize Payment of Bills. Vote: Unanimous
- 16-0509 A resolution was adopted to approve and authorize the Submission of the Fiscal Year 2016 Warren County Annual Action Plan. Vote: Unanimous
- 16-0510 A resolution was adopted to set Administrative Hearing to consider Variance and Appeal of conditions required for an Access Permit from the Drees Company in Deerfield Township. Vote: Unanimous
- 16-0511 A resolution was adopted to accept Resignation of Stephanie Dick, Emergency Communications Call Taker, within the Warren County Emergency Services Department, effective April 1, 2016. Vote: Unanimous
- 16-0512 A resolution was adopted to approve Promotion of Jacquelyn Brody to the position of Business Manager within the Warren County Water and Sewer Department. Vote: Unanimous

DISCUSSIONS

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

PUBLIC HEARING #2

DESIGNATION OF PROJECT FOR THE FY 2016 COMMUNITY DEVELOPMENT BLOCK
GRANT PROGRAM

Susanne Mason, Program Manager, was present for the public hearing to consider projects to be funded for the FY 2016 Community Development Block Grant Program.

Ms. Mason reviewed the following selected projects:

\$ 259,750	Village of South Lebanon – High Street Reconstruction
\$ 50,000	Village of Harveysburg – Ken & Loraine Road Repair
\$ 58,000	Village of Pleasant Plain– Village Building Upgrades
\$ 150,000	City of Franklin – Beam & Moore Drive Road Restoration
\$ 65,249	Interfaith Hospitality Network – Assistance to Homeless
\$ 42,000	Abuse & Rape Crises Shelter – Housing Assistance to Domestic Victims
\$ 90,000	Administrative Costs

Jerry Haddix, Village of South Lebanon Administrator, was present for the public hearing and thanked the Board on behalf of the Village for their support and the selection of their project.

There being no additional persons present to speak, the Board closed the public hearing and resolved (Resolution #16-0509) to approve and authorize the Submission of the Fiscal Year 2016 Warren County Annual Action Plan.

Susan Spencer, Personnel Officer, was present to introduce the 1st quarter 2016 new hires.

On motion, upon unanimous call of the roll, the Board entered into executive session to discuss personnel matters relative to specific salaries within the Water and Sewer Department at 9:12 a.m. pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 9:30 a.m.

Chris Brausch, Sanitary Engineer, was present along with Bruce Rippe, Developer of Hopkins Commons Development in Hamilton Township, for a work session to discuss the request for a waiver to the policy of how water and sanitary sewer tap-in fees are charged relative to his development.

Mr. Rippe the attached PowerPoint presentation and stated that Hopkins Commons is an assisted living facility that will include skilled nursing with an RN on staff 24 hours a day/7 days a week. He stated that 33 of the 160 housing units will be low income tax credit with 55 or older required for the entire campus. He stated that the facility will have three buildings that are licensed by the State of Ohio as an assisted living facility.

Commissioner Young stated that they have set definitive rates for tap-in fees based upon classification of the facility and the facility does not qualify as a skilled nursing facility.

Mr. Rippe stated the Hopkins Commons development is like no other in the state of Ohio. He stated that the development is in partnership with the Warren County Community Services as well as Sinclair Community College – Culinary. He reviewed the concept of an onsite, intergenerational, upscale restaurant open to the public and at the same time they will offer \$3 meals for their senior residents.

Mr. Rippe stated that Warren County Community Services will be onsite and offer activities, wellness programs, and lifelong learning opportunities for the residents.

Mr. Rippe stated that the project is proposed to be a Silver LEED Certified project with one already in operation in Indiana. He then presented the water and sanitary sewer usage from the Indiana facility and stated that the actual usage proves the usage is comparable to the rates for a nursing home.

There was discussion relative to the size water lines being installed.

Mr. Rippe stated that the waterlines are sized to accommodate the sprinkler system within the facility as well as residential usages.

Mr. Brausch stated that Warren County's fee structure is based upon either the size of the water meter or the number of ERU's (equivalent residential usage) based upon the EPA standards, whichever is greater.

Mr. Rippe then informed the Board that if the connection fee for this development was based solely on the meter size, the cost would be \$200,000 vs. the estimated \$1.2 million.

Commissioner Grossmann stated the Board's inability to change policy for only one entity. The Board stated the need for consistent rules that are applied equally across the board.

There was then discussion relative to the creation of a new classification relative to LEED Certified Assisted Living Facilities.

Commissioner Young stated the following:

1. This is not a nursing home and therefore cannot be charged connection fees as such
2. Do we create a new category for LEED Certified Assisted Living Facilities
3. Do we "blow up" the entire rate structure system and start over

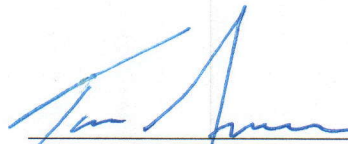
Commissioner South stated her consideration for the creation of a new category relative to LEED Certified Assisted Living Facilities.

Mr. Rippe stated his observation that the only category that is "hurt" when determining connection fees in Warren County's fee structure is multi-family housing.

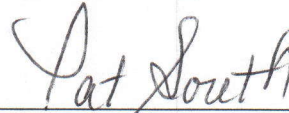
Upon further discussion, the Board determined to allow Mr. Brausch to work with Mr. Rippe to allow a preliminary release to the Building Department upon a portion of the fee being paid and requested Mr. Brausch and staff to schedule a follow up work session to discuss how Warren County's connection fees/user fees compare to surrounding counties as well as a recommendation on the creation of a new classification relative to LEED Certified Assisted Living Facilities.

Upon motion the meeting was adjourned.

David G. Young, President

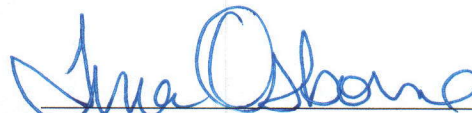


Tom Grossmann



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 5, 2016, in compliance with Section 121.22 O.R.C.



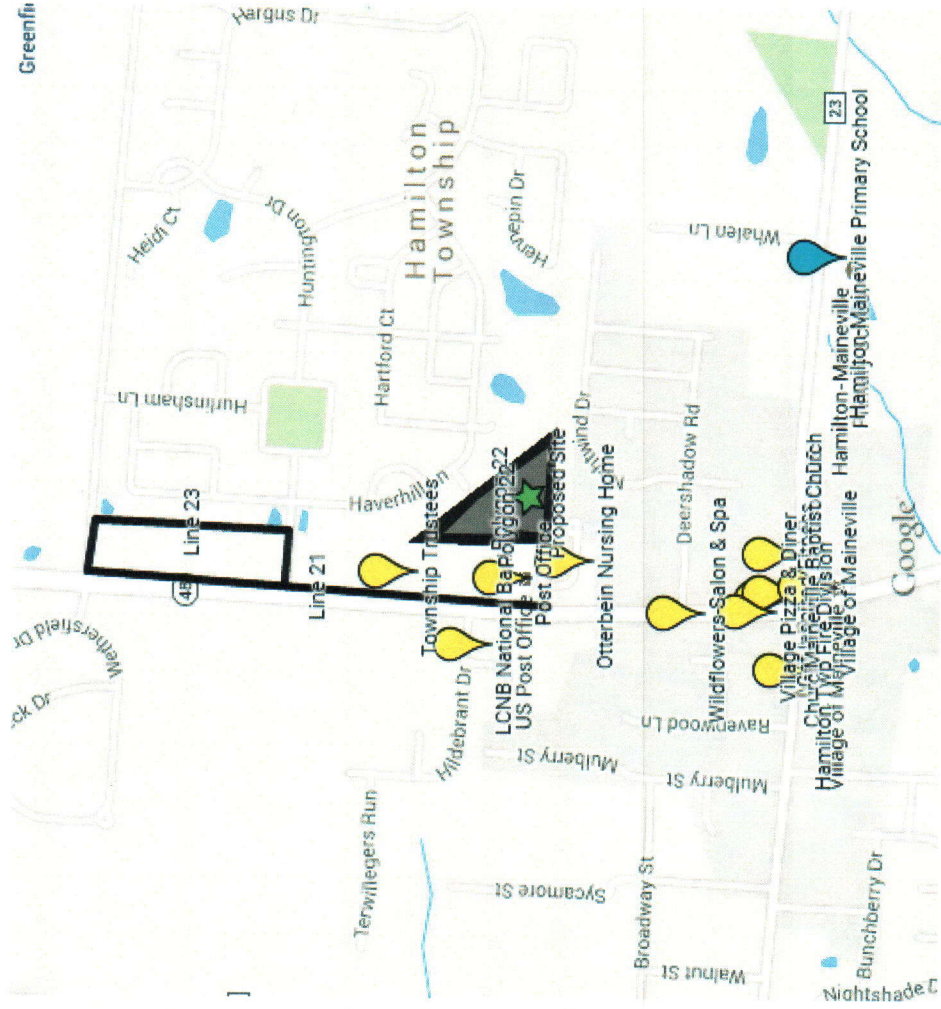
Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio

Hopkins Commons



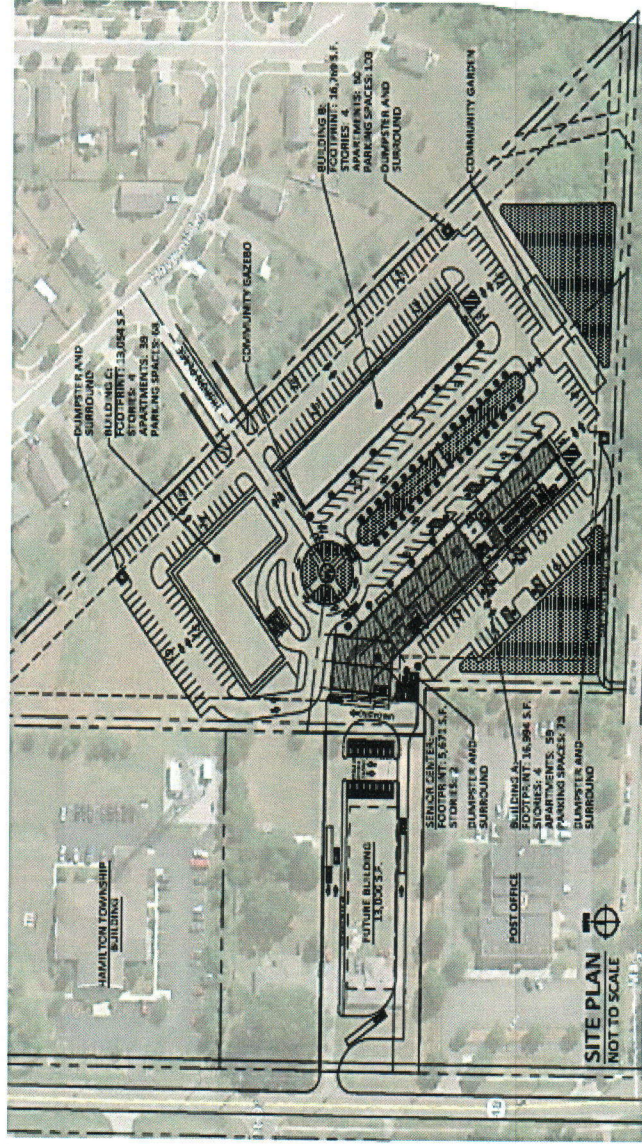
A NEW MODEL FOR SENIOR INDEPENDENT LIVING

LOCATION, LOCATION, LOCATION



1 Mile from Montgomery Road/ 1 Mile to Maineville. 800 homes behind proposed site.
High Income Census Tract

HOPKINS COMMONS AREA PLAN



RS COMMERCIAL ARCHITECTURE
 8881 Mainway Road
 Cincinnati, OH 45256
 www.rsarch.com
 513-888-9900
 513-888-0281 fax

HOPKINS COMMONS
 7613 HURON PLACE
 MAINEVILLE, OH
 FEBRUARY 20, 2015

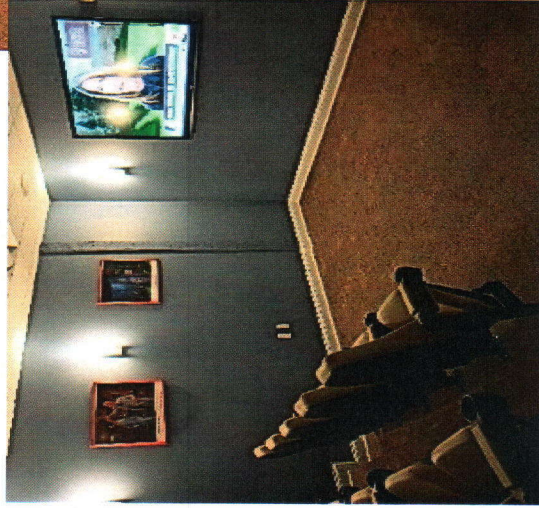
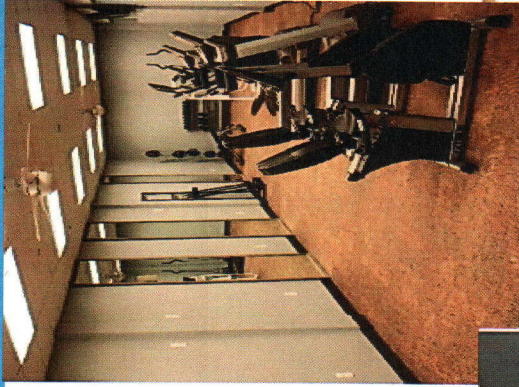
SITE PLAN
 SHEET NO.
 PD-1

SITE PLAN
 NOT TO SCALE

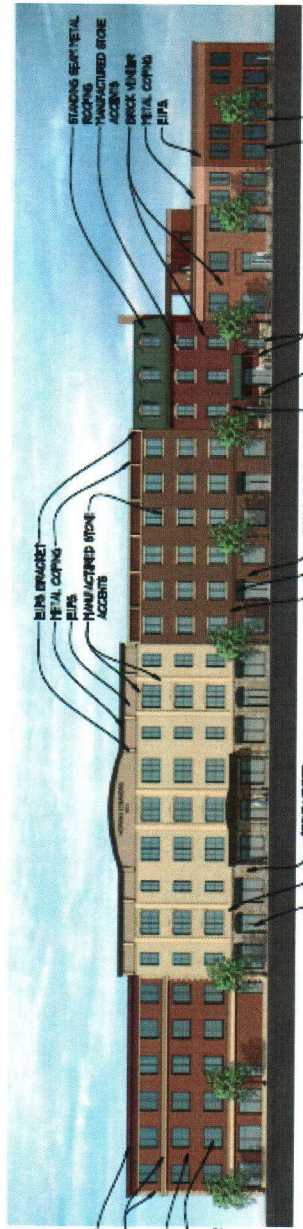
159 Senior Apartments/ 30 affordable, >55 years of age.

HOPKINS COMMONS FEATURES

- 160 APARTMENTS (MARKET AND AFFORDABLE SENIOR)
- OPTIONAL ASSISTED LIVING AMENITY
- WARREN COUNTY COMMUNITY SENIOR CENTER
- WCCS CURRENT PROGRAMS
- 7,000 SQUARE FOOT RESTAURANT
- AMENITIES INCLUDES : Exercise, Library, Beauty Salon, Theatre, Tenant Storage



HOPKINS COMMONS ELEVATION



METAL COPING
 MANUFACTURED STONE ACCENTS
 BRICK VENEER
 COPINGS IN WINDOW TRAYS WITH LOOSE INSULATING GLASS, TYP.

STONE VENEER
 MANUFACTURED STONE ACCENT BAND
 ALUMINUM SCREENED DOORS
 BRK TRIMMETS, TYP.

BRK BRACKET
 METAL COPING
 BRK
 MANUFACTURED STONE ACCENTS

BRICK VENEER
 MANUFACTURED STONE ACCENT BAND
 BRICK VENEER
 COURSE ACCESS BAND

MANUFACTURED STONE WATER TABLE AND IMPERIALS
 STONE VENT

STANDING SEAM METAL ROOFING
 MANUFACTURED STONE
 BRICK VENEER
 METAL COPING
 BRK

EAST ELEVATION
 SCALE: 1" = 30' 0"

RISL COMMERCIAL ARCHITECTURE
 1000 HURON BLVD
 CLEVELAND, OH 44115
 216.393.8000
 WWW.RISLARCH.COM

HOPKINS COMMONS
 7613 HURON PLACE
 MAINEVILLE, OH
 FEBRUARY 20, 2015

BUILDING A ELEVATIONS
 SHEETING
PD-7

A/L AT HOPKINS COMMONS

- PRIVATELY OPERATED – NURSING CARE MANAGEMENT
- OPTIONAL AMENITY
- TENANT COMPLETES LEASE DOCUMENTS
- ONCE QUALIFIED FOR APARTMENT THEN OBTAINS A/L
- ALL APARTMENTS WILL BE LICENSED, THOUGH NOT ALL WILL HAVE A/L TENANTS
- A/L COVERS SERVICES, MEALS. TENANT PAYS RENT/UTILITIES SEPARATELY
- A/L SERVICES INCLUDES: MEALS, DRESSING, BATHING, HOUSEKEEPING, MEDICATION MANAGEMENT, HEALTH MONITORING

ACCESS TO FOOD

- INTERGENERATIONAL CAFÉ ON CAMPUS
- REDUCED COST MEALS FOR SENIORS
- FRESH INGREDIENTS
- OPEN TO PUBLIC
- SUBLEASED FROM WCCS - PRIVATELY OPERATED
- PROPOSED PARTNERSHIP W/SINCLAIR COMMUNITY COLLEGE- CULINARY



Big Four Café at Romweber Flats open to the public, offers \$3.00 meals for senior residents

WARREN COUNTY COMMUNITY SERVICES

Activities

- Bible Study
- Card Games & Lessons
- Exercise
- Income Tax Assistance
- Special Celebrations
- Bingo
- Crafts
- Health & Wellness Programs

Wellness Programs

- Low Vision Clinic
- Health Screenings
- Fitness Classes

Lifelong Learning

- Computer Classes
- Book Club
- Writers Workshop
- Art and Dance Classes
- Medicare & Insurance Consultation
- Special Speakers & Presentations

WARREN COUNTY (ESP) SERVICES ELDERLY SERVICES PROGRAM

Care Management coordinates and oversees ESP services. The Care Manager works with older adults and family members to develop a plan that may include the following services:

- *Home Delivered Meals:* Nutritious lunches delivered to your door. Weekend lunches are also available.
- *Homemaking:* Help with grocery shopping, errands, laundry, and light housekeeping.
- *Personal Care:* Assistance with bathing, grooming, and dressing.
- *Respite Care:* Relief for the primary caregiver in the home.
- *Medical Transportation:* Transportation to medical appointments within Warren County and bordering counties.
- *Adult Day Services:* Supervised day programs that provide health services and meals in a social setting. Transportation may be available.
- *Electronic Monitoring Service:* In-home monitoring systems that provide safety and/or medication alerts.
- *Independent Living Assistance:* Help with financial, personal and business paperwork and benefit applications.

INFRASTRUCTURE ENHANCEMENTS

- WARREN COUNTY TIF TO EXTEND SIDEWALKS
FROM MAINEVILLE – STEPHENS ROAD
- STREET LIGHTS
- TURN LANE

SILVER LEED CERTIFIED PROJECT

- Low GPM
 - TOILET
 - SHOWER
 - FAUCET
 - DISHWASHER
 - WASHING MACHINE

COMPARABLE USE CHART

Romweber Flats Water Use 1/26/2016

Month	Cu Ft	Less Big 4 cu ft	Net Cuff Water RWI/RWII	Conversion Cu ft-Gallons	Gallons Per Month	Apts Occupied	Use Per Apt Per Mo	Use Per Day Per Apt Assume 30 days	Standard Per EPA Per Day	Antic Water Use Per Mo	Difference	RW1	RWII	EPA Use Per day	Use Per mo
Jan	10500	4989	5511	7.48	41,222	70	589	20	264	554,400	-513,178	1 Bedroom	1 Bedroom	250	277500
Feb	14200	1100	13100	7.48	97,988	69	1420	47	264	546,480	-448,492	1 Bedroom	1 Bedroom	250	277500
March	12250	2705	9545	7.48	71,397	70	1020	34	264	554,400	-483,003	2 Bedroom	2 Bedroom	300	153000
April	13050	2419	10631	7.48	79,520	74	1075	36	264	586,080	-506,560				
May	12800	2459	10381	7.48	77,650	75	1035	35	264	594,000	-516,350				
June	15100	3458	11642	7.48	87,082	73	1193	40	264	578,160	-491,078	1 Bedroom	1 Bedroom	250	165000
July	17250	2425	14825	7.48	110,891	76	1459	49	264	601,920	-491,029	2 Bedroom	2 Bedroom	300	72000
August	12200	2908	9292	7.48	69,504	74	939	31	264	586,080	-516,576				
Sept	14600	2470	12130	7.48	90,732	78	1163	39	264	617,760	-527,028				
October	14150	2473	11677	7.48	87,344	81	1078	36	264	641,520	-554,176				
November	13150	3243	9907	7.48	74,104	81	915	30	264	641,520	-567,416				
December	15050	3243	11807	7.48	88,316	81	1090	36	264	641,520	-553,204				
					975,751	Average	1081	36		7,143,840	-6,168,089				

Meter 8400+8300

APT MIX

RW1	RWII	# Apts	EPA Use Per day	Use Per mo
1 Bedroom	1 Bedroom	37	250	277500
2 Bedroom	2 Bedroom	17	300	153000

EPA Standards
 * 250 gallons - 1 BR per day
 * 300 gallons - 2 BR per day
 * 350 gallons- 3 BR per day

Hopkins Commons Ext	# Units	#Gall per Mo	EPA Estimate	Forecast based on Batesville
1 bedroom	91	7500	682,500.00	250 gallons a day
2 bedroom	63	9000	567,000.00	300 gallons a day
Studio	6	7500	45,000.00	250 gallons a day
	160		1,294,500.00	172,960.00 160*1081

PROPOSED FEES

	# Units	Water Tap	Sewer	Capacity	Total	Extended
1 bedroom	91	\$ 4,000	\$ 3,000	\$ 469	\$ 7,469	\$ 679,679
2 bedroom	63	\$ 4,000	\$ 3,000	\$ 563	\$ 7,563	\$ 476,469
Studio	6	\$ 4,000	\$ 3,000	\$ 469	\$ 7,469	\$ 44,814
	160.00					\$ 1,200,962
Residential Water tap based on EPA Standard 400 Gallons Per Day						
Nursing Home EPA Standard is 200 Gallons Per Day (50%) per residence						