



**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 – June 12, 2018

The Board met in regular session pursuant to adjournment of the June 5, 2018, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the June 5, 2018, meeting were read and approved.

- 18-0904 A resolution was adopted to accept resignation of Amberly Crisp, Customer Advocate, within OhioMeansJobs Warren County, effective June 18, 2018.
Vote: Unanimous
- 18-0905 A resolution was adopted to hire Mark Hobbs as Custodial Worker I within the Warren County Department of Facilities Management. Vote: Unanimous
- 18-0906 A resolution was adopted to hire Jerred Manns as Emergency Communications Operator, within the Warren County Emergency Services Department.
Vote: Unanimous
- 18-0907 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Larry Dunlap, Building and Electrical Inspector, within the Building and Electrical Department. Vote: Unanimous
- 18-0908 A resolution was adopted to advertise and set July 10, 2018, at 9:00 A.M. for the public hearing to consider the County's Year 2019 Tax Budget. Vote: Unanimous
- 18-0909 A resolution was adopted to authorize President of the Board of County Commissioners to sign Internal Revenue Service (IRS) Form 720 relative to Patient Centered Outcomes Research Institute (PCORI). Vote: Unanimous

- 18-0910 A resolution was adopted to approve and authorize the Warren County Prosecutor's Office to submit a grant application for Victims Assistance Funds. Vote: Unanimous
- 18-0911 A resolution was adopted to authorize publication of notice to public of a Finding of No Significant Impact on the environment and notice to public of Request for Release of Funds relative to the Fiscal year 2018 Community Development Block Grant Entitlement Program. Vote: Unanimous
- 18-0912 A resolution was adopted to authorize Warren County Sanitary Engineer to prepare and submit a preapplication to participate in the Ohio Public Works Commission State Capital Improvement Program and to execute contracts, as required, for the Waynesville Sewer Collection System Improvements Project Phase 3 (Program Year 2020). Vote: Unanimous
- 18-0913 A resolution was adopted to advertise for bids for the Wilmington Road Drilled Pier Wall Project. Vote: Unanimous
- 18-0914 A resolution was adopted to approve emergency repair of telephone cable on behalf of Warren County Telecommunications. Vote: Unanimous
- 18-0915 A resolution was adopted to approve and enter into a contract between the Warren County Commissioners and the Warren County Career Center on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 18-0916 A resolution was adopted to approve and enter into a TANF PRC Contract with the Abuse and Rape Crisis Shelter of Warren County on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 18-0917 A resolution was adopted to approve and enter into a TANF PRC Contract with Interfaith Hospitality Network on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 18-0918 A resolution was adopted to approve and enter into a contract between the Warren County Commissioners on behalf of the Warren County Department of Human Services and Lifespan, Inc. Vote: Unanimous
- 18-0919 A resolution was adopted to amend the contract between the Warren County Commissioners and Winton Transportation Incorporated, DBA Universal Transportation Services (U.T.S), on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 18-0920 A resolution was adopted to approve continuation of a service agreement with Solid Blend Technologies Inc. on behalf of Warren County Facilities Management. Vote: Unanimous

- 18-0921 A resolution was adopted to approve and enter into a Business Associate Agreement between the Warren County Board of Commissioners and Solutions Community Counseling and Recovery Centers on behalf of Warren County Children Services. Vote: Unanimous
- 18-0922 A resolution was adopted to approve and enter into adoption assistance agreements with [REDACTED] on behalf of Ohio Department of Job and Family Services Children Services Division. Vote: Unanimous
- 18-0923 A resolution was adopted to approve and enter into Adoption Assistance Agreements with [REDACTED] on behalf of Ohio Department of Job and Family Services Children Services Division. Vote: Unanimous
- 18-0924 A resolution was adopted to approve and authorize the President of the Board to enter into a Youth Worksite Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 18-0925 A resolution was adopted to approve and enter into an Office Reimbursement Agreement with OhioMeansJobs Warren County. Vote: Unanimous
- 18-0926 A resolution was adopted to acknowledge receipt of May 2018 Financial Statement. Vote: Unanimous
- 18-0927 A resolution was adopted to approve various refunds. Vote: Unanimous
- 18-0928 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 18-0929 A resolution was adopted to approve various record plats. Vote: Unanimous
- 18-0930 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 18-0931 A resolution was adopted to approve an amended certificate and an appropriation decrease in Fund 463, an operational transfer from Fund 202 into the Fields Ertel and Columbia Road Fund 463, and approve repayment of a cash advance from the Fields Ertel and Columbia Fund into the Motor Vehicle Fund 202.
Vote: Unanimous
- 18-0932 A resolution was adopted to approve supplemental appropriations within Sheriff's Office Fund #295. Vote: Unanimous
- 18-0933 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #101-1110 into Common Pleas Community Corrections Fund #101-1224. Vote: Unanimous

- 18-0934 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #101-1110 into Facilities Management Fund #101-1600. Vote: Unanimous
- 18-0935 A resolution was adopted to approve appropriation adjustment within Economic Development Fund #101-1116. Vote: Unanimous
- 18-0936 A resolution was adopted to approve appropriation adjustment within Auditor's Office Fund #101-1120. Vote: Unanimous
- 18-0937 A resolution was adopted to approve appropriation adjustments within Treasurer's Office Funds #101-1130 and #249. Vote: Unanimous
- 18-0938 A resolution was adopted to approve appropriation adjustments within Clerk County Court Fund #101-1282. Vote: Unanimous
- 18-0939 A resolution was adopted to approve appropriation adjustment within Emergency Services/Communications Center Fund #101-2850. Vote: Unanimous
- 18-0940 A resolution was adopted to approve appropriation adjustments within Prosecutors Fund #245. Vote: Unanimous
- 18-0941 A resolution was adopted to approve appropriation adjustments within the Water Revenue Fund No. 510 and the Sewer Revenue Fund No. 580. Vote: Unanimous
- 18-0942 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 18-0943 A resolution was adopted to approve and authorize President of the Board to sign Facility Use Request with Warren County Career Center. Vote: Unanimous
- 18-0944 A resolution was adopted to authorize the County Administrator to initiate negotiations for design build services with HGC Construction for the Warren County Probate Juvenile Court Expansion Project. Vote: Unanimous

DISCUSSIONS

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

Tiffany Zindel, County Administrator, was present along with representatives from Probate-Juvenile Court and members from the Selection Committee to provide a recommendation to the Board for a Design Bid contractor relative to the Probate-Juvenile Court Expansion Project.

Mrs. Zindel stated that the committee interviewed and scored the design bid contractors providing submittals.

There was discussion relative to the overall preliminary budget being over the proposed \$3.5 million set by the Board.

Mrs. Zindel stated that proposed budgets ranged from \$950,000 to \$1.5 million over budget depending on chosen alternates. She then discussed the possibility of obtaining additional funding from other sources and how the Board desires to proceed knowing the \$3.5 million budget will be exceeded.

Mrs. Zindel stated the committee's recommendation to proceed with negotiations with HGC Construction, the highest ranked contractor.

Commissioner Young stated that this Board has been saving for this much needed project for over six years and he is fine moving forward with negotiations.

Commissioner Jones stated that the cost will not get any cheaper and delaying the project due to budget will just increase the cost by waiting.

Mrs. Zindel reviewed the selection committee's scoring sheet and stated that the recommendation to proceed with HGC Construction was not based upon their preliminary proposal but their overall qualifications.

Upon further discussion, the Board resolved (Resolution #18-0944) to authorize the County Administrator to initiate negotiations for design build services with HGC Construction for the Warren County Probate-Juvenile Court Expansion Project.

PUBLIC HEARING #1

CONSIDER THE NECESSITY FOR THE ADOPTION OF A
RESOLUTION TO LEVY A \$5.00 ANNUAL LICENSE TAX
IN ACCORDANCE WITH ORC SECTION 4504.24

The public hearing to consider the necessity for the adoption of a resolution to levy a \$5.00 annual license tax in accordance with ORC Section 4504.24 was convened the 12th day of June 2018, in the Commissioners' Meeting Room.

Commissioner Grossmann opened the hearing by confirming with the Clerk of Commissioners that the required publications had been published in accordance with the statute requirements.

Neil Tunison, County Engineer, presented the attached PowerPoint presentation reviewing the authority to enact the tax, the current sources of revenue for the road and bridge funds, the base license plate fee in Warren County, the total revenue in 2017 which includes the license fee and gas tax and the road and bridge expenditures for 2017, and provided the dollar amount of the funds that were utilized towards local share construction towards federal and OPWC Projects.

Mr. Tunison then proceeded to present information on the need for the additional tax by discussing the upcoming projects including costs along with the paving program and the funds necessary to bring Warren County roads into acceptable pavement condition.

There was additional discussion relative to the current collection and the impact on the county if approved.

Mr. Tunison stated that all of the additional \$5 tax would go to the county and would be used towards the required local match on the larger proposed projects.

There was discussion relative to the increase in the cost to pave roads versus the collected funds that have not changed since 2005.

Commissioner Grossmann questioned what counties have approved the additional tax as well as what the increase to the road and bridge fund would be if approved.

Upon discussion, Mr. Tunison stated he would present the requested information at the second public hearing scheduled for June 19, 2018.

Upon further discussion, the public hearing was closed.

Chris Brausch, Sanitary Engineer, was present for a work session and discussed the following matters:

1. OPWC Cooperative Agreement—Mr. Brausch requested the Board consider entering into a collaborative agreement with the Village of Waynesville for the purpose of submitting a joint OPWC project application for the Edwards Drive Utility Replacement Project. He discussed the need for the sanitary sewer line to be replaced in conjunction with the Village replacing their existing water main, performing store sewer upgrades, and roadway resurfacing. He then stated that the cost of the project would be divided proportionally. Upon discussion, the Board stated their agreement to proceed.

2. Backflow Prevention & Cross-Connection Control Program—Mr. Brausch discussed the notice of violations letter and presented a draft letter of response relative to the backflow prevention program process they began two years ago. He reviewed the history of the transfer of the program from the Warren County Combined Health District and that the legislation is in process (public hearing scheduled for July 10, 2018) which modifies the rules and regulations of the Water and Sewer Department to include the backflow prevention program. He stated the need for a few more items to be completed including the inspection of the devices and stated that this will be a constant evolving process/program. He then requested the Board's approval for the County Administrator to sign the proposed response letter requesting the notice of violation be rescinded. Upon discussion, the Board granted their approval.
3. Candlestone Development –Mr. Brausch discussed the potential need for an amendment to the sewer service agreement with MSD due to the Board's decision to allow Butler County to sewer the 21.71 acre Candlestone Development. He stated that the current agreement has expired and the litigation relative to MSD may cause a delay on any amendment.

Commissioner Grossmann stated that if the current agreement is expired and did not give MSD exclusive rights to sewer, then he doesn't feel an amendment is necessary.

The Board requested input from Bruce McGary, Assistant Prosecutor.

Mr. McGary stated there are two separate issues:

- a. The expired contract
- b. The need for an 208 Map Amendment through OKI

He then questioned if there has been administrative process to amend the 208 Map and stated that since the agreement is expired, he doesn't know how Hamilton County/City of Cincinnati could have a problem with the transfer of service area.

Mr. Brausch stated the need for two agreements with Butler County and upon approval, he will take the requested amendment to OKI.

Martin Russell, Deputy County Administrator, was present along with Rebecca Osborne, Warren County Agricultural Society, to discuss the Warren County Events Center.

Mr. Russell presented the attached information reviewing the budget associated with the Warren County Events Center at the Warren County Fairgrounds.

Mr. Russell discussed the budget constraints and reviewed the things that have been done in order to reduce the budget. He then reviewed the funding sources for the project.

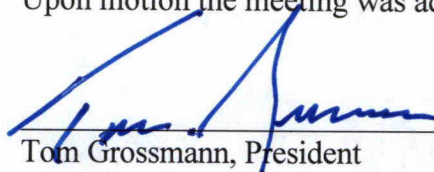
Commissioner Young presented background information relative to the Board's negotiation with Miami Valley Gaming money along with the State's involvement which essentially required the money to be divided with the City of Lebanon. He then stated his desire to request the City of Lebanon to utilize a portion of the fairgrounds redevelopment money on the project at the fairgrounds.

Mr. Russell then reviewed the following options available to the Board relative to the gap:

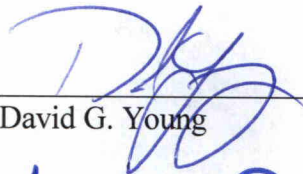
1. Don't do the project
2. Utilize general fund dollars to fill the shortfall
3. Ask the City of Lebanon for additional redevelopment dollars
4. Utilize the Warren County Port Authority

Commissioner Young stated his opposition to utilizing general fund dollars. He then requested Mr. Russell to contact the City of Lebanon and if they decline, proceed with the exploration of utilizing the Warren County Port Authority.

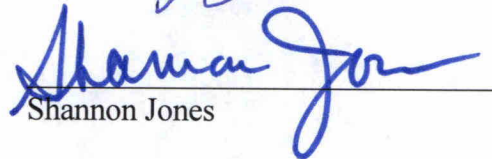
Upon motion the meeting was adjourned.



Tom Grossmann, President

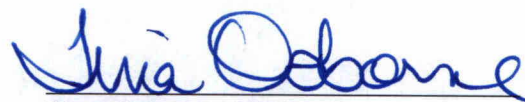


David G. Young



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 June 12, 2018, in compliance with Section 121.22 O.R.C.



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

PROPOSED \$5.00 INCREASE IN PERMISSIVE MOTOR VEHICLE FEE PER ORC §4504.24

To the Warren County Board of
County Commissioners

Tom Grossmann

David Young

Shannon Jones

Neil F. Tunison, P.E., P.S.

Warren County Engineer



Authority to enact provided through
HB 26 effective June 30, 2017

Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24

Source of County Road and Bridge Funds

License Plate fees – base \$20

Permissive License fee – \$5 - passed 1968

Permissive License fee - \$5 – passed 1988

Permissive License fee - \$5 – passed 2005

Gasoline Tax Revenues – a portion of 28¢ per gallon
collected statewide

Fines collected county highways

Permissive Motor Vehicle License Fee

Increase per ORC § 4504.24

Base License Plate Fee in Warren County

\$ 20.00 Base fee - County, municipalities, townships

\$ 11.00 To Ohio Department of Public Safety

Permissive fees to County, municipalities,
\$ 15.00 townships

\$ 3.50 To Bureau of Motor Vehicles Registrar

\$ 49.50 Total

**Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24**

2017 License Fee and Gas Tax Revenues

Base License Fee	\$4,089,651
1968 Permissive Fee	699,336
1988 Permissive Fee	804,370
2005 Permissive Fee	489,575
Gasoline Tax Revenues	<u>2,389,285</u>
Total	\$8,472,217

**Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24**

Road and Bridge Expenditures – 2017

Payroll	\$2,312,427.30
Equipment & Facilities	1,148,408.33
Benefits	889,505.12
Other	24,788.10
Capital Improvements	4,980,527.40
Insurance	3,349.29
Road Repair & Maintenance	<u>136,901.22</u>
Total	\$9,495,906.76

**Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24**

Road and Bridge Fund Used as Local Match

In 2017,

\$867,622 was used towards \$3,948,997
in Federal Aid and OPWC funded projects

**Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24**

Why a \$5.00 Increase Is Needed

Local match for large upcoming projects

King Ave. Bridge over Little Miami - \$14.5M

Fields-Ertel Road between Snider Road and
Wilkins - \$7M

Better funding of Paving Program

Resurfacing has not been funded to the level
needed

Permissive Motor Vehicle License Fee

Increase per ORC § 4504.24

King Ave. Bridge over the Little Miami National and State Scenic River

520 foot 2-Span 48 foot wide over river

30 foot Single-span 48 wide over ODNR Multi-
Use Path

Realignment of bridge approach roadway

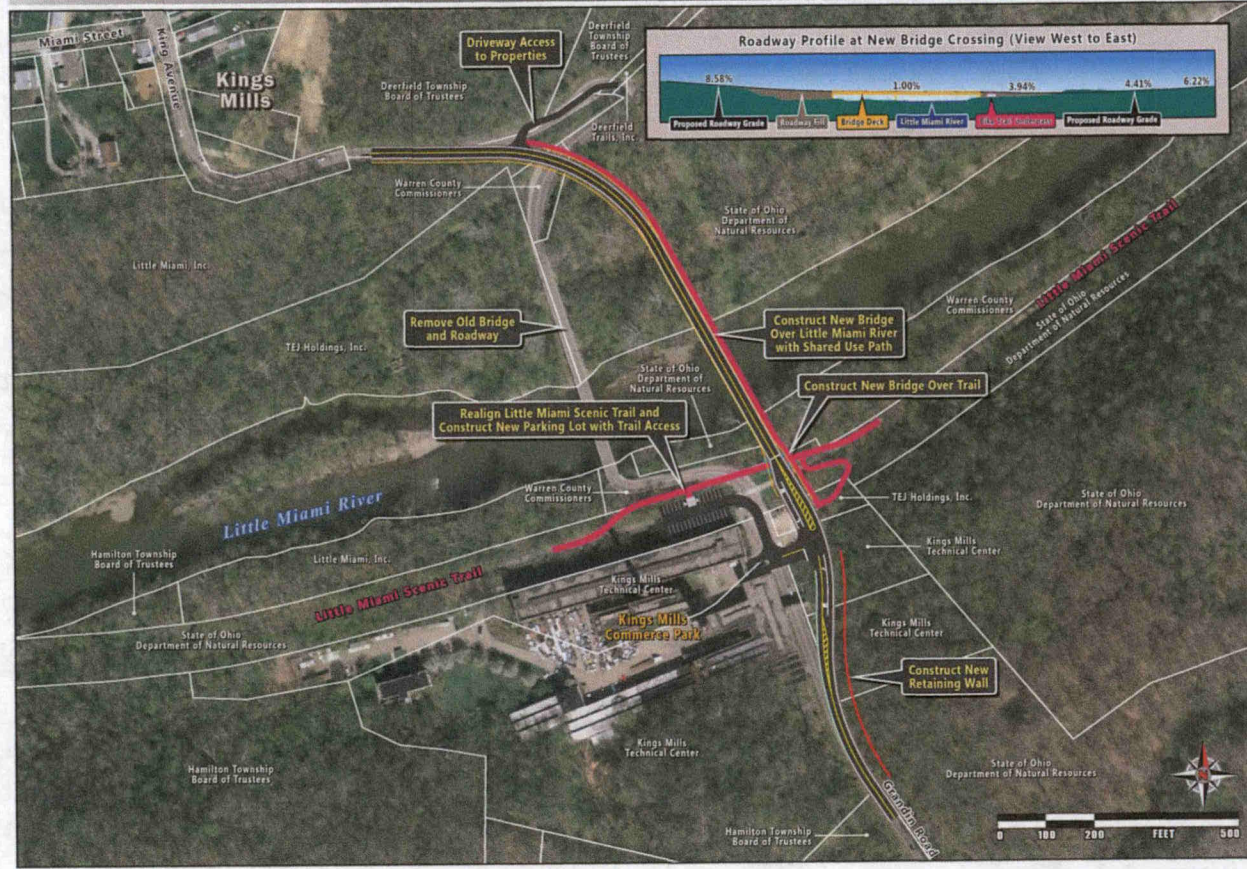
Cost \$14,500,000 at preliminary design phase

Permissive Motor Vehicle License Fee

Increase per ORC § 4504.24



Alternative 3: New Bridge



Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24

King Ave. Bridge Funding Known at this time

CEAO Local Bridge Replacement - \$5.0 M

Other potential sources for \$9.5M gap:

STP through OKI

TA through OKI

OPWC grants and loans

Likely minimum 20% local match: \$2.9 M

Permissive Motor Vehicle License Fee

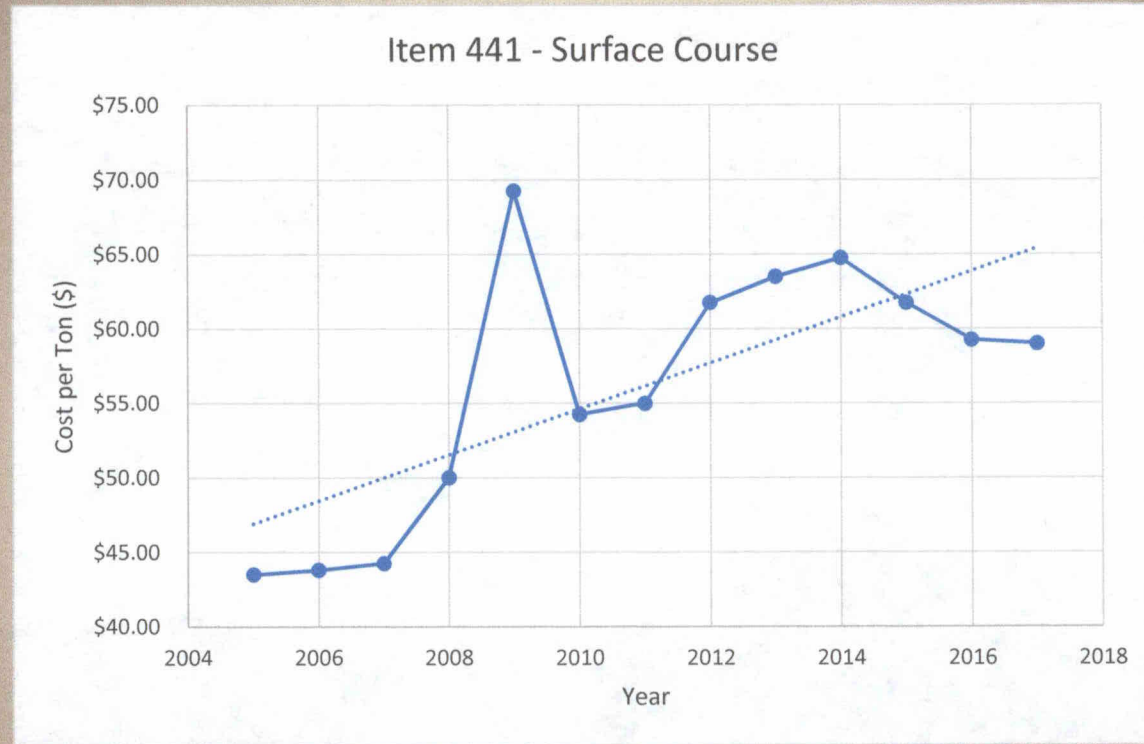
Increase per ORC § 4504.24

Paving Program

Last 12 years we have limited resurfacing and pavement management to \$1.5M to \$2.0M per year

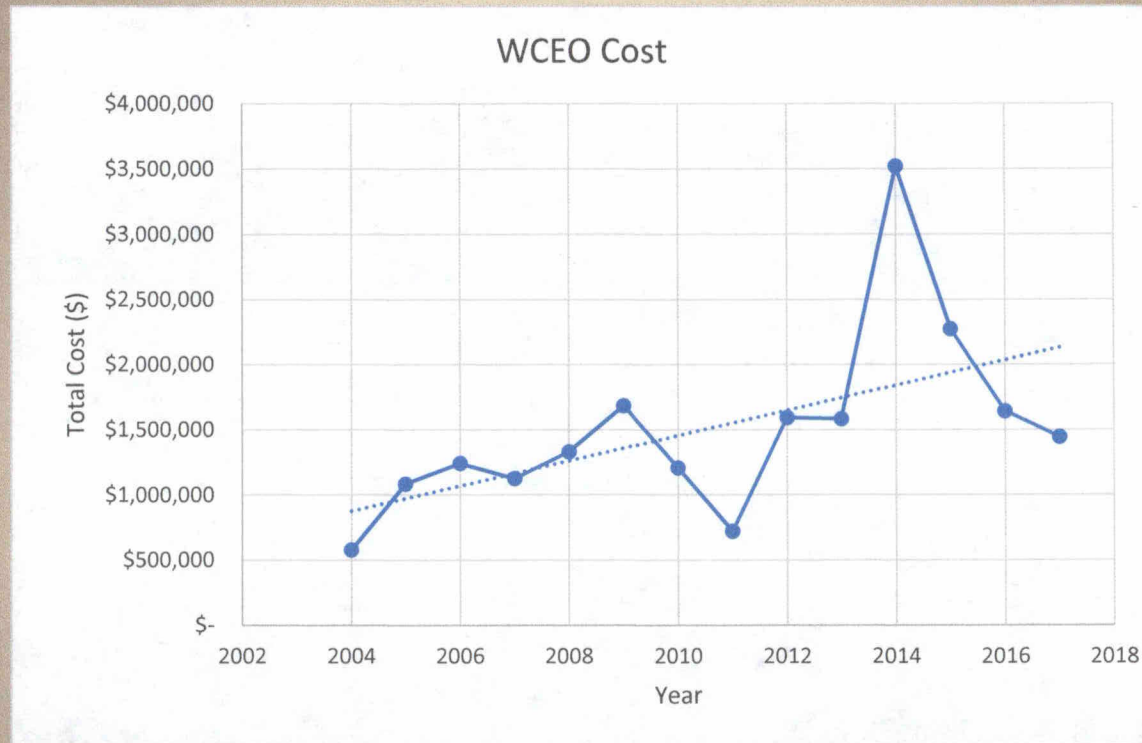
**Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24**

Paving Program



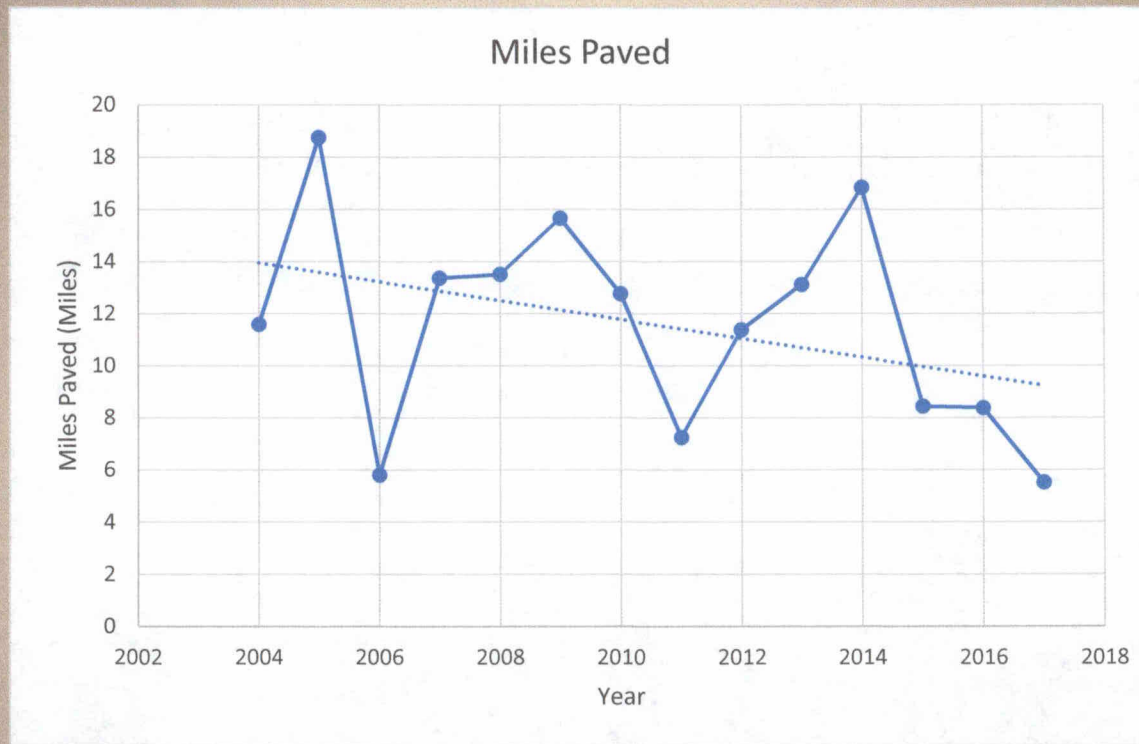
**Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24**

Paving Program



**Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24**

Paving Program



**Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24**

Summary of Resulting Pavement Condition

Excellent	20.2 miles	7.5%
Good	43.2 miles	16.0%
Fair	73.6 miles	27.4%
Poor	93.2 miles	34.6%
Serious	38.9 miles	14.5%

**Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24**

Excellent Condition



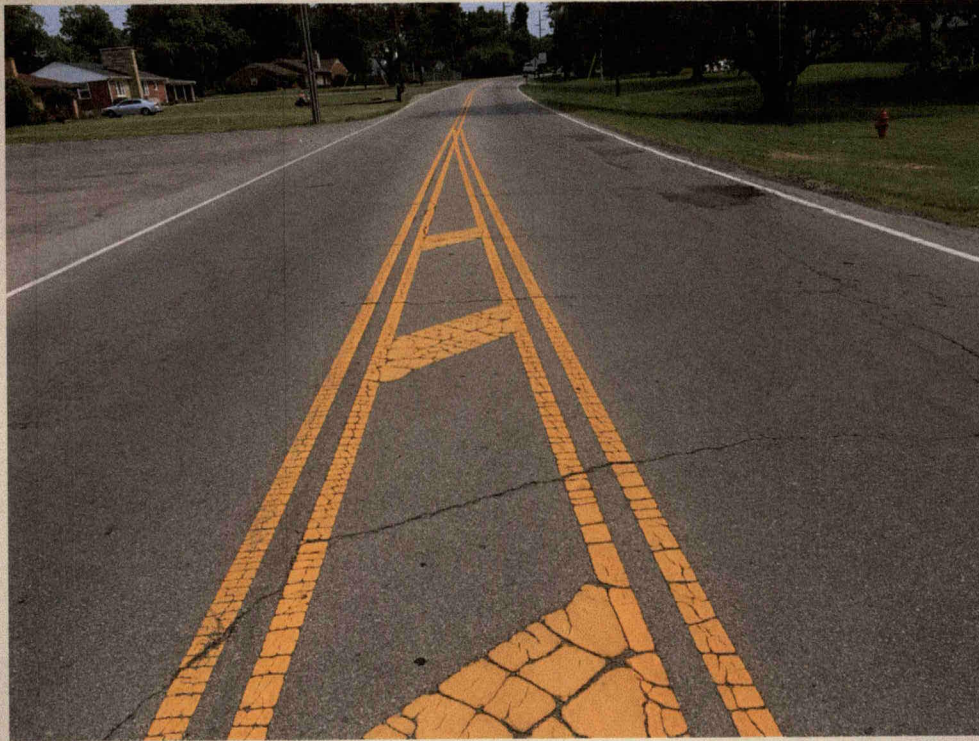
**Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24**

Good Condition



**Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24**

Fair Condition



**Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24**

Poor Condition



**Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24**

Serious Condition



**Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24**

Need for an increase of a \$5.00 Motor Vehicle

A \$5.00 increase will generate conservatively \$1.1 M annually

It will be used for local match for federal, state and OPWC funded projects like:

King Ave. Bridge Replacement

Fields-Ertel Road widening

Intersection improvements like Columbia Rd/MMM Rd

Permissive Motor Vehicle License Fee

Increase per ORC § 4504.24

Need for an increase of a \$5.00 Motor Vehicle

It will go towards pavement management including resurfacing to better maintain our county highway system

**Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24**

Questions?

**Permissive Motor Vehicle License Fee
Increase per ORC § 4504.24**

Map showing areas and structures planned for improvement in this application





GMP Summary

4. Break Out - PROJECT COST & SUMMARY				
Building & Site Work Cost				\$3,532,928.35
Storm Water Improvements (Deisgn & Construction Cost)				\$ 164,874.50
Water Line Improvements (Deisgn & Construction Cost)				\$ 168,672.00
TOTAL PROJECT COST				\$3,866,474.85

Event Center - Warren County Fairgrounds

Costs

Event Center (fees included)	\$3,532,928.00
Storm Water (required)	\$168,672
Water Line Upgrade (Required)	<u>\$164,874</u>
Total Cost of Project	\$3,866,474.00
MVG Donation to BOCC	\$3,000,000
Capitol Budget Grant	\$400,000
Redevelopment Contribution	\$150,000
Carlo/Nixon Contribution	<u>\$50,000</u>
Outstanding Balance	\$266,474.00

Warren County
FAIRGROUNDS

LEBANON, OHIO

www.warrencountyfairhio.org

May 11, 2018

Martin Russell
Deputy County Administrator
Director, Warren County Economic Development
Executive Director, Warren County Port Authority

Dear Martin,

In response to your email, I have discussed with the Executive Committee the current financial situation and budget decisions regarding the Event Center. We believe that in order to keep this Event Center project moving forward and to make the needed upgrades in the property infrastructure, we can designate \$150,000 of the Redevelopment Funds, previously earmarked for the horse barn improvements, for the installation of the new water line. This will force us to delay installation of new roofs, but will allow us to bridge the gap in funding for the expanded scope of the Event Center project. The \$180,000 allocated for paving will be spent on paving projects near the front gate and Bldg. A parking lot in order to create an inviting and safe parking area for guests renting and attending events at the Fairgrounds. In addition, the remaining funds, approximately \$80,000, allocated for Bldg. C and D and utility upgrades will be utilized as previously outlined. These funds ensure the completion of three critical projects – to assure these revenue-generating venues are safe, updated and well maintained; to address drainage issues near Bldg. A, in order to preserve the investment made in this facility as well as solve water issues that have previously created concerns for guests in the parking lot; and to cover electrical costs associated with the City of Lebanon rerouting the electrical service through the Fairgrounds. This decision will ultimately go before the WCAS Board of Directors on May 18th.

Thank you for your continued leadership in the design and construction process. We look forward to finalizing this phase and beginning construction.

Sincerely,

Gene Steiner, President
Warren County Agricultural Society

State Funding of \$1.5 Mil.

\$476,345.13	Account Balance
	Projects
\$17,800.00	Drainage from west of Barns 1,2 & 3 north of A toward Broadway.
\$57,597.00	Lighting (indoor and outdoor) Building A, C and D; collaboration with City of Lebanon
\$ 48,000.00	Barn # 17 roof (July)
\$ 35,000.00	Barn # 9 roof (Aug)
\$ 35,000.00	Barn # 10 roof (Aug)
\$ 35,000.00	Barn # 11 roof (Sept)
\$180,000.00	Paving North of C & D, East of A & B, North of Barn #3
<u>\$ 59,306.00</u>	Utilities Upgrade for water and electricity as needed
\$467,703.00	Total of Projects.
\$8,641.71	remaining balance

Russell, Martin T.

From: Rebecca Osborne [warrencountyfair@msn.com] on behalf of Rebecca Osborne [ROsborne@warrencountyfairhio.org]
Sent: Tuesday, June 05, 2018 12:26 PM
To: Russell, Martin T.
Cc: Gene Steiner
Subject: Event Center funding
Attachments: WCAS - Fairgrounds Nixon Carlo funds.docx; State Funding - Fairgrounds Projects.docx

Martin,

As we review the Fairgrounds projects and funding, please refer to the attached budgets. The WCAS will provide \$50,000.00 additional funding for the Event Center Project if needed for its completion. These funds would be taken from the Carlo/ Nixon Account as indicated.

If additional funding is needed from the WCAS it will delay much needed projects to the Fairgrounds facilities. We are committed to seeing the Event Center to completion and will continue to negotiate the building costs and revenue streams as needed for this project's success and completion.

Thanks,

Gene Steiner
Pres. WCAS

Becky

Rebecca Osborne
Fair Secretary & Facility Manager
office: 513.932.2636
cell: 513.630.4331
ROsborne@warrencountyfairhio.org

Carlo/ Nixon Maintenance Acct.

\$304,179	Account Balance
	Projects
\$32,750.00	Paving and Striping outside of Event Center project but east of A, B and C.
\$24, 500.00	Street Scape- Gazebo project, collaborated with "Master Gardener" program
<u>\$175,000.00</u>	Pavilion/Restroom addition to C in collaboration with WCFB
\$ 71,929.00	Remaining Balance

WCAS would commit \$50,000.00 of these funds toward the Event Center if needed.