



**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 – September 4, 2018

The Board met in regular session pursuant to adjournment of the August 28, 2018, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the August 28, 2018, meeting were read and approved.

- 18-1368 A resolution was adopted to designate Family and Medical Leave of Absence to Nick Zimmerman, Water Treatment Operator II, within Water and Sewer Department. Vote: Unanimous
- 18-1369 A resolution was adopted to accept resignation of Edgar Walker, HVAC Tech 1, within the Warren County Facilities Management Department, effective September 28, 2018. Vote: Unanimous
- 18-1370 A resolution was adopted to approve volunteer to assist with the Emergency Management Projects within Warren County Emergency Services Department. Vote: Unanimous
- 18-1371 A resolution was adopted to approve agreement and addendum with Belmont Pines Hospital 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
- 18-1372 A resolution was adopted to approve Change Order #1 with Elevar Design Group relative to the design of roof systems at Juvenile Justice Center. Vote: Unanimous

- 18-1373 A resolution was adopted to rescind Resolution #18-1237 which authorized the Vice President of the Board to sign the Change Order with TriTech Software Systems on behalf of Warren County Telecommunications. Vote: Unanimous
- 18-1374 A resolution was adopted to authorize President of Board to sign the Task Completion Reports 55, 78, 79, 80, 81, 93, and 98 with TriTech Software Systems on behalf of Warren County Telecommunications. Vote: Unanimous
- 18-1375 A resolution was adopted to authorize the President of the Board to sign the revised Change Order No. 5 with TriTech Software Systems on behalf of Warren County Telecommunications. Vote: Unanimous
- 18-1376 A resolution was adopted to authorize the President of the Board to enter into a Software Agreement with Microsoft Corporation on behalf of Warren County Information Technology. Vote: Unanimous
- 18-1377 A resolution was adopted to approve and authorize the County Administrator to sign a grant agreement by and between the Federal Aviation Administration and the Warren County Board of Commissioners relative to the Warren County/ John Lane Field Airport. Vote: Unanimous
- 18-1378 A resolution was adopted to approve Amendment No. 3 to the Engineering Agreement with Jacobs Engineering Group, Inc., increasing Purchase Order No. 21277 for the Waynesville Regional Wastewater Improvements Project, Subfund No. 3380. Vote: Unanimous
- 18-1379 A resolution was adopted to authorize the filing of applications with the Ohio Department of Transportation for FY 2019 Transportation Assistance Grants. These grants may include the Ohio Elderly and Disabled Transit Fare Assistance Program and the Urban Transit Program. Vote: Unanimous
- 18-1380 A resolution was adopted to approve various refunds. Vote: Unanimous
- 18-1381 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41 (D) (1). Vote: Unanimous
- 18-1382 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 18-1383 A resolution was adopted to approve cash advance from County General Fund #101 into the Estates of Keever Creek Roadway Construction Fund #450. Vote: Unanimous
- 18-1384 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into County Court #101-1282. Vote: Unanimous

- 18-1385 A resolution was adopted to approve appropriation adjustment within Court of Domestic Relations Fund #101-1230. Vote: Unanimous
- 18-1386 A resolution was adopted to approve appropriation adjustments within Sheriff's Office Fund #101-2210. Vote: Unanimous
- 18-1387 A resolution was adopted to approve appropriation adjustments within Emergency Services/Communications Center Fund #101-2850. Vote: Unanimous
- 18-1388 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Special Projects Fund #224. Vote: Unanimous
- 18-1389 A resolution was adopted to approve an appropriation adjustment within Records Center Fund #101-1500. Vote: Unanimous
- 18-1390 A resolution was adopted to approve and authorize the Board to enter into an agreement with Fidlar Technologies on behalf of the Warren County Recorder. Vote: Unanimous
- 18-1391 A resolution was adopted to issue Request for Engineering Qualifications for the procurement of professional engineering services related to the design of Lower Little Miami Wastewater Treatment Plant Improvements. Vote: Unanimous
- 18-1392 A resolution was adopted to issue Request for Engineering Qualifications for the procurement of professional engineering services related to the design of the Sycamore Trails Wastewater Treatment Plant Upgrades. Vote: Unanimous
- 18-1393 A resolution was adopted to issue Request for Engineering Qualifications for design services for the US 22-3 Watermain Replacement from Creek Woods Place to approximately Island Pines Drive Project. Vote: Unanimous

DISCUSSIONS

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

Linda Oda, Warren County Recorder, was present to discuss an agreement with Fidler Technologies, the recording software provider, which would allow Fidler Technologies to sell public documents to large companies such as Zillow in bulk.

Mrs. Oda stated that the records are currently available online but with this option, the larger companies could pay a convenience fee which would allow all the records to be obtained at once in exchange, Fidler Technologies would provide a maintenance fee reduction.

Upon discussion, the Board resolved (Resolution #18-1390) to approve and authorize the Board to enter into an agreement with Fidler Technologies on behalf of the Warren County Recorder.

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

1. Lower Little Miami Wastewater Treatment Plant Improvements—Mr. Brausch discussed the need to begin the process of upgrading the screening and clarified mechanism at the treatment plant. He stated the estimated project cost of \$600,000 with the engineering being approximately \$50,000. He then requested the Board to authorize the request for qualifications to be issued and questioned if the Board would like to select the engineer or delegate the process to staff. Upon discussion, the Board resolved (Resolution #18-1391) to issue Request for Engineering Qualifications for the procurement of professional engineering services related to the design of Lower Little Miami Wastewater Treatment Plant Improvements and allow staff to rank and make recommendations for selection.
2. Sycamore Trails Wastewater Treatment Plant—Mr. Brausch updated the Board on the need for either upgrading this plant for converting it to a pumping station for sanitary sewer treatment by either the City of Springboro or Montgomery County. He reviewed the cost comparisons for each option and it was determined that the cheapest long term option, due to the cost of contracting treatment from an outside entity, is to proceed with the upgrade of the plant. Upon discussion, the Board resolved (Resolution #18-1392) to issue Request for Engineering Qualifications for the procurement of professional engineering services related to the design of the Sycamore Trails Wastewater Treatment Plant Upgrades and for staff to rank and make a recommendation for the final selection by the Board.
3. US 22-3 Water Main Replacement—Mr. Brausch updated the Board on the need to replace the watermain along US RT 22-3 in from of the Landen Deerfield Park in Deerfield Township. He informed the Board of the ten main breaks along the line since 2014 and requested the Board to begin the process of engineering selection. Upon discussion, the Board resolved (Resolution #18-1393) to issue Request for Engineering Qualifications for design services for the US 22-3 Watermain Replacement from Creek Woods Place to approximately Island Pines Drive Project and for staff to rank and make a recommendation for the final selection by the Board.

Jerry Haddix, South Lebanon Village Administrator, was present to discuss the request from the Village for Warren County to provide sanitary sewer service to the recently annexed properties located at 727 Grandin Road (aka Irwin Farm) and 1415 Grandin Road (aka Peter's Cartridge).

Mr. Haddix reviewed the proposed projects of 177 single family lots located in 64.57 acres (Irwin Farm) and the Bloomfield/Schon project for 130 loft apartments with 15,000 square feet of commercial space on 14.29 acres (Peter's Cartridge).

Mr. Haddix then stated the Village Council requests for the Board to consider providing sanitary sewer to these projects in exchange for their agreement to not accept any further annexation that would require water or sanitary sewer services from the County without prior approval from the Board of Commissioners.

Commissioner Grossmann questioned if there was any reason we could not provide services to these properties.

Bruce McGary, Assistant Prosecutor, reviewed the legal issue of needing a written service agreement with the Village along with the approval from OKI for the administrative change prior to any services being provided.

Commissioner Young stated his desire to render a decision for each project individually as a separate request for service for each property.

There was discussion relative to the legality of the current Village Council having the ability to bind future Council members to not annex a property without prior approval of Warren County.

Ken Schon, provided a history of the Peter's Cartridge property and the events that led to annexation to the Village of South Lebanon.

Commissioner Young stated his opinion that the Village of South Lebanon "rescued" the Peter's Cartridge development and then stated his desire to honor the Board's initial offer to the developer and provide the needed utility services.

There was discussion relative to the history of the project as it relates to the tax abatement and the Kings Local Schools lack of consent.

Commissioner Jones stated she has no problem providing water and sanitary sewer service to the Peter's Cartridge property but would not have approved a tax abatement without the consent of the elected body it would affect (the Kings Local School Board).

Jim Smith, Mayor of South Lebanon, stated that the Warren County Port Authority has been working with the developer of River's Crossing as it relates to Tax Increment Financing (TIF) and a deal has been worked out would provide approximately \$100,000 in revenue to the schools

for the life of the TIF and would make up for some of the lost revenue from Peter's Cartridge project.

There was the discussion relative to the Irwin Farm project.

Steve Fosse, Rhein Interest, stated that the property owner approached their company to purchase the property. He provided history relative to the marketing of the property under residential zoning. He discussed the Hamilton Township Trustees' decision to not allow the property to be rezoned regardless of the inability to sell being zoned commercial. He then reviewed the property owner's decision to annex to the Village of South Lebanon.

There was discussion relative to the location of Warren County's sanitary sewer lines as well as the ability to provide services.

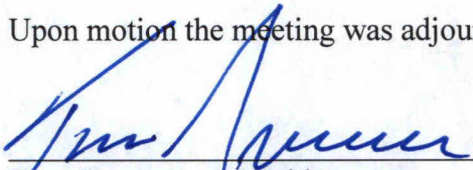
Chris Brausch, Sanitary Engineer, stated that staff has not reviewed the ability to provide sewer service as the property is located outside our jurisdiction. He stated staff would need to review line capacity prior to answering the question on ability to provide services.

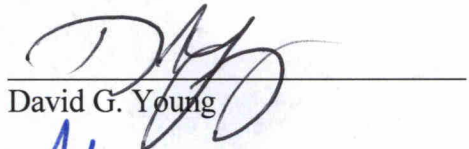
Commissioner Young stated his opinion of this project being a classic example of the holistic view of not being a bedroom community and the need to follow a comprehensive plan that includes balanced growth.

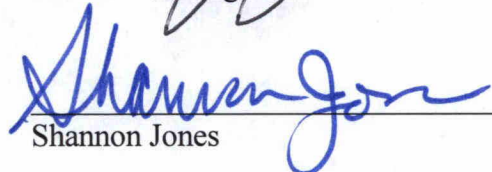
There was discussion relative to the desire for staff to review the ability to provide services and continue this discussion next week.

Upon discussion, the Board determined to continue this discussion to September 11, 2018, at 9:15 a.m.

Upon motion the meeting was adjourned.


Tom Grossmann, President


David G. Young


Shannon Jones

MINUTES
SEPTEMBER 4, 2018
PAGE 7

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 September 4, 2018, in compliance with Section 121.22 O.R.C.



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