



**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 – December 11, 2018

The Board met in regular session pursuant to adjournment of the December 4, 2018, meeting.

Tom Grossmann – present

Shannon Jones – absent

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the December 4, 2018 meeting were read and approved.

- 18-1905 A resolution was adopted to approve lateral transfer of Traci Guthrie, Office Administrator, from the Garage to Facilities Management. Vote: Unanimous
- 18-1906 A resolution was adopted to authorize the posting of the “Office Administrator” position within the Warren County Garage, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A). Vote: Unanimous
- 18-1907 A resolution was adopted to approve leave donation for Kenneth Cole, within the Warren County Water and Sewer Department. Vote: Unanimous
- 18-1908 A resolution was adopted to approve leave donation for Jacqueline Hankins, within the Warren County Building and Zoning Department. Vote: Unanimous
- 18-1909 A resolution was adopted to designate Family and Medical Leave of Absence to Jacqueline Hankins within the Building and Zoning Department. Vote: Unanimous
- 18-1910 A resolution was adopted to accept resignation of Brendan Pottorf, Custodial Worker I, within the Warren County Facilities Management Department effective December 15, 2018. Vote: Unanimous

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- 18-1911 A resolution was adopted to authorize Warren County Treasurer to sign an Institutional Suitability Certificate with Key Bank. Vote: Unanimous
- 18-1912 A resolution was adopted to approve and authorize Warren County Grants Director to sign the Urban Transit Program 2019 Grant contract by and between the Ohio Department of Transportation and the Warren County Board of Commissioners. Vote: Unanimous
- 18-1913 A resolution was adopted to appoint committee to review engineering qualifications for the procurement of professional engineering services related to the design of improvements to the Lower Little Miami Wastewater Treatment Plant. Vote: Unanimous
- 18-1914 A resolution was adopted to authorize Amendment No. 1 to the engineering agreement with Jones Warner Consultants, Inc., increasing purchase order no. 22618 for the Lower Springboro Road Waterline Improvements Project, subfund no. 583-3206. Vote: Unanimous
- 18-1915 A resolution was adopted to approve an amendment to the engineering contract with Strand Associates, Inc. on behalf of the Warren County Engineer's Office. Vote: Unanimous
- 18-1916 A resolution was adopted to declare various items within County Court, Engineer's Office, Facilities Management, Juvenile Court, Sheriff's Office, Telecommunications, as surplus and authorize the disposal of said items. Vote: Unanimous
- 18-1917 A resolution was adopted to acknowledge approval of financial transaction. Vote: Unanimous
- 18-1918 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 18-1919 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41 (D)(1). Vote: Unanimous
- 18-1920 A resolution was adopted to approve various refunds. Vote: Unanimous
- 18-1921 A resolution was adopted to approve a subdivision public improvement performance and maintenance security agreement release with Grand Communities, Ltd. for Shaker Run, Section Four, Phase E situated in Turtlecreek Township. Vote: Unanimous
- 18-1922 A resolution was adopted to approve bond release for Soraya Farms LLC for completion of improvements in Soraya Farms Section 4 situated in Clearcreek Township. Vote: Unanimous

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- 18-1923 A resolution was adopted to approve bond release for Soraya Farms LLC for completion of improvements in Soraya Farms Lifestyle Community, Phase 4 situated in Clearcreek Township. Vote: Unanimous
- 18-1924 A resolution was adopted to approve appropriation decrease in Pass Through Grants fund #261. Vote: Unanimous
- 18-1925 A resolution was adopted to approve appropriation decreases within Warren County Sheriff's Office fund #292. Vote: Unanimous
- 18-1926 A resolution was adopted to approve a cash advance from County Motor Vehicle fund 202 into King Avenue Bridge Project fund 437. Vote: Unanimous
- 18-1927 A resolution was adopted to approve a cash advance from Engineer's fund #202 into fund #450 and #454 and cash advance repayments from funds #450 and #454 into fund #202. Vote: Unanimous
- 18-1928 A resolution was adopted to approve supplemental appropriations into Mason Municipal Court fund #101-1273. Vote: Unanimous
- 18-1929 A resolution was adopted to approve supplemental appropriation into Clerk of Courts Certificate of Title Administration fund #250. Vote: Unanimous
- 18-1930 A resolution was adopted to approve supplemental appropriation in County Wide Financial Software fund 401. Vote: Unanimous
- 18-1931 A resolution was adopted to approve supplemental appropriation into fund #479 Airport Construction. Vote: Unanimous
- 18-1932 A resolution was adopted to approve supplemental appropriation into Water Revenue fund 510. Vote: Unanimous
- 18-1933 A resolution was adopted to approve appropriation adjustments within Sheriff's Office funds #101-2210, #101-2211 and #630. Vote: Unanimous
- 18-1934 A resolution was adopted to approve appropriation adjustment within Telecommunications Department fund #101-2810. Vote: Unanimous
- 18-1935 A resolution was adopted to approve appropriation adjustments from Telecommunications Department fund #101-2810 into #101-2810 and #101-2812. Vote: Unanimous
- 18-1936 A resolution was adopted to approve appropriation adjustments from Board of Elections fund #101-1301 to #101-1300. Vote: Unanimous

- 18-1937 A resolution was adopted to approve appropriation adjustments within Dog and Kennel fund #206. Vote: Unanimous
- 18-1938 A resolution was adopted to approve an appropriation adjustment within Prosecutor's Office fund #245. Vote: Unanimous
- 18-1939 A resolution was adopted to approve appropriation adjustment within Reclaim Grant fund #247. Vote: Unanimous
- 18-1940 A resolution was adopted to approve appropriation adjustment within Children Services fund #273. Vote: Unanimous
- 18-1941 A resolution was adopted to approve appropriation adjustments within the Water Revenue fund No. 510. Vote: Unanimous
- 18-1942 A resolution was adopted to approve appropriation adjustments within Engineer's Office fund #202. Vote: Unanimous
- 18-1943 A resolution was adopted to set final hearing concerning the vacation of a portion of Pinnacle Lane in Deerfield Township. Vote: Unanimous
- 18-1944 A resolution was adopted to continue public hearings #2 to consider the adoption of Warren County Rules and Regulations for the Design of Storm Sewer and Stormwater Management Systems. Vote: Unanimous
- 18-1945 A resolution was adopted to authorize assignment of contracts for the Warren County Fairgrounds Event Center to the Warren County Port Authority, and execution of lease amendment no. 3 of the Fairgrounds lease, and execution of Ground Lease to Warren County Port Authority. Vote: Unanimous
- 18-1946 A resolution was adopted to approve supplemental appropriation into Fairgrounds Construction Project fund #498. Vote: Unanimous
- 18-1947 A resolution was adopted to cancel regularly scheduled Commissioners' meeting of Thursday, December 13, 2018. Vote: Unanimous

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

PUBLIC HEARING #2

CONSIDER THE ADOPTION OF WARREN COUNTY RULES AND REGULATIONS FOR
THE DESIGN OF STORM SEWER AND STORMWATER MANAGEMENT SYSTEMS

The second public hearing to consider the adoption of new Warren County Rules and Regulations for the Design of Storm Sewer and Stormwater Management Systems was convened this 11th day of December 2018.

Neil Tunison, County Engineer, provided background relative to the proposed new regulations and reviewed that the changes are being made to align with the State of Ohio stormwater permit process for pollution control. He stated that with the adoption, they will begin reviewing a pollution prevention plan.

Mr. Tunison stated his recommendation to not approve these proposed regulations until such time as the Warren County Soil and Water Conservation District has completed and the Board has adopted amendments to the Erosion and Sediment Control Regulations.

Commissioner Young discussed the continued problem of sink holes within easements occurring in aging subdivisions and whose responsibility it is to repair them.

Mr. Tunison explained that it would depend on the location but responsibility would typically fall upon the homeowners' association or the property owner, depending on the location.

Mr. Tunison then discussed the fee collected relative to planning purposes but not operation and maintenance of stormwater.

Commissioner Young then questioned the liability associated with the county "sign off" of drainage plans when drainage issues occur later.

Mr. Tunison explained that the county approves plans that are developed and certified by professional engineers.

There was discussion relative to the creation of stricter regulations.

Charles Petty, Assistant County Engineer, stated that our regulations follow the state model and Ohio EPA. He stated we could make them stricter but the development community would protest. He then stated that if the approved plans are implemented correctly, the regulations work well and that the majority of the drainage issues are due to the builder altering the approved drainage plans.

Bruce McGary, Assistant Prosecutor, informed the Board that if stricter regulations were approved the Board would be legally challenged.

Upon further discussion, the Board resolved (Resolution #18-1944) to continue this public hearing to January 15, 2019, at 10:00 a.m.

Martin Russell, Assistant County Administrator, was present to discuss the Warren County Event Center Project being assigned to the Warren County Port Authority.

Mr. Russell discussed the assignment of contracts to the Port Authority, the proposed lease amendment to the Fairgrounds and execution of a ground lease with the Warren County Port Authority.

Commissioner Young clarified that the ground lease ensures that Warren County still controls/owns the Event Center because even though it was funded by private funds, it is still a taxpayer asset.

Bruce McGary, Assistant Prosecutor, stated the need to determine what the term of the initial lease will be. He stated that the master lease with the Warren County Agriculture Society has 15 years remaining.

Mr. McGary then suggested that rather than having a sublease relative to the operation of the facility, the Board needs an operating agreement as the operating is not taking possession of the property.

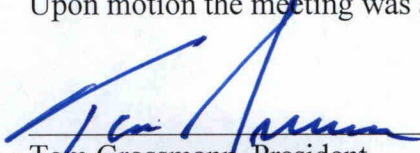
Commissioner Young stated his desire to protect the authority to sell the property in the event circumstances determine it is needed.

Mr. McGary stated there is a provision to terminate the lease after the initial term has expired. He then stated his recommendation to establish the initial term as 3-5 years rather than make it the length of the master lease.

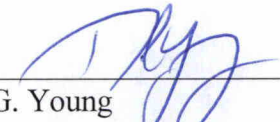
Upon discussion, it was determined that the initial agreements should establish a 3 year initial term.

Upon further discussion, the Board resolved (Resolution #18-1946) to authorize assignment of contracts for the Warren County Fairgrounds Event Center to the Warren County Port Authority, and execution of lease amendment no. 3 of the Fairgrounds lease, and execution of Ground Lease to Warren County Port Authority.

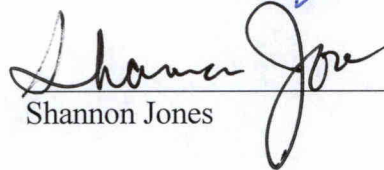
Upon motion the meeting was adjourned.



Tom Grossmann, President

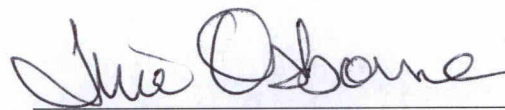


David G. Young



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 December 11, 2018, in compliance with Section 121.22 O.R.C.



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