



**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 12, 2023

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the September 5, 2023, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the September 5, 2023, meeting were read and approved.

23-1156 A resolution was adopted to hire Victoria Caldwell , as Administrative Support, within the Warren County Office of Management and Budget. Vote: Unanimous

23-1157 A resolution was adopted to authorize the posting for Administrative Support position, within the Warren County Commissioners' Office, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A). Vote: Unanimous

23-1158 A resolution was adopted to authorize the posting of the "Deputy Director" position, within the Warren County Department of Job and Family Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A). Vote: Unanimous

23-1159 A resolution was adopted to approve end of 365- day probationary period and approve a pay increase for Curtis Holman within the Warren County Emergency Services Department. Vote: Unanimous

23-1160 A resolution was adopted to approve end of 365- day probationary period and approve a pay increase for Ashleigh Riffle within the Warren County Emergency Services Department. Vote: Unanimous

- 23-1161 A resolution was adopted to declare an emergency and waive competitive bidding for the immediate removal of multiple trees at the Zoar Tower Site.
Vote: Unanimous
- 23-1162 A resolution was adopted to approve and enter into an agreement with Montgomery County relative to Justice Web, Montgomery County's Criminal Justice Information System. Vote: Unanimous
- 23-1163 A resolution was adopted to enter into a professional services contract with Woolpert, Inc. and Pictometry International Corp. DBA EagleView for the Ohio State Imagery Program on behalf of the Warren County Auditor's Office.
Vote: Unanimous
- 23-1164 A resolution was adopted to amend the contract between the Warren County Commissioners and Affordable Language Services on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 23-1165 A resolution was adopted to authorize acceptance of renewal quote with OARnet on behalf of Warren County Telecommunications. Vote: Unanimous
- 23-1166 A resolution was adopted to enter into for electronic pollbook funding with the Ohio Secretary of State's Office on behalf of Warren County Board of Elections.
Vote: Unanimous
- 23-1167 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-1168 A resolution was adopted to acknowledge receipt of August 2023 Financial Statement. Vote: Unanimous
- 23-1169 A resolution was adopted to approve various record plats. Vote: Unanimous
- 23-1170 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Records Center Fund #11011500.
Vote: Unanimous
- 23-1171 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Common Pleas Court Fund #1101223. Vote: Unanimous
- 23-1172 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into County Court Fund #1101283.
Vote: Unanimous
- 23-1173 A resolution was adopted to approve appropriation adjustment within County Court Fund #1101280. Vote: Unanimous

- 23-1174 A resolution was adopted to approve appropriation adjustment within Sheriff's Office Fund #11012200. Vote: Unanimous
- 23-1175 A resolution was adopted to approve appropriation adjustments within Telecommunications Department Fund #4492. Vote: Unanimous
- 23-1176 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 23-1177 A resolution was adopted to accept tentative agreement regarding the negotiations between the Warren County Engineer and the Warren County Highway Employee Association/ AFSCME. Vote: Unanimous
- 23-1178 A resolution was adopted to continue administrative hearing to consider site plan review application of N & G Takhar Oil LLC in Turtlecreek Township. Vote: Unanimous
- 23-1179 A resolution was adopted to authorize the issuance and sale of not to exceed \$25,000,000 County of Warren, Ohio Hospital Facilities Improvement Revenue Bonds, Series 2023A (Community First Solutions Obligated Group 2023A Project); authorizing the execution and delivery of an agreement of lease, a sublease, a bond purchase agreement, and a tax exemption agreement in connection with the issuance of such Series 2023A bonds; and authorize other documents and actions in connection with the issuance of such Series 2023A bonds. Vote: Unanimous
- 23-1180 A resolution was adopted to begin Thursday, September 14, 2023, Commissioners' Meeting at 4:00 p.m. Vote: Unanimous

DISCUSSIONS

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

Susanne Mason, Warren County Grants Administration Program Manager, was present for a work session along with representatives from the Warren County Regional Planning Commission to present the Warren County Assessment of Fair Housing as required to receive Community Development Block Grant funding from the Department of Housing and Urban Development (HUD).

Cameron Goschinski, Regional Planning Commission, reviewed the attached PowerPoint presentation reviewing the requirements to be included in the plan.

The Board discussed the proposed goals, questioning what is required for the plan versus what is included.

Stan Williams, Regional Planning Commission Executive Director, explained the new process required by HUD which includes specific guidelines and focuses on implementation of goals.

Commissioner Young stated his desire for additional time to review the plan prior to approval.

Commissioner Jones explained the process and stated that this plan is not an endorsement of goals but rather a reflection on community goals that were determined based upon outreach with stakeholders.

Upon further discussion, the Board continued this discussion to a later date.

ADMINISTRATIVE HEARING

SITE PLAN REVIEW APPLICATION OF N & G TAKHAR OIL LLC IN TURTLECREEK TOWNSHIP

The Board met this 12th day of September 2023, in the Commissioners' Meeting Room, for the administrative hearing to consider the site plan review application of N & G Takhar, Oil LLC in Turtlecreek Township.

Commissioner Jones informed those in attendance that today's hearing will be continued due to the inability for legal counsel to be present. She stated that those in attendance today that desire to give testimony will be given an opportunity to be heard in the event they cannot attend the future hearing.

Commissioner Jones requested the Clerk to state when the site plan was posted with signage, how and when written notices were sent to the applicant and all owners of property within 500 feet from the parcel lines, and details on when the Clerk advertised the public notice in the newspaper of general circulation.

Tina Osborne, Clerk of Commissioners, stated that the sign was erected on the property on August 28, 2023. She stated that the notices were sent via regular us mail on August 14, 2023, and the legal notice was advertised in Journal News of Lebanon and Mason on August 20, 2023.

Commissioner Jones then requested anyone in attendance that desires to give testimony today to come forward and swore those desiring to speak prior speaking.

Doug Gescuk, 5789 Greentree Road, stated he is upset relative to notices being sent only thirty days prior to the hearing, the hearing being set on a Tuesday morning when area residents are working, the notice not being sent to all residents in the area, not just those within 500 feet. He then stated his concern with the increase in traffic from this development.

Donald Adams, 5861 Greentree Road, stated his concern relative to notifications being sent in a timely manner.

Jeff Wieland, 1242 N. Union Road, stated his questions for the developer. The Board suggested he reach out to the developer after the hearing.

Nancy Sams, lives on corner of Greentree and Summit, stated her understanding that this property will be developed as commercial. She then stated her request that the residents be considered when discussing lighting (make sure they are down lights) and limiting hours of operation to ensure they aren't disturbed during sleeping hours.

Christine Putvan, 1250 Ironwood Drive, questioned where the legal notice was advertised and how to obtain a subscription.

Upon further discussion, the Board resolved (Resolution #23-1178) to continue the administrative hearing to October 12, 2023, at 5:00 p.m.

PUBLIC HEARING

TEFRA HEARING TO CONSIDER HOSPITAL FACILITY IMPROVEMENT REVENUE BONDS FOR COLONIAL SENIOR SERVICES FOR A SENIOR LIVING FACILITY IN THE CITY OF MASON, WARREN COUNTY, OHIO

The Board met this 12th day of September 2023, for the TEFRA hearing to consider the issuance of hospital facility improvement revenue bonds for Colonial Senior Services for the purchase of a senior living facility in the City of Mason.

Michael Dean, Dinsmore & Shohl, stated that the issuance is for a not to exceed amount of \$25 million for the purchase of an existing facility in the City of Mason.

Commissioner Young confirmed that the issuance of these bonds by Warren County does not legally or financially obligate Warren County.

Upon further discussion, the Board resolved (Resolution #23-1179) to authorize the issuance and sale of not to exceed \$25,000,000 County of Warren, Ohio Hospital Facilities Improvement Revenue Bonds, Series 2023A (Community First Solutions Obligated Group 2023A Project); authorizing the execution and delivery of an agreement of lease, a sublease, a bond purchase agreement, and a tax exemption agreement in connection with the issuance of such Series 2023A bonds; and authorize other documents and actions in connection with the issuance of such Series 2023A bonds.

Larry Sims, Warren County Sheriff, was present for a work session along with Chief Deputy Barry Riley and Jail Administrator Major Brett Richardson, to discuss the current food service agreement with Aramark.

Sheriff Sims stated that Aramark has been a good partner but has come to the County with the request to increase the cost per meal to an amount higher than the contract stipulates (25%) based upon current market conditions. He stated that he has reviewed the cost per meal that Warren County pays versus the increases that surrounding counties are seeing (45% increases).

There was discussion relative to year three of the agreement beginning October 2023, with the increase in the agreement being the consumer price index (currently 7.1%) and if not agreeable, either party has the option to re-bid the contract.

Sheriff Sims informed the Board that Butler County opted to rebid, and the contract went up 45%. He then stated his recommendation to approve the 25% increase from 2022.

There was discussion relative to the cost associated with a 25% increase.


Sheriff Sims stated it will be an estimated \$100,000 increase in the jail budget.

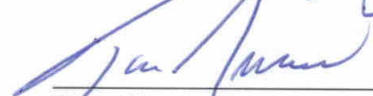
Upon discussion, the Board agreed to the 25% increase with the stipulation that the remainder of the agreement remove the ability to rebid the agreement based upon not agreeing to the CPI increase.

On motion, upon unanimous call of the roll, the Board entered executive session at 10:28 a.m. to discuss the acquisition of real estate pursuant to Ohio Revised Code Section 121.22 (G)(2), and Pursuant to 121.22 (G)(8) to discuss the possible investment or expenditure of public funds to be made in connection with a request for assistance in an economic development project and exited at 11:22 a.m.


Upon motion the meeting was adjourned.


Shannon Jones, President


David G. Young


Tom Grossmann

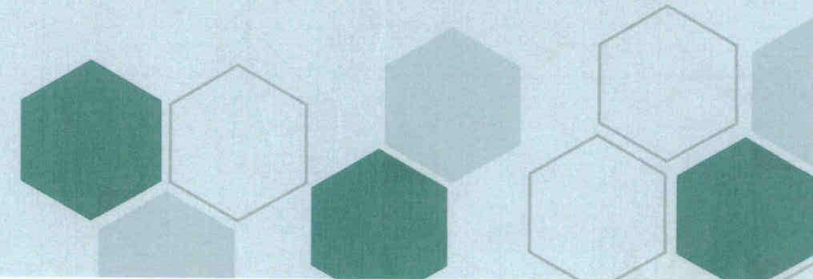
I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on September 12, 2023, in compliance with Section 121.22 O.R.C.


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



Warren County

Assessment of Fair Housing



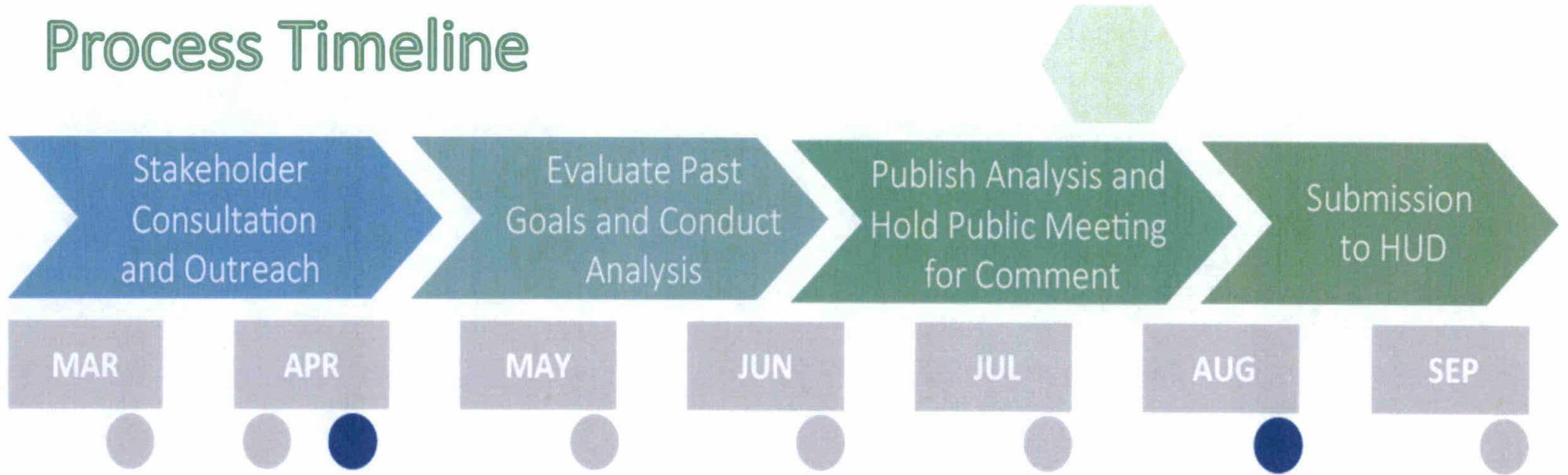


Step 1 | BOCC Resolution

Step 2 | Include in Consolidated Plan



Process Timeline



● Community Meetings ● Organization & Stakeholder Meetings

- ✓ 9 Focus Groups
- ✓ 2 Public Meetings

- **Public Process Outlined in HUD Manual**

CIVIL RIGHTS ACT OF 1968

FAIR HOUSING ACT

Prohibits discrimination in housing-related activities based on race, color, religion, sex, national origin, familial status, and disability.



The Ohio Fair Housing Act includes military status and ancestry.

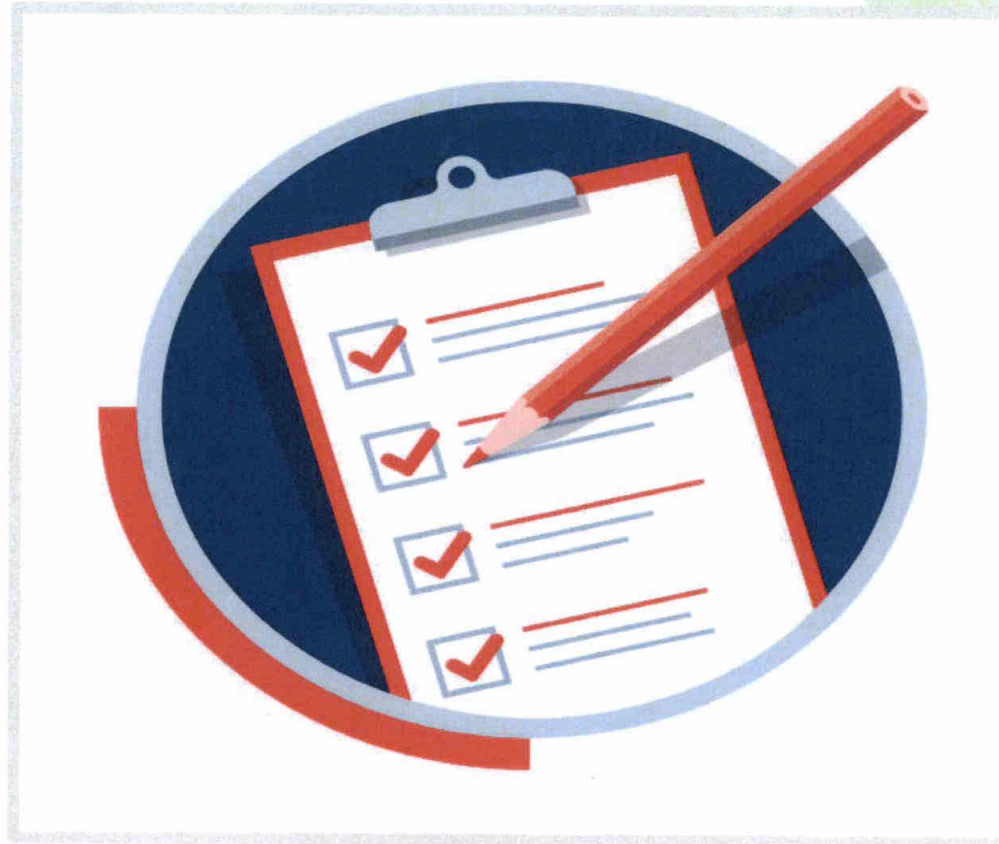
AFH REQUIREMENTS



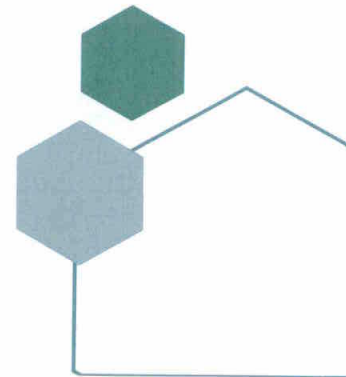
- Determine who lacks access to opportunity and address any inequity among protected class groups.
- Promote integration and reduce segregation.
- Transform racially or ethnically concentrated areas of poverty into areas of opportunity.



Recommendations



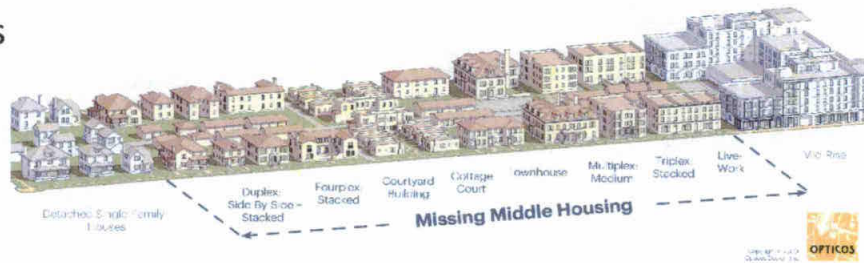
Potential Next Steps



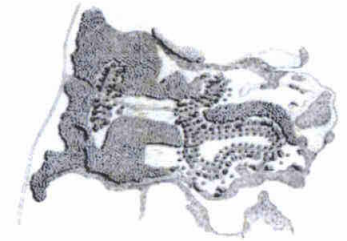
Recommendations

1. Update Zoning Codes that have a Disparate Impact on Fair Housing

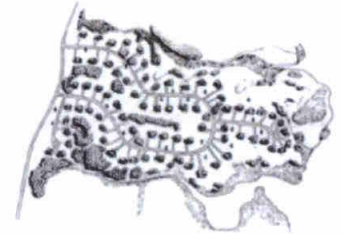
- ✓ Mixed-Use/Cluster Developments
- ✓ Range of Housing Types
- ✓ Group and Recovery Homes
- ✓ Reasonable Accommodations
- ✓ Accessory Dwelling Units and Intergenerational Housing



Cluster Subdivision



Traditional Subdivision



2. Expand Fair Housing Training

- ✓ Partner with Housing Opportunities Made Equal (HOME) to provide fair housing training to residents, tenants, landlords, realtors and governmental officials



Recommendations

3. Analyze Transit and Transportation Options

- ✓ Re-establish a Transportation Advisory Committee
- ✓ Establish a pilot program that improves transportation efficiency within a selected community
- ✓ Contact state legislators to discuss the impact of size requirement for vehicles transporting students



4. Neighborhood Improvement

- ✓ Develop comprehensive or area plans for areas of low opportunity



5. Greater Participation in Advanced Education, Vocational Schools, and Financial Literacy Programs

- ✓ Provide resources and brochures for students and parents on advanced educational opportunities, online education, and financial training



Recommendations

6. Address Mental Health Disparities

- ✓ Partner with Mental Health Recovery Board of Warren and Clinton County
- ✓ Establish a mental health advisory task force
- ✓ Strengthen and continue the Sobriety, Treatment and Reducing Trauma (START) program



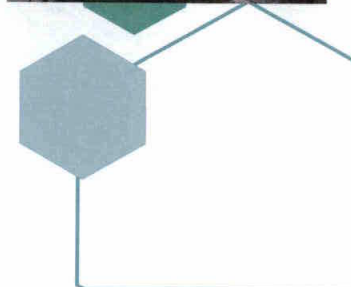
7. Encourage School Based Health Centers

- ✓ Establish a new school-based health center or cognitive behavioral therapy program
- ✓ Utilize Franklin City Schools and Little Miami School District as models



8. Evaluate Scattered Site Public Housing Versus Concentrated Public Housing Options

- ✓ Communicate a preference to housing service providers



Recommendations

9. Promote Affordable, Quality Childcare Access

- ✓ Contract with a childcare service provider to promote affordable and quality childcare access
- ✓ Work to encourage a major on-site employer-sponsored childcare facility



10. Provide Accessible Housing for the Aging and People with Disabilities

- ✓ Promote visitability and universal design in zoning codes and comprehensive plans



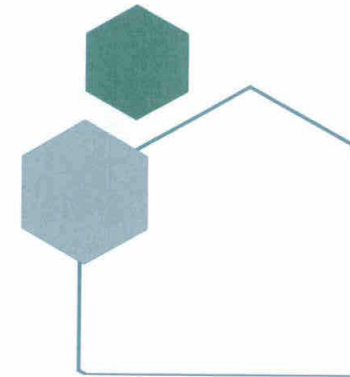
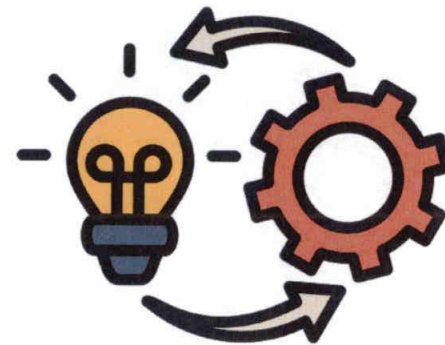
Implementation

Goals	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe Achievement	Responsible Program Participants
<p>Provide Accessible Housing for Aging Residents and People with Disabilities</p>	<p>1. Limited housing availability for aging residents and people with disabilities</p>	<p>Restrictive housing availability and opportunity among protected classes.</p>	<p>Within four years, update two local zoning codes or comprehensive plans to address either of the following:</p> <ol style="list-style-type: none"> 1. Universal Design. 2. Visitability. 	<p>Warren County Regional Planning Commission, Warren County Jurisdictions, Council on Aging of Southwest Ohio, Warren County Board of Developmental Disabilities</p>

- **Formatting Outlined in HUD Manual**

Implementation

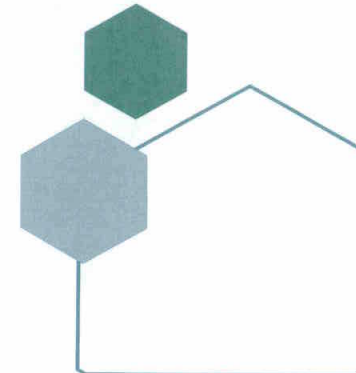
- Goals outlined in Assessment of Fair Housing (AFH) are included in Annual Action Plan and Consolidated Plan.
- Warren County Regional Planning Commission (RPC) and Grants Administration will monitor goals and develop two-year work programs to assess implementation of outlined AFH goals.



Conclusion



Additional Slides



Implementation

Goal 1

Goals	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe Achievement	Responsible Program Participants
<p>Update Zoning Codes that have a Disparate Impact on Fair Housing</p>	<ol style="list-style-type: none"> 1. Lack of political will and community support. 2. Unawareness of the impact that certain provisions zoning code have on fair housing. 3. Restricted zoning standards on the variety of housing types. 	<ol style="list-style-type: none"> 1. Lack of housing availability for protected classes. 2. Lack of access to high opportunity areas. 	<p>Within four years, update two local zoning codes to address either of the following:</p> <ol style="list-style-type: none"> 1. Mixed-use/cluster development; 2. Wider range of permitted housing types; 3. Reasonable Accommodation; 4. Eliminate impediments for group and recovery homes; 5. Accessory dwelling units and intergenerational housing; 6. Upper-story residential or the reuse of office space for residential purposes. 	<p>Warren County Regional Planning Commission, Warren County Jurisdictions</p>

Implementation

Goal 2

Goals	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe Achievement	Responsible Program Participants
<p>Expand Fair Housing Training</p>	<ol style="list-style-type: none"> 1. Insufficient knowledge and awareness regarding fair housing laws. 2. Limited accessibility of fair housing training opportunities. 3. No central or recognized entity to provide fair housing training. 	<ol style="list-style-type: none"> 1. Unintentional housing discrimination 2. Denial of housing based on source of income, in particular income from nonprofit housing providers 	<p>Within the next three years, contract with Housing Opportunities Made Equal (HOME) to effectively educate residents and enforce fair housing practices.</p>	<p>Warren County Government Officials, Housing Opportunities Made Equal, Housing Providers, Safe on Main</p>

Implementation

Goal 3

Goals	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe Achievement	Responsible Program Participants
<p>Analyze Transit and Transportation Options</p>	<ol style="list-style-type: none"> Limited accessibility and opportunity for transportation among residents Segmented transit systems split among multiple organizations and programs 	<p>Lack of reliable, public transit availability for access to employment, opportunity areas, services, and advanced education.</p>	<p>Within six months, re-establish a Transit Advisory Committee.</p> <p>Within five years, establish a pilot program that improves transportation efficiency within a selected community.</p> <p>Within two years, contact state legislators to discuss the impact of size requirement for vehicles transporting students.</p>	<p>Warren County Government Officials, Warren County Grants Administration, Warren County School Districts</p>

Implementation

Goal 4

Goals	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe Achievement	Responsible Program Participants
Neighborhood Improvement	<ol style="list-style-type: none">1. Areas of limited and coordinated public and private improvements.2. Lack of long-term planning.	<ol style="list-style-type: none">1. Limited access to high opportunity areas.2. Marginal access to advanced educational services.3. Access to employment.	Within two years, develop area or comprehensive plans for areas of low opportunity.	Warren County Regional Planning Commission, Local Planning Commissions

Implementation

Goal 5

Goals	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe Achievement	Responsible Program Participants
<p>Greater Participation in Advanced Education, Vocational Schools, and Financial Literacy Programs</p>	<ol style="list-style-type: none"> 1. Lack of financial literacy and educational opportunities. 2. Limited higher-educational and vocational schools within the County. 3. Unawareness of financial literacy and debt counseling programs. 	<ol style="list-style-type: none"> 1. Limited employment opportunities for workforce without advanced education. 2. Lack of access to higher education and vocational schools within the County. 3. Limited opportunities for financial stability. 	<p>Within two years, provide resources and brochures for students and parents on advanced educational opportunities, online education, and financial training.</p>	<p>Warren County Government Officials, Warren County Career Center, Sinclair Mason Campus, Warren County Local School Districts, United Way of Warren County, OhioMeansJobs, Local Financial Institutions</p>

Implementation

Goal 6

Goals	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe Achievement	Responsible Program Participants
<p>Address Mental Health Disparities</p>	<ol style="list-style-type: none"> 1. Increasing population with mental health issues throughout the County 2. Limited access to healthcare resources for all residents. 3. Prominence of health care resources in higher opportunity areas. 4. Segmented coordination and limited public awareness provided by mental health providers 	<p>Marginal healthcare opportunities provided to protected classes.</p>	<p>Within four years, coordinate with the Mental Health Recovery Board of Warren and Clinton County to address mental health trends within the region, and among protected classes.</p> <p>Within five years, establish a mental health advisory task force to facilitate awareness and coordination among service providers.</p> <p>Within three years, strengthen and continue the Sobriety, Treatment and Reducing Trauma (START) program.</p>	<p>Mental Health Recovery Board of Warren and Clinton County, Warren County Combined Health Department, Warren County Board of Developmental Disabilities, Warren County Community Services, Warren County Children Services, Warren County Court and Sheriff's Office, Local Hospitals and Health Centers, Council on Aging of Southwest Ohio</p>

Implementation

Goal 7

Goals	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe Achievement	Responsible Program Participants
<p>Encourage School-Based Health Centers</p>	<p>1. Concentrated health care resources in higher opportunity school districts.</p>	<p>Limited access of healthcare resources among students of protected classes.</p>	<p>Within five years, establish a new school-based health center or cognitive behavioral therapy program in Warren County.</p> <p>Within one year, analyze, in coordination with the existing school districts, the positive impacts of school-based health centers.</p>	<p>Warren County Government Officials, Warren County Community Service's Early Learning Center, Warren County Local School Districts</p>

Implementation

Goal 8

Goals	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe Achievement	Responsible Program Participants
<p>Evaluate Scattered Site Public Housing Versus Concentrated Public Housing Options</p>	<ol style="list-style-type: none"> 1. Availability and cost of land. 2. Location based on need. 3. Availability of access to public transit. 4. Uneven distribution of public housing opportunities. 	<ol style="list-style-type: none"> 1. Segregation of protected classes. 2. Limited access to opportunity. 	<p>Within three years, communicate a preference to housing service providers.</p>	<p>Warren County, Government Officials, Housing Service Providers</p>

Implementation

Goal 9

Goals	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe Achievement	Responsible Program Participants
<p>Promote Affordable, Quality Childcare Access</p>	<ol style="list-style-type: none"> 1. Insufficient availability of childcare opportunities within the County. 2. Difficulty among parents to remain within the workforce with limited availability of quality, affordable childcare access within the County. 	<p>Limited access to reliable, affordable, quality childcare resources among parents of protected classes.</p>	<p>Within two years, contract with a childcare service provider to promote affordable and quality childcare access.</p> <p>Within three years, work to encourage a major on-site employer-sponsored childcare facility.</p>	<p>Warren County Government Officials, Warren County Division of Human Services, Warren County Community Services, Childcare Providers (Nonprofit and For-Profit), Warren County Economic Development</p>

Implementation

Goal 10

Goals	Contributing Factors	Fair Housing Issues	Metrics, Milestones, and Timeframe Achievement	Responsible Program Participants
<p>Provide Accessible Housing for Aging Residents and People with Disabilities</p>	<p>1. Limited housing availability for aging residents and people with disabilities</p>	<p>Restrictive housing availability and opportunity among protected classes.</p>	<p>Within four years, update two local zoning codes or comprehensive plans to address either of the following:</p> <ul style="list-style-type: none"> 1. Universal Design. 1. Visitability. 	<p>Warren County Regional Planning Commission, Warren County Jurisdictions, Council on Aging of Southwest Ohio, Warren County Board of Developmental Disabilities</p>

Fair Housing and Affordable Housing

“Providing affordable housing is not synonymous with [Affirmatively Furthering Fair Housing] AFFH. Providing affordable housing for low- and moderate-income families is not, in and of itself, sufficient to affirmatively further fair housing. **The delivery of decent, safe, and affordable housing provides a useful service, but by itself does not necessarily fulfill the goals and purposes of affirmatively further fair housing.**”

To affirmatively further fair housing, a program participant must **take steps to ensure that the housing is available regardless of race, color, national origin, sex, disability, or familial status.** The program participant also must consider the location of affordable housing and strategically leverage affordable housing as a means to **overcome patterns of segregation, promote fair housing choice, and eliminate disparities in access to opportunity and disproportionate housing needs.**”


- HUD AFFH Rule Guidebook



Fair Housing - Discrimination

What type of discrimination is illegal?

- Intentional discrimination/disparate treatment
- Policies that have discriminatory effect/disparate impact
 - Incl. zoning laws or decisions
 - HUD issued regulation 2/15/13
- Denial of reasonable accommodation for person with a disability
 - Includes denials by government officials
- Statements indicating preference/limitation



The AFH addresses both disparate impact and disparate treatment (policies that cause systemic inequality in housing, regardless of whether they were adopted with discriminatory intent).



Disparate Impact - unintentional discrimination

Disparate Treatment – intentional discrimination

