



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

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***TOM GROSSMANN
SHANNON JONES
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**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

MINUTES: Regular Session – September 5, 2017

The Board met in regular session pursuant to adjournment of the August 29, 2017, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Laura Lander, Deputy Clerk – present

- 17-1359 A resolution was adopted to approve and confirm the surveys, plans, profiles, cross sections, estimates of costs, estimated assessments, and specifications and determine to proceed with advertising and bidding for construction of road improvements to State Route 741 along the frontage of the Estates of Keever Creek Subdivision in Turtlecreek Township. Vote: Unanimous
- 17-1360 A resolution was adopted to approve agreement and addendum with Windstream on behalf of Warren County Telecommunications. Vote: Unanimous
- 17-1361 A resolution was adopted to approve agreement and addendum with South Community, 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
- 17-1362 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Morgan Real Property, LLC for the Strout Road Bridge Rehabilitation Project. Vote: Unanimous
- 17-1363 A resolution was adopted to authorize County Prosecutor to file joint application with the Court of Common Pleas for appointment of special legal counsel relative to pending litigation against Judge Donald E. Oda II in his capacity as Judge of Warren County Common Pleas Court, and authorizing President of the Board to execute said application. Vote: Unanimous

- 17-1364 A resolution was adopted to advertise for Public Hearing #1 for Fiscal Year 2018 Community Development Block Grant Program. Vote: Unanimous
- 17-1365 A resolution was adopted to approve and authorize the President of the Board to enter into Classroom Training Agreements on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 17-1366 A resolution was adopted to approve and authorize the President of the Board to enter into Crop Rental Agreement with DanProeFam, LLC relative to the Union Road Wellfield Property. Vote: Unanimous
- 17-1367 A resolution was adopted to approve various refunds. Vote: Unanimous
- 17-1368 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 17-1369 A resolution was adopted to rescind Resolution #17-1348, adopted on August 29, 2017. Vote: Unanimous
- 17-1370 A resolution was adopted to approve bond release for The Drees Company for completion of improvements in Heritage at Miami Bluffs Phase 4 situated in Hamilton Township. Vote: Unanimous
- 17-1371 A resolution was adopted to approve bond release for The Drees Company for completion of improvements in Heritage at Miami Bluffs Phase 4 Block B situated in Hamilton Township. Vote: Unanimous
- 17-1372 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for The Drees Company for completion of improvements in Legacy at Elliott Farm, Section 1, Block "A" situated in Deerfield Township. Vote: Unanimous
- 17-1373 A resolution was adopted to enter into Street and Appurtenances (including sidewalks) Security Agreement with Fischer Development Company for installations of certain improvements in Providence, Section Five situated in Hamilton Township. Vote: Unanimous
- 17-1374 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Fischer Development Company for installation of certain improvements in Providence Subdivision, Section Five situated in Hamilton Township. Vote: Unanimous
- 17-1375 A resolution was adopted to enter into Street and Appurtenances (including sidewalks) Security Agreement with Fischer Development Company for installation of certain improvements in Miami Bluffs, Section Seventeen situated in Hamilton Township. Vote: Unanimous

- 17-1376 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Fischer Development Company for installation of certain improvements in Miami Bluffs Subdivision, Section Seventeen situated in Hamilton Township. Vote: Unanimous
- 17-1377 A resolution was adopted to enter into Subdivision Public Improvement Performance and Maintenance Security Agreement with Turning Leaf, LLC for installation of certain improvements in Turning Leaf, Section 7A situated in Hamilton Township. Vote: Unanimous
- 17-1378 A resolution was adopted to enter into Street and Appurtenances (including sidewalks) Security Agreement with Turning Leaf, LLC for installation of certain improvements in Turning Leaf, Section 7A situated in Hamilton Township. Vote: Unanimous
- 17-1379 A resolution was adopted to approve the following record plats. Vote: Unanimous
- 17-1380 A resolution was adopted to approve an appropriation decrease within Fund #485 Maimi Valley Gaming TIF. Vote: Unanimous
- 17-1381 A resolution was adopted to approve operational transfer from Commissioners Fund #101-1112 into Child Support Enforcement Agency Fund #263. Vote: Unanimous
- 17-1382 A resolution was adopted to approve supplemental appropriation into OhioMeansJobs Fund #258. Vote: Unanimous
- 17-1383 A resolution was adopted to approve appropriation adjustment within the OhioMeansJobs Warren County Fund #258. Vote: Unanimous
- 17-1384 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into Detention-Sheriff's Fund #101-2210. Vote: Unanimous
- 17-1385 A resolution was adopted to approve appropriation adjustments within Juvenile Court Fund #101-1240. Vote: Unanimous
- 17-1386 A resolution was adopted to approve appropriation adjustment within Facilities Management Fund #101-1600. Vote: Unanimous
- 17-1387 A resolution was adopted to approve appropriation adjustment within Children Services Fund #273. Vote: Unanimous
- 17-1388 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 17-1389 A resolution was adopted to approve appointment to the Warren County Port Authority. Vote: Unanimous

- 17-1390 A resolution was adopted to grant variance to Wilkens Associates II, LLC for access to Future Parkway Drive in Deerfield Township, Warren County, Ohio. Vote: Unanimous
- 17-1391 A resolution was adopted to issue Request for Engineering Qualifications for the procurement of professional engineering services related to the design of water treatment plant upgrades and softening facilities. Vote: Unanimous

DISCUSSIONS

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

BID OPENING – CDBG FY17 FRANKLIN TOWNSHIP: HARRIET-OLIVE-MENTZ ROAD RESURFACING PROJECT

Bids were closed at 9:00 a.m. this 5th day of September and the following bids were received, opened and read aloud for the CDBG FY17 Franklin Township: Harriet-Olive-Mentz Road Resurfacing Project for the Warren Office of Grants Administration:

Barrett Paving Materials, Inc Middletown, Ohio	\$139,693.75
JK Meurer Corporation Loveland, Ohio	\$157,172.50

Susanne Mason, Project Manager, Warren County Office of Grants Administration will review bids for a recommendation at a later date.

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:11 a.m. to discuss acquisition of property pursuant to Ohio Revised Code Section 121.22 (G)(2) and exited at 10:22 a.m.

ADMINISTRATIVE HEARING
CONSIDER VARIANCE AND APPEAL OF CONDITIONS REQUIRED FOR AN ACCESS
PERMIT FILED BY WILKENS ASSOCIATES II, LLC IN DEERFIELD TOWNSHIP

The Board met this 5th day of September 2017, in the Commissioners' Meeting room to consider the Variance and Appeal of Conditions for an Access Permit of Wilkens Associates II, LLC, owner of record, for access to Future Parkway Drive for Parcel #1632286022 (The District At Deerfield) in Deerfield Township, Warren County, Ohio.

Commissioner Grossmann opened the hearing by requesting the Deputy Clerk identify for the record the name and address of the owner, whether they have a licensed attorney designated as their agent, the resolution number and date setting the hearing, and how and when the administrative hearing was advertised. She then identified the documents filed in support of the variance request.

Commissioner Grossmann then proceeded to administer the oath to anyone desiring to give testimony during this administrative hearing.

Kurt Weber, Deputy County Engineer, reviewed the location of the property and reviewed the findings required for approval of a variance or appeal of conditions.

Mr. Weber stated that the application was denied due to the access permit requesting approval of a roundabout containing a high volume of traffic without the submission of a Traffic Impact Study as required by the Warren County Access Management Regulations. Mr. Weber then acknowledged receipt of the required traffic impact study and stated he finds no issues with traffic flow and the visibility is adequate.

Commissioner Grossmann questioned if the traffic study had been complete at the time of submission if the Engineer's Office would have approved it.

Mr. Weber stated affirmatively.

Upon further discussion, the administrative hearing was closed and the Board resolved (Resolution #17-1390) to grant the variance as recommended by the County Engineer.

Chris Brausch, Sanitary Engineer, was present for a work session to discuss the following matters:

1. RFQ for design of the Lower Springboro Waterline—Mr. Brausch stated that the engineering contract has been prepared and reviewed by the Prosecutor and will be submitted to the Board for approval at their next meeting.
2. RFQ for selection of Engineering firm for Water Softening—Chris Wojnicz, Deputy Sanitary Engineer, outlined the selection process for a design firm utilizing the Design Build process. There was discussion as to whether the Design Build process would be the best option for this project versus the Design Bid Build process, or using the Construction Manager at Risk process. Upon further discussion, the Board resolved (Resolution #1391) to issue Request for Engineering Qualifications for the procurement of professional engineering services related to the design of water treatment plant upgrades and softening facilities.
3. Candlestone Subdivision—Mr. Brausch discussed the proposed development consisting of 36 residential lots situated on 21 acres located off of Irwin Simpson Road in Deerfield Township. He requested the Board's direction on the service provider for water and sanitary sewer services to the subdivision. He explained that the first eight lots are in the Butler County service area and those lots would tie into an existing sewer line. He then stated that the remaining lots are in the Warren County service area and would require either an easement from an adjacent property owner or private grinder pump stations as the grade does not allow for gravity service. Mr. Brausch explained that the developer has not been able to obtain the necessary easement.


There was discussion as to the Board's preference to not utilize the private pump stations. Mr. Brausch explained that Butler County has agreed to service the remaining lots which would require an amendment to the current service agreement and approval from OKI.

There was further discussion as to the density of the development and what other options might be available.

Mr. Brausch explained the need for water service to the same development. He stated that some of the lots are in the Warren County service area and the remaining are in the Butler County service area. Butler County has agreed to service all of the lots which would also require an amendment to the current service agreement and approval from OKI. He further stated that Warren County would ideally prefer to serve both water and sewer to the subdivision.

The Board agreed that it would be ideal for Warren County to service both water and sewer and directed Mr. Brausch to again contact the developer to suggest he make another attempt to obtain the necessary easement required to provide the necessary grade for gravity sewers.

Upon motion the meeting was adjourned.



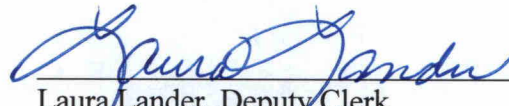
Tom Grossmann, President



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 September 5, 2017, in compliance with Section 121.22 O.R.C.



Laura Lander, Deputy Clerk
Board of County Commissioners
Warren County, Ohio