



**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 – November 7, 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 October 31, 2023, meeting.

Shannon Jones – present

Tom Grossmann – absent

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the October 31, 2023 meeting were read and approved.

- 23-1461      A resolution was adopted to amend resolution #23-1379, adopted October 24, 2023, to reflect the correct start date for Brian Simpson within Warren County Water and Sewer Department. Vote: Unanimous
- 23-1462      A resolution was adopted to hire Kelly Hester as Protective Services Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-1463      A resolution was adopted to accept resignation, due to retirement, of Tiffany Zindel, County Administrator, within the Warren County Commissioners' Office, effective December 31, 2023. Vote: Unanimous
- 23-1464      A resolution was adopted to accept resignation, due to retirement, of Tina Osborne, Clerk to the Board, with the Warren County Commissioners' Office, effective December 31, 2023. Vote: Unanimous
- 23-1465      A resolution was adopted to authorize the posting of the "Emergency Communications Supervisor" position, within the Emergency Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous

- 23-1466 A resolution was adopted to establish monthly department healthcare chargeback rates effective January 1, 2024. Vote: Unanimous
- 23-1467 A resolution was adopted to authorize changes to the Warren County Healthcare Plan effective January 1, 2024. Vote: Unanimous
- 23-1468 A resolution was adopted to approve personal day off with pay “Dave’s Day for Life” policy for the 2024 Annual Blood Draw Screening Program for County Employees. Vote: Unanimous
- 23-1469 A resolution was adopted to approve personal day off with pay policy for the 2024 “Day for Wellness” Points Program. Vote: Unanimous
- 23-1470 A resolution was adopted to approve Wellness Incentive HSA Program for Program year 2024. Vote: Unanimous
- 23-1471 A resolution was adopted to authorize 2024 renewal verification with United Healthcare. Vote: Unanimous
- 23-1472 A resolution was adopted to accept proposal from Tokio Marine HCC for stop loss coverage effective January 1, 2024. Vote: Unanimous
- 23-1473 A resolution was adopted to authorize change order forms from OptumRx effective January 1, 2024. Vote: Unanimous
- 23-1474 A resolution was adopted to approve Notice of Intent to Award Bid to Larry Smith Incorporated for the Pekin Road at 123 Watermain Replacement Project. Vote: Unanimous
- 23-1475 A resolution was adopted to enter into agreement with Miami University on behalf of Warren County Children Services. Vote: Unanimous
- 23-1476 A resolution was adopted to approve and enter into a Subgrant Agreement with Wood County Department of Job and Family Services and the Child Welfare Fellowship Project Parties on behalf of the Warren County Department of Children Services. Vote: Unanimous
- 23-1477 A resolution was adopted to enter into agreement with the Clark County Board of Commissioners on behalf of Clark County Juvenile Court, and Warren County Commissioners on behalf of the Warren County Juvenile Court Mary Haven Youth Center Division. Vote: Unanimous
- 23-1478 A resolution was adopted to enter into Classroom Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 23-1479 A resolution was adopted to acknowledge receipt of October 2023 Financial Statement. Vote: Unanimous

- 23-1480 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-1481 A resolution was adopted to accept an amended certificate and approve a supplemental appropriation for the Mason Morrow Millgrove Road (Pike Street) Bridge Project Fund. #4456. Vote: Unanimous
- 23-1482 A resolution was adopted to accept an amended certificate and approve supplemental appropriation into Lodging Tax 1% Fund #2231. Vote: Unanimous
- 23-1483 A resolution was adopted to approve supplemental appropriation into Sheriff's Office Fund #2267. Vote: Unanimous
- 23-1484 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Common Pleas Court Fund #11011223. Vote: Unanimous
- 23-1485 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Sheriff's Office Fund #11012200. Vote: Unanimous
- 23-1486 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Juvenile Detention Fund #11012600. Vote: Unanimous
- 23-1487 A resolution was adopted to approve appropriation adjustments within Prosecutor Fund #11011150. Vote: Unanimous
- 23-1488 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Fund #11011220. Vote: Unanimous
- 23-1489 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Fund #11011223. Vote: Unanimous
- 23-1490 A resolution was adopted to approve appropriation adjustment within Juvenile Court Fund #11011240. Vote: Unanimous
- 23-1491 A resolution was adopted to approve appropriation adjustments within Sheriff's Office Fund 1101220. Vote: Unanimous
- 23-1492 A resolution was adopted to approve appropriation adjustments within Sheriff's Office Fund 1101220. Vote: Unanimous
- 23-1493 A resolution was adopted to approve appropriation adjustment within the Building and Zoning Department Fund #11012300. Vote: Unanimous
- 23-1494 A resolution was adopted to approve appropriation adjustment within Emergency Services/ Communications Fund #11012850. Vote: Unanimous

- 23-1495 A resolution was adopted to approve appropriation adjustment within Human Services Fund 2203. Vote: Unanimous
- 23-1496 A resolution was adopted to approve appropriation adjustment within the Solid Waste Management District Fund #2256. Vote: Unanimous
- 23-1497 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 23-1498 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 23-1499 A resolution was adopted to approve appropriation adjustments within the Water Revenue Fund NO. 5510. Vote: Unanimous
- 23-1500 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 23-1501 A resolution was adopted to appointment of representative to serve on the Area 12 Workforce Development Board. Vote: Unanimous
- 23-1502 A resolution was adopted to issue a request for qualifications and appoint a review Committee for the Procurement of Engineering Services for the Design of Ion exchange treatment at the Richard Renneker Water Treatment Plant. Vote: Unanimous
- 23-1503 A resolution was adopted to approve and adopt text amendments to the requirements and standards for the design and construction of streets and Roadway Facilities in Warren County. Vote: Unanimous.

DISCUSSIONS

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

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The Board acknowledged receipt of the Type 2 annexation petition of Richard Paolo, Agent to annex .8143 acres from Hamilton Township to the Village of South Lebanon.

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The Board recessed from 9:09 AM until 9:18 AM.

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PUBLIC HEARING CONTINUATION

CONSIDER TEXT AMENDMENTS TO THE REQUIREMENTS AND STANDARDS  
FOR THE DESIGN AND CONSTRUCTION OF STREETS AND  
ROADWAY FACILITIES IN WARREN COUNTY

The public hearing to consider text amendments to the Requirements and Standards for the Design and Construction of Streets and Roadway Facilities in Warren County was reconvened this 7<sup>th</sup> day of November 2023, in the Commissioners' Meeting Room.

David Mick, Assistant County Engineer, stated that the Engineer's Office is generally in agreement with the Township Trustees and Homebuilders Association on the need to strengthen the underlayment of the roads. He stated that they are not in full agreement on the pavement or the bonding portion.

Commissioner Young stated that the public has spent a lot of taxpayer money on fixing roadways in newer developments before they should have.

Commissioner Jones stated that the County made changes in the past due to economic conditions relative to when the roadways would be accepted for public maintenance and performance/ maintenance bonds released.

Dave Strube, Chairman of the Cincinnati Homebuilders Association and VP of Development for Henry Fischer Homes, stated that the founder of his company put together and paid for a study in Northern Kentucky relative to design standards. He then stated that he has seen no data that shows that roadways are failing sooner. He then stated that the Engineer's Office is proposing road specifications that are pieced together from various standards. He then stated that if the inspection piece of the process was "beefed up", they wouldn't need the increased regulations. He then stated that 20 – 25% of development costs are associated with regulations. He stated that Kenton County's regulations do not include bonding due to the increase in cost to construct the roadways.

Commissioner Young stated that the point regarding bonding is a reasonable question.

Mr. Mick stated that our proposed changes are looking for 2/3 of lots to be developed in order to start a 2-year maintenance window. He stated that the construction traffic for other sections of the development are the reason for the maintenance requirement as roadways can become damaged due to the heavy equipment and trucks.

Kurt Weber, Chief Deputy Engineer, stated that pavement failures take a lot of time and effort to negotiate a solution on repairs. The maintenance portion is to help alleviate those issues. He then stated that the Engineer's Office has not "picked and chosen" from various regulations but they looked closely at the ODOT standards.

Mr. Strube stated that his company did not construct the failed roadways in Shaker Run Subdivision, that the roadways they constructed are fine.

Gus Edwards, Wayne Township Administrator, stated that Winding Creek Subdivision in Clearcreek Township roadways have failed. He stated the need for a standard that is good for all developers. He stated that Henry Fischer does build a good road, but a standard will apply to all developers.

Tammy Boggs, Turtlecreek Township Administrator, stated that Turtlecreek Township concurs with the County Engineer. She stated that the developer has the ability to pass the cost along to the buyers but the township must pass the cost of repairs onto all the taxpayers.

John Cowan, Summerset Homes and President of the Cincinnati Homebuilders Association, stated that the adoption of these regulations will be detrimental to Warren County if they move forward.

Upon discussion, the public hearing was closed.

Commissioner Young stated that the Board has not changed these standards in a very long time. He then stated he is not a civil engineer but we have a county engineer that is an elected expert who is saying there is a problem.

Commissioner Jones stated she concurs with what Commissioner Young stated. She then stated her frustration when two respected parties are at an impasse but stated that the Board must follow the County Engineer's recommendation as our local expert.

Upon further discussion, the Board resolved (Resolution 23-1503) to approve text amendments to the Requirements and Standards for the Design and Construction of Streets and Roadway Facilities in Warren County.

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Chris Brausch, Sanitary Engineer, was present along with Steve Hunt, attorney for W.O. Brisben Company, for a follow-up work session relative to the reimbursement provision for the construction of the Salt Run Sewer Pump Station in Hamilton Township.

Mr. Brausch stated that when Brisben constructed the pump station, 80% of the cost associated with the construction was for oversizing for future development. He then stated that based upon the amount already distributed, the remaining balance due would be approximately \$13,200. He then stated the desire to issue a check to the developer rather than continue the reimbursement provisions for an extended period of time.

Mr. Hunt stated that he is in agreement with the proposal to make his client whole on the amount they spent outside the need for their development.

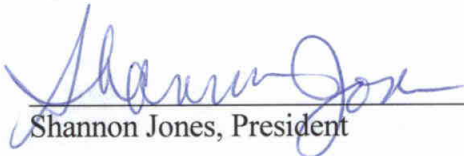
Upon discussion, Mr. McGary stated that he will draft a settlement agreement for approval at a future meeting.

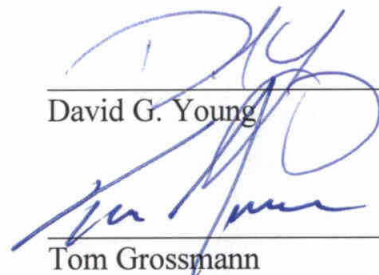
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The Board convened to the Commissioners' Conference Room for a work session related to the 2024 annual budget.

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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 November 7, 2023, in compliance with Section 121.22 O.R.C.

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