



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

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

Telephone (513) 695-1250

Facsimile (513) 695-2054

**TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG**

GENERAL SESSION AGENDA

March 5, 2024

STUDENT GOVERNMENT DAY

- #1** ***Clerk—General***
- #2** **9:05** ***Executive Session—Personnel Matters to Discuss Employment Within
Emergency Services Pursuant to ORC 121.22(G)(1)***

The Board of Commissioners' public meetings can now be streamed live at [Warren County Board of Commissioners - YouTube](#)

APPROVING REQUISITIONS AND AUTHORIZING COUNTY ADMINISTRATOR TO SIGN DOCUMENTS RELATIVE THERETO

BE IT RESOLVED, to approve requisitions as listed in the attached document and authorize Martin Russell, County Administrator, to sign on behalf of this Board of County Commissioners.

M. moved for adoption of the foregoing resolution being seconded by M. Upon call of the roll, the following vote resulted:

M
M
M

Resolution adopted this day of 2024.

BOARD OF COUNTY COMMISSIONERS

Krystal Powell, Clerk

/kp

cc:

Commissioners' file

REQUISITIONS

Department	Vendor Name	Description	Amount
WAT	ECONOWISE RENTAL INC	SEW ZERO TURN MOWER FOR WAYNES	\$ 10,399.00 *state contract
TEL	LUMENSERVE INC	TEL- TOWER LIGHTING MAINT & MO	\$ 38,904.00 *contract on packet
ENG	WESTERN WATER COMPANY	ENG. REALIGN WATER MAIN FOR ST	\$ 8,020.45 *capital purchase
WAT	MOODYS OF DAYTON INC	WAT 2024 WELL REDEVELOPMENT PR	\$ 283,441.00 *contract in packet
ENG	KORDA NEMETH ENG	ENG ENG SERVICES FOR CR 182 BRIDGE	\$ 263,050.00 *contract in packet
ENG	DDK CONSTRUCTION	ENG ENG SERVICES FOR STEPHENS RD BRIDC	\$ 507,560.50 *contract in packet

PO CHANGE ORDERS

WAT	AECOM TECHNICAL SERVICES INC	WAT ENGINEERING FOR WTR SOFTENER	\$ 732,500.00 *increase
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3/5/2024 APPROVED:

Martin Russell, County Administrator

CONSENT AGENDA*

March 5, 2024

Approve the minutes of the February 6, 2024, Commissioners' Work Session Meeting and the February 20, 2024 Commissioners' Meeting.

PERSONNEL

- 1. Hire Clayton Harper, Lydia Shannon, and Hunter Wiseman as Emergency Communications Operator within Emergency Services and Craig Myers as Water Treatment Operator I within W/S**
- 2. Approve end of 365-day probationary period and approve a pay increase for Samantha Pastrana within Children Services**
- 3. Approve reclassification of Jena Short to OhioMeansJobs Supervisor within OhioMeansJobs**
- 4. Approve wage increase for Kyle Reddick within W/S and Stephanie Abbott within Emergency Services**
- 5. Amend job title for Tom Duffy to Business Services and Public Relations Advocate within OhioMeansJobs**
- 6. Accept last chance agreement with an employee within Emergency Services**
- 7. Accept resignation of Patricia Coldiron, Custodial Worker I, within Facilities Management and authorize the posting of vacant position**

GENERAL

- 8. Approve reappointments to the Warren County Port Authority**
- 9. Approve the Countywide 9-1-1 Plan**
- 10. Approve liquor permit application for an event at the Warren County Fairgrounds**
- 11. Advertise for electronic sealed bids for the purchase of 29,000 tons of bulk ice control salt on behalf of the Engineer**
- 12. Enter into contract with DDK Construction for the McClure Road Bridge Rehabilitation Project**
- 13. Advertise for bids for the Stephens Road Bridge Replacement Project on behalf of the Engineer**
- 14. Approve notice of intent to award bid to Moody's of Dayton for the 2024 Well Redevelopment Project**
- 15. Authorize County Administrator to execute the guaranteed maximum price amendment with HGC Construction relative to the New Warren County Court Project**
- 16. Advertise for bids for the 2024 Carlisle Area Lift station Upgrades Phase 3 Project on behalf of W/S**
- 17. Approve a Memorandum of Understanding with Warren County Community Services on behalf of Children Services**
- 18. Enter into contract with Korda/Nemeth Engineering, Inc. on behalf of the Engineer**
- 19. Approve contract with Clinton County Family and Children First Council on behalf of Warren County Juvenile Court**
- 20. Enter into contract with Rumpke of Ohio for solid waste services for various Warren County Building locations**
- 21. Enter into career exploration and job shadow agreement with Lebanon High School on behalf of OhioMeansJobs**
- 22. Accept quote from LumenServe on behalf of Telecommunications**
- 23. Accept quote from Tri Tower on behalf of Telecommunications**
- 24. Enter into agreement with Murphy Tractor and Equipment on behalf of W/S**
- 25. Approve easement acquisition compensation for the Township Road watermain relocation**
- 26. Acknowledge payment of bills**
- 27. Enter into various performance bonds**
- 28. Approve final plats**

FINANCIAL

- 1. Approve supplemental appropriation within Domestic Relations 110112305820**
- 2. Approve appropriation adjustment within Building and Zoning 11012300 and Human Services 2203**

***Please contact the Commissioners' Office at (513) 695-1250 for additional information or questions on any of the items listed on the Consent Agenda**

FOR CONSIDERATION NOT ON CONSENT AGENDA

1. Approving the execution of the Certificate of Authority and entering into an easement agreement with the US Department of Army

APPROVING THE EXECUTION OF A CERTIFICATE OF AUTHORITY AND APPROVE AN EASEMENT AGREEMENT WITH THE UNITED STATES DEPARTMENT OF THE ARMY FOR RADIO TOWER FACILITY LOCATED IN CAESAR CREEK LAKE STATE PARK

WHEREAS, this Board, by and through the Warren County Telecommunications Department, maintains and operates a radio tower on real property owned and maintained by the United States Department of the Army, commonly known as Caesar Creek Lake State Park; and

WHEREAS, the original easement granted from the Department of the Army authorizing the Warren County Board of Commissioners to maintain and operate said radio tower has expired; and

WHEREAS, the Department of Army and the Warren County Board of Commissioners, through its legal counsel, have agreed to new terms and conditions for a succeeding easement to authorize the continued operation of said radio tower for an additional 25 years.

NOW THEREFORE BE IT RESOLVED, to approve and execute the attached Certificate of Authority and approve the United States Department of Army Easement No. DACW27-2-22-043 which succeeds Easement No. DACW27-2-01-046 and grants Warren County Board of Commissioners the right to maintain and operate a radio tower and support building with a fence on approximately 0.12 of an acre, across U.S. Tract Nos. 610 and 621, Warren County Caesar Creek Lake Project, Ohio, for an additional 25 year term, and to return the executed documents to the Department of Army U.S. Army Corps of Engineers, Louisville District, for execution and recordation.

M moved for adoption of the foregoing resolution, being seconded by M . Upon call of the roll, the following vote resulted:

M
M
M

Resolution adopted this _____ day of _____ 20__.

BOARD OF COUNTY COMMISSIONERS

Krystal Powell, Clerk

cc: c/a—U.S. Department of Army
Telecom (file)



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

MINUTES: Regular Work Session – February 6, 2024

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/UC1ELh0jGpXd4VV2DTgsugPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the February 6, 2024, General Session meeting.

David G. Young – absent

Shannon Jones – present

Tom Grossmann – present

Krystal Powell, Clerk – present

24-0210 A resolution was adopted implementing CAD (Computer Aided Dispatch) Incident Messaging Feed Policy, effective February 6, 2024. Vote: Unanimous

24-0211 A resolution was adopted terminating subrecipient agreement with 4C for Children for recruitment and training of Type B providers relative to Warren County Human Services and publicly funded childcare. Vote: Unanimous

DISCUSSIONS

Gary Estes, Deputy Director of Telecommunications, was present to discuss the CAD (Computer Aided Dispatch) Incident Messaging Feed Policy. Mr. Estes stated that various public officials and school employees are receiving CAD messages that contain protected incident information provided to law enforcement and first responders relative to 911 calls. Mr. Estes stated the proposed policy would appropriately protect and allow limited access to the private information.

There was discussion relative to the County's responsibility of following the law and the reason for change in current practice.

Upon further discussion, on motion, upon unanimous call of the roll, the Board resolved (Resolution #24-0210) to implement the CAD (Computer Aided Dispatch) Incident Messaging Feed Policy, effective February 6, 2024.

MaryLynn Lodor, General Manager of Miami Conservancy District (MCD), presented the attached PowerPoint providing a readjustment update for flood protection. Ms. Lodor outlined the flood protection system, protected areas, capital needs, and readjustment process of the Miami Conservancy District.

There was discussion relative to the process of assessing the MCD tax to affected properties and the current financial state of the MCD.

Ms. Lodor stated it is the Miami Conservancy District's goal to make the district more visible to the public by hosting open houses and public hearings for residents.

Bill Spry, President of Spryex Radio, was present to discuss the addition of a radio antenna to one of Warren County's existing towers. Mr. Spry stated Spryex Communications is a non-profit organization that holds the license for three radio stations in Ohio. He addressed the need to update the location of his existing radio antenna due to the inability to receive a signal.

There was discussion relative to the determination as to whether or not the County is permitted to allow the antenna on an existing tower and the public purpose if it was permitted.

Bruce McGary, Assistant Prosecuting Attorney, stated the County would need more information to evaluate the situation and determine if it is permissible by law.

Susan Walther, Deputy County Administrator, stated the Board entered into contract with 4C for Children for the training and recruitment of Type B providers relative to Human Services and publicly funded childcare. Due to the lack of measurable results from the provider, the County desires to terminate said contract.

Upon further discussion, on motion, upon unanimous call of the roll, the Board resolved (Resolution #24-0211) to terminate subrecipient agreement with 4C for Children for recruitment and training of Type B providers relative to Warren County Human Services and publicly funded childcare.

Upon motion the meeting was adjourned.

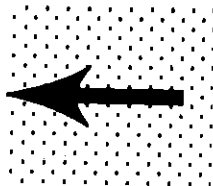
David G. Young, President

Tom Grossmann

Shannon Jones

I hereby certify that the foregoing is a true and correct copy of the minutes of the work session meeting of the Board of County Commissioners held on February 6, 2024, in compliance with Section 121.22 O.R.C.

Krystal Powell, Clerk
Board of County Commissioners
Warren County, Ohio



Miami Conservancy District: Readjustment Update for Flood Protection

MaryLynn Lodor, General Manager

February 6, 2024



THE MIAMI
CONSERVANCY
DISTRICT

What we do



Preserve

Flood Protection



Protect

Water Stewardship

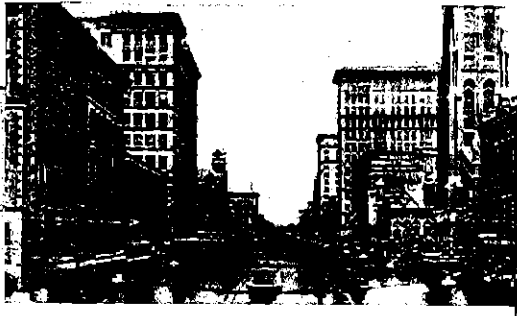


Promote

River Recreation



*Keeping the Promise: Remembering March 1913
Flood depths and images: Dayton, Ohio*



**In 2023, MCD
protects
property
valued at:

\$415
Million (2022)
in Warren
County**

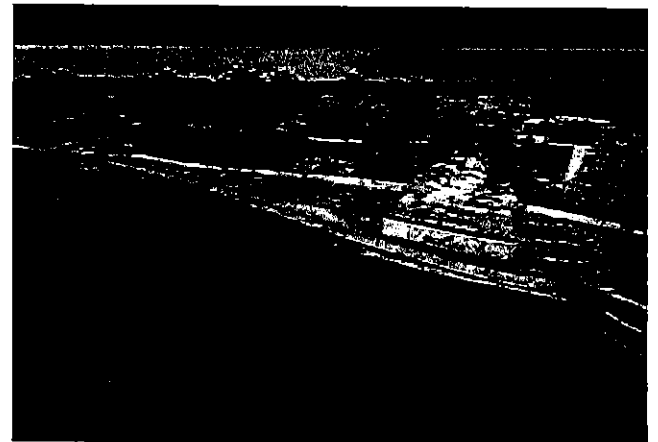




THE MIAMI
CONSERVANCY
DISTRICT

What is
protected by
MCD?

- **1 Million people**
- **More than 47,000 properties in five counties**
- **More than \$10 billion worth of buildings and land**
- **6 hospitals**
- **60+ schools and colleges**
- **814 miles of public roads**
- **14 wastewater treatment plants**
- **9 water treatment plants**
- **Drinking water resources**
- **Outdoor recreation**

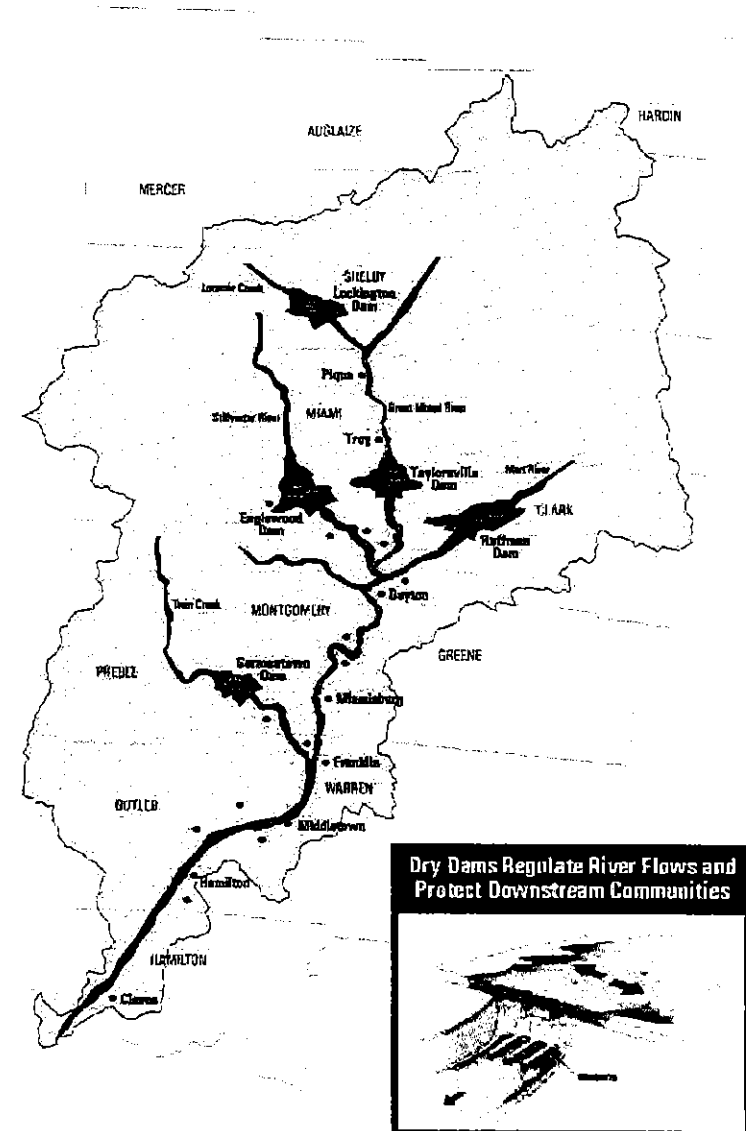




THE MIAMI
CONSERVANCY
DISTRICT

What is MCD's Integrated Flood Protection System?

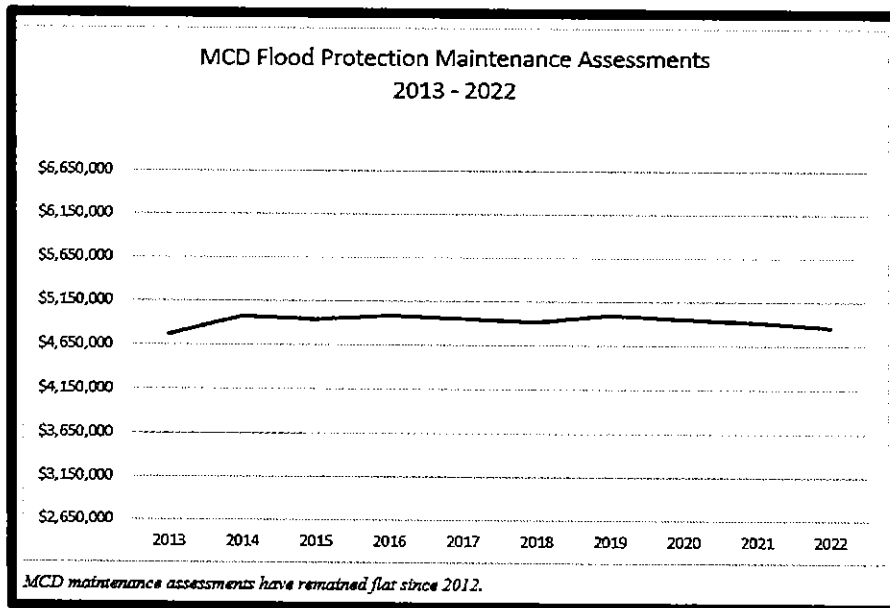
- 5 dry dams
- 55 miles of levees and floodwalls
- 185 floodgates
- 1,100 acres of floodplain
- 35,000 acres of land that store water
- Improved channels in cities





What are the risks of MCD Flood Protection System?

- Flat revenues, while expenses and needs have increased
- 3-year delay in conducting a “Readjustment of Appraisal of Benefits”

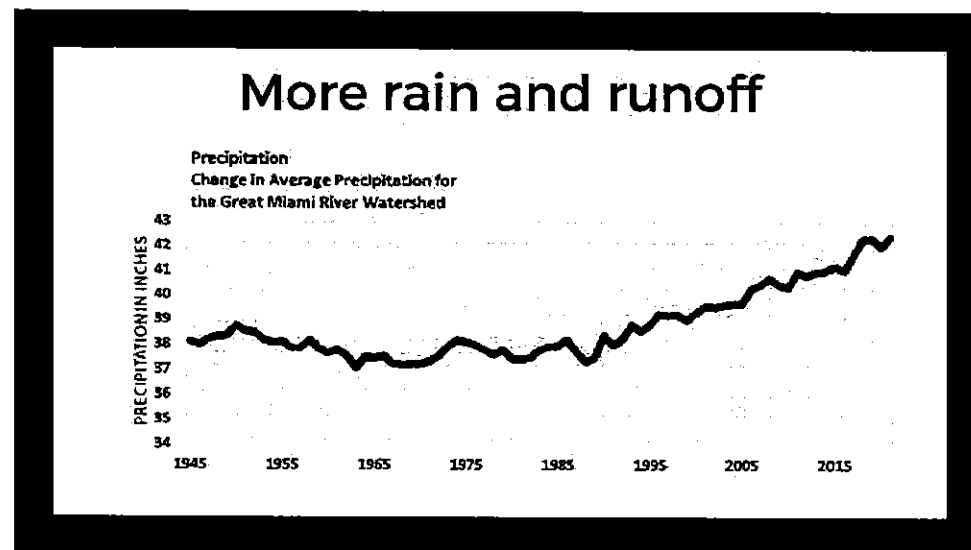
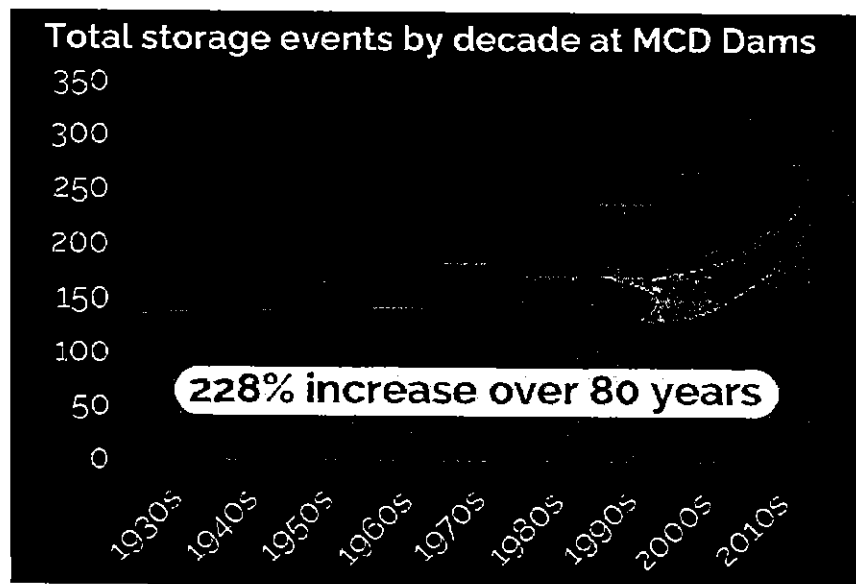


**Capital Assessment – Dam
Safety Initiative (DSI)
expired in 2022**



What are the risks of MCD Flood Protection System?

- Climate trends
- Aging infrastructure



Flood Inundation Map for Franklin and Carlisle, Ohio



Study Area

Franklin Carlisle Study Area



Gage



Levee



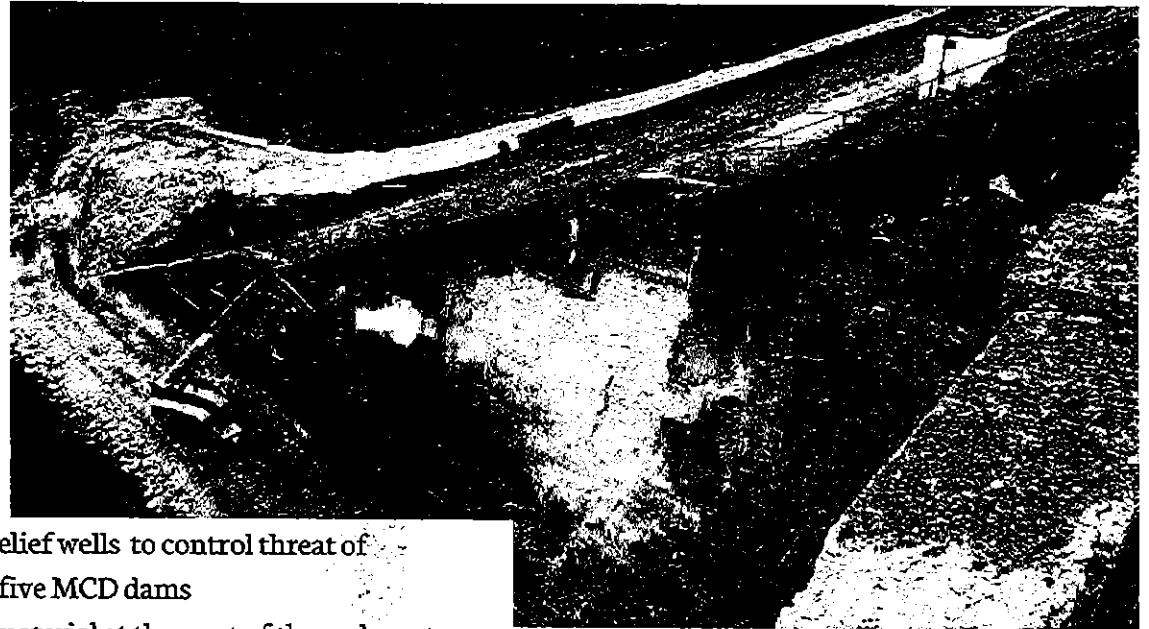
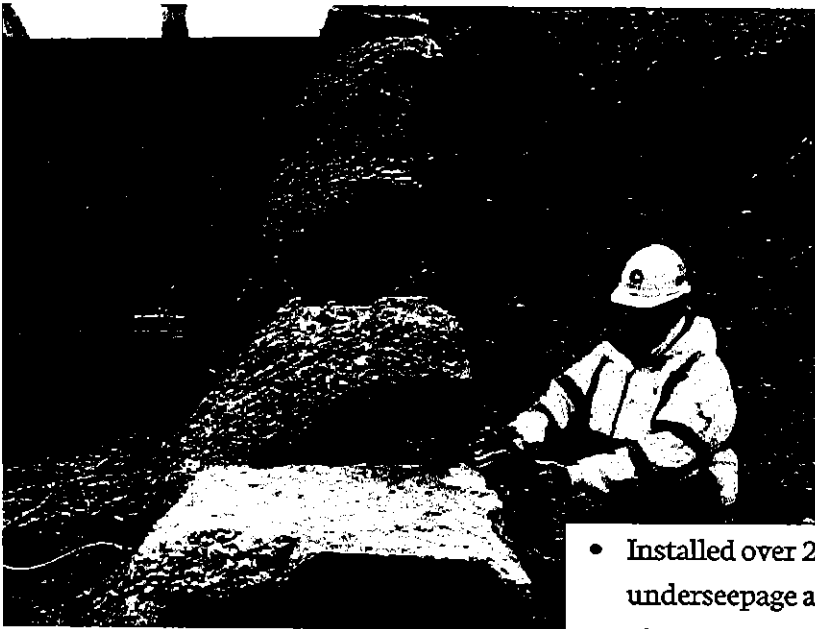
Study Area Limits



Mapbox | Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc., MET/NASA, USGS, EPA, NPS, US Census



MCD has made investments over the last 20 years to reduce risk of failure*but more is needed*



\$24.5M

Spent through 2022 for analysis, design, and construction of projects which improved the safety of the flood protection system.

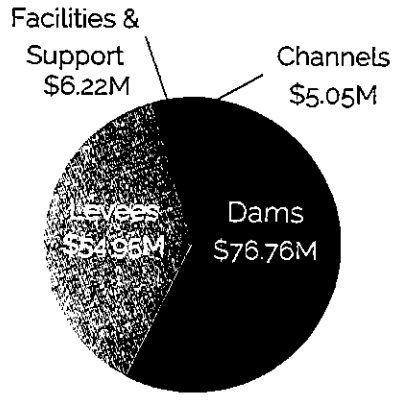
- Installed over 208 relief wells to control threat of underseepage at all five MCD dams
 - Placed impervious material at the crest of three dams to protect against seepage
 - Repaired concrete and walls at Lockington Dam to improve stability
 - Improved floodgates, revetment, and floodwalls in multiple cities
- **Protecting. Preserving. Promoting.**

MCD's Identified Capital Needs

Aging Infrastructure

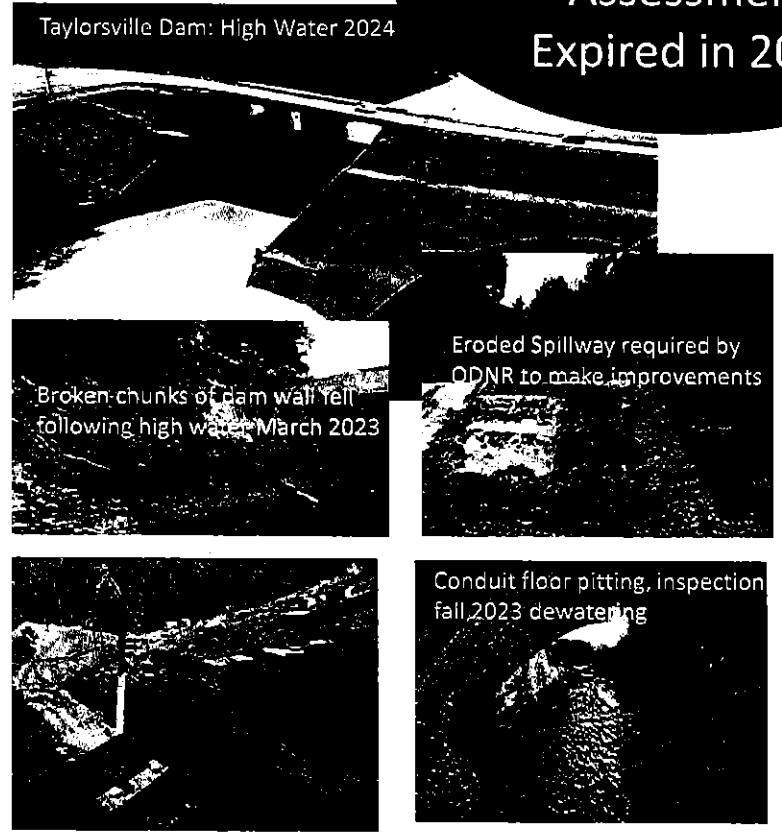
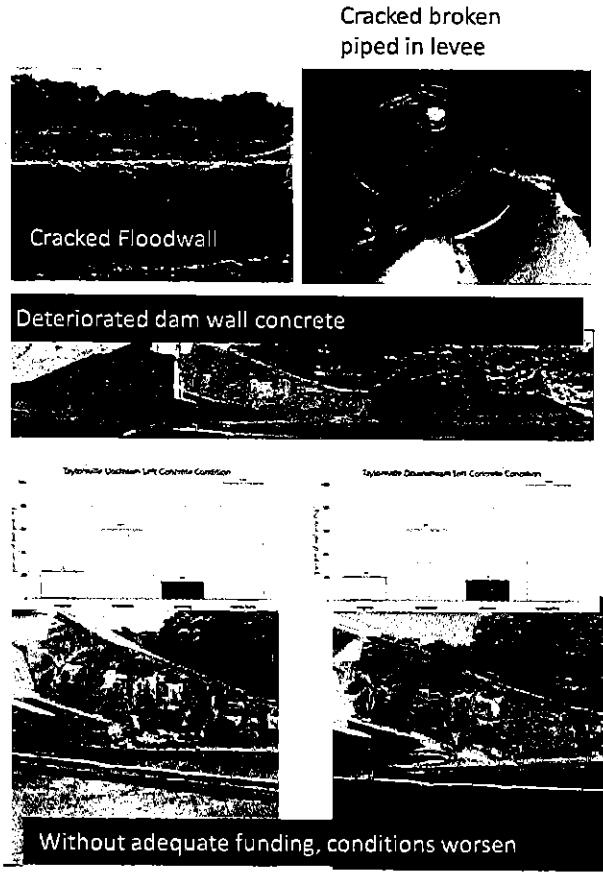
Total estimated priorities rehab needs of flood protection (\$2022)

\$140M



Breakdown of estimated rehabilitation need by asset type.

MCD's Dam Safety Initiative Capital Assessment Expired in 2022



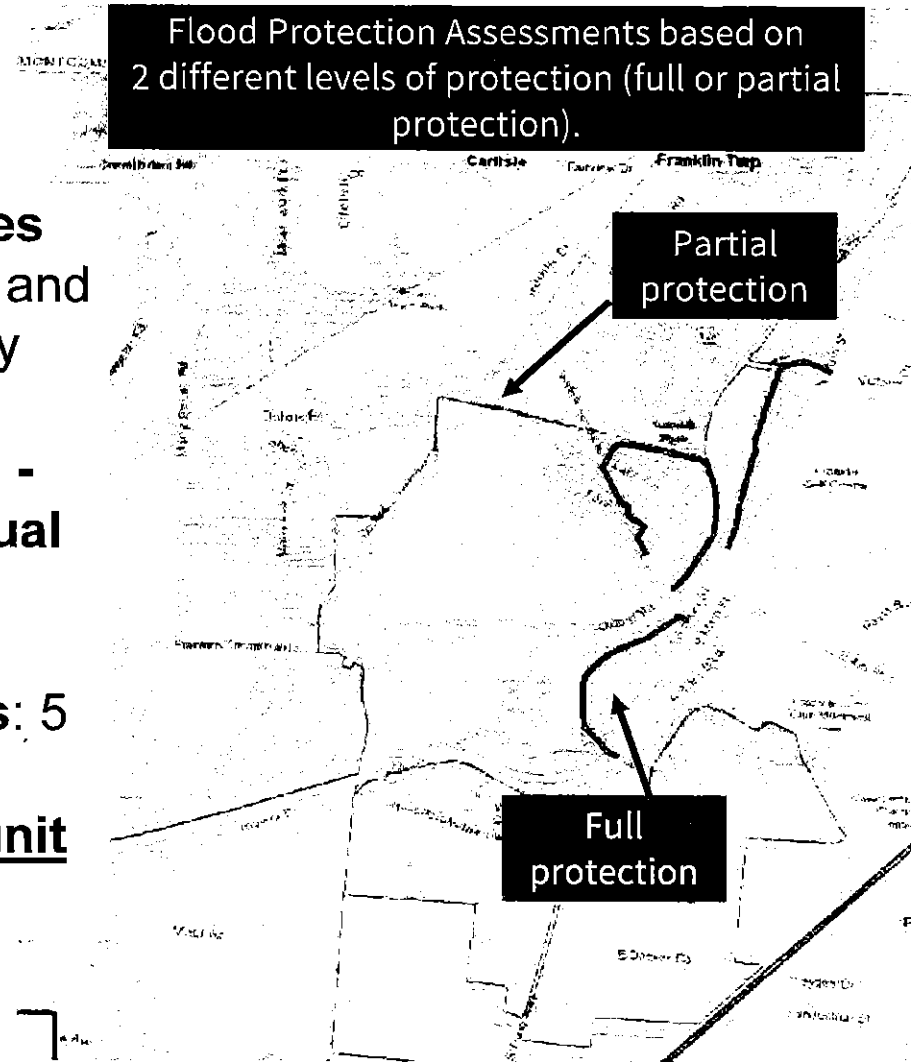
Protecting. Preserving. Promoting.



THE MIAMI
CONSERVANCY
DISTRICT

How is MCD
funded?

- **Individual properties** that flooded in 1913 and are now protected by MCD receive **flood protection benefits** - pay **annual individual assessments**.
- **Local governments:** 5 counties & 21 communities - pay **unit assessments**



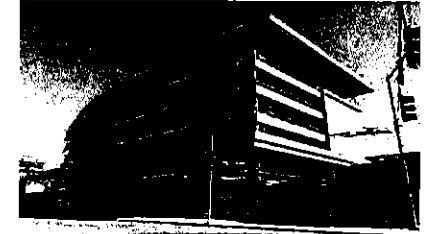


Readjustment of the Appraisal of Benefits 2024

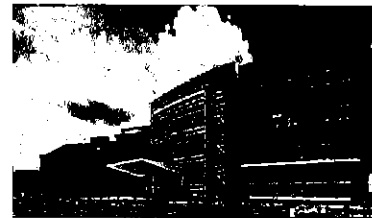
- Conservancy Court may order a “Readjustment of the Appraisal of Benefits” when they find a material change in property value or condition
 - May not occur more frequently than once every 6 years, per ORC 6101.54
- Readjustment was delayed 3 years by Butler County Appeal
 - Previous Readjustment: Effective 2012
- Board of Appraisers reviews and updates the benefit methodology
 - Ensures assessments are fair and equitable
 - MCD has used that methodology to calculate new benefits.
 - 2023 county auditor property values are used to calculate new flood protection benefits for the 7th Readjustment



Kettering Medical Center – Troy



CareSource – Dayton



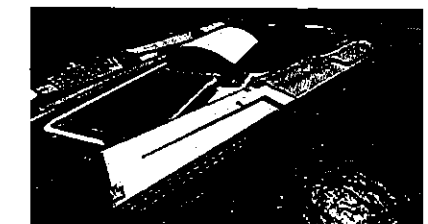
Children's Medical Center – Dayton



Marcum Apts - Hamilton



Water Street Flats Apts – Dayton



Spooky Nook – Hamilton



Protecting. Preserving. Promoting.

7th Readjustment of the Appraisal of Benefits

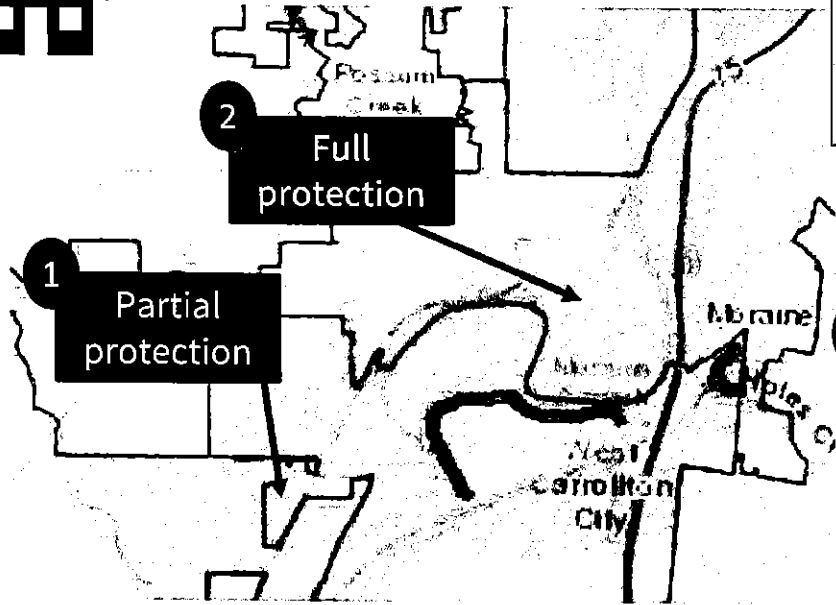
PRELIMINARY FINDINGS OF READJUSTMENT

Protecting. Preserving. Promoting.

3 Examples of Impact: \$100K property value, 3 different flood factors

Maintenance Assessment @2.78% Capital Assessment @1%

Estimated Maintenance Assessment (2023 values) & 8 year forecast for maintenance needs



1 Full Protection Area (orange areas) 10' of Flood Depth (30%)

MAINTENANCE ASSESSMENT (2.78%) • \$62 increase (\$292/year)	CAPITAL ASSESSMENT (1%) • \$105/year
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\$33/month

Full Protection Area (orange areas) 0.5" of Flood Depth (6%)

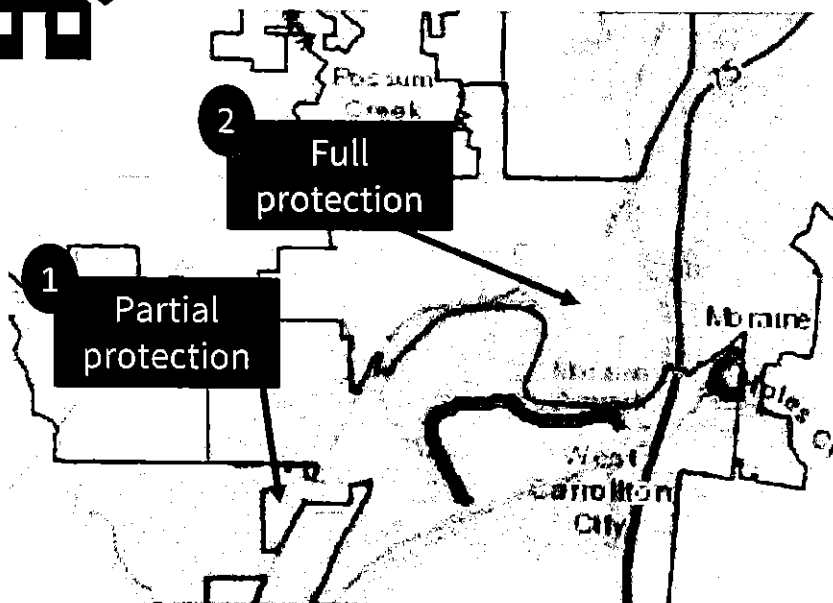
MAINTENANCE ASSESSMENT (2.78%) • \$12 increase (\$58/year)	CAPITAL ASSESSMENT (1%) • \$22/year
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\$7/month

3 Examples of Impact: \$100K property value, 3 different flood factors

Maintenance Assessment @2.78% Capital Assessment @1%

Estimated Maintenance Assessment (2023 values) & 8 year forecast for maintenance needs



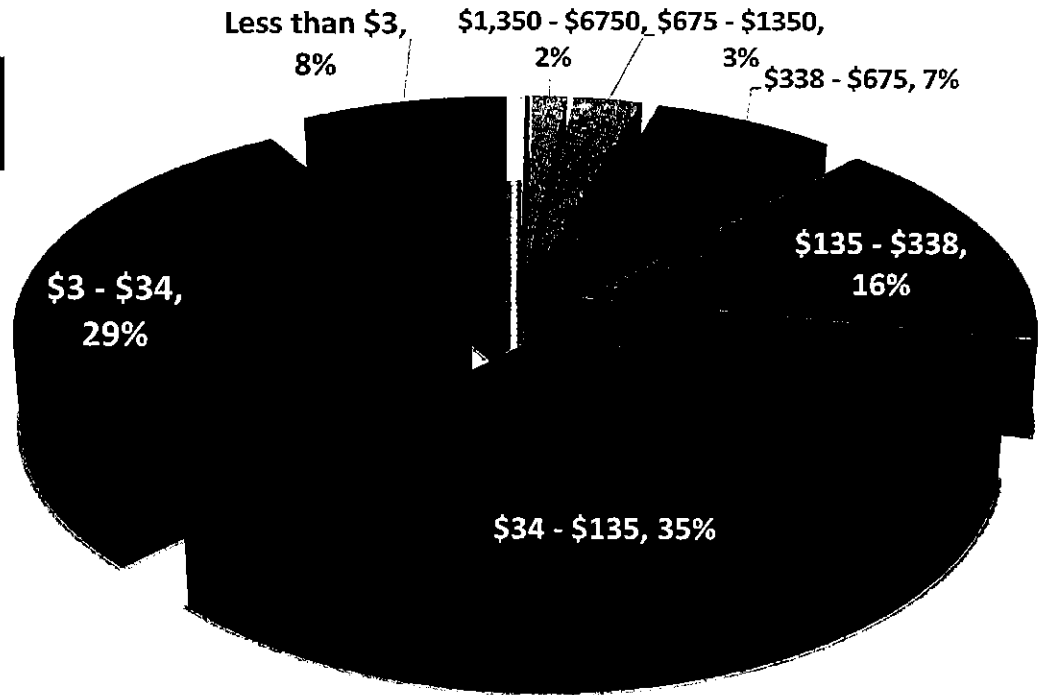
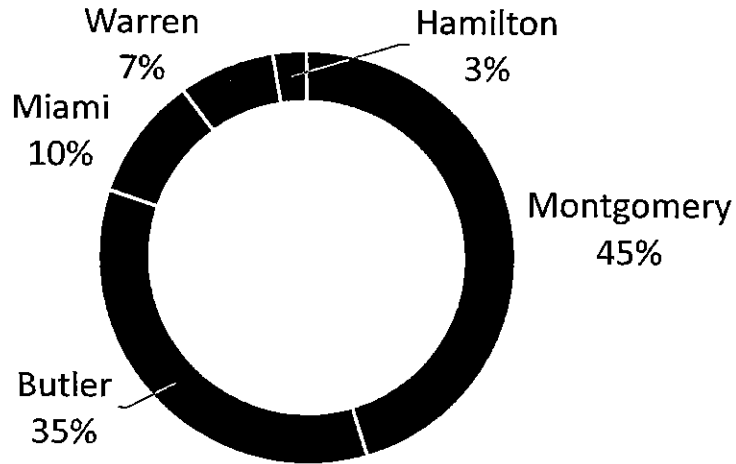
3 Partial Protection Area (Dams) (blue areas)	
MAINTENANCE ASSESSMENT <ul style="list-style-type: none">• \$7 increase (\$29/year)	CAPITAL ASSESSMENT (1%) <ul style="list-style-type: none">• \$10/year

~\$3/month



7th Readjustment Maintenance (2.78%) & Capital (1%): Preliminary Projections

Over 42,000 individual parcels contribute to Maintenance Assessments



88% of individual assessments are under \$340/year, <\$33/month for flood protection

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UNIT BENEFITS

Protecting. Preserving. Promoting.



Public corporation unit assessments: 5 counties & 21 communities that benefit from flood protection

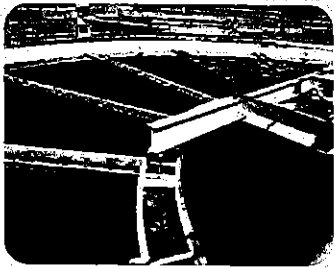
Local governments own parcels, utilities, streets, parking lots, buildings that receive flood protection, but are exempt from individual assessments



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Public corporation Unit benefits, approved by MCD Board of Appraisers, approved per ORC 6101



Water supplies are not disrupted and contaminated from flood waters

Streets and transportation systems are not blocked by river flooding

Communities are not interrupted due to river flooding

Electric, gas, telephone, and other utilities are not disrupted or destroyed by river flooding

Communities are not regularly engaged in **emergency management, rescue, and clean-up** from flood events

Protected communities as a whole further benefit from flood protection system.

Reduced risk of flooding - Increased property values - Enhanced desirability for re/development and quality of life, without fear of flooding.

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Warren County Projected Unit Assessments, not final 2023 Co. Auditor values

Flood Protection Maintenance (2.78%) Assessments

Warren County Public Corp. Unit Assessment	Current, based on: 2012 values/conditions = \$34,000/annual	Projected, collections in 2025, based on: 2023 = \$52,000/annual
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Flood Protection Capital (1%) Assessments

Warren County Public Corp. Unit Assessment	EXPIRED	Projected 2023 = \$20,000/annual
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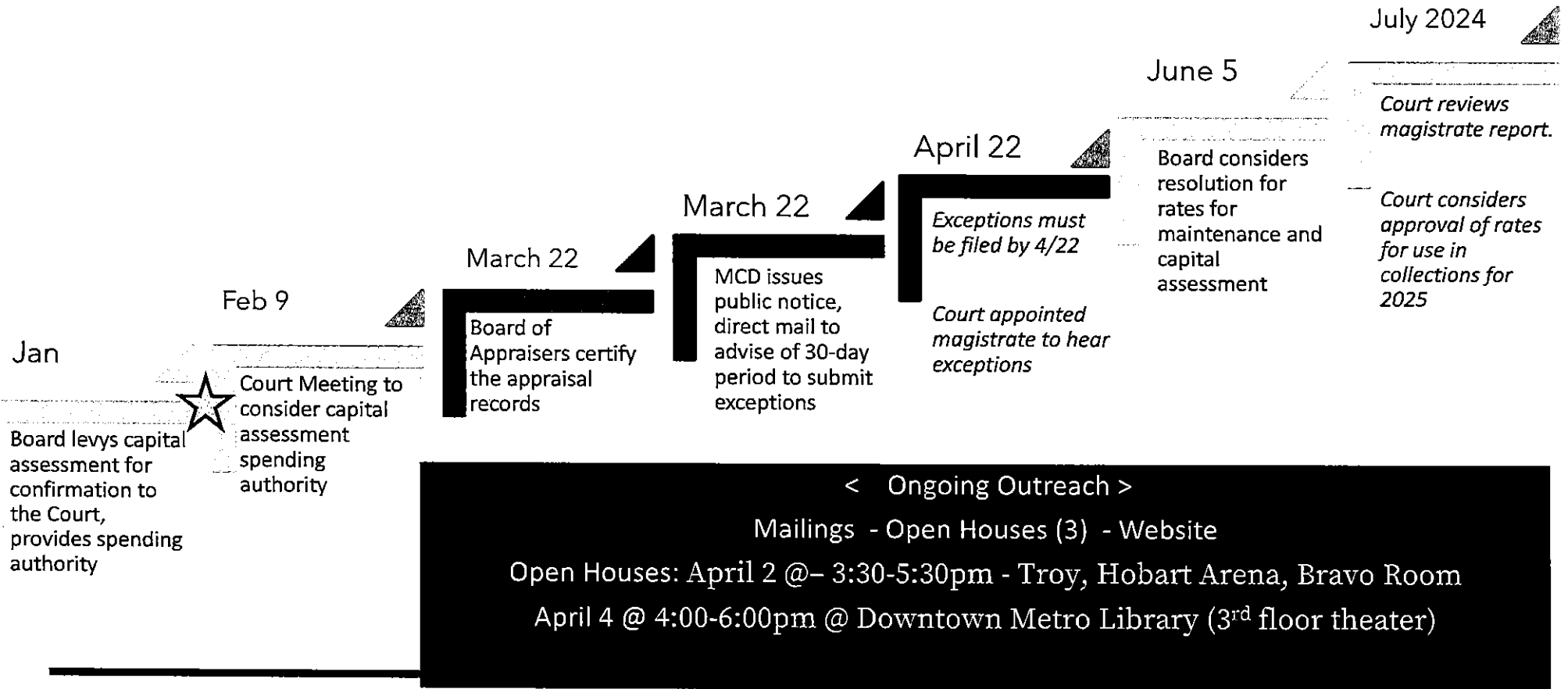
The flood protection system positively influences flood insurance rates.

- MCD protected properties have reduced or avoided flood insurance needs.
- MCD's flood protection reduces the perceived flood risk, leading to potential premium discounts.

Average premium in US for flood insurance is almost \$900 /year

Protecting. Preserving. Promoting.

Next steps ... next 6 months

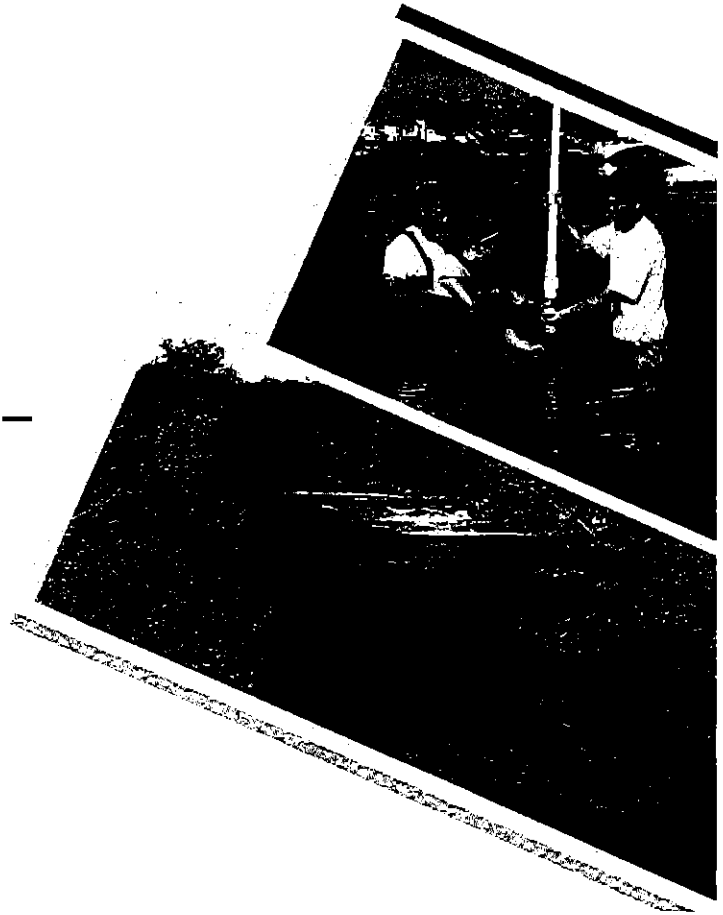




Thriving communities, a healthy watershed, and a higher quality of life – sustained by well-managed water resources throughout the watershed.

www.mcdwater.org

@MCDWater



Protecting. Preserving. Promoting.

Thank You



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MINUTES: Regular Session – February 20, 2024

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 February 13, 2024, meeting.

David G. Young – present

Shannon Jones – absent

Tom Grossmann – present

Krystal Powell, Clerk – present

Minutes of the February 13, 2024 meeting were read and approved.

- 24-0241 A resolution was adopted hiring Jaden Picket as a Case Aide, within the Warren County Department of Job and Family Services, Children Services Division.
Vote: Unanimous
- 24-0242 A resolution was adopted accepting resignation of Evan Mahle, Protective Services Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division, effective February 16, 2024.
Vote: Unanimous
- 24-0243 A resolution was adopted approving a settlement payment regarding charge No. #473-2024-00286 filed with the Equal Opportunities Commission.
Vote: Unanimous
- 24-0244 A resolution was adopted acknowledging and accepting the Summary Plan Description (SPD) and Plan Clarifications relative to the Buy-up and Base Medical/Rx Plan for plan year 2024. Vote: Unanimous
- 24-0245 A resolution was adopted acknowledging the appointment Julie Seitz to the County Wide 9-1-1 Program Review Committee. Vote: Unanimous

- 24-0246 A resolution was adopted cancelling regularly scheduled Commissioners' Meeting of Thursday, February 22, 2024. Vote: Unanimous
- 24-0247 A resolution was adopted approving addenda to agreement with Reflections Group Home LLC relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 24-0248 A resolution was adopted authorizing the Board of Commissioners to sign IV-D Service Contract between the Warren County Domestic Relations Division and the Warren County Child Support Enforcement Agency. Vote: Unanimous
- 24-0249 A resolution was adopted authorizing the Board of Commissioners to sign IV-D Service Contract between the Warren County Juvenile Division/Probate Court and the Warren County Child Support Enforcement Agency. Vote: Unanimous
- 24-0250 A resolution was adopted authorizing the President of the Board to sign a software agreement with Biddle Consulting Group, Inc. on behalf of Warren County of Emergency Services. Vote: Unanimous
- 24-0251 A resolution was adopted rescinding resolution 24-0221 and adopting new resolution entering into a Cooperative Agreement with the Board of County Commissioners of Hamilton County, Ohio, and the Warren County TID for construction of improvements to Fields Ertle Road between Snider Road and Wilkens Boulevard. Vote: Unanimous
- 24-0252 A resolution was adopted accepting permanent and temporary easement agreements with Steven J. and Margo K. Komarek for the Stephens Road Bridge #158-0.92 replacement project. Vote: Unanimous
- 24-0253 A resolution was adopted authorizing the President of the Board to sign a Subgrant Award Agreement on behalf of the Greater Warren County Drug Task Force. Vote: Unanimous
- 24-0254 A resolution was adopted acknowledging payment of bills. Vote: Unanimous
- 24-0255 A resolution was adopted approving a subdivision public improvement performance and maintenance security bond reduction with Grand Communities, LLC. for completion of Water and Sewer improvements in The Majors at Shaker Run Subdivision, Section Two, Situated in Turtlecreek Township. Vote: Unanimous
- 24-0256 A resolution was adopted accepting an amended certificate and approving an appropriation decrease and supplemental appropriation for the Miami Valley Gaming TIF Fund #4485. Vote: Unanimous

MINUTES
FEBRUARY 20, 2024
PAGE 3

- 24-0257 A resolution was adopted approving a cash advance from the County Motor Vehicle Fund #2202 into the McClure Road Bridge #71-03.39 Rehabilitation Project Fund #4460. Vote: Unanimous
- 24-0258 A resolution was adopted approving operational transfer from Commissioners Fund #11011112 into Human Services Fund #2203. Vote: Unanimous
- 24-0259 A resolution was adopted approving supplemental appropriations into the Clerk of Court's General Funds #11011260 and #11011282. Vote: Unanimous
- 24-0260 A resolution was adopted approving an appropriation adjustment within Commissioners Fund #11011110. Vote: Unanimous
- 24-0261 A resolution was adopted approving an appropriation adjustment within Common Pleas Court Fund #11011220. Vote: Unanimous
- 24-0262 A resolution was adopted approving an appropriation adjustment within Common Pleas Court Fund #11011223. Vote: Unanimous
- 24-0263 A resolution was adopted approving an appropriation adjustment within Juvenile Court Fund #10111240. Vote: Unanimous
- 24-0264 A resolution was adopted approving appropriation adjustments within Notary Public Fund #11011292. Vote: Unanimous
- 24-0265 A resolution was adopted approving an appropriation adjustment within the Board of Elections Fund #11011300. Vote: Unanimous
- 24-0266 A resolution was adopted approving an appropriation adjustment from Commissioners General Fund #11011110 into Sheriff's Office Fund #11012210. Vote: Unanimous
- 24-0267 A resolution was adopted approving an appropriation adjustment from Juvenile Fund 11012600 into 11012500. Vote: Unanimous
- 24-0268 A resolution was adopted approving an appropriation adjustment from Commissioners General Fund #11011110 into Juvenile Detention Fund #11012600. Vote: Unanimous
- 24-0269 A resolution was adopted approving an appropriation adjustment within Juvenile Detention Fund #11012600. Vote: Unanimous
- 24-0270 A resolution was adopted approve appropriation adjustments within Engineer's Office Fund #2202. Vote: Unanimous
- 24-0271 A resolution was adopted approving appropriation adjustment within Juvenile Court Fund #2247. Vote: Unanimous

- 24-0272 A resolution was adopted approving appropriation adjustment within the OhioMeansJobs Warren County Fund #2258 Vote: Unanimous
- 24-0273 A resolution was adopted approving an appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 24-0274 A resolution was adopted approving an appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 24-0275 A resolution was adopted approving appropriation adjustment within the Sewer Revenue Fund #5580. Vote: Unanimous
- 24-0276 A resolution was adopted approving requisitions and authorizing County Administrator to sign documents relative thereto. Vote: Unanimous
- 24-0277 A resolution was adopted approving the rezoning application of The Sisters LTD. to rezone approximately 2.0 +/- acres (being a part of Parcel ID#13-16-100-37) from Light Industrial Manufacturing Zone "I1" with JEDD Overlay to Community Commercial Business Zone "B2" without JEDD Overlay in Turtlecreek Township. Vote: Unanimous

DISCUSSIONS

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

PUBLIC HEARING

REZONING APPLICATION OF THE SISTERS LTD. TO REZONE APPROXIMATELY 2 ACRES IN TURTLECREEK TOWNSHIP FROM LIGHT INDUSTRIAL MANUFACTURING ZONE "I1" INSIDE JEDD OVERLAY TO COMMUNITY COMMERCIAL BUSINESS ZONE "B2" REMOVED FROM THE JEDD OVERLAY

The public hearing to consider the rezoning application of The Sisters LTD. to rezone approximately 2 acres in Turtlecreek Township from Light Industrial Manufacturing Zone "I1"

inside JEDD Overlay to Community Commercial Business Zone "B2" removed from the JEDD Overlay.

Cameron Goschinski, Regional Planning Commission, presented the attached PowerPoint presentation stating the applicant/owner, property size and location, proposed use, allowable uses, and requested rezoning. He then presented the Regional Planning Commission Executive Committee recommendation to deny the rezoning request and the Rural Zoning Commission recommendation to approve the rezoning request.

Sophia Holley, Attorney for the property owner, stated the JEDD has had no development in the last seven years and the property owner has a viable business, Southern Tire Mart, who is ready to move forward with the purchase and development of the property upon approval of the proposed rezoning.

Jillora Summers, property owner, stated she has been unable to sell the inherited property due to the amount of property tax assessed on the property. Ms. Summers further stated the current JEDD Overlay prohibits the use of the property for the proposed business looking to purchase it.

John Boynton, President of Southern Tire Mart, stated the purpose of the business is to provide light mechanical and tire work to broken down vehicles on the highway. He stated Southern Tire Mart offers 24-hour service, 7 days a week and will travel on average 45 to 65 miles to repair vehicles and semi tractor trailers. Mr. Boynton further stated the Pilot Flying J Travel Center located next to the proposed business is a perfect partnership opportunity.

Jonathan Sams, Turtlecreek Township Trustee, stated the Township does not have an issue with the proposed use of the property but believes there is better approach to request the zoning change for allowable uses of the property to ensure protection of the JEDD.

There was discussion relative to the proper procedure for changing the zoning of allowable uses of the property and discussion relative to the Board's discretion on allowing zoning changes for future allowable land use within the JEDD.

Bruce McGary, Assistant Prosecuting Attorney, stated the approval of the rezoning of the aforementioned property complies within the current zoning code and the decision of the Board can be justified based on the decision-making determination criteria as set forth in the current zoning code.

Upon further discussion, the Board closed the public hearing and resolved (Resolution 24-0277) approving the rezoning application of The Sisters LTD. to rezone approximately 2.0 +/- acres (being a part of Parcel ID#13-16-100-37) from Light Industrial Manufacturing Zone "I1" with JEDD Overlay to Community Commercial Business Zone "B2" without JEDD Overlay in Turtlecreek Township.

Upon motion the meeting was adjourned.

David G. Young, President

Tom Grossmann

Shannon Jones

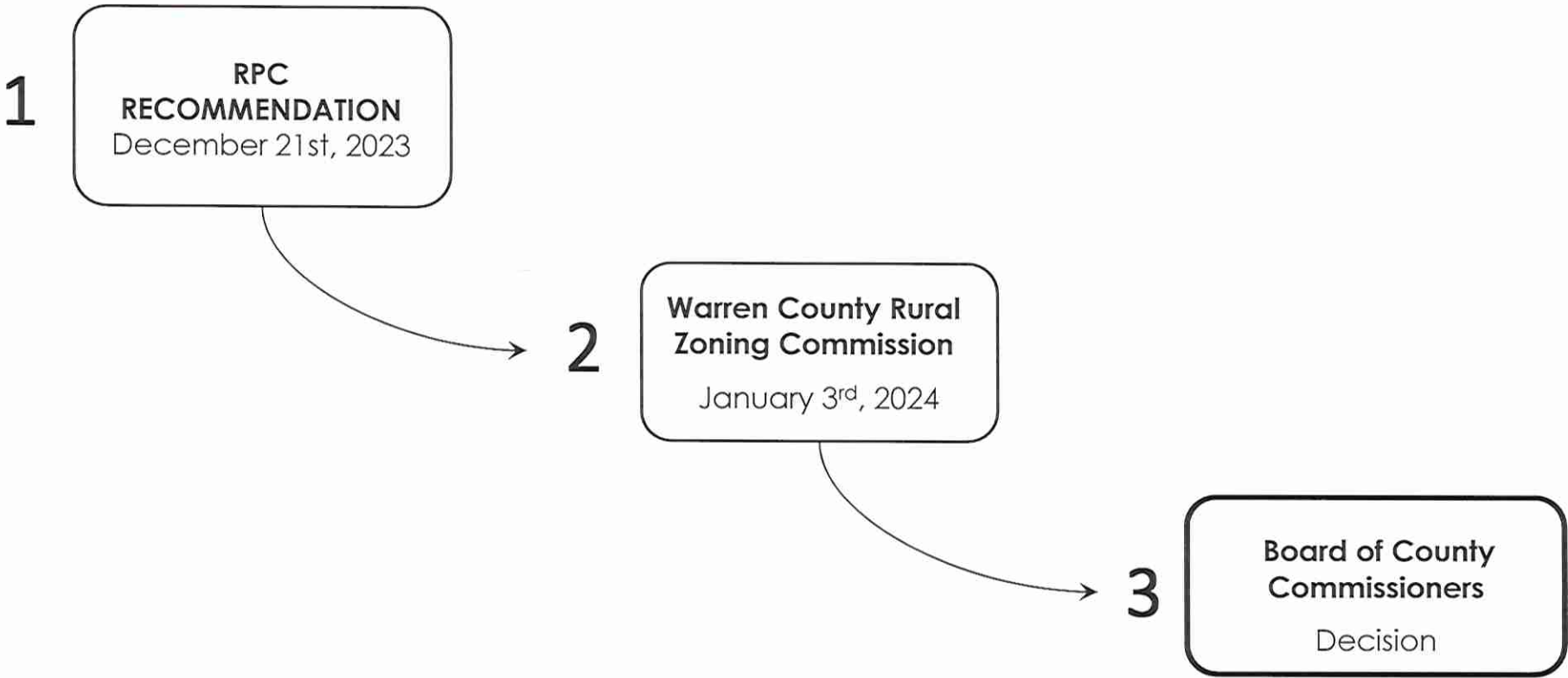


I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on February 20, 2024, in compliance with Section 121.22 O.R.C.

Krystal Powell, Clerk
Board of County Commissioners
Warren County, Ohio

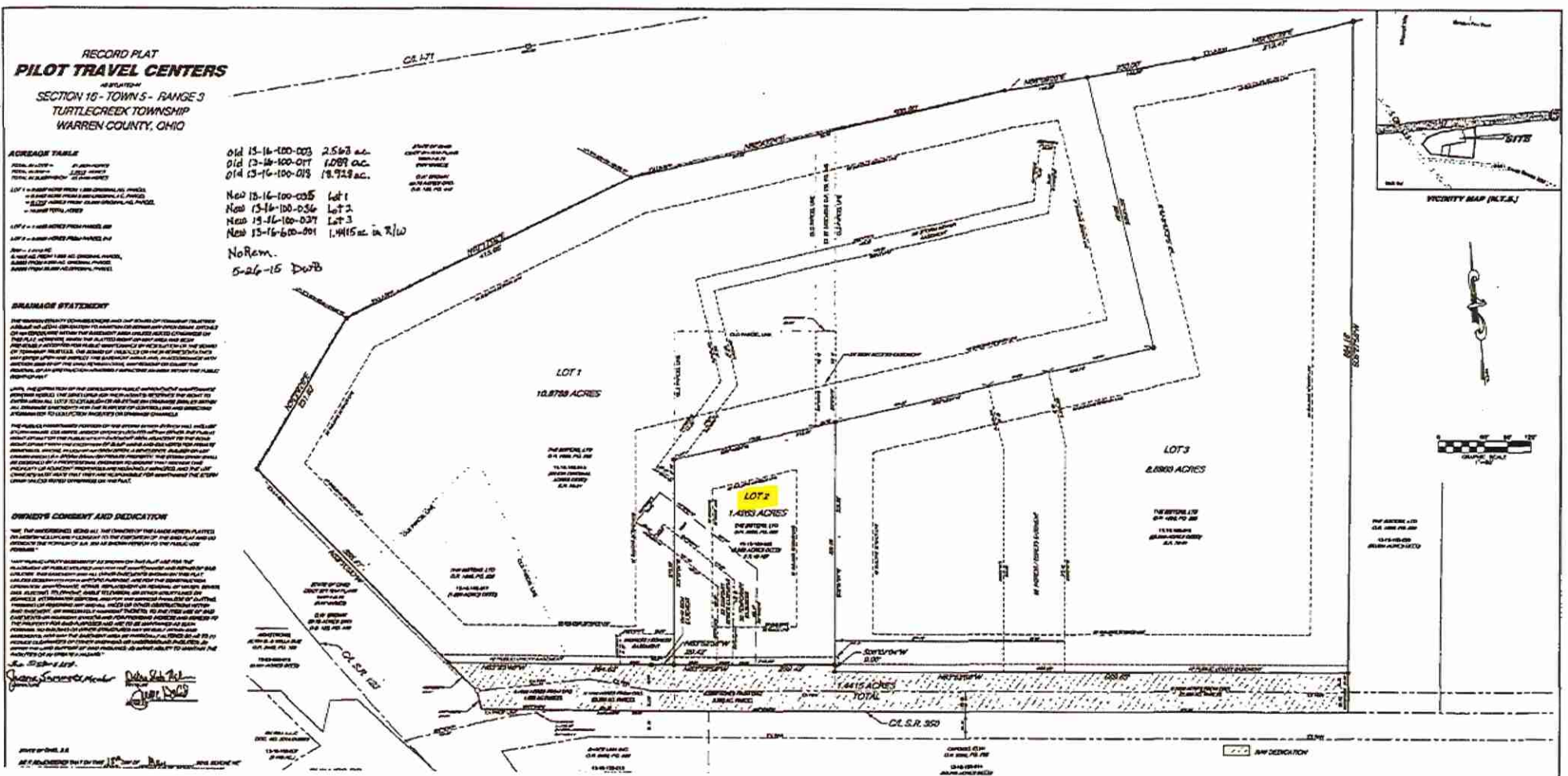
PP EXHIBIT #1		
CASE #	2023-10	
APPLICANT/OWNER/AGENT	THE SISTERS LTD/ JILLORA SUMMERS	
TOWNSHIP	TURTLECREEK	
PROPERTY LOCATION	ADDRESS	ROUTE 350 Lebanon, Ohio 45036
	PIN	13-16-100-037
PROPERTY SIZE Frontage	8.8983 ACRES (2 ACRES WILL BE DIVIDED OUT) 669.30 Feet (APPROX. 200 FT OF FRONTAGE)	
CURRENT ZONING DISTRICT	I1 JEDD OVERLAY	
FUTURE LAND USE MAP (FLUM) DESIGNATION	COMMERCIAL	
EXISTING LAND USE	"I1" Light Industrial Manufacturing Zone inside JEDD Area	
ZONING REQUESTED	"B2" Community Commercial Business Zone removed from the JEDD	
ISSUE FOR CONSIDERATION	To rezone the property from an "I1" Light Industrial Manufacturing Zone inside the JEDD to a "B2" Community Commercial Business Zone outside the JEDD Overlay	

Review Process



Provided Site Plan

2023-10



Proposed Use

2023-10



**Expert Maintenance.
Reliable Auto Repairs.
High-Quality Tires.
Friendly Service.**

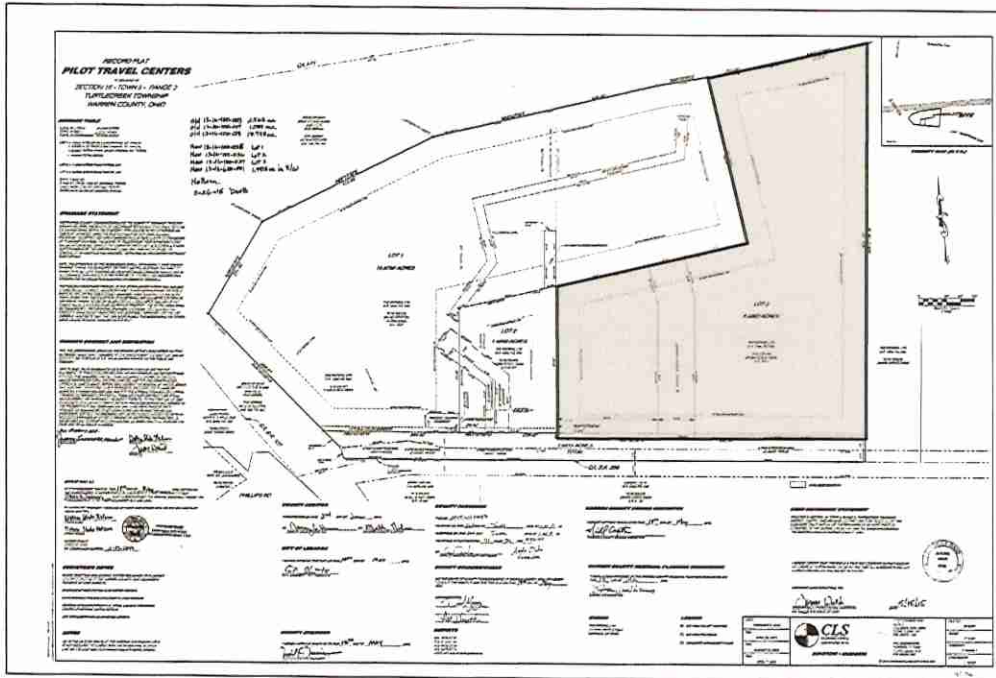
PRODUCTS & SERVICES

Your One-Stop [—]Tire & Auto Shop

- Quality retail and commercial repair services from a TIA-certified tire dealership
- State inspections, diagnostics, and preventive maintenance
- Competitive prices on the most popular and reliable tire brands
- Wide selection of tires, including semi-truck, farm, industrial, and OTR tires
- Professional tire services including nitrogen inflation, computer spin balancing, TPMS service and adjustments, flat tire repairs, low-profile tire installations, and tire rotations
- 24/7 Roadside assistance
- Wheels
- Retreading service
- Comfortable waiting rooms
- Local shuttle service at many locations
- Available financing

Total Site

- Total Site: 8.8963-acres
- Subject Site: 2-acres (Only the Subject Site would be rezoned)



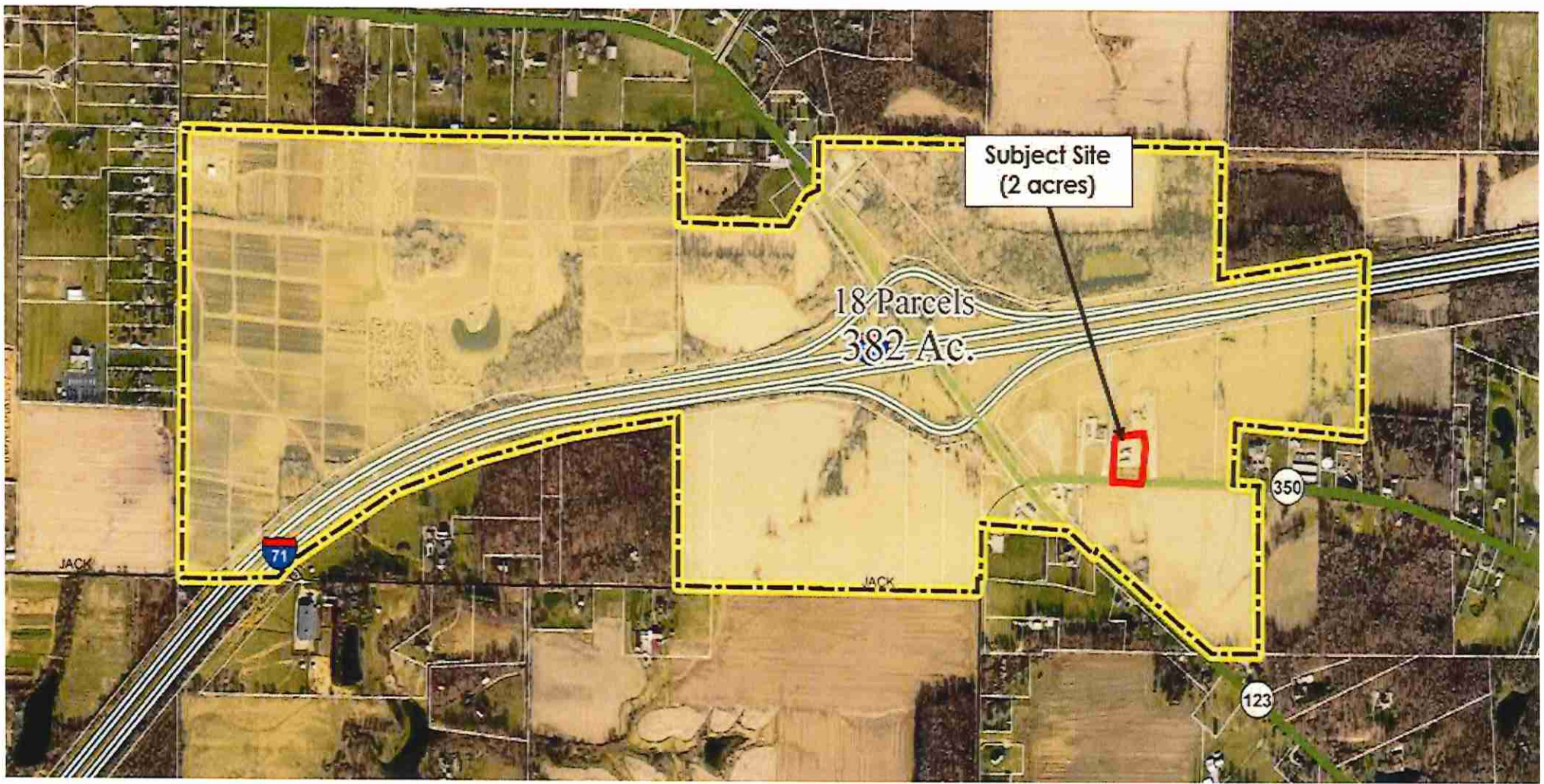
Surrounding Uses

2023-10



JEDD Area

2023-10



Allowable Uses within B2

Dark blue highlighted are prohibited in the JEDD.

<ul style="list-style-type: none"> On Demand Storage Containers 	<ul style="list-style-type: none"> Public Works / Road Maintenance 	<ul style="list-style-type: none"> Automobile Fueling Station / Oil Change 	<ul style="list-style-type: none"> Automobile Sales / General Repair / Body Shop
<ul style="list-style-type: none"> Truck Stop/ Washing Facility 	<ul style="list-style-type: none"> Shooting Range Shooting Range, Outdoor 	<ul style="list-style-type: none"> Funeral Parlor / Cemeteries 	<ul style="list-style-type: none"> Landscaping Service
<ul style="list-style-type: none"> Moving Truck and Trailer Rental 	<ul style="list-style-type: none"> Landscape Services / Garden Center 	<ul style="list-style-type: none"> Wedding Event Center 	<ul style="list-style-type: none"> Large Big Box Store / Home Improvement / Retail
<ul style="list-style-type: none"> Agriculture / Ag research Ag Support Services / Kennel / Animal Hospital 	<ul style="list-style-type: none"> Multi Dwelling Unit / Boarding House / Family Day Care / Hotel 	<ul style="list-style-type: none"> Drive Thru / Restaurant/ Convenience Store / Carry Out 	<ul style="list-style-type: none"> Churches/ civic clubs / Library /Art Center
<ul style="list-style-type: none"> Government Office / Police / Fire / Post Office 	<ul style="list-style-type: none"> Rehab Facility / School / College / Institutional Care / Hospital 	<ul style="list-style-type: none"> Commercial Amusement, Outdoor / Cinema / Golf / Fitness Gym / Spa / Barber / Tattoo / Body Piercing 	<ul style="list-style-type: none"> Printing / Copying Shop
<ul style="list-style-type: none"> Self Storage Facility 	<ul style="list-style-type: none"> Heating / AC/ Roof Repair / Small Engine Repair & Sales 	<ul style="list-style-type: none"> Welding Shop 	<ul style="list-style-type: none"> Gun Smith / Fire Arms Dealer
<ul style="list-style-type: none"> Light Manufacturing 	<ul style="list-style-type: none"> Professional Offices/ Offices w Warehousing / Banks 	<ul style="list-style-type: none"> Radio / TV / Recording Studio 	<ul style="list-style-type: none"> Research & Development

JEDD Overlay – Sample of Allowable and Prohibited Uses

Allowable Uses

▪ Food Production, Processing or Packing Plant	▪ Creamery, Bottling, Ice Making or Cold Storage Plant	▪ Signs, Lighting, Outdoor Advertising & Manufacturing
▪ Bakery or Candy Making Facility	▪ Wholesale Business	▪ Pharmaceuticals Manufacture
▪ Sheet Metal & Machine Shop	▪ Pre-Made Parts & Materials Processing or Assembly	▪ Furniture Making, Wood Products & Upholstering
▪ Music Instrument Novelty or Toy Manufacture	▪ Light Manufacturing	▪ Building Trusses Manufacture or Wood Milling Facility
▪ Electrical Device or Component Manufacture or Assembly	▪ Cosmetics Manufacture	▪ Industrial Printer
▪ Ceramic, Glass or Similar Product Manufacture	▪ Paint Mixing or Spraying Facility	▪ Plastic & Rubber Products Manufacture

Prohibited Uses

▪ Multiple Family Dwelling Unit
▪ Cemeteries
▪ Truck Stop
▪ Automobile Sales / General Repair / Body Shop
▪ Commercial Amusement, Outdoor / Cinema / Golf / Fitness Gym
▪ Self Storage Facility
▪ Shooting Range, Outdoor

Development Limitations for Subject Site (1.7774-Acres)

Certain uses within B2 would not be permitted or severely limited due to development restrictions, including:

- **Institutional Care Facilities** (5 Acres)
- **Auditoriums, Performing Arts Centers and Stadiums** (5 Acres)
- **Cemeteries** (20 Acres)
- **Hospitals** (10 Acres)
- **All Uses** (Maximum Building Size – 0.44 Acre/19,354 Square Feet)
- **Multiple Family Dwelling Unit** (Permitted only as Upper Story Residential)

Prohibited Uses within B2

Currently Permitted in JEDD Overlay

Not Permitted under Rezoning Request

<ul style="list-style-type: none"> ▪ Carpet/Rug Cleaning or Uniform Service Plant 	<ul style="list-style-type: none"> ▪ Casino 	<ul style="list-style-type: none"> ▪ Food Production, Processing or Packing Plant 	<ul style="list-style-type: none"> ▪ Industrial Printer
<ul style="list-style-type: none"> ▪ Bakery or Candy Making Facility 	<ul style="list-style-type: none"> ▪ Food Production, Processing or Packaging Plant 	<ul style="list-style-type: none"> ▪ Creamery, Bottling, Ice Making or Cold Storage Plant 	<ul style="list-style-type: none"> ▪ Signs, Lighting, Outdoor Advertising & Manufacturing
<ul style="list-style-type: none"> ▪ Sheet Metal & Machine Shop 	<ul style="list-style-type: none"> ▪ Pre-Made Parts & Materials Processing or Assembly 	<ul style="list-style-type: none"> ▪ Plastic & Rubber Products Manufacture 	<ul style="list-style-type: none"> ▪ Pharmaceuticals Manufacture
<ul style="list-style-type: none"> ▪ Music Instrument Novelty or Toy Manufacture 	<ul style="list-style-type: none"> ▪ Light Manufacturing 	<ul style="list-style-type: none"> ▪ Heating /AC /Sheet Metal Manufacturing 	<ul style="list-style-type: none"> ▪ Furniture Making, Wood Products & Upholstering
<ul style="list-style-type: none"> ▪ Electrical Device or Component Manufacture or Assembly 	<ul style="list-style-type: none"> ▪ Cosmetics Manufacture 	<ul style="list-style-type: none"> ▪ Ceramic, Glass or Similar Product Manufacture 	<ul style="list-style-type: none"> ▪ Building Trusses Manufacture or Wood Milling Facility
	<ul style="list-style-type: none"> ▪ Paint Mixing or Spraying Facility 	<ul style="list-style-type: none"> ▪ Wholesale Business 	

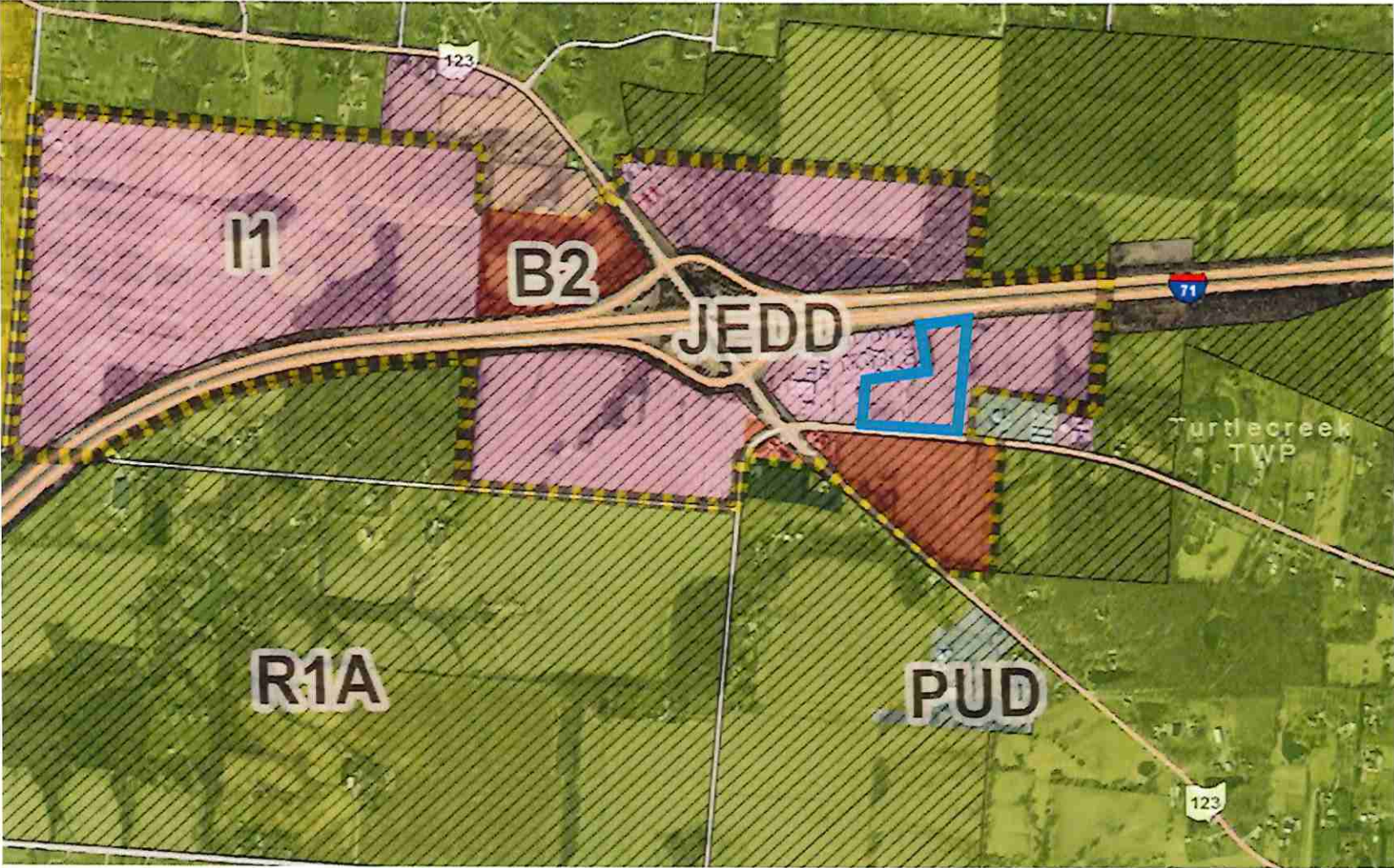
Notification Map

2023-10



Zoning Map

2023-10



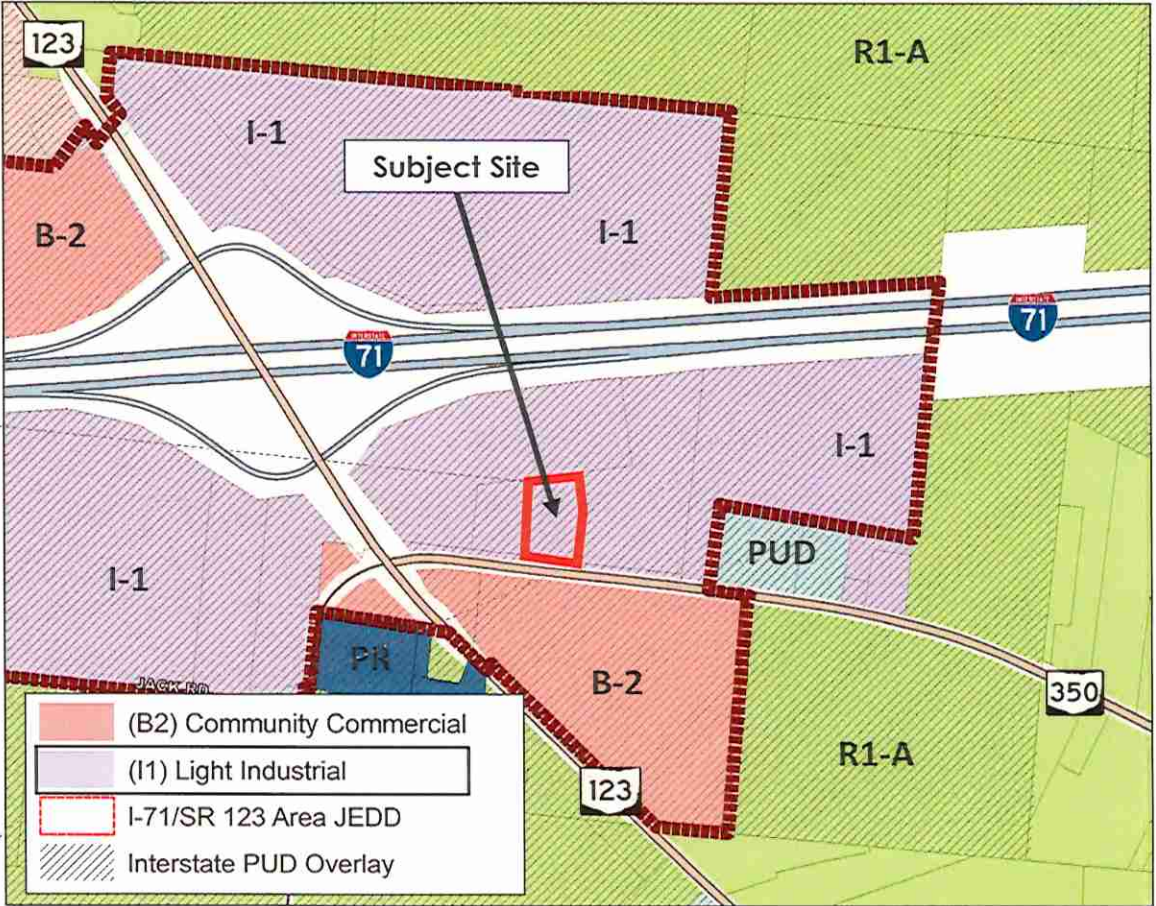
Current Zoning

2023-10

- Current Zoning: I-1 JEDD Overlay
- Surrounding parcels zoned "I-1" Light Industrial and "B-2" Community Commercial Business



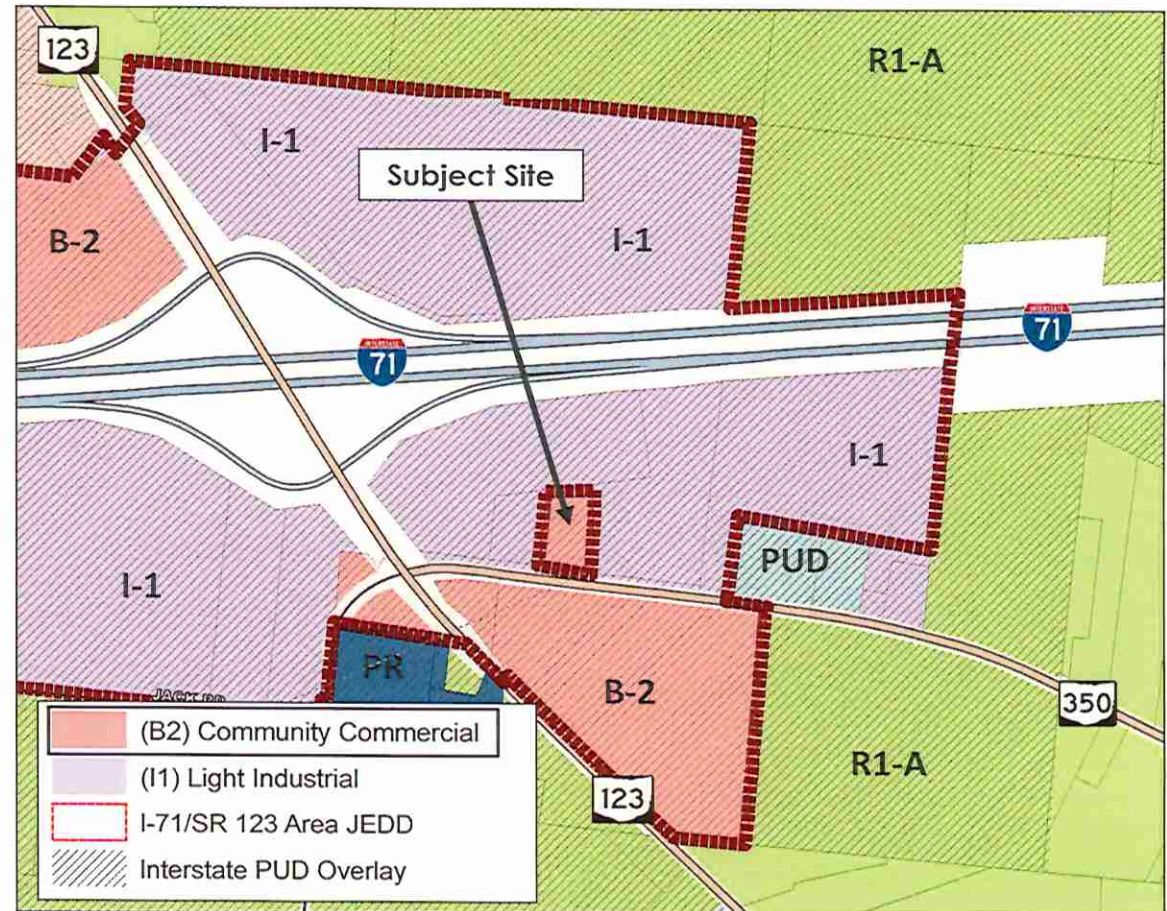
Subject Site



Proposed Zoning

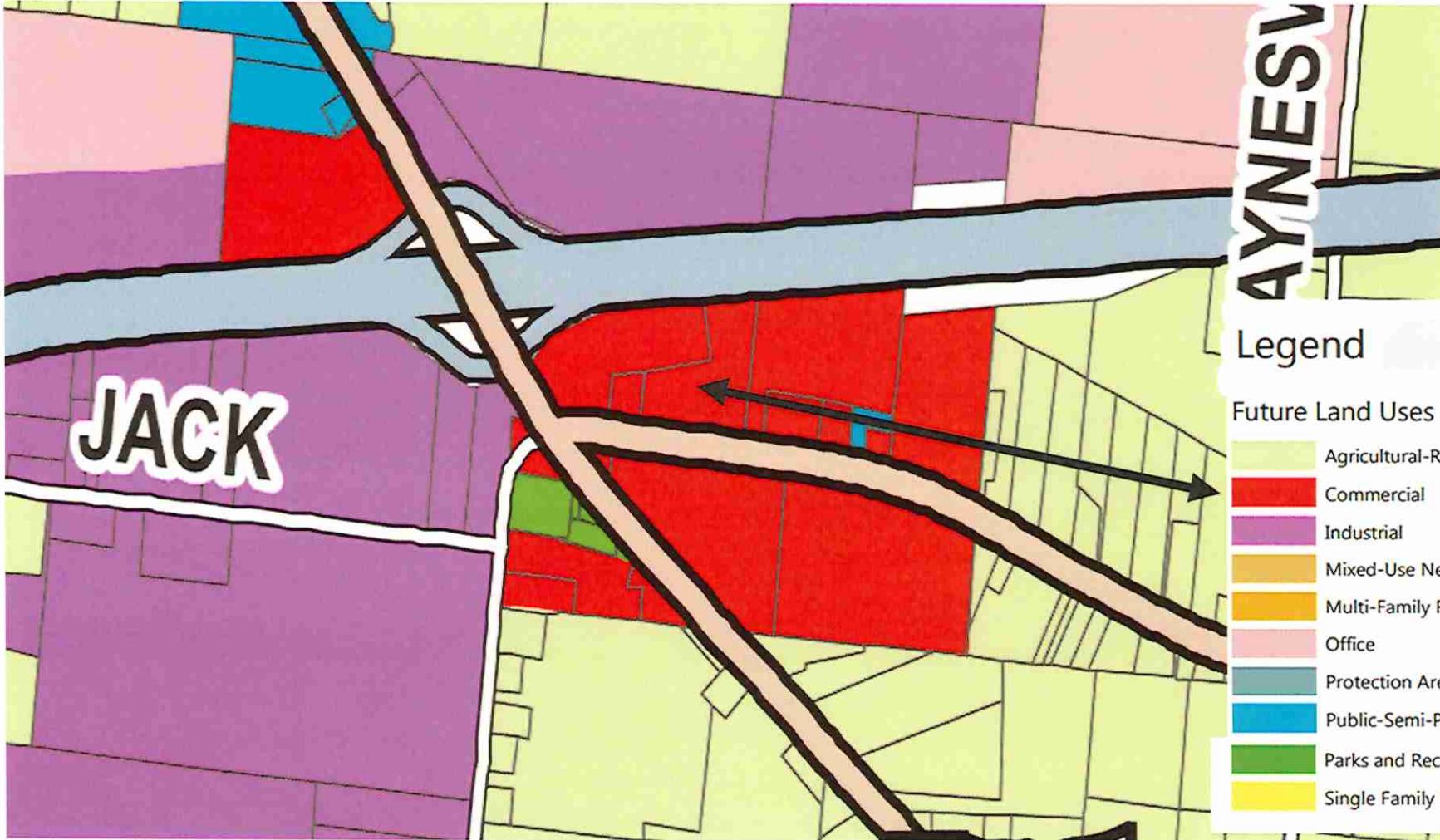
2023-10

- Proposed Zoning: “B-2” Community Commercial Business
- The Subject Site would remain within the JEDD. Only the Overlay would be removed from the 2-acre Subject Site.



FLUM

2023-10



Turtlecreek Township - Comments

“Turtlecreek Township Board of Trustees and Fire Chief have received and reviewed the request for rezoning for The Sisters, LTD.

The Board of Trustees would request that the Warren County Zoning Board follow the recommendation of the Warren County Regional Planning Commission for denial of the rezoning request for The Sisters, LTD property.”



MR. JAMES VANDEGRIFT
MR. DANIEL JONES
MR. JONATHAN SAMS
MS. AMANDA CHILDERS

TRUSTEE
TRUSTEE
TRUSTEE
FISCAL OFFICER

December 27, 2023

Warren County Rural Zoning Inspection
Attn: Michelle Tegtmeier
406 Justice Drive
Lebanon, Ohio 45036

RE: The Sisters, LTD
Case #2023-10

Dear Ms. Tegtmeier;

Turtlecreek Township Board of Trustees and Fire Chief have received and reviewed the request for rezoning for The Sisters, LTD.

The Board of Trustees would request that the Warren County Zoning Board follow the recommendation of the Warren County Regional Planning Commission for denial of the rezoning request for The Sisters, LTD property.

The Trustees would like to thank you for submitting the rezoning request for review.

Yours truly,

Daniel F. Jones
Board Chairperson

Warren County Water and Sewer - Comments

“Warren County cannot provide centralized water or sewer service to this parcel. Development as a commercial property may be challenging if centralized water and sewer service is required.”

Thanks,

Chris G. Brausch, P.E.

Warren County Water & Sewer Department

Ph. (513) 695-1193 (direct line)

Fx. (513) 695-2995

Western Water Company - Comments

“Western Water Company is the water provider for this parcel. I do not see any issues at this time. Before the construction takes place, however, we must be notified so we can locate and plan necessary construction for water services.”

Thank you,
Jamey Hinkle
Western Water Company

Regional Planning Commission Board - Recommendation

December 21, 2023 – The RPC Executive Committee voted to recommend denial of the Rezoning to the Rural Zoning Commission.

The Motion Passed with:

14 - Aye

1 - Abstain.



Warren County Regional Planning Commission

WARREN COUNTY ADMINISTRATION BUILDING
406 JUSTICE DRIVE • LEBANON, OHIO 45036
TELEPHONE (614) 495-1223

STANLEY C. WILLIAMS, EXECUTIVE DIRECTOR

December 21, 2023

Ms. Michelle Tegtmeier
Warren County Rural Zoning
406 Justice Drive
Lebanon, OH 45036

Dear Ms. Tegtmeier:

This letter is in regard to the proposed rezoning for the Sisters LTD property, from "I-1 JEDD Overlay" to "B-2 Community Commercial Business", in Turtlecreek Township.

At its meeting on December 21, 2023, the Warren County Regional Planning Commission Executive Committee voted to recommend denial of the Rezoning to the Warren County Rural Zoning Commission with a vote of 14 aye, 0 nay, 1 abstain.

A copy of the staff report is attached.

If you have any questions regarding this action, please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Stan Williams".

Stanley C. Williams, AICP
Executive Director

Attachment

Rural Zoning Commission - Recommendation

Mr. Magrum made a motion to recommend approval to the BOCC, Warren County Commissioners, after reviewing section 1.304.5 for the map amendment of a portion of parcel # 13-16-100-037 from the current zoning district I-1 JEDD Overlay to B2 (Community Commercial Business Zone). Mr. Magrum stated he based his decision by using A, B, D, & E from Section 1.304.5 of the Warren County Rural Zoning Code.

Unanimous vote to approve.

ANY
QUESTIONS?



1.304.5 Decision-Making Determination Considerations: The approving authority shall review the proposed Zoning Amendment in the interest of public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable, by considering the following factors:

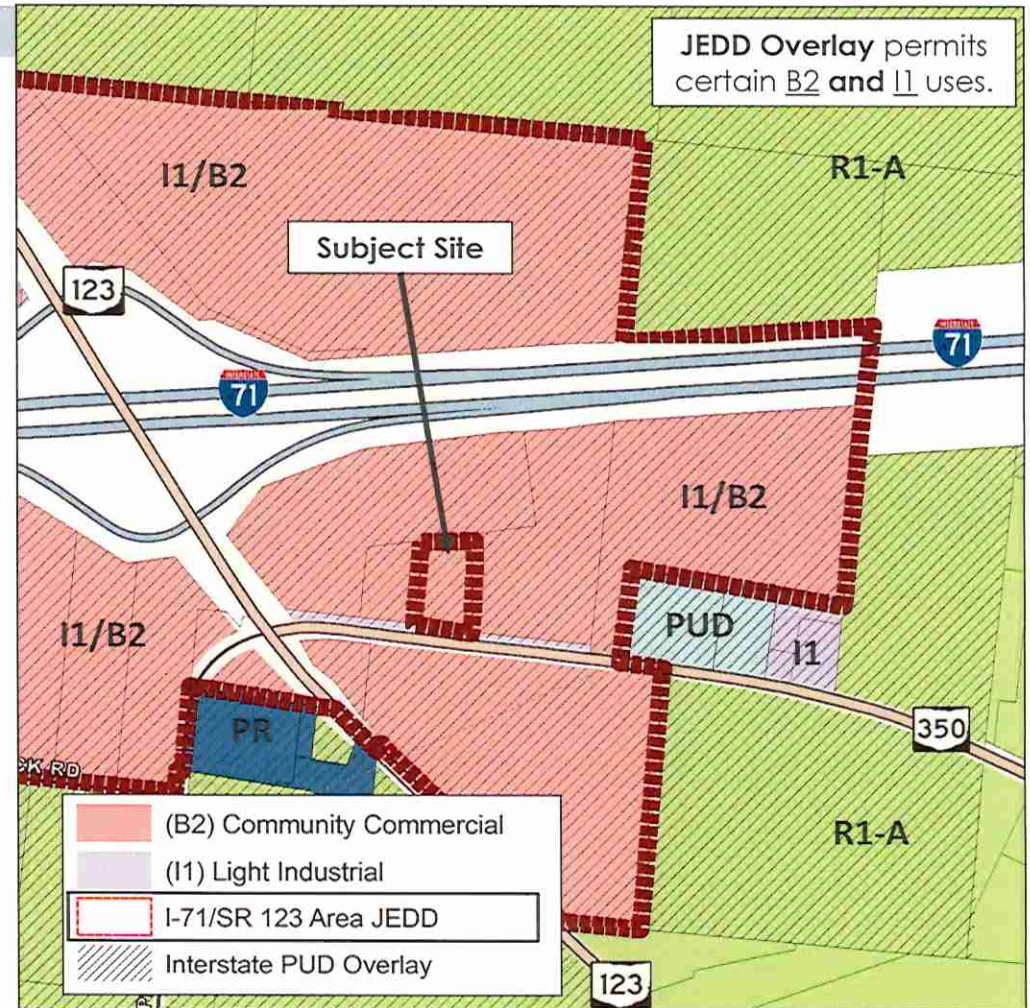
- A. Is the proposed amendment consistent with the purposes and intent of this Zoning Code?**
- B. Does the proposed amendment deviate from the suggestions of the Warren County Comprehensive Plan?**
- C. Is the proposed amendment justified because of changed or changing conditions of the surrounding area since the time the current zoning designation for the property was established, and has assumptions on, capital investments, road locations, population trends, land committed to development, density, use, or other elements changed to justify the amendment?**
- D. Is the proposed zoning compatible with the present zoning, nearby uses, and the character of the surrounding area?**
- E. Is the site suitable for the uses to which it has been restricted, or does the current zoning deprive the site of all economically viable uses?**
- F. How long has the property remained vacant as zoned and is it zoned different from an adjacent properties?**
- G. Are there available sites elsewhere in the County that are already zoned for the proposed use?**
- H. Are public central sanitary sewer, stormwater facilities, roads and other public facilities available and do they have adequate capacity to serve allowable uses?**
- I. Will approval of this amendment result in existing land uses, parcels, or structures becoming non-conforming or somehow result in conflict with any provision, restriction, or requirement of this code?**

Warren County Zoning

Section 2.611.5 Miscellaneous: This Chapter is separate and independent of any design standards adopted and enforceable exclusively by the Lebanon-Turtlecreek Joint Economic Development District (Lebanon-Turtlecreek JEDD) or it's Board of Directors. No Approving Authority under the Zoning Code shall have authority to enforce or impose as conditions of approval contained within the Lebanon-Turtlecreek JEDD design standards, or any other requirements contained within agreements of the Lebanon-Turtlecreek JEDD.

RPC Board Recommendation - Justification

- Spot zoning concerns
- Concern over control of uses allowed within B2
- Recommend Planned Unit Development (PUD)



Warren County Zoning

2.507.4 Development Size for Overlay PUDs:

(A) Minimum Development Size:

(1) Overlay PUDs beyond the Suburban Fringe (Rural Development):

Minimum development size of five (5) acres.

(2) Overlay PUDs within the Suburban Fringe: None

Suburban Fringe: A transition zone between the city/villages and the rural area that are identified by the following zoning districts "R1-B", "R2", and "R3".

Use Limitations in Development Standards

Certain uses within B2 would not be permitted due to development restrictions, including:

- **Institutional Care Facilities (5 Acres)**
- **Auditoriums, Performing Arts Centers and Stadiums (5 Acres)**
- **Cemeteries (20 Acres)**
- **Hospitals (10 Acres)**

Warren County Zoning

Use	Allowable in B2	Prohibited in B2
Multiple Family Dwelling Units	✓	
Cemeteries	✓	
Tattoo & Body Piercing Parlor	✓	
Sexually Oriented Business		✓
Pawn Shop	✓	
Shooting Range, Outdoor	✓	
Commercial Amusement, Outdoor	✓	
Commercial Stable		✓
Race Tracks		✓
Golf Course	✓	
Golf Driving Range	✓	

Warren County Zoning

Use	Allowable in B2	Prohibited in B2
Miniature Golf	✓	
Automobile Fueling Station	✓	
Automobile Oil Change, Lube, Light Service	✓	
Automobile Sales	✓	
Automobile Body Repair Shop	✓	
Automobile General Repair	✓	
Automobile and/or Truck Washing Facility	✓	
Truck Stop	✓	
Truck Terminals		✓

Warren County Zoning

Use	Allowable in B2	Prohibited in B2
Moving Truck and Trailer Rental	✓	
Motor Vehicle Impound Lots		✓
Salvage Motor Vehicle Auction or Pool Facility		✓
Self-Storage Facility	✓	
Mover Storage Facility	✓	
Container/POD Storage Facility		✓
Wind Energy Conversion System, Large Wind Farms		✓
Mineral Extraction and Surface Mining		✓
Concrete or Asphalt Batching Plant		✓

Warren County Zoning

Use	Allowable in B2	Prohibited in B2
Petroleum or Related Products Refining or Distributor		✓
Class I, II, III, and IV Composting Facility		✓
Construction and Demolition Debris Disposal Facility		✓
Methane Recovery Facility associated with Soil Removal		✓
Sanitary Landfill		✓
Incinerator for the Burning of Solid Wastes		✓
Solid Waste Disposal Facility		✓
Recycling and Salvage Center		✓
Central Processing Facility for Solid Waste Transfer, Materials Resource Recovery and/or Recycling		✓



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

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

Telephone (513) 695-1250

Facsimile (513) 695-2054

**TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG**

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

MINUTES: Regular Session – February 27, 2024

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 February 20, 2024, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Krystal Powell, Clerk – present

- 24-0278 A resolution was adopted hiring Charles Stokes as Protective Services Caseworker II, within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-0279 A resolution was adopted hiring Taylor Munn as a Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-0280 A resolution was adopted approving end of 365-day probationary period and approve pay increase for Kayelee Carman within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-0281 A resolution was adopted approving end of 365-day probationary period and approve pay increase for Kaylie French within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-0282 A resolution was adopted approving end of 365-day probationary period and approving pay increase for Jena Short within the Warren County OhioMeansJobs. Vote: Unanimous
- 24-0283 A resolution was adopted approving the promotion of Jennifer Guthrie to the position of Water Sewer Utility Clerk II within the Water and Sewer Department. Vote: Unanimous

- 24-0284 A resolution was adopted entering into contract with Ford Development Corp. for the Roachester-Cozaddale Road Bridge #54-4.02 Rehabilitation Project. Vote: Unanimous
- 24-0285 A resolution was adopted approving County Motor Vehicle Tax (CVT-386) for the City of Lebanon in the amount of \$101,118.57. Vote: Unanimous
- 24-0286 A resolution was adopted approving the emergency installation of the Water and Sewer Service Aggregation Routers. Vote: Unanimous
- 24-0287 A resolution was adopted approving an emergency electric breaker repair at the Simpson Creek Lift Station. Vote: Unanimous
- 24-0288 A resolution was adopted entering into a contract with HGC Construction for design-build services relative to the new Warren County Court Project. Vote: Unanimous
- 24-0289 A resolution was adopted entering into a professional services contract with The Kleingers Group, Inc. for engineering roadway design services for the Kings Island Drive Extension Project on behalf of the Warren County Engineer's Office. Vote: Unanimous
- 24-0290 A resolution was adopted authorizing acceptance of quote from Business Communication Specialists (BCS) on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-0291 A resolution was adopted authorizing the President of the Board to sign the task completion report for Central Square Technologies on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-0292 A resolution was adopted authorize Warren County Sanitary Engineer or Deputy Sanitary Engineer to prepare and submit a nomination form to participate in Water Supply Revolving Loan Account (WSRLA) Program for 2025, and to execute contracts, as required, for the design and construction of the Richard A. Renneker Ion Exchange Upgrades. Vote: Unanimous
- 24-0293 A resolution was adopted certifying delinquent Water and/or Sewer accounts-Warren County Water and Sewer Department. Vote: Unanimous
- 24-0294 A resolution was adopted acknowledging payment of bills. Vote: Unanimous
- 24-0295 A resolution was adopted approving various record plats. Vote: Unanimous
- 24-0296 A resolution was adopted creating fund #4462, accepting an amended certificate, approving a cash advance and a supplemental appropriation for the County Road No. 182 Bridge #182-0.10 Rehabilitation Project. Vote: Unanimous

- 24-0297 A resolution was adopted approving cash advance from the County Motor Vehicle Fund #2202 into the Stephens Road Bridge #158-0.92 Replacement Project Fund #4452. Vote: Unanimous
- 24-0298 A resolution was adopted approving operational transfer of interest earnings from Commissioners Fund #11011112 into Water Funds #5510, #5583, Sewer Funds #5580, and #5575. Vote: Unanimous
- 24-0299 A resolution was adopted approving an appropriation adjustment from Commissioners General Fund #11011110 into Sheriff's Office Fund #11012210. Vote: Unanimous
- 24-0300 A resolution was adopted approving an appropriation adjustment from Commissioners General Fund #11011110 into Sheriff's Office Fund #11012210. Vote: Unanimous
- 24-0301 A resolution was adopted approving an appropriation adjustment within Emergency Services/Communications Fund #11012850. Vote: Unanimous
- 24-0302 A resolution was adopted approving an appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 24-0303 A resolution was adopted approving requisitions and authorizing County Administrator to sign documents relative thereto. Vote: Unanimous

DISCUSSIONS

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

PUBLIC HEARING

CONTINUATION OF THE PUBLIC HEARING CONSIDER MODIFICATIONS TO THE RULES AND REGULATIONS OF THE WATER AND SEWER DEPARTMENT RELATIVE TO INCREASES TO WATER AND SEWER RATES, FEES, AND CHARGES

The continuation of the public hearing to consider modifications to the Rules and Regulations of the Water and Sewer Department relative to rates, fees, and charges for 2024, 2025, and 2026 was convened this 27th day of February 2024 in the Commissioners' Meeting Room.

Chris Brausch, Sanitary Engineer, presented the attached PowerPoint presentation stating the

recommended user rates for water and sewer services and the impact the increase will have on revenue.

There was discussion relative to the operation and improvement projects cost to maintain and improve water and sewer service within the county.

Commissioner Young stated our current system is aging and further stated the need to address repair issues and correct them right away.

There was discussion relative to the increase of tap-in fees and the possibility of grandfathering current rates for recorded plats or preliminary development plans existing prior to the proposed rate change.

Greg Burling, President of Cincinnati Home Builders Association, stated he understands the need for a fee increase. Mr. Burling requested that the proposed fee increase would not apply to lots that are already a part of approved preliminary plans.

There was further discussion relative to preexisting plats and preliminary development plans being grandfathered into the current rates and what type of properties would be included.

Upon further discussion, on motion, upon unanimous call of the roll, the public hearing was closed.

Chris Brausch, Sanitary Engineer, was present to discuss the water main replacement project along State Route 48 in Maineville. Mr. Brausch presented the attached PowerPoint presentation stating the chronic problem, problem areas, and request to expedite the improvement project.

There was discussion relative to the urgency of completing the improvement project and the proper procedure to expedite it.

Gus Bunnell, 8111 State Route 48 Maineville, Ohio, stated his property has been damaged by the frequent watermain breaks near his home. Mr. Bunnell stated that his insurance company has only reimbursed him for a portion of the damage repairs.

There was discussion relative to what is permissible by law for reimbursement by the county to Mr. Bunnell for his home damage repairs.

Bruce McGary, Prosecuting Attorney advised the Board to evaluate the situation prior to proceeding with action.

Upon motion the meeting was adjourned.

David G. Young, President

Tom Grossmann

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 February 27, 2024, in compliance with Section 121.22 O.R.C.

Krystal Powell, Clerk
Board of County Commissioners
Warren County, Ohio



Warren County Water & Sewer Department

Work Session February 27, 2024

AGENDA

1. Rate Increase
Public Hearing
2. SR48 Water Main
Replacement

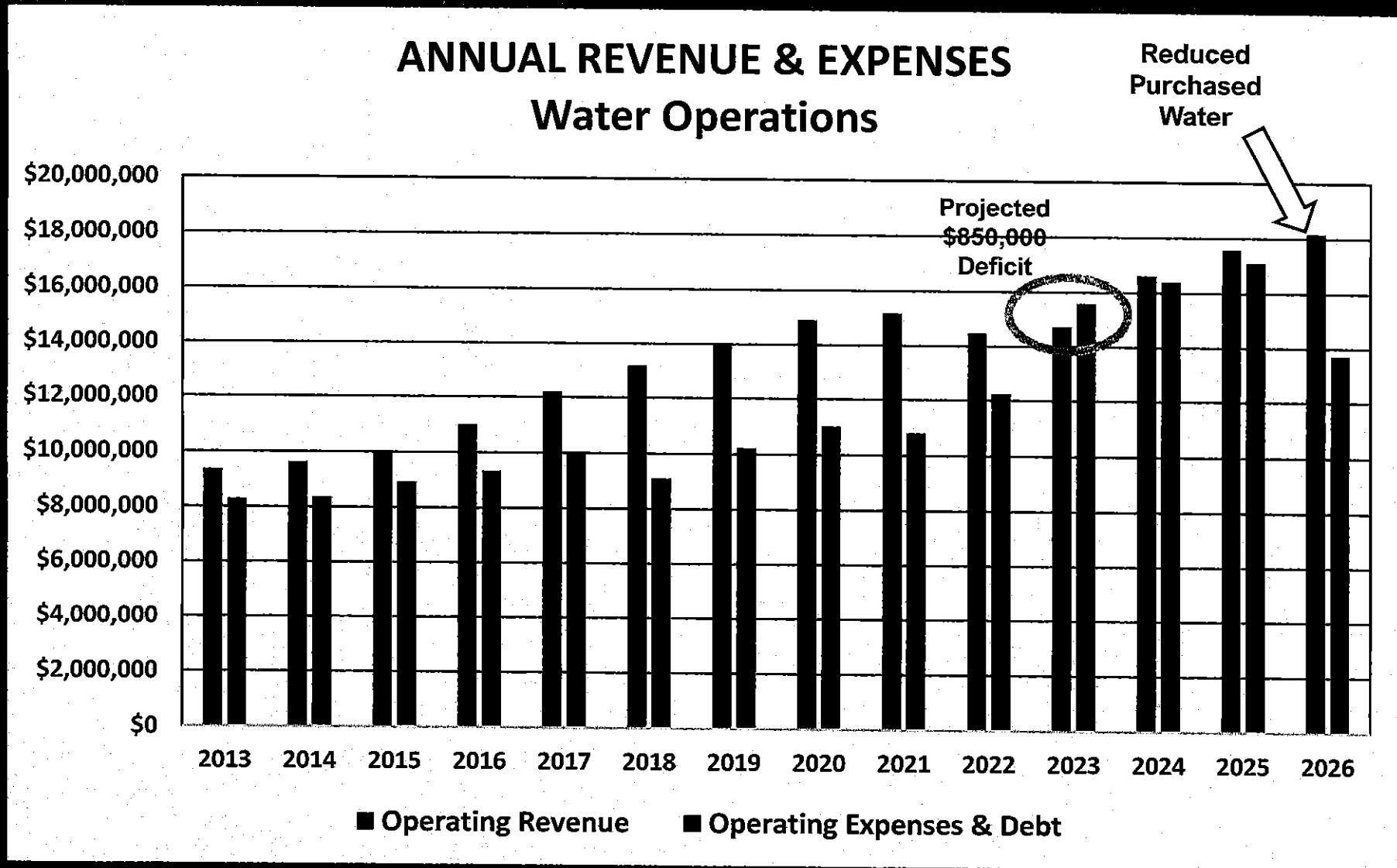


Water & Sewer Department

Recommended User Rates From January 30, 2024 Hearing

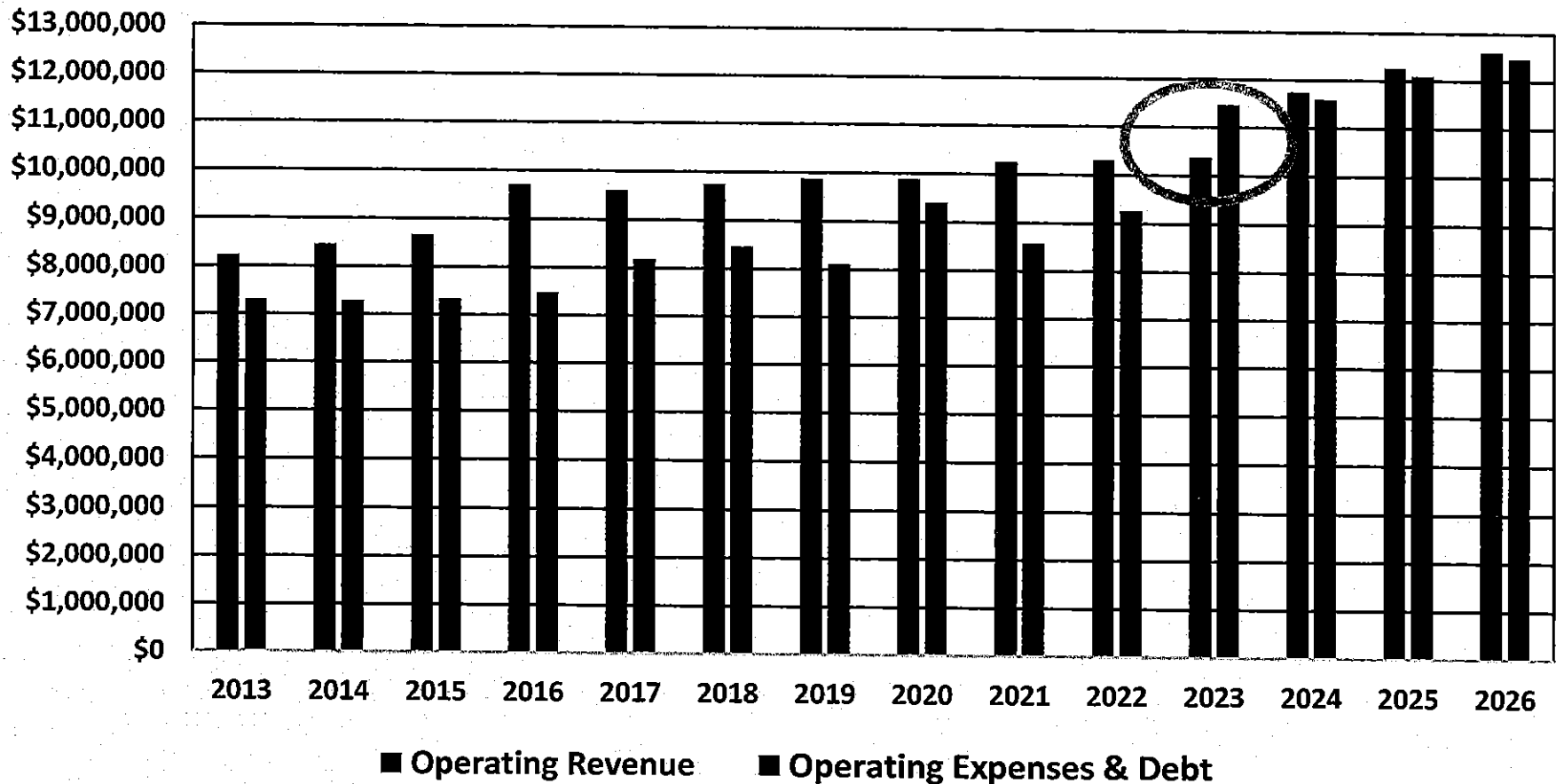
	2024	2025	2026
Water Base Fee	\$5.00/bill	\$5.00/bill	\$5.00/bill
Water User Rate (\$/1,000 gal)	\$5.05	\$5.43	\$5.70
Rate Increase	7.5%	7.5%	5.0%

Proposed January 30, 2024 rates are the minimum necessary to bring us back to break even.



Proposed January 30, 2024 rates are the minimum necessary to bring us back to break even.

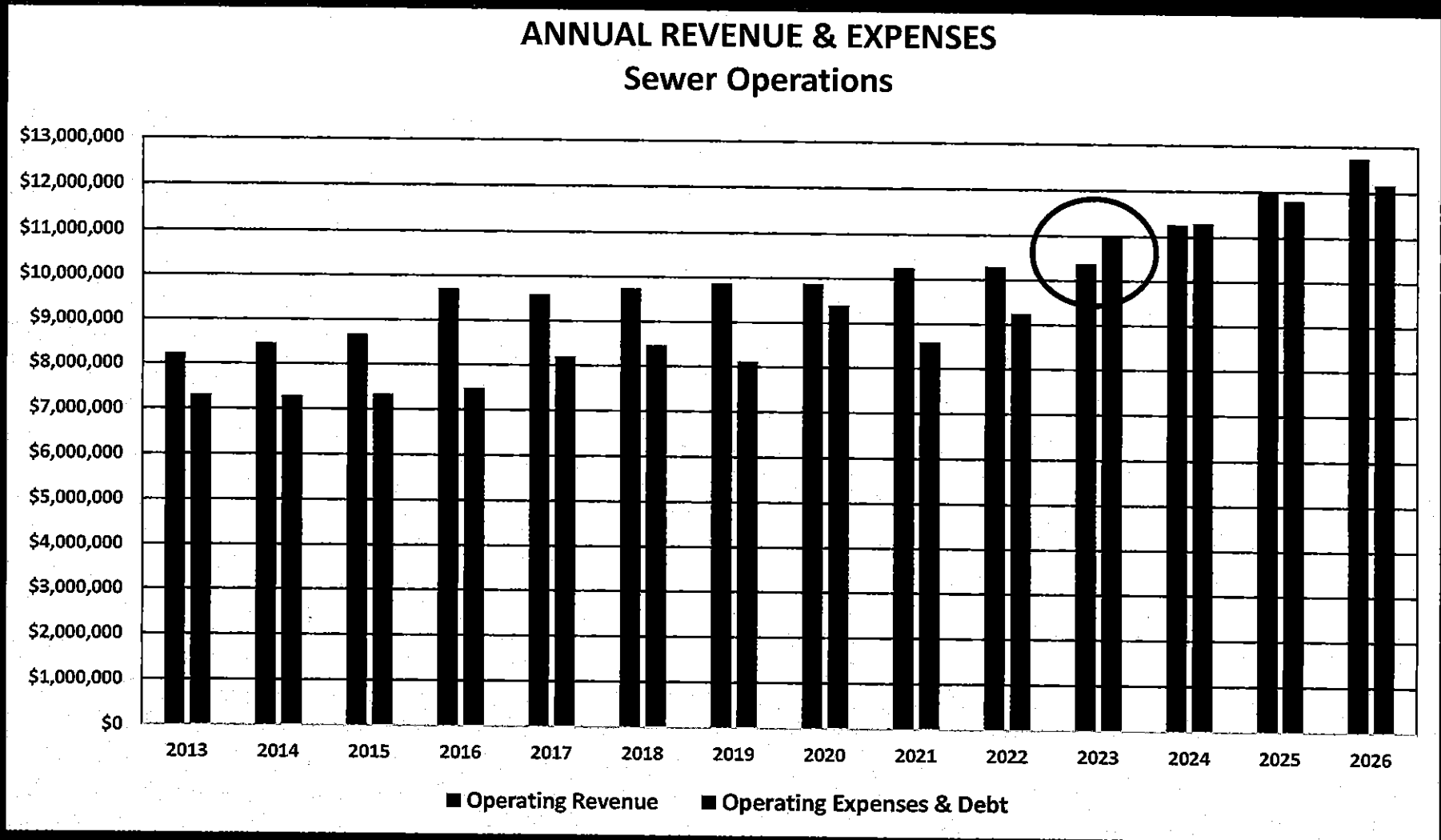
ANNUAL REVENUE & EXPENSES Sewer Operations



Alternative User Rates with larger sewer increases

	2024	2025	2026
Water Base Fee	\$5.00/bill	\$5.00/bill	\$5.00/bill
Water Rate	\$5.05	\$5.43	\$5.70
Rate Increase	7.5%	7.5%	5.0%

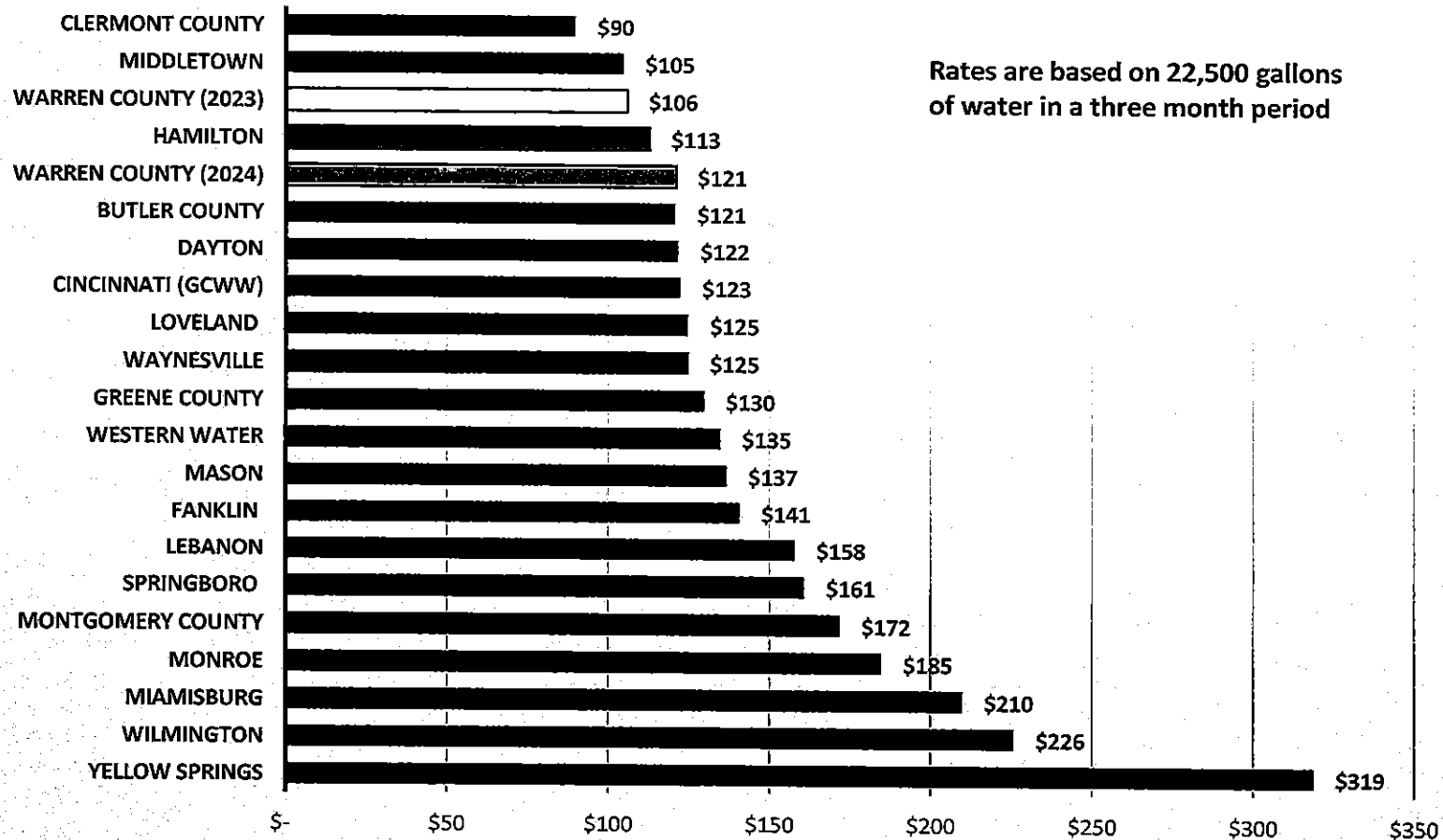
Proposed rates are the minimum necessary to bring us back to break even.



Affordable Water Rates

Our focus on strong fiscal management, operating with a minimal staff, and building quality treatment plants has resulted in low rates for our customers.

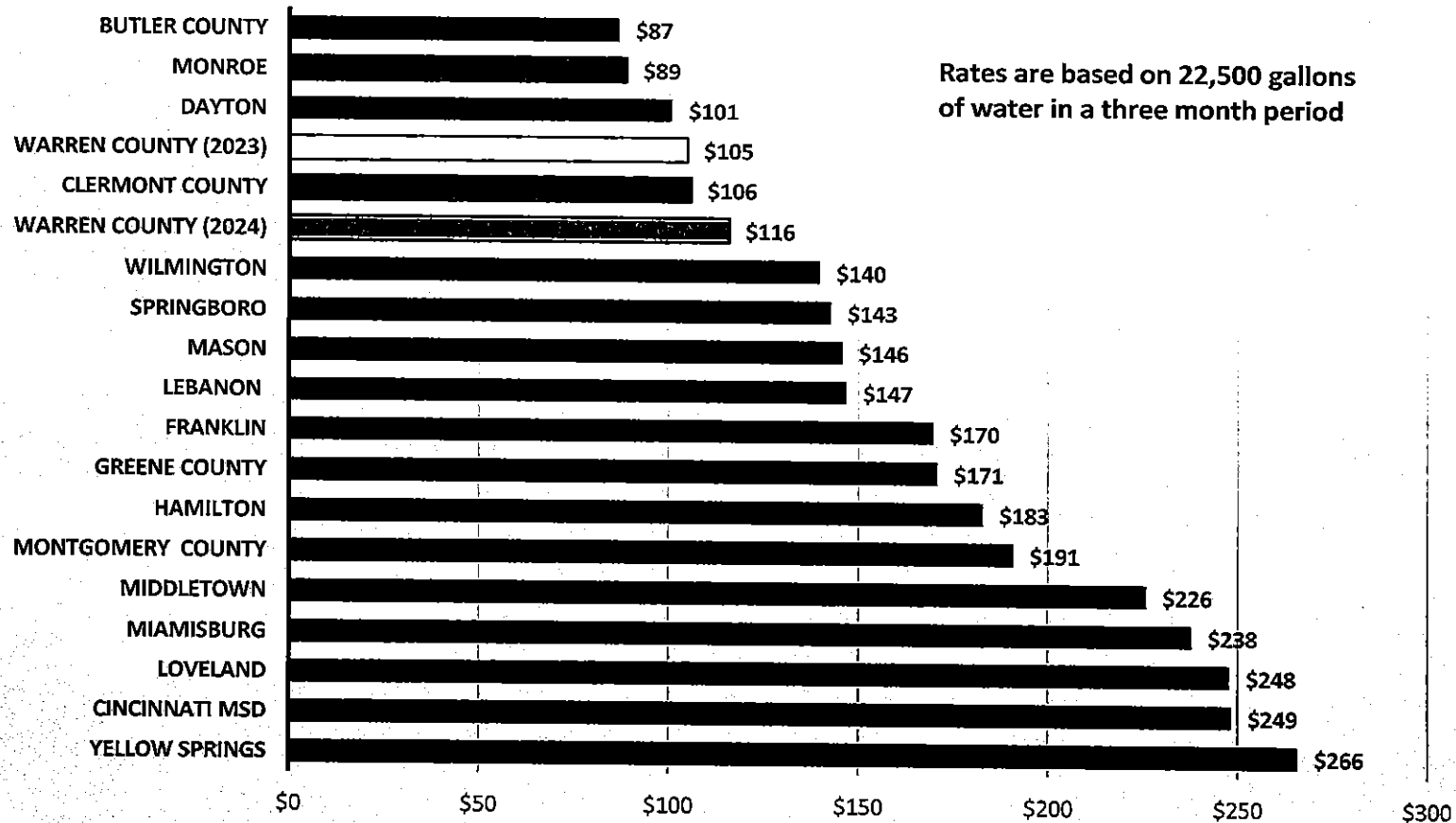
2023 WATER RATE SURVEY



Affordable Sewer Rates

Our focus on strong fiscal management, operating with a minimal staff, and building quality treatment plants has resulted in low rates for our customers.

2023 SEWER RATE SURVEY



Monthly Bill Comparison to Other Nearby Entities

Water & Sewer Nearby Entities	Water and Sewer Monthly Charges at Volume of 6,000 gallons	Over (Under) Warren County Monthly Charges	% Over (Under) Warren County Monthly Charges
Warren County	\$64.05		
Montgomery County	\$100.77	\$36.72	57%
City of Springboro	\$83.50	\$29.45	46%
Greene County	\$83.49	\$19.44	30%
South Lebanon	\$87.08	\$23.03	36%
City of Franklin	\$81.82	\$20.77	32%
City of Lebanon	\$79.67	\$15.62	24%
City of Mason	\$82.10	\$18.05	28%
*Butler County	\$60.23	-\$3.82	-6%

**For comparative purposes converted to an estimated monthly bill with an average volume of 6 kGal*

***Fixed/Base Fees are included in these calculations at a monthly conversion*

Adjustment to water tap and sewer connection fees are needed due to construction cost increases.

EXISTING FEE/CHARGE	EXISTING	PROPOSED
Water Tap Fee (5/8" Meter)	\$4,000/ERU	\$5,000/ERU
Sewer Connection Fees	\$4,800/ERU	\$5,500/ERU
Meter Set Fee (5/8-inch)	\$200	\$350
Meter Set Fee (3/4-inch)	\$225	\$400
Meter Set Fee (1-inch)	\$275	\$480
Meter Set Fee (1.5-inch)	\$465	\$800
Meter Set Fee (2-inch)	\$600	\$1,100
Water Service Connection Fee (3/4" Line, 5/8" Meter)	\$850	\$1,200
Water Service Connection Fee (3/4" Line, 5/8" Meter)	\$950	\$1,500
Water Service Connection Fee (1" Line and Meter)	\$1,050	\$1,800
Water Service Connection Fee (1.5" Line and Meter)	\$1,200	\$2,100
Water Service Connection Fee (2" Line and Meter)	\$1,350	\$2,400
Sprinkler Meter Installation	\$450	\$550
Backhoe & Operator (per hour)	\$125	\$225
Vactor & Operator (per hour)	\$150	\$250
Inspection Fees	\$80	\$150

QUESTIONS



State Route 48 Waterline Replacement

February 27, 2024



Water & Sewer Department



State Route 48 at Maineville



0 75 150 300 Feet

State Route 48
Village of Maineville



**State Route 48
Village of Maineville**

State Route 48 at Maineville

Chronic Problem Area

- 12 Main breaks in past 6 months
- 1960s Cast Iron Pipe
- Narrow roadway corridor
- Structural damage to homes
- Detrimental impact to local businesses





State Route 48 at Maineville

Water Main Replacement

- 1,000 feet of water line
- New water line will be in the road.
- Coordination with Maineville
- Expedite water line replacement
- Estimated Budget Cost: \$750,000

Request

- Amend the Water Capital Improvement plan to include 1,000 feet of water main replacement
- Department is considering changes to our construction standards regarding piping materials.



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Bryan Young DEPARTMENT: Veterans Services

*POSITION: Outreach Officer DATE: 2/29/24

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:
Warren County Veterans Court Mentor Bootcamp

LOCATION:
Louisville Constitution Center 1022 W. Main Street Louisville Oh 44641

DATE(S): _____

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: \$1,760 - Food \$500 - Milage \$1,700

ESTIMATED COST OF TRIP: \$3,960

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

[Signature] 2-29-24
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

Charles Martin, Monica Thomas, John Looker, Don Sharp, David Lambert, Tim Shaw, Mark Hoake



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
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*NAME OF ATTENDEE: John Arnold DEPARTMENT: Prosecutor's Office

*POSITION: Assistant Prosecutor DATE: 3/1/2024

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION ✓
TRAINING MORE THAN 250 MILES

PURPOSE:
2024 OPAA Spring Training Seminar

LOCATION:
Hilton Columbus/Polaris, 8700 Lyra Drive, Columbus, OH 43240

DATE(S): April 18-19, 2024

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR ✓ PRIVATE VEHICLE ✓ OTHER

LODGING: Registration \$300 ea; Hotel (1 night) \$183.80 ea; Parking \$60 ea;

ESTIMATED COST OF TRIP: Mileage \$93.40 ea; Meal Per Diem \$88.50 ea = \$1,451.40

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

David Zuercher 3-1-24
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

Kevin Hardman, Assistant Prosecutor



REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING, CONVENTION OR TRAINING SEMINAR/SESSION

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*NAME OF ATTENDEE: David Fornshell DEPARTMENT: Prosecutor's Office

*POSITION: Prosecuting Attorney DATE: 3/1/2024

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:
April 2024 OPAA Legislative and Executive Meetings (4/17/2024) and 2024 OPAA Spring Training Seminar (4/18/2024 and 4/19/2024)

LOCATION:
Hilton Columbus/Polaris, 8700 Lyra Drive, Columbus, OH 43240

DATE(S): April 17-19, 2024

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Registration \$300; Hotel (2 nights) \$367.61; Parking \$90;

ESTIMATED COST OF TRIP: Mileage \$93.40; Meal Per Diem \$147.50 = \$998.51

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

David Fornshell 3-1-24
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

[Empty box for listing additional attendees]



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

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*NAME OF ATTENDEE: Josh Hisle DEPARTMENT: OMJ

*POSITION: Deputy Director DATE: 2/28/2024

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:

Various discussion panels and classes on workforce, economic, and human development.
Meaningful networking with case managers and directors from around the state of Ohio.

LOCATION:

Columbus Convention Center, Columbus Ohio.

DATE(S):

TYPE OF TRAVEL: (Check one)

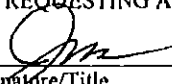
AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Hotel; Crown Plaza, Columbus Ohio.

ESTIMATED COST OF TRIP: \$2,800.00

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

 2/28/24
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

Matt Schnipke, Jena Short, Sarah Roberts, McKayla Berberich, Deric Lucas



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*NAME OF ATTENDEE: Patricia Dratt DEPARTMENT: Prosecutor's Office

*POSITION: Investigator DATE: 3/1/2024

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:

Ohio Prosecuting Attorneys Investigators Association 2024 Spring Training

LOCATION:

Hilton Columbus/Polaris, 8700 Lyra Drive, Columbus, OH 43240

DATE(S): April 18, 2024

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Parking \$30 each; Mileage \$93.40 each

ESTIMATED COST OF TRIP: \$246.80

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

David Jones 3/1/24
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

Sean McCormick, Investigator



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*NAME OF ATTENDEE: Kiley Dane DEPARTMENT: Human Services

*POSITION: Supervisor DATE: 2/29/24

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:
Ohlo Council On Welfare Fraud Conference

LOCATION:
Cherry Valley Hotel 2299 Cherry Valley Rd. Newark, OH 43055

DATE(S): Mar 21-22, 2024

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Cherry Valley Hotel

ESTIMATED COST OF TRIP: 121.18

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

Arline Byrd, Director 2/29/2024
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

RECEIVED

2024 FEB 29 AM 10:08

BOARD OF COMMISSIONERS