



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

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

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

MINUTES: Regular Session – December 8, 2020

The Board met in regular session pursuant to adjournment of the December 1, 2020 meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the November 3, 2020, November 10, 2020, and December 1, 2020, minutes were read and approved.

- 20-1738 A resolution was adopted to approve reclassification of Delainey Max from Investigative Caseworker I to Investigative Caseworker II within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 20-1739 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Desiree Dietmeyer within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 20-1740 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Candace Miller within the Warren County Commissioners' Office. Vote: Unanimous
- 20-1741 A resolution was adopted to amend Resolution #20-1664 accepting the resignation of Jessica Boemker within Warren County Job and Family Services, Children Services Division. Vote: Unanimous
- 20-1742 A resolution was adopted to approve lateral transfer of Brandon Stuhlemmer from the position of Protective Services Caseworker II to Alternative Response Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous

- 20-1743 A resolution was adopted to authorize the posting of the “Protective Services Caseworker I or II” positions, within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02 (a). Vote: Unanimous
- 20-1744 A resolution was adopted to cancel regularly scheduled Commissioners’ Meetings of Thursday December 10, 2020 and December 24, 2020. Vote: Unanimous
- 20-1745 A resolution was adopted to approve and authorize the President of the Board to execute an engagement letter with Hurst Kelly and Company, LLC relative to the assembling of the County’s schedule of expenditures of federal awards for year end 2020. Vote: Unanimous
- 20-1746 A resolution was adopted to enter into agreement effective January 1, 2021 with WW North America Holdings LLC as the weight management provider. Vote: Unanimous
- 20-1747 A resolution was adopted to advertise Notice of Disadvantaged Business Enterprise Goal and Title VI of the Civil Rights Act for Warren County Transit. Vote: Unanimous
- 20-1748 A resolution was adopted to approve Notice of Intent to award bid to Garber Electrical Contractors, Inc. for the Warren County Engineer’s Office Generator System Project. Vote: Unanimous
- 20-1749 A resolution was adopted to approve and authorize Warren County Transit Service Program Manager to sign the Elderly and Disabled Transit Fare Assistance Grant Contract by and between the Ohio Department of Transportation and the Warren Country Board of Commissioners. Vote: Unanimous
- 20-1750 A resolution was adopted to authorize President or Vice President of this Board to sign the Pre-Award Condition Forms associated with the Grant Programs of the Department of Justice Bureau of Justice Assistance. Vote: Unanimous
- 20-1751 A resolution was adopted to adopt updated Title VI Public Participation Plan and Limited English Proficiency Plan on behalf of Warren County Transit Service. Vote: Unanimous
- 20-1752 A resolution was adopted to authorize acceptance of quote from Business Communication Specialists on behalf of Warren County Telecommunications for additional mailbox and extension licenses. Vote: Unanimous

- 20-1753 A resolution was adopted to approve Change Order No. 1 to the contract with Peterson Construction Company for the Franklin Area Water Treatment Plant Membrane Softening Upgrades Project, Purchase Order No. 20002328.
Vote: Unanimous
- 20-1754 A resolution was adopted to approve agreement and addendum with My Place 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
- 20-1755 A resolution was adopted to approve agreement and addendum with Restoration Ranch of Ohio, 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
- 20-1756 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 20-1757 A resolution was adopted to acknowledge approval of financial transaction.
Vote: Unanimous
- 20-1758 A resolution was adopted to acknowledge receipt of November 2020 Financial Statement. Vote: Unanimous
- 20-1759 A resolution was adopted to approve a street and appurtenances bond release for Hopewell Valley Development, LLC for completion of improvements in the Villages of Hopewell Valley Section Four situated in Hamilton Township.
Vote: Unanimous
- 20-1760 A resolution was adopted to approve a sidewalk bond release for Hopewell Valley Development, LLC for completion of improvements in the Villages of Hopewell Valley Section Four situated in Hamilton Township. Vote: Unanimous
- 20-1761 A resolution was adopted to approve Morning Mist Drive in the Villages of Hopewell Valley Section Four for public maintenance by Hamilton Township.
Vote: Unanimous
- 20-1762 A resolution was adopted to approve bond release for Highlands One, LLC for completion of improvements in Highlands at Heritage Hill, Phase 2 situated in Union Township. Vote: Unanimous
- 20-1763 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for Timberwind, LLC for completion of performance of construction of improvements and enter into the maintenance security for Tara Estates No. 3, Phase 2, situated in Franklin Township. Vote: Unanimous
- 20-1764 A resolution was adopted to approve various record plats. Vote: Unanimous

- 20-1765 A resolution was adopted to approve a cash advance from Engineer's Fund #2202 into Fund #4432, Fund #4434 and Fund #4454 Cash Advance Repayments from Funds #4432, Fund #4434 and Fund #4454 into Fund #2202. Vote: Unanimous
- 20-1766 A resolution was adopted to approve repayment of cash advance from the RID Bond Greens of Bunnell Hill Fund #4493 into the Motor Vehicle Fund #2202. Vote: Unanimous
- 20-1767 A resolution was adopted to approve repayment of cash advance from Fairgrounds Fund 4498 into General Fund #1101. Vote: Unanimous
- 20-1768 A resolution was adopted to approve an operational transfer from the Motor Vehicle Fund #2202 into the King Avenue Bridge Project Fund #4437 and approve repayment of a cash advance from the King Avenue Bridge Project Fund #4437 into the Motor Vehicle Fund #2202. Vote: Unanimous
- 20-1769 A resolution was adopted to accept an amended certificate within Juvenile Court Clerk Fund 2278. Vote: Unanimous
- 20-1770 A resolution was adopted to accept amended certificate for Funds 2206, 2207, 2224, 2228, 2233, 2246, 2250, 2256, 2262, 2268, 2269, 2270, 2271, and 2272. Vote: Unanimous
- 20-1771 A resolution was adopted to approve an appropriation decrease within Prosecutor's Crime Victim Grant Fund 2245. Vote: Unanimous
- 20-1772 A resolution was adopted to approve appropriation decreases in OhioMeansJobs Fund #2258 and #2254. Vote: Unanimous
- 20-1773 A resolution was adopted to approve appropriation decreases in Grants Fund #2265. Vote: Unanimous
- 20-1774 A resolution was adopted to approve appropriation decrease within the County Court Clerk's Computer 1907.261B Fund #2275. Vote: Unanimous
- 20-1775 A resolution was adopted to approve appropriation decrease for Common Pleas Court Community Based Corrections #2288. Vote: Unanimous
- 20-1776 A resolution was adopted to approve a supplemental appropriation into the Motor Vehicle Fund #2202. Vote: Unanimous
- 20-1777 A resolution was adopted to approve appropriation adjustments within Workforce Investment Fund #2238. Vote: Unanimous
- 20-1778 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Board of Elections Fund #11011300. Vote: Unanimous

- 20-1779 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Facilities Management Fund #11011600. Vote: Unanimous
- 20-1780 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Sheriff's Office – Corrections Fund #11012210. Vote: Unanimous
- 20-1781 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Telecommunications Fund #11012810. Vote: Unanimous
- 20-1782 A resolution was adopted to approve appropriation adjustment from General Fund #11011110 into 11011272. Vote: Unanimous
- 20-1783 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Services #11011223. Vote: Unanimous
- 20-1784 A resolution was adopted to approve appropriation adjustment within Coroner's Fund #11012100. Vote: Unanimous
- 20-1785 A resolution was adopted to approve appropriation adjustment within Coroner's Fund #11012100. Vote: Unanimous
- 20-1786 A resolution was adopted to approve appropriation adjustment within Coroner's Fund #11012100. Vote: Unanimous
- 20-1787 A resolution was adopted to approve appropriation adjustments within Sheriff's Office Funds #11012210 and 11012211. Vote: Unanimous
- 20-1788 A resolution was adopted to approve appropriation adjustments within Engineer's Fund 2202. Vote: Unanimous
- 20-1789 A resolution was adopted to approve appropriation adjustment within Dog and Kennel Fund #206. Vote: Unanimous
- 20-1790 A resolution was adopted to approve appropriation adjustment within Juvenile Court Fund #2247. Vote: Unanimous
- 20-1791 A resolution was adopted to approve appropriation adjustments within the OhioMeansJobs Warren County Fund #2254. Vote: Unanimous
- 20-1792 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 20-1793 A resolution was adopted to approve appropriation adjustment into Property Casualty Fund #6637. Vote: Unanimous

20-1794 A resolution was adopted to approve requisitions and authorize 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.

Martin Russell, Deputy County Administrator, was present for a work session to discuss the lease agreement with American Tower for the cellular tower located at the Warren County Fairgrounds.

Mr. Russell reviewed the history of the current lease and presented three (3) options for the Board's consideration as follows:

Option #1 – Allow Current Lease to Continue w/no changes

Lease is through 2029

15% escalation with each new term

Tenant maintains option regarding renewal(s)

**Current revenue = \$2,623 monthly with an additional \$3,101 in revenue sharing = \$5724
(For comparison, this is \$4,167 more per month that what is received for the tower located at the sewer plant on 22/3)**

Option #2 – Lease Extension (6 additional terms x 5 years)

Lease would be extended until 2059

\$25,000 upfront payment

15% escalation with each new term

50% revenue share of any new sublease(s)

Tenant maintains option regarding renewal(s)

Any requested/required movement of the tower would need to be approved by the tenant and paid for by the County

Option #3 – Lease Extension (6 additional terms x 5 years) – change in option “control”

Lease would be extended until 2059

\$12,500 upfront payment

15% escalation with each new term

50% revenue share of any new sublease(s)

Tenant maintains option regarding renewal(s) – first two terms (2039)

Any requested/required movement of the tower would need to be approved by the tenant and paid for by the County

Tenant and Landowner have option renewal rights – terms 3 through 6 (2040 – 2059)

Language to be drafted by attorneys for adequate relocation and/or ending of contracts between American Towers, LLC and subleases

There was discussion relative to the three options.

Bruce McGary, Assistant Prosecutor, stated that the motivation of the cell tower companies to extend the lease is due to the cost to remove the structure at the end.

Upon further discussion, the Board stated they desire Option 1.

Dustin Ratliff, Emergency Preparedness Coordinator for the Warren County Combined Health District, was present to discuss updates on COVID 19.

Mr. Ratliff discussed the staffing need in hospitals. He discussed the specialized training needed to work in a Pulmonary ICU, meaning you cannot relocate an emergency room nurse to work in the ICU without additional training.

There was discussion relative to the medical treatments being administered as well as the specialized beds that are being used.

Commissioner Young reviewed today's Ohio Dashboard relative to today's statistics.

There was discussion relative to the vaccine relative to emergency use authorization timing and the timeline of distribution as well as the priority of who will receive the vaccine first.

Mr. Ratliff stated that it is estimated that on December 22, 2020, hospitals and local health departments are scheduled to receive a shipment of vaccines. He stated that the most vaccines that Warren County could receive is 2000 doses, but they have no idea how many they will actually receive. He then stated that they are planning for any possible option in order to get the vaccine to the people as soon as possible.

Commissioner Young encouraged the public to remain diligent and stated this is no time to let down your guard.

There was discussion relative to the current study showing that you can have transfer by air, not only by droplet, in an indoor, enclosed environment.

Mr. Ratliff iterated the following:

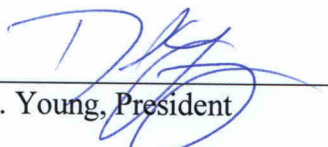
1. If you are sick, stay home
2. Maintain a social distance
3. Limit social interaction with mask wearing

Lelle Hedding, Deerfield Township Trustee, discuss the Governor's announcement relative to Antigen Positive tests. She questioned Mr. Ratliff on how the state determines positive cases if it is not a positive test.

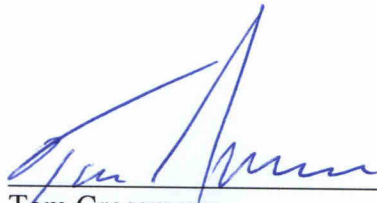
Mr. Ratliff discussed the process in which cases and determined probable vs. positive.

Upon further discussion, the Board thanked Mr. Ratliff for his dedication and hard work on behalf of Warren County.

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 December 8, 2020, in compliance with Section 121.29 O.R.C.



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