



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

406 Justice Drive, Lebanon, Ohio 45036

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commissioners@co.warren.oh.us

Telephone (513) 695-1250

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TOM GROSSMANN

SHANNON JONES

DAVID G. YOUNG

GENERAL SESSION AGENDA

November 8, 2022

- | | | |
|-----------|-------------|--|
| #1 | 9:00 | <i>Clerk—General</i> |
| #2 | 9:05 | <i>Executive Session—Union Negotiations</i> |
| #3 | 9:20 | <i>Work Session—Budget</i> |

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

APPROVE REQUISITIONS AND AUTHORIZE COUNTY ADMINISTRATOR TO SIGN DOCUMENTS RELATIVE THERETO

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

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

M
M
M

Resolution adopted this 8th day of November 2022.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

/tao

cc:

Commissioners' file

REQUISITIONS

Department	Vendor Name	Description	Amount
HUM	WARREN CO CHILDREN SERVICES	HUM TITLE XX TANF TRANSFER	\$ 42,000.00
HUM	WARREN CO CHILDREN SERVICES	HUM TANF/PRC CONTRACT	\$ 11,000.00

PO CHANGE ORDER

Department	Vendor Name	Description	Amount
SEW	WARREN COUNTY ENGINEER	KING AVE BRIDGE PROJECT SEWER CONSTRUCTION	\$ 14,115.75 DECREASE

11/8/2022 APPROVED:

Tiffany Zindel, County Administrator

CONSENT AGENDA*

November 8, 2022

1. *Approve the minutes of the November 1, 2022, Commissioners' Meeting.*

PERSONNEL

2. *Hire Allyson Willshaw as Administrative Assistant within Facilities Management*
3. *Accept resignation of Kristen Osborn, Emergency Communications Supervisor, within Emergency Services*
4. *Approve end of probationary period and pay increase for Tiffany Kitchen and Kelly Monk within Children Services.*
5. *Accept resignation of Maria Haines, Customer Service Advocate I within OhioMeansJobs Warren County.*

GENERAL

6. *Cancel November 10, 2022, Commissioners' Meeting*
7. *Waive fees associated with the installation of a tent during Christmas in the Village on behalf of Waynesville Chamber of Commerce*
8. *Select consulting firm for Survey and BaseMap Services for the Moreland Acres Water Replacement Project and authorize W/S Staff to negotiate contract*
9. *Authorize Telecomm staff to initiate contract negotiations for Security Information and Event Management*
10. *Authorize acceptance of quote from BCS on behalf of Telecomm*
11. *Approve IPAWS Agreement with FEMA on behalf of Emergency Services*
12. *Approve second amendment to the master service agreement with First Billing, LLC for updates to online payment services for the Auditor and Treasurer*
13. *Approve MOU with Public Children Services Association of Ohio on behalf of Children Services relative to Workforce Grant*
14. *Approve TANF subgrant agreement between Human Services and Children Services relative to Title XX funds*
15. *Approve TANF subgrant agreement between Human Services and Children Services relative to TANF Admin/PRC funds*
16. *Enter into placement agreement with Just Like Us Enrichment Agency on behalf of Children Services*
17. *Acknowledge payment of bills*
18. *Acknowledge receipt of Oct 2022 financial statement*
19. *Approve performance bond release and accept streets for public maintenance within Hunters Crossing in Clearcreek Township*
20. *Approve final plat*

FINANCIALS

21. *Approve operational transfer from Commissioners 11011112 into CSEA 2263*
22. *Approve supplemental appropriation into Commissioners 11011110 and Lodgings Tax Fund 2231 and 2232*
23. *Approve appropriation adjustment from Commissioners 11011110 into Board of Elections 11011300 and Sheriff 11022200 for payouts*
24. *Approve appropriation adjustments within Treasurers Fund 11011130 and 2249, Prosecutor Fund 11011150, 2245 and 2271, Domestic Relations 11011230, County Court 11011280, Telecomm 11012810, OMJ Warren County 2258, Water/Sewer 5580, and Health Insurance 6632*

**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. Approve Type 1 Expedited Annexation of 137.419 acres to the City of Mason, Jeffery Forbes, Agent (Property located at SR 42 across from the Golf Ranch in Union Township)
2. Resolution approving a proposed amendment to the City of Middletown Resolution O2005-146 Updating the allowable uses of Tax Increment Financing Funds; waiving any compensation and waiving any statutory notice period
3. Approve appointments and reappointments as follows:
 - a. Ginger Haddix to the Rural Zoning Commission—moving from Alternate to Member to replace expiring term of Joe Cesta who doesn't want reappointed
 - b. Tony Weissman to the Zoning Board of Appeals—moving from Alternate to Member to fill unexpired term of Jeremy Magrum who relocated out of state
 - c. Chris Koch—reappoint to Zoning Board of Appeals and Airport Zoning Board of Appeals
 - d. Pam Jones—reappoint to Zoning Board of Appeals

APPROVE ANNEXATION OF 137.419 ACRES TO THE CITY OF MASON, JEFFERY FORBES, AGENT, PURSUANT TO OHIO REVISED CODE SECTION 709.022 [A.K.A. EXPEDITED TYPE 1 ANNEXATION]

WHEREAS, this Board is in receipt of an annexation petition from James W. Smith, Agent to annex 137.419 acres to the City of Mason filed on the 24th day of October 2022; and

WHEREAS, said petition for annexation was filed pursuant to and specifically requests that the Board follow ORC §709.022 [a.k.a. Expedited Type 1 Annexation]; and

WHEREAS, said petition has been determined to contain the following matters required by law:

- Signatures of all of the property owners in the territory proposed to be annexed.
- Accurate legal description of the perimeter of the territory proposed to be annexed.
- Accurate map and plat of the territory
- Name of person or persons to act as the agent for the petitioners.

NOW THEREFORE BE IT RESOLVED, that the prayer of said petition be approved.

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

Tina Osborne, Clerk

/to

cc: James W. Smith, Agent
RZC
Auditor _____
City of Lebanon

RPC
Map Room
Annexation file
Union Township

FINAL REPORT

WARREN COUNTY ENGINEERS OFFICE
TAX MAP DEPARTMENT
ANNEXATION REVIEW REPORT
(In Accordance with O.R.C. 709.031)
"EXHIBIT F"

Annexation to: MASON

Date Filed: 11-1-22

Filed by: J.W. SMITH

Total Acreage: 137.419

I. MAP CONTENTS

- | | | | |
|---|----------------------------------|----|--------------------------------------|
| a) Section-Town-Range, or Military Survey, County, and State | <input checked="" type="radio"/> | NO | N/A |
| b) Boundary of Territory proposed for annexation to be in bold lines for ease in identification | <input checked="" type="radio"/> | NO | N/A |
| c) Lengths and bearings of the boundary of the territory. (May be obtained from county records) | <input checked="" type="radio"/> | NO | N/A |
| d) All roads and streets. | <input checked="" type="radio"/> | NO | N/A |
| e) All existing corporation lines. | <input checked="" type="radio"/> | NO | N/A |
| f) All section, quarter section or VMS lines correctly labeled. | <input checked="" type="radio"/> | NO | N/A |
| g) All property lines. | <input checked="" type="radio"/> | NO | N/A |
| h) Names of all allotments within the territory with plat book and page as recorded in the County plat records. | <input checked="" type="radio"/> | NO | N/A |
| i) Lot numbers on plotted property. | <input type="radio"/> | NO | <input checked="" type="radio"/> N/A |
| j) On unplotted property, the names of owners and deed reference with the acreage and dimensions. | <input checked="" type="radio"/> | NO | N/A |
| k) Annexation must be contiguous to 5% of existing corp. line <u>~10%</u> | <input checked="" type="radio"/> | NO | N/A |

II. LEGEND CONTENTS

- | | | | |
|---|----------------------------------|----|-----|
| a) Formal identification of territory | <input checked="" type="radio"/> | NO | N/A |
| b) Total acreage in annexation territory with acreage breakdown of each individual parcel. | <input checked="" type="radio"/> | NO | N/A |
| c) Lengths of each road in territory | <input checked="" type="radio"/> | NO | N/A |
| d) North arrow | <input checked="" type="radio"/> | NO | N/A |
| e) Scale of map | <input checked="" type="radio"/> | NO | N/A |
| f) Date and name of surveyor with certification, preparer of map shall state if map and description are prepared by new survey or if prepared by existing deeds and plats of records. | <input checked="" type="radio"/> | NO | N/A |
| g) Vicinity map to designate location of annexation. | <input checked="" type="radio"/> | NO | N/A |

III. OTHER REQUIREMENTS

- | | | | |
|---|----------------------------------|----|-----|
| a) Map on 24" x 36" mylar or linen reproducible | <input checked="" type="radio"/> | NO | N/A |
| b) Accurate map | <input checked="" type="radio"/> | NO | N/A |
| c) Description accurate and in accordance with plat | <input checked="" type="radio"/> | NO | N/A |
| d) Number of property owners in territory | <input checked="" type="radio"/> | NO | N/A |
| e) Number of property owners signing the petition | <input checked="" type="radio"/> | NO | N/A |
| f) Signature Block for Warren County Commissioners | <input checked="" type="radio"/> | NO | N/A |
| g) Signature Block for City or Village Officials | <input checked="" type="radio"/> | NO | N/A |
| h) Signature Block for Warren County Auditor | <input checked="" type="radio"/> | NO | N/A |
| i) Signature Block for Warren County Recorder | <input checked="" type="radio"/> | NO | N/A |
| j) List parcels within and adjacent to annexation area. Include names, addresses and parcel numbers. This list should be contained in the petition. | <input checked="" type="radio"/> | NO | N/A |

Engineer's Office Comments: ① WILL CREATE A SEGMENT OF ROAD IN MASON.

Reviewed by: BOB FOX Date: 11-3-22

Neil F. Tunison P.E., P.S.
Warren County Engineer

COUNTY OF WARREN, OHIO

RESOLUTION NO. []

RESOLUTION APPROVING A PROPOSED AMENDMENT TO CITY OF MIDDLETOWN RESOLUTION O2005-146 UPDATING THE ALLOWABLE USES OF TAX INCREMENT FINANCING FUNDS; WAIVING ANY COMPENSATION; AND WAIVING ANY STATUTORY NOTICE PERIOD

WHEREAS, this Board of Commissioners (the "Board") of Warren County (the "County") has received notice of the City of Middletown's (the "City") intent to amend the terms of City Ordinance O2005-146, passed by the City on December 20, 2005, which established a tax increment financing ("TIF") incentive district under R.C. 5709.40(C) (the "Renaissance North/South TIF District"), to update the allowable uses of TIF funds under Ohio law; and

WHEREAS, under Ohio Revised Code (R.C.) 5709.40(E), the Board may object to a proposed ordinance under R.C. 5709.40(C)(1) if a proposed ordinance exempts improvements with respect to a parcel within an incentive district for more than ten years, or the percentage of the improvement exempted from taxation exceeds seventy-five percent; and

WHEREAS, City Ordinance O2005-146 exempts parcels within the Renaissance North/South TIF District for a period of thirty years and exempts one-hundred percent of the improvement of the parcels; and

WHEREAS, City Ordinance O2005-146 was passed in 2005 before the effective date of the provisions of R.C. 5709.40(F) that protects the effective rates of levies of certain taxing authorities, including the County, and allows that service payments in lieu of taxes shall be distributed to the county for any additional levy, or the increase in the effective rate of any renewal or replacement levy that would have been payable to the County were it not for the exemption authorized under 5709.40(C); and

WHEREAS, The County supports the City's expansion of the allowable uses of the TIF funds and desires to waive any current or future interest in any compensation otherwise allowable under 5709.40(E) or 5709.82.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the County of Warren, Ohio that:

SECTION 1. Approval of Proposed Amendment to City Ordinance O2005-146. This Board hereby supports and approves the proposed amendment to City Ordinance O2005-146.

SECTION 2. Waiver of Compensation. In accordance with R.C. 5709.40(E), this Board hereby waives all rights to compensation in connection with the Renaissance North/South TIF District, and with the proposed amendment to City Ordinance O2005-146.

SECTION 3. Waiver of Notice Requirements. In accordance with R.C. 5709.40(E), this Board hereby waives any notice requirements applicable to the County in R.C. Section 5709.40, including the forty-five day, and thirty day notice requirements under R.C. 5709.40(E), and any other notice requirement with regards to the Renaissance North/South TIF District.

SECTION 4. Certification. The Clerk of this Board is hereby authorized and directed to certify copies of this Resolution to the City of Middletown City Manager, and the City of Middletown Law Director upon the effective date of this Resolution.

SECTION 5. Open Meetings. This Board finds and determines that all formal actions of this Board and any of its committees concerning and relating to the adoption of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Ohio Revised Code Section 121.22.

SECTION 6. Effective Date. This Resolution shall be effective from and after the earliest period provided by law.

[Balance of Page Intentionally Left Blank]

ATTEST:

Tina Osborne
Clerk of Board of Commissioners

SIGNED:

Tom Grossman
Commissioner

Shannon Jones
Commissioner

David Young
Commissioner

APPROVED AS TO FORM:

David P. Fornshell
County Prosecutor



November 4, 2022

VIA ELECTRONIC MAIL: Tina.Osborne@co.warren.oh.us

TO: The Board of Commissioners of Warren County, Ohio
Warren County Administration Building
406 Justice Drive
Lebanon, Ohio 45036
Attention: Tina Osborne, Clerk of Commissioners

Commissioners,

Please take notice that on November 15, 2022, the City Council of the City of Middletown, Ohio (the "City") will consider and vote upon an amended tax increment financing ("TIF") Ordinance (the "Amended Renaissance North/South TIF Ordinance"), a copy of which is attached as Exhibit A, relating to proposed amendments to the "Renaissance North/South TIF," adopted by City Ordinance O2005-146, already in effect within the City. The proposed Amended Renaissance North/South TIF Ordinance updates the definitions of the "Public Infrastructure Improvements" for which service payments, generated by the TIF, may be used. The Renaissance North/South TIF is an incentive district under the terms of Ohio Revised Code 5709.40(C).

Because City Ordinance O2005-146 was passed before the effective date of Ohio Revised Code 5709.40(F), it is the City's belief that this technical amendment to the Ordinance does not warrant any compensation that would otherwise be owed to the County for City TIF Ordinances established after January 1, 2006. Nonetheless, the City requests that the County formally approve the Amendment, and waive (i) any rights to compensation, and (ii) any formal notice requirements under Ohio law. A copy of a proposed Resolution that may be passed by the County regarding this notice is attached as Exhibit B. The City requests that the Resolution be passed, certified, and forwarded to the City Manager and the County's earliest convenience.

Please let me know if you have any questions about this notice. It is the City's belief that the expanded use of TIF funds will ultimately improve the economic well-being of the City and that of the surrounding communities, including the County.

Very truly yours,

Nathan Cahall,
Assistant City Manager

18156845v1

ORDINANCE O2022-_____

AN ORDINANCE AMENDING ORDINANCE O2005-146 PASSED BY THE CITY OF MIDDLETOWN ON DECEMBER 20, 2005; FURTHER DEFINING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS MADE, TO BE MADE, OR IN THE PROCESS OF BEING MADE THAT DIRECTLY BENEFIT, OR THAT ONCE MADE WILL BENEFIT, THE PARCELS WITHIN THE INCENTIVE DISTRICTS; AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Sections 5709.40(C), 5709.42 and 5709.43 (collectively, the “TIF Statutes”) authorize the legislative authority of a municipal corporation, by ordinance, declare improvements to create an incentive district, declare the improvements to each parcel of real property located within the incentive district to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, provide for the distribution of the applicable portion of such service payments to the city, local or exempted village school district, establish a municipal public improvement tax increment equivalent fund for the deposit of the remainder of such service payments and specify the public infrastructure improvements made or to be made that benefit or serve the parcels in the incentive district; and

WHEREAS, on December 20, 2005, the City Council (“Council”) of the City of Middletown, Ohio (“City”) passed Ordinance O2005-146 (the “Renaissance North/South TIF Ordinance”), which created the Renaissance North Incentive District and the Renaissance South Incentive District (collectively the “Incentive Districts”) by designating the improvements to certain parcels of real property to be a public purpose; and

WHEREAS, this Council has determined that it is necessary to amend the Renaissance North/South TIF Ordinance to modify the designated public infrastructure improvements within the Incentive Districts to allow for the continued maintenance of public roads and highways and water and sewer lines and other allowable public infrastructure improvements; and

WHEREAS, pursuant to Ohio Revised Code Sections 5709.40 and 5709.83, notice of this proposed Ordinance has been delivered to the Boards of Education of the Franklin City School District, the Lebanon City School District, and the Warren County Career Center.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Middletown, Ohio, that:

Section 1.

This Council hereby deletes Section 7 of the Renaissance North/South TIF Ordinance and replaces it with the following:

“Section 7.

Public Infrastructure Improvements. This Council hereby designates the public infrastructure improvements described in Amended Exhibit C attached hereto (the “Public Infrastructure Improvements”) and any other public infrastructure improvements hereafter designated by ordinance as public infrastructure improvements made, to be made, or in the process of being made by the City that benefit or serve, or that once made will benefit, the Parcels in the Incentive Districts.”

Section 2.

Pursuant to Ohio Revised Code Section 5709.40(I), the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of Development of the State of Ohio within fifteen days after its effective date. Further, and on or before March 31 of each year that the TIF exemption set forth in this Ordinance remains in effect, the Clerk of Council or other authorized officer of the City shall prepare and submit to the Director of Development of the State of Ohio a status report listing the information required under Ohio Revised Code 5709.40(I).

Section 3.

This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law, including Ohio Revised Code Section 121.22.

Section 4.

This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public health or safety of the City; wherefore, this Ordinance shall be in full force and effect immediately upon its passage

The foregoing is a true and correct copy of an ordinance approved by the City Council of the City of Middletown, Butler and Warren Counties, Ohio, on _____, 2022.

Dated: _____, 2022

Mayor
City of Middletown, Ohio

Attest: _____
Clerk of Council

AMENDED EXHIBIT C

PUBLIC INFRASTRUCTURE IMPROVEMENTS

The Public Infrastructure Improvements may include, but are not limited to the following:

1. Constructing, reconstructing, extending, opening, improving, widening, grading, draining, curbing and changing of the lines and traffic patterns of roads, highways, streets, railways, bridges (including roadway, railway, and pedestrian), the continued maintenance of those public roads and highways, existing roadways adjacent to and providing ingress and egress to or with other roads, sidewalks, bikeways, medians and viaducts, constructing and improving surface parking lots or parking structures and related improvements, providing lighting systems, together with all appurtenances therefore;
2. Constructing and reconstructing public parks or public greenspaces, including grading, trees, park plantings, park accessories and related improvements, together with all appurtenances thereto;
3. Constructing, reconstructing and installing of public utility improvements, water distribution lines (including necessary site grading therefore), storm and sanitary sewers (including necessary site grading therefore), the continued maintenance of those water and sewer lines, water and fire protection systems, and all appurtenances thereto;
4. Constructing one or more public buildings, structures, or improvements for the purpose of providing public services, including administration, public works, parks and recreation, safety services, and other government services or for providing space for recreation, community events, community gathering, or other public activity or recreational purposes, together with all appurtenances thereto;
5. Constructing and installing streetscape improvements including trees, tree grates, curbs, sidewalks, street and sidewalk lighting, trash receptacles, benches, newspaper racks, burial of overhead utility lines and related improvements, together with all appurtenances thereto; design and traffic studies preliminary to the foregoing;
6. Designing, engineering, constructing, and improving the new infrastructure for electric, gas, telephone, and cable service, including aid to construction fees for gas, aid to construction fees for electric, with related site improvements and appurtenances thereto;
7. Acquiring real estate or interests in real estate, including related right-of ways, necessary to accomplish the improvements enumerated in clauses 1 through 6, including acquisition of real estate in aid of industry, commerce, distribution or research;

8. Demolition and excavation necessary to accomplish the improvements enumerated in clauses 1 through 6, including demolition on private property that is necessary for public health, safety and welfare;
9. Professional fees related to the foregoing, including architectural, engineering, contract administration, and legal costs;
10. All inspection fees and other governmental fees related to the foregoing; and
11. Any other costs for the aforesaid Public Infrastructure Improvements as permitted by law.

The Public Infrastructure Improvements above specifically include the costs of financing the Public Infrastructure Improvements, including the items of "costs of permanent improvements" set forth in Ohio Revised Code Section 133.15(B), and incurred with respect to the Public Infrastructure Improvements, which "costs" specifically include any reimbursement payments for the reimbursement of the costs of the Public Infrastructure Improvements and the debt service on, and other expenses relating to the issuance of, any bonds, notes, or other obligations issued to finance the Public Infrastructure Improvements.

All of the Public Infrastructure Improvements described above are hereby determined to be "public infrastructure improvements" as defined in Ohio Revised Code Section 5709.40(A)(8) and are intended to benefit the real property described in Exhibit A.

EXHIBIT A

AMENDED RENAISSANCE NORTH/SOUTH TIF ORDINANCE

[SEE ATTACHED]

EXHIBIT B

PROPOSED COUNTY RESOLUTION

[SEE ATTACHED]

RENAISSANCE

North / South

ORDINANCE 02005-146

(Warren Cty)

AN ORDINANCE PROVIDING FOR THE CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS WITHIN THE CITY BY CREATING TWO INCENTIVE DISTRICTS ENCOMPASSING CERTAIN PARCELS OF REAL PROPERTY, DECLARING IMPROVEMENTS TO SUCH PARCELS TO BE A PUBLIC PURPOSE, EXEMPTING SUCH IMPROVEMENTS FROM TAXATION, REQUIRING THE OWNERS OF SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, PROVIDING FOR THE DISTRIBUTION OF THE APPLICABLE PORTION OF SUCH SERVICE PAYMENTS TO THE FRANKLIN CITY SCHOOL DISTRICT AND THE LEBANON CITY SCHOOL DISTRICT, RESPECTIVELY, ESTABLISHING A MUNICIPAL PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR EACH DISTRICT FOR THE DEPOSIT OF THE REMAINDER OF SUCH SERVICE PAYMENTS, DESCRIBING THE PUBLIC INFRASTRUCTURE IMPROVEMENTS MADE OR TO BE MADE THAT BENEFIT OR SERVE THOSE PARCELS AND APPROVING AND AUTHORIZING THE EXECUTION OF TAX INCREMENT FINANCING AGREEMENTS; AND DECLARING AN EMERGENCY.

WHEREAS, Ohio Revised Code Sections 5709.40(C), 5709.42 and 5709.43 (collectively, the "TIF Statutes") authorize the legislative authority of a municipal corporation, by ordinance, to create an incentive district, declare the improvement to each parcel of real property located within the incentive district to be a public purpose and exempt from taxation, require the owner of each parcel to make service payments in lieu of taxes, provide for the distribution of the applicable portion of such service payments to the city, local or exempted village school district, establish a municipal public improvement tax increment equivalent fund for the deposit of the remainder of such service payments and specify public infrastructure improvements made or to be made that benefit or serve the parcels in the incentive district; and

WHEREAS, this Council has determined to create two incentive districts known as the Renaissance North Incentive District (the "*Renaissance North Incentive District*") and the Renaissance South Incentive District (the "*Renaissance South Incentive District*," together with the Renaissance North Incentive District, the "*Incentive Districts*"), the boundary of the Renaissance North Incentive District shall be coextensive with the boundary of, and shall include, the parcels of real property specifically identified and depicted in Exhibit A-1 attached hereto (each, individually, a "*Renaissance North Parcel*" and collectively, the "*Renaissance North Parcels*"), and the boundary of the Renaissance South Incentive District shall be coextensive with the boundary of, and shall include, the parcels of real property specifically identified and depicted in Exhibit A-2 attached hereto (each, individually, a "*Renaissance South Parcel*" and collectively, the "*Renaissance South Parcels*," together with the Renaissance North Parcels referred to collectively herein as the "*Parcels*");; and

WHEREAS, by Ordinance ⁰²⁰⁰⁵⁻~~132~~, passed on DEC. 6, 2005, this Council previously approved an economic development plan for the Incentive Districts (the "*Development Plan*"), which plan is on file in the office of the Clerk of Council; and

WHEREAS, the City Engineer has certified to this Council that the Incentive Districts are each (i) less than 300 acres in size, (ii) enclosed by a continuous boundary, and (iii) the public infrastructure serving the Incentive Districts are inadequate to meet the development needs of the Parcels as evidenced by the Development Plan; and

WHEREAS, the owners of the Parcels (each, individually, an "Owner" and collectively, the "Owners") intend to make or cause to be made certain improvements to the Parcels as described in Exhibit B attached hereto (collectively, the "Project"); and

WHEREAS, this Council has determined that the applicable portion of the service payments collected from the Renaissance North Parcels, shall be paid to the Franklin City School District, Ohio (the "*Franklin School District*") in an amount equal to the real property taxes that the Franklin School District would have been paid if the Improvements (as defined herein) to the Renaissance North had not been exempted from taxation pursuant to this Ordinance; and

WHEREAS, this Council has determined that the applicable portion of the service payments collected from the Renaissance South Parcels, shall be paid to the Lebanon City School District, Ohio (the "*Lebanon School District*") in an amount equal to the real property taxes that the Lebanon School District would have been paid if the Improvements (as defined herein) to the Renaissance South had not been exempted from taxation pursuant to this Ordinance; and

WHEREAS, notice of this proposed Ordinance has been delivered to the board of education of each affected school district in accordance with and within the time periods prescribed in Ohio Revised Code Sections 5709.40 and 5709.83; and

WHEREAS, this Council has determined to provide for the execution and delivery of a Tax Increment Financing Agreement to provide for the development of the Parcels;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Middletown, Butler and Warren Counties, State of Ohio, that:

Section 1.

Creation of Incentive District. Pursuant to the TIF Statutes, this Council hereby creates the "*Renaissance North Incentive District*", the boundaries of which shall be coextensive with the boundaries of the Parcels and shall include the Parcels as specifically identified and depicted in Exhibit A-1, and the "*Renaissance South Incentive District*", the boundaries of which shall be coextensive with the boundaries of the Parcels and shall include the Parcels as specifically identified and depicted in Exhibit A-2.

Section 2.

Authorization of Tax Exemption. This Council hereby finds and determines that 100% of the increase in assessed value of the Parcels subsequent to the effective date of this Ordinance

(which increase in assessed value is hereinafter referred to as the "Improvement" as defined in Ohio Revised Code Section 5709.40(A)) is hereby declared to be a public purpose and shall be exempt from taxation for a period coextensive with the life of the Incentive District, which commences with the first tax year that begins after the effective date of this Ordinance and in which an Improvement due to a Project structure first appears on the tax list and duplicate of real and public utility property and ending on the earlier of (a) thirty (30) years after such commencement or (b) the date on which the City can no longer require service payments in lieu of taxes, all in accordance with the requirements of the TIF Statutes.

Section 3.

Service Payments and Property Tax Rollback Payments. As provided in Ohio Revised Code Section 5709.42, the Owner of each Parcel is hereby required to and shall make service payments in lieu of taxes with respect to the Improvements allocable thereto to the Treasurer of Warren County, Ohio (the "County Treasurer") on or before the final dates for payment of real property taxes. Each service payment in lieu of taxes shall be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against that Parcel if it were not exempt from taxation pursuant to Section 2 of this Ordinance, including any penalties and interest (collectively, the "Service Payments"). The Service Payments, and any other payments with respect to each Parcel that are received by the County Treasurer in connection with the reduction required by Ohio Revised Code Sections 319.302, 321.24, 323.152 and 323.156, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the "Property Tax Rollback Payments"), shall be allocated and distributed in accordance with Section 4 of this Ordinance.

Section 4.

Distribution of Funds. Pursuant to the TIF Statutes, the Warren County Treasurer is requested to distribute the Service Payments and the Property Tax Rollback Payments as follows:

- to the Franklin School District, an amount equal to the amounts the Franklin School District would otherwise receive as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to each Renaissance North Parcel located within the Franklin School District absent the exemption provided for in this Ordinance, and
- to the City, all remaining amounts for further deposit into the Renaissance North Fund (as defined in Section 6 of this Ordinance).

All distributions required under this Section 4 are requested to be made at the same time and in the same manner as real property tax distributions.

Section 5.

Distribution of Funds. Pursuant to the TIF Statutes, the Warren County Treasurer is requested to distribute the Service Payments and the Property Tax Rollback Payments as follows:

- to the Lebanon School District, an amount equal to the amounts the Lebanon School District would otherwise receive as real property tax payments (including the applicable portion of any Property Tax Rollback Payments) derived from the Improvement to each Renaissance South Parcel located within the Lebanon School District absent the exemption provided for in this Ordinance, and
- to the City, all remaining amounts for further deposit into the Renaissance South Fund (as defined in Section 6 of this Ordinance).

All distributions required under this Section 5 are requested to be made at the same time and in the same manner as real property tax distributions.

Section 6.

Tax Increment Equivalent Funds. This Council hereby establishes, pursuant to and in accordance with the provisions of Ohio Revised Code Section 5709.43, the Renaissance North Project Municipal Public Improvement Tax Increment Equivalent Fund (the "*Renaissance North Fund*"), and the Renaissance South Project Municipal Public Improvement Tax Increment Equivalent Fund (the "*Renaissance South Fund*," together with the Renaissance North Fund, the "*Funds*"). The Funds shall be maintained in the custody of the City and shall receive all distributions to be made to the City pursuant to Section 4 of this Ordinance. Those Service Payments and Property Tax Rollback Payments received by the City with respect to the Improvement of the Parcels and so deposited pursuant to Ohio Revised Code Section 5709.42 shall be used solely for the purposes authorized in the TIF Statutes. The Funds shall remain in existence so long as such Service Payments and Property Tax Rollback Payments are collected and used for the aforesaid purposes, after which time the Funds shall be dissolved and any surplus funds remaining therein transferred to the City's General Fund, all in accordance with Ohio Revised Code Section 5709.43.

Section 7.

Public Infrastructure Improvements. This Council hereby designates the public infrastructure improvements described in Exhibit C attached hereto as public infrastructure improvements made or to be made that benefit or serve the Parcels in the Incentive District.

Section 8.

Tax Increment Financing Agreements. The form of Tax Increment Financing Agreement (the "*TIF Agreement*") presently on file with the Clerk of this Council, providing for, among other things, the payment of Service Payments and the construction of the Public Infrastructure

Improvements, is hereby approved and authorized with changes therein and amendments thereto not inconsistent with this Ordinance and not substantially adverse to this City and which shall be approved by the City Manager. City Manager, for and in the name of this City, is hereby authorized to execute one or more TIF Agreements with one or more Owners in substantially that form along with any amendments thereto, provided that the approval of such changes and amendments thereto by the City Manager, and the character of those changes and amendments as not being substantially adverse to this City, shall be evidenced conclusively by City Manager's execution thereof.

Section 9.

Further Authorizations. This Council hereby authorizes and directs the City Manager, Finance Director, Law Director, Clerk of Council or other appropriate officers of the City, to make such arrangements as are necessary and proper for collection from the Owners of the Service Payments. This Council further hereby authorizes and directs City Manager, Finance Director, Law Director, Clerk of Council or other appropriate officers of the City to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Ordinance.

Section 10.

Filings with Ohio Department of Development. Pursuant to Ohio Revised Code Section 5709.40(G), the Clerk of Council is hereby directed to deliver a copy of this Ordinance to the Director of Development of the State of Ohio within fifteen days after its effective date. Further, and on or before March 31 of each year that the Exemption set forth in this Ordinance remains in effect, the Clerk of Council or other authorized officer of the City shall prepare and submit to the Director of Development of the State of Ohio the status report required under Ohio Revised Code Section 5709.40(G).

Section 11.

Open Meetings. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council or committees, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Ohio Revised Code Section 121.22.

Section 12.

Effective Date. This Ordinance shall take effect at the earliest opportunity allowed by law][This Ordinance is declared to be an emergency measure necessary for the immediate preservation of the public health or safety of this City and for the further reason that this Ordinance is required to be immediately effective in order that the City may timely initiate the construction of the Public Infrastructure Improvements, thereby improving traffic flow and safety within the Incentive Districts; wherefore, this Ordinance shall be in full force and effect immediately upon its passage.

Passed: December 20, 2005

Noah Powers II

Mayor

Attest: **Betsy Parr**
Clerk of City Council

EXHIBIT A-1

PROPERTY

The shaded area on the following map specifically identifies and depicts the Parcels and constitutes part of this Exhibit A-1. The Renaissance North Incentive District is described as beginning at a point on East State Route 122 about 1650 feet east of Union Road at the north west corner of the Renaissance Section 1 Subdivision, containing all of the Renaissance Section 1 Subdivision, Renaissance Section 2 Subdivision and the remaining portions of the future Renaissance residential development owned by Great Midwest Development which extends east to the site containing Bishop Fenwick High School and south to the Deitz Family Limited Partnership property. The TIF district also containing a parcel located directly east of the Renaissance property and south of the Bishop Fenwick High School property containing 33.1997 acres and owned by Fifth Duet, Inc. and also containing a parcel located directly west of the Renaissance Subdivision containing 40.75 acres and owned by Eden Park Investments, LLC. For information only, the Renaissance North Parcels include the following tax parcels:

• 08333000240	• 08334100070	• 08334050130	• 08334300130
• 08334050150	• 08334100060	• 08334100100	• 08334550050
• 08334100210	• 08334250010	• 08334050081	• 08334550040
• 08334300080	• 08334100160	• 08333350130	• 08334550030
• 08334550120	• 08334550150	• 08333350050	• 08334550010
• 08334250060	• 08334100180	• 08333350080	• 08334100010
• 08334300040	• 08334250030	• 08334100110	• 08334050110
• 08334300030	• 08334250150	• 08334100220	• 08334050030
• 08334550110	• 08333000250	• 08334100080	• 08334100030
• 08334250110	• 08334100090	• 08334100050	• 08334050090
• 08334250100	• 08334250140	• 08334550160	• 08334050060
• 08334550080	• 08334300060	• 08334100140	• 08334050071
• 08334550100	• 08334550130	• 08334100130	• 08334050072
• 08334550090	• 08333000240	• 08334100190	• 08333350100
• 08334550170	• 08334250070	• 08334250050	• 08333350110
• 08273010060	• 08334250120	• 08273010060	• 08333350120
• 08334050020	• 08334250080	• 08334250020	• 08333000180
• 08334100020	• 08334550070	• 08334300070	• 08334100040
• 08334050100	• 08334550060	• 08334250130	• 08334100150
• 08334050050	• 08334250090	• 08334300090	• 08334100170
• 08334050140	• 08334300140	• 08334300050	• 08334550140
• 08333350040	• 08334300010	• 08334300100	• 08334250040
• 08334050082	• 08334550020	• 08334300020	• 08334100200
• 08333350090	• 08334050010	• 08334300110	
• 08333350070	• 08334050120	• 08334300120	
• 08333350060	• 08334050040		

DEPICTION OF THE RENAISSANCE NORTH INCENTIVE DISTRICT

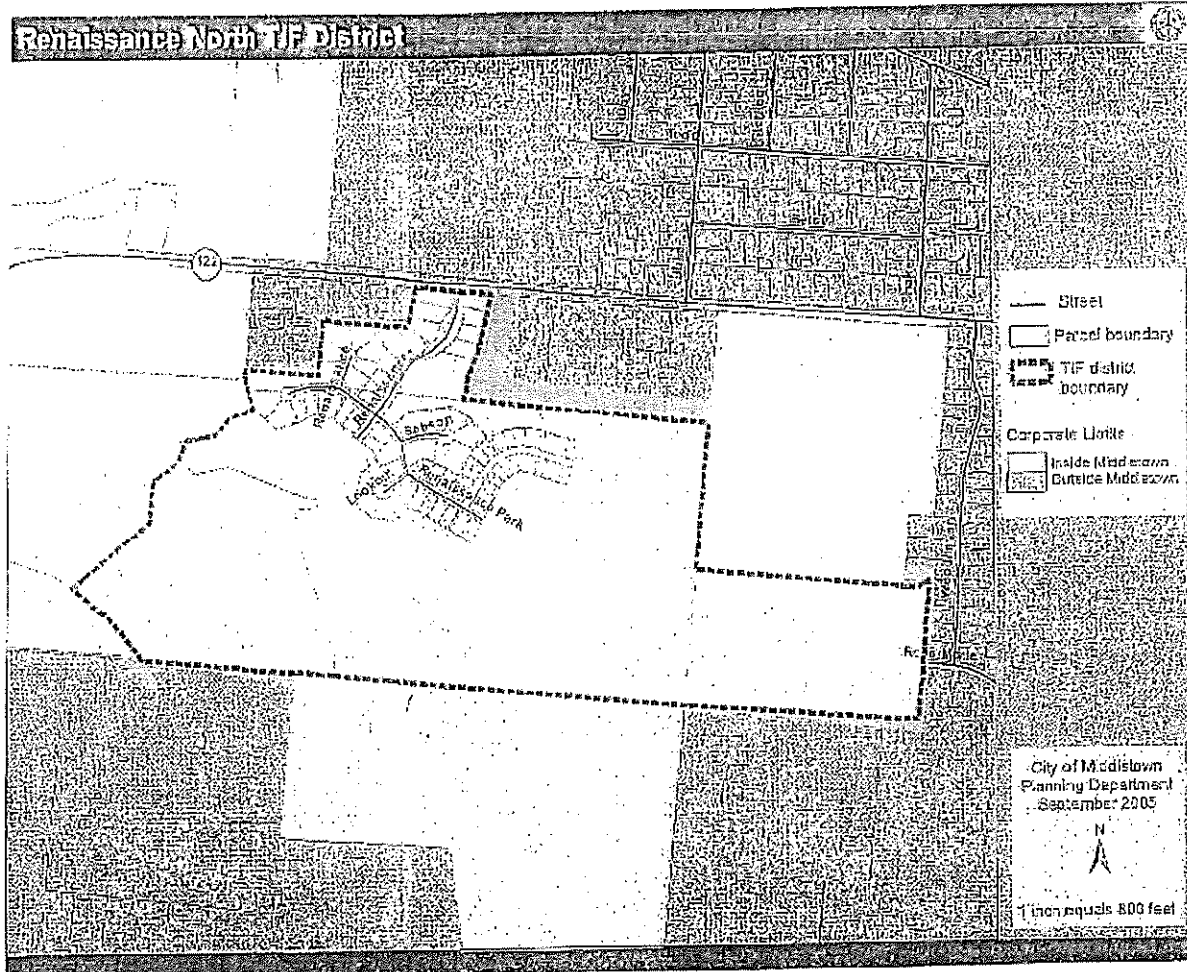


EXHIBIT A-2

PROPERTY

The shaded area on the following map specifically identifies and depicts the Parcels and constitutes part of this Exhibit A-2. The Renaissance South Incentive District is described as beginning at a point on the north side of Hendrickson Road about 1,850 feet east of Union Road being the south west corner of a 2.0247 acre tract owned by Dietz Family Limited Partnership and known as lot 6 of Brass Bell 1 subdivision and containing all of said tract, and also containing the tract located directly east being a 2.0246 acre tract owned by Dietz Family Limited Partnership and known as lot 5 of Brass Bell 1 subdivision, and also containing a tract located 180 feet east of lot 5 being a 2.1518 acre tract owned by Dietz Family Limited Partnership and known as lot 3 of Brass Bell 1 subdivision, and also containing the tract located directly east being a 2.134 acre tract owned by Dietz Family Limited Partnership and known as lot 2 of Brass Bell 1 subdivision, and also containing the tract located 230 feet east of lot 2 being a 1.3859 acre tract owned by Dietz Family Limited Partnership and known as lot 1 of Brass Bell 1 subdivision, and also containing the tract located directly north being a 113.0994 acre tract owned by Dietz Family Limited Partnership. The Parcels include the following tax parcels:

- 08322000080
- 08322000070
- 08322000050
- 08322000040
- 08322000030
- 08322000090

DEPICTION OF THE RENAISSANCE SOUTH INCENTIVE DISTRICT

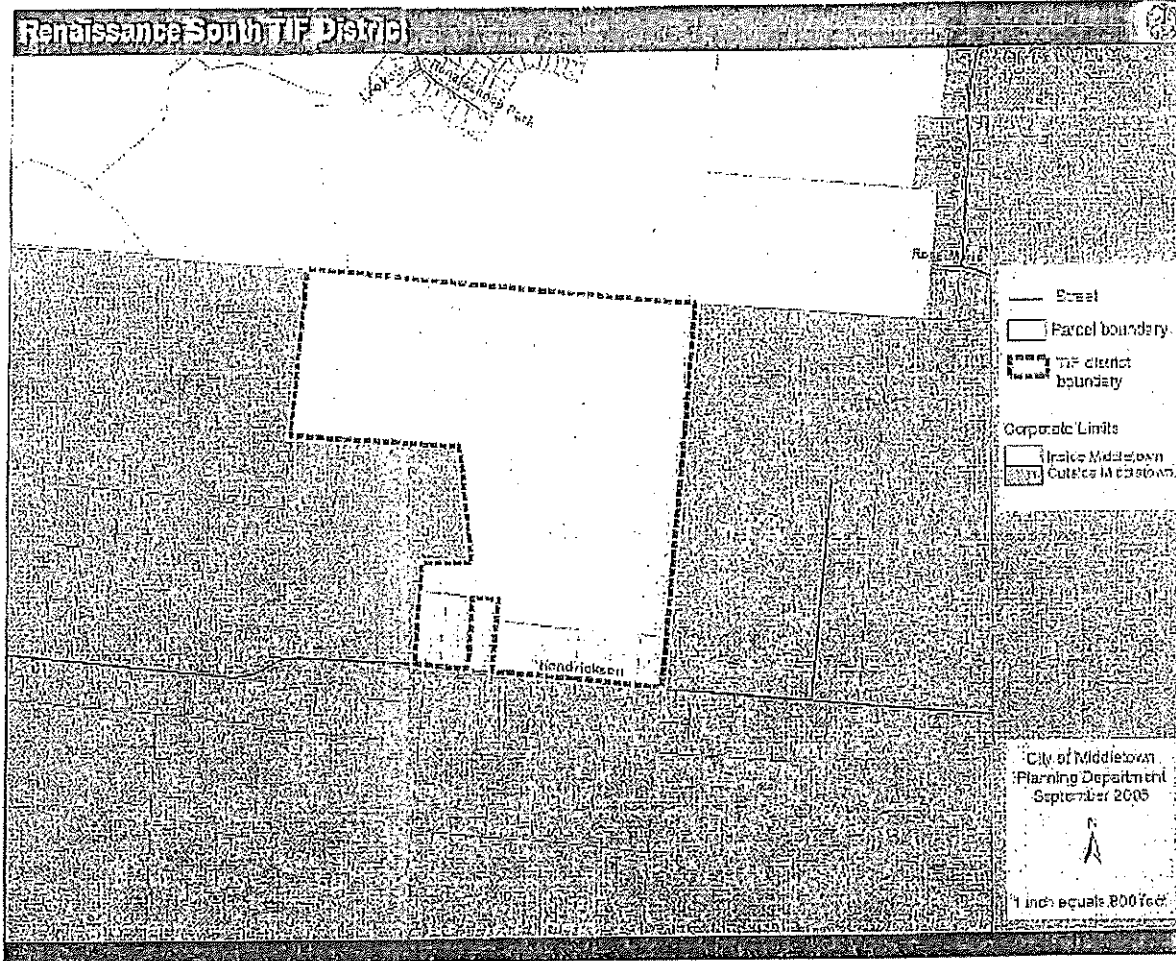


EXHIBIT B

PROJECT DESCRIPTION

[PROJECT DESCRIPTION]

EXHIBIT C

PUBLIC INFRASTRUCTURE IMPROVEMENTS

The public infrastructure improvements include the construction of the following improvements and all related costs (as defined in Ohio Revised Code Section 133.15(B)):

- Union Road Widening
- SR 122 Widening & Traffic Signal Improvements
- I-75 Interchange Improvements
- Eberharts Run Sanitary Sewer Extension
- Hendrickson Road Improvements
- Boulevard resurfacing

together with constructing and installing curbs and gutters, public utilities which include water mains, sanitary sewer, and storm sewer, stormwater improvements, burial of utility lines, gas, electric and communications service facilities (including fiber optics), street lighting and signs, sidewalks, bikeways, and landscaping (including scenic fencing and irrigation), traffic signs and signalization, and including design and other related costs, any right-of-way or real estate acquisition, erosion and sediment control measures, grading, drainage and other related work, survey work, soil engineering, inspection fees and construction staking, and in each case, all other costs and improvements necessary and appurtenant thereto.

CERTIFICATE OF CITY ENGINEER
PURSUANT TO OHIO REVISED CODE SECTION 5709.40(A)(5)(f)

WHEREAS, pursuant to Ohio Revised Code Section 5709.40(C), City Council of the City of Middletown (the "City"), by its proposed Ordinance O2005-146 (the "Proposed Ordinance"), intends to create the "Renaissance North Incentive District" and the "Renaissance South Incentive District" (the "Proposed Districts," and referred to individually as a "Proposed District") and to declare improvements to parcels of real property located within each Proposed District to be a public purpose and exempt from taxation;

WHEREAS, the real property specifically identified and depicted on Exhibit A-1 and Exhibit A-2 to the Proposed Ordinance (collectively, the "Property") is located in the City of Middletown, Warren County, Ohio; and

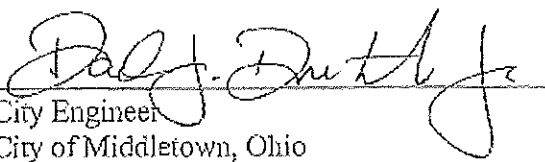
WHEREAS, the boundary of the Proposed District would be coextensive with the boundary of the Property; and

WHEREAS, City Council approved Ordinance O2005-132 approving the "Renaissance Economic Development Plan" (the "Development Plan") on December 6, 2005, which Development Plan details the development needs of the Property;

NOW, THEREFORE, I certify that I am the duly appointed, qualified and acting City Engineer of the City of Middletown, Ohio, and that:

1. Each Proposed District is an area not more than three hundred acres in size enclosed by a continuous boundary.
2. The public infrastructure serving each Proposed District is inadequate to meet the development needs of each Proposed District as evidenced by the Development Plan as adopted by City Council.

Dated: December 20, 2005



City Engineer
City of Middletown, Ohio

APPROVE APPOINTMENTS AND REAPPOINTMENTS TO THE WARREN COUNTY
RURAL ZONING COMMISSION, BOARD OF ZONING APPEALS, AND THE AIRPORT
ZONING BOARD OF APPEALS

BE IT RESOLVED, to approve the appointments and reappointments to the Warren County
Rural Zoning Commission, Board of Zoning Appeals, and the Airport Zoning Board of Appeals:

RURAL ZONING COMMISSION

Move the following from Alternate to Member:

Ginger Haddix - replace Joe Cesta at the end his term (12/31/22) term to expire 12/31/27
2530 Oakview Court
Lebanon, Ohio 45036

BOARD OF ZONING APPEALS

Appointment

Move the following from Alternate to Member:

Tony Weissman – to fill unexpired term of Jeremy Magrum term to expire 12/31/24
P.O. Box 396
Franklin, Ohio 45005

Reappointment

Chris Koch term to expire 12/31/27
2574 Shawhan Road
Lebanon, Ohio 45036

AIRPORT ZONING BOARD OF APPEALS

Reappointments

Chris Koch term to expire 12/31/25
2574 Shawhan Road
Lebanon, Ohio 45036

Pam Jones term to expire 12/31/25
6889 Blackhawk Drive
Morrow, Ohio 45152

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 8th day of November 2022.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

cc: Building/Zoning (file)
Appointments file
Appointees
L. Lander

Lander, Laura

From: Hankins, Jackie
Sent: Thursday, November 3, 2022 11:02 AM
To: Lander, Laura
Subject: COUNTY BOARDS
Attachments: Re: Board elections; RE: [EXTERNAL]_RE: [EXTERNAL]_COMMISSION

Hello,

BZA:
Chris Koch wants to renew his commission
Tony Weissman wants to renew, but is also replacing Jeremy Magrum full term spot immediately . I did attach Jeremy's resignation email for your record.

Airport BZA:
Chris Koch and Pam Jones wants to renew their commissions

RZC:
no renewals
Ginger Haddix will be replacing Joe Cesta at the end of his term 12-31-22. I have also attached his resignation email as well.

Thank you and have a great day,
Jackie Hankins
Administrative Support/
Cashier Receptionist
Warren County Zoning
406 Justice Dr.
Lebanon, Oh 45036
513-695-1294

Lander, Laura

From: Jeremy Magrum <jeremy.magrum@gmail.com>
Sent: Wednesday, October 12, 2022 9:53 AM
To: tinabarbob@aol.com
Cc: Hankins, Jackie; Chris Koch; Jason Schmidt; Louis Hornberger; Tony Weissmann; Tegtmeier, Michelle R.
Subject: Re: Board elections

Hello All,

Unfortunately I will have to tender resignation from the board moving forward. Even though I was not actively looking, I was recently head-hunted for a career opportunity. After several weeks of discussions and negotiations, I have accepted the proposal. At the end of this month I will assume a senior finance and leadership role with Rivian Automotive and will be operating out of their manufacturing facility in Normal, Illinois. My first day on-site will be November 1st.

If you are not familiar with Rivian, they are a new market provider of all-electric trucks, SUVs and delivery vans (they will be sole supplier of electric delivery vans to Amazon and have partnered with Mercedes to do the same in Europe).

For the time being, I will still be local and will be commuting to Illinois on the weekdays until I officially relocate next year (which could be to Illinois or at Rivian's next facility opening in Atlanta). This commitment will obviously remove my availability to attend BZA meetings moving forward.

I would like to extend my gratitude and appreciation to all. I have thoroughly enjoyed my time with the BZA and it was a pleasure to have the opportunity to interact and get to know each of you. Hopefully we will have a chance to run into one another while I am still around and home on the weekends. I wish all to you and your families the best moving forward.

If you ever wish to reach out, please feel free to email or contact me at 513-496-5493.

Thank you!!!!
Jeremy

On Tue, Oct 11, 2022 at 10:46 AM tinabarbob@aol.com <tinabarbob@aol.com> wrote:
Thanks Jackie. Pam

Sent from the all new AOL app for iOS

On Tuesday, October 11, 2022, 8:28 AM, Hankins, Jackie <Jackie.Hankins@co.warren.oh.us> wrote:

Good Morning,

FYI.... If we do not get another case in, we will have to have a meeting amongst the board members for board elections.

So, I will let you all know soon about that.

Thank you and have a great day,

Jackie Hankins

Administrative Support/

Cashier Receptionist

Warren County Zoning

406 Justice Dr.

Lebanon, Oh 45036

513-695-1294

Lander, Laura

From: Joe Cesta <joec@skilledcare.com>
Sent: Tuesday, October 11, 2022 11:34 AM
To: Tegtmeier, Michelle R.; Hankins, Jackie
Subject: RE: [EXTERNAL]_RE: [EXTERNAL]_COMMISSION

Michelle and Jackie,
Thank you both for the kind words. I'm happy to have committed to and completed the one term commission. You're both classy and efficient at what you do, keep up the good work!
All the best!
Thanks again,
Joe

From: Tegtmeier, Michelle R. [mailto:Michelle.Tegtmeier@co.warren.oh.us]
Sent: Tuesday, October 11, 2022 10:43 AM
To: Joe Cesta <joec@skilledcare.com>; Hankins, Jackie <Jackie.Hankins@co.warren.oh.us>
Subject: [EXTERNAL]_RE: [EXTERNAL]_COMMISSION

Joe,
We are sad to see you go!
Please let me know if we can change your mind!
If not, you need to do nothing.
Michelle

From: Joe Cesta <joec@skilledcare.com>
Sent: Tuesday, October 11, 2022 10:39 AM
To: Hankins, Jackie <Jackie.Hankins@co.warren.oh.us>
Cc: Tegtmeier, Michelle R. <Michelle.Tegtmeier@co.warren.oh.us>
Subject: RE: [EXTERNAL]_COMMISSION

Hi Jackie and Michelle,
I'd like to let it expire, it's been an honor. Do I need to do anything?
Thank you both,
Joe

From: Hankins, Jackie [mailto:Jackie.Hankins@co.warren.oh.us]
Sent: Tuesday, October 11, 2022 8:19 AM
To: Joe Cesta <joec@skilledcare.com>
Cc: Tegtmeier, Michelle R. <Michelle.Tegtmeier@co.warren.oh.us>
Subject: [EXTERNAL]_COMMISSION

Good Morning,

Your commission expires December 31, 2022, so would you like to renew your commission or would you like to let it expire.



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 – November 1, 2022

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 25, 2022, meeting.

Tom Grossmann – present

David G. Young – present

Shannon Jones – present

Tina Osborne, Clerk – present

Minutes of the October 25, 2022 meeting were read and approved.

- 22-1644 A resolution was adopted to approve the promotion of Zach Thompson from deputy Dog Warden II to Dog Warden III within Dog and Kennel.
Vote: Unanimous
- 22-1645 A resolution was adopted to approve reclassifications and wage increases for multiple employees within the Warren County OhioMeansJobs.
Vote: Unanimous
- 22-1646 A resolution was adopted to approve reclassification of Matthew Atkins within the Facilities Management Department. Vote: Unanimous
- 22-1647 A resolution was adopted to hire Nick Vearil as Water Treatment Plant Technician, within the Warren County Water and Sewer Department.
Vote: Unanimous
- 22-1648 A resolution was adopted to approve appointment of Matt Fetty, Director of OhioMeansJobs Warren County to the Warren County Metropolitan Housing Authority to fill the unexpired term of Lauren Cavanaugh due to resignation.
Vote: Unanimous

MINUTES
NOVEMBER 1, 2022
PAGE 2

- 22-1649 A resolution was adopted to approve appointment of Arlene Byrd, Interim Director of Warren County Job and Family Services, Human Services Division, to the Family Services Planning Committee. Vote: Unanimous
- 22-1650 A resolution was adopted to acknowledge and accept the renewal verification with United Healthcare effective January 1, 2023. Vote: Unanimous
- 22-1651 A resolution was adopted to authorize the President and/ or Vice President of the Board to sign two satisfactions of mortgage for Karen M. Ball. Vote: Unanimous
- 22-1652 A resolution was adopted to transfer temporary evidence lockers no longer being utilized by the Warren County Sheriff's Office to the City of South Lebanon and Deerfield Township. Vote: Unanimous
- 22-1653 A resolution was adopted to approve the destruction of various Warren County Sheriff's Office equipment. Vote: Unanimous
- 22-1654 A resolution was adopted to authorize Probate- Juvenile Court to initiate contract negotiations for medical services for the Warren County Juvenile Detention Center and Mary Haven Youth Center. Vote: Unanimous
- 22-1655 A resolution was adopted to amend the contract with Lifespan, Inc. on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 22-1656 A resolution was adopted to approve and enter into an agreement with Agape for Youth, Inc. for reunification services, enhanced visitation services, and preservation services for families of Warren County Children Services. Vote: Unanimous
- 22-1657 A resolution was adopted to approve and authorize the President of the Board to enter into a host agency training agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 22-1658 A resolution was adopted to enter into a youth worksite agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 22-1659 A resolution was adopted to declare various items within Board of Developmental Disabilities, Facilities Management, Sheriff's Office, Telecommunications, Prosecutor's Office, and Health Departments as surplus and authorize the disposal of said items through internet auction. Vote: Unanimous
- 22-1660 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 22-1661 A resolution was adopted to acknowledge approval of financial transactions. Vote: Unanimous
- 22-1662 A resolution was adopted to approve supplemental appropriation within Local Fiscal Recovery Fund #2211. Vote: Unanimous

- 22-1663 A resolution was adopted to approve supplemental appropriation into Road Infrastructure Fund #4451. Vote: Unanimous
- 22-1664 A resolution was adopted to approve supplemental appropriation into Health Insurance Fund #6632. Vote: Unanimous
- 22-1665 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Facilities Management Fund #11011600. Vote: Unanimous
- 22-1666 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Common Pleas Court Services Fund #11011223. Vote: Unanimous
- 22-1667 A resolution was adopted to approve appropriation adjustment within Domestic Relations Court Fund #10111230. Vote: Unanimous
- 22-1668 A resolution was adopted to approve appropriation adjustment within Juvenile Court Fund #10111240. Vote: Unanimous
- 22-1669 A resolution was adopted to approve appropriation adjustment within the Mary Haven Fund #2270. Vote: Unanimous
- 22-1670 A resolution was adopted to approve appropriation adjustment within Board of Elections Fund #11011300. Vote: Unanimous
- 22-1671 A resolution was adopted to approve appropriation adjustment within Coroner's Fund #11012100. Vote: Unanimous
- 22-1672 A resolution was adopted to approve appropriation adjustment within Coroner's Fund #11012100. Vote: Unanimous
- 22-1673 A resolution was adopted to approve appropriation adjustment within Sheriff's Office Fund #11012200. Vote: Unanimous
- 22-1674 A resolution was adopted to approve appropriation adjustment within Telecommunications Department Fund #11012810. Vote: Unanimous
- 22-1675 A resolution was adopted to approve appropriation adjustment within Emergency Services / Communications Fund #11012850. Vote: Unanimous
- 22-1676 A resolution was adopted to approve appropriation adjustment within Human Services Fund #2203. Vote: Unanimous
- 22-1677 A resolution was adopted to approve appropriation adjustment within Workforce Investment Board Fund #2238. Vote: Unanimous

MINUTES
NOVEMBER 1, 2022
PAGE 4

- 22-1678 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 22-1679 A resolution was adopted to approve appropriation adjustment within the Water Revenue Fund #5510. Vote: Unanimous
- 22-1680 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 22-1681 A resolution was adopted to approve appointment of Gary Hubbs, Chief Building Official to the Warren County Rehab Board to fill the unexpired term of Lauren Cavanaugh due to resignation. Vote: Unanimous
- 22-1682 A resolution was adopted to enter into a subrecipient agreement with Warren County Park District relative to the Landen Deerfield Park Pond Project and the American Rescue Plan Act – Coronavirus State and Local Fiscal Recovery Funds. Vote: Unanimous
- 22-1683 A resolution was adopted to enter into a subrecipient agreement with Warren County Park District relative to the Armco Park Turf Field Project and the American Rescue Plan Act – Coronavirus State and Local Fiscal Recovery Funds. Vote: Unanimous
- 22-1684 A resolution was adopted to authorize County Engineer to execute Ohio Department of Transportation State Funds Exchange Agreement with the Ohio Department of Transportation (ODOT) for the McClure Road Bridge #71-0.39 Rehabilitation Project (PID #115793) over Turtle Creek. Vote: Unanimous
- 22-1685 A resolution was adopted to authorize changes to the Warren County Healthcare Plan effective January 1, 2022. Vote: Unanimous
- 22-1686 A resolution was adopted to terminate the contract between Jones-Warner Consultants, Inc. and Warren County relative to the FY2021 Pleasant Plain Playground Community Development Block Grant (CDBG) Project. Vote: Unanimous
- 22-1687 A resolution was adopted to enter into an access/development agreement with BSMH Fairfield, LLC. memorializing the Warren County access permit conditions for the Mercy Health Hospital Mason Development, located on Kings Island Drive in Deerfield Township, and authorize the County Administrator to execute said agreement. Vote: Unanimous

DISCUSSIONS

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

Susanne Mason, Warren County Grants Administration Program Manager, was present to discuss nonperformance relative to the engineering agreement relative to the FY2021 Pleasant Plain Playground Community Development Block Grant (CDBG) Project.

Mrs. Mason explained that the Board entered into contract with the engineer for the project, but no work has been performed to date. She then stated that due to the limited amount of funding available for the project, they are recommending contracting directly with the contractor, forgoing any need for engineering.

Upon further discussion, the Board resolved (Resolution #22-1686) to terminate the contract between Jones-Warner Consultants, Inc. and Warren County relative to the FY2021 Pleasant Plain Playground Community Development Block Grant (CDBG) Project.

Katie Horvath, Assistant Prosecutor, stated she will provide a 5-day written notice to terminate per contract requirements, on behalf of the Board.

Neil Tunison, County Engineer, was present for a work session to discuss the Mercy Health Development Agreement for their facility being constructed on Kings Mills Road in the City of Mason.

Dave Mick, Assistant County Engineer, stated that the Board approved an access variance which required a development agreement to comply with the conditions of approval. He presented the attached PowerPoint Presentation and reviewed the major points of the agreement with a total cost of \$7.5 million in construction improvements.

Commissioner Jones questioned if all of the concerns have been addressed in this agreement.

Mr. Mick stated that the agreement included provisions to construct a temporary path to address the concerns of the residents along Wilson Avenue. He then stated that their office is comfortable to proceed with the agreement.

Upon further discussion, the Board resolved (Resolution #22-1687) to enter into an access/development agreement with BSMH Fairfield, LLC. memorializing the Warren County access permit conditions for the Mercy Health Hospital Mason Development, located on Kings

Island Drive in Deerfield Township, and authorize the County Administrator to execute said agreement.

On motion, upon unanimous call of the roll, the Board entered executive session at 9:17 a.m. to discuss acquisition of property pursuant to Ohio Revised Code Section 121.22 (G)(2) and exited at 10:03 a.m.

Commissioner Young exited the meeting at 10:00 a.m.

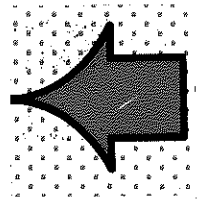
The Board conducted a work session in the Commissioners' Conference Room to discuss the 2023 Budget.

Upon motion the meeting was adjourned.

Tom Grossmann, President

Shannon Jones

David G. Young



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 1, 2022, in compliance with Section 121.22 O.R.C.

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

Bon Secours Mercy Health Development/Access Agreement

Summary

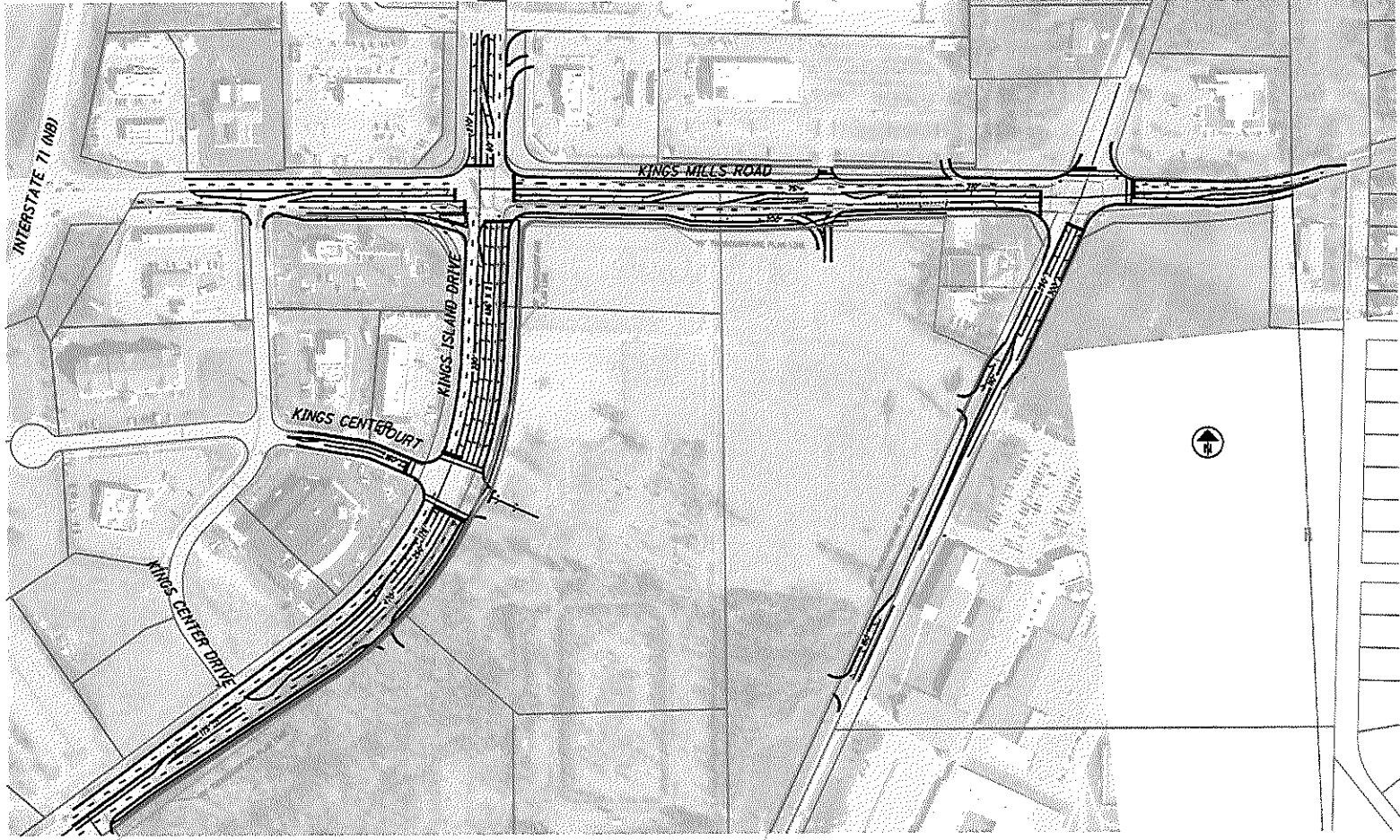
Major Points

1. Improvements noted in the agreement have been identified as needed public improvements for the past 15 years
2. Bon Secours Mercy Health is providing the needed funding necessary to complete the project so that the improvements may coincide with the opening of the hospital
3. Warren County will acquire highway easements and temporary easements needed to construct the improvements
4. The Warren County Engineer's Office and the Warren County Transportation Improvement District will manage the construction projects as identified

Major Points, continued

5. The estimated cost of construction and right-of-way funded by BSMH is \$7,500,000. The agreement includes a schedule of fund transfers in Section 5 of the agreement
6. All improvements are either to be contracted/funded for construction or bonded at 130% of the estimated cost of improvements no later than 30 days prior to the opening of the Mercy Health Mason Development as found in Section 3

PROJECT CARE AREA ROADWAYS



DEPARTMENT	
LAS	
REVENUE	
MM	01-07-2022
PROJECT	0
DATE	12/16
P.O.	ARVA

EXHIBIT 2



WILSON AVE WALK EXHIBIT

LEGEND

- 4" GRAVEL OR TURF WALK
- 4" ASPHALT WALK

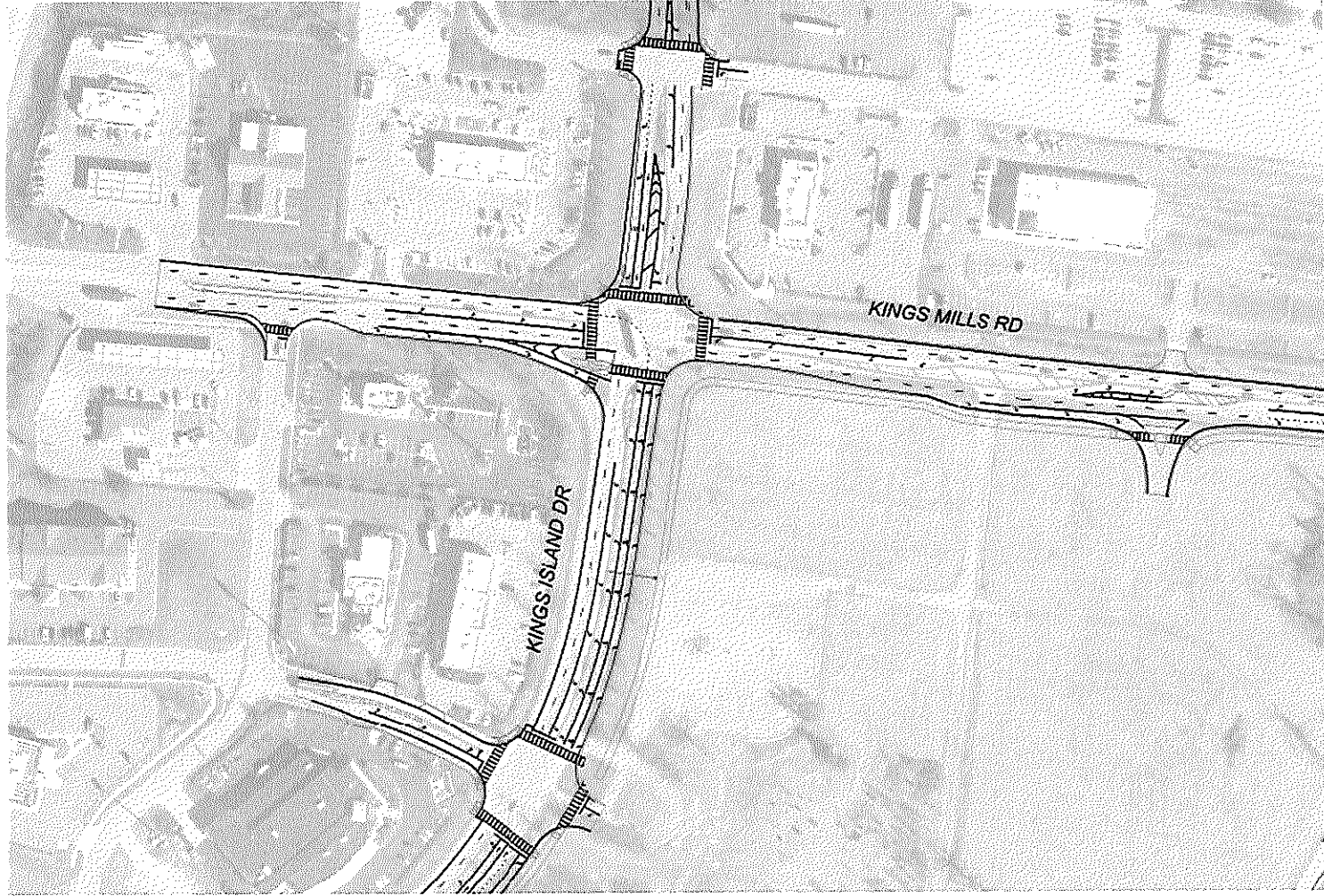
DESIGNED BY	
CHECKED BY	
DATE	
PROJECT	
SCALE	
DATE	



PROPOSED WALKWAY DESIGN FOR WILSON AVE WALK EXHIBIT. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND UTILITIES INFORMATION.

KINGS MILLS ROAD (CR 31) / KINGS ISLAND DRIVE (CR 110) IMPROVEMENTS 2023

NOVA CONSULTING ENGINEERS, 2000 P.O. BOX 100000, RALEIGH, NC 27619-0000
DATE: 08/14/2023 PROJECT NO.: 23-001



OWNER	
DESIGNER	
DATE	

INTERIM CONDITIONS



**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: KRISTY TAYLOR DEPARTMENT: COMMON PLEAS COURT

*POSITION: QUALITY ASSURANCE OFFICER DATE: 11/2/22

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:

APPA 2023 WINTER REGIONAL TRAINING INSTITUTE

LOCATION:

HYATT REGENCY - COLUMBUS

DATE(S): 1/23-1/25/23

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: \$122 X 2 NIGHTS = \$244

ESTIMATED COST OF TRIP: REG \$315; MEALS \$160; PARKING \$25/DAY X 2

Total \$ 1,538.00

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:

Summit Ramsdell 11/2/2022
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date RECEIVED OMB0000

Commissioner Date NOV 22 2022

Commissioner Date

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

ADRIENE JUSTICE



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

*POSITION: Assistant Prosecutors DATE: 11/1/2022

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: 2022 OPAA Annual Meeting

LOCATION: Hilton Columbus at Easton, 3900 Chagrin Drive, Columbus, Ohio 43219

DATE(S): December 8-9, 2022

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Registration \$425 ea, Hotel (1 night) \$233.83 ea, Parking \$50 ea,

ESTIMATED COST OF TRIP: Mileage (if appl) \$90.20 ea, Per Diem \$96 ea = \$3,580.12

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 Deo Date 11-2-22
Signature/Title

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:

**Assistant Prosecutors Karl Harris, Teresa Hiett, and Bruce McGary

NOV 3 '22 RCVD

RECEIVED OMB0000



**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: 11/1/2022

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: December 2022 OPAA Legislative and Executive Committee Meetings (12/7/2022) and 2022 OPAA Annual Meeting (12/8/2022-12/9/2022)

LOCATION: Hilton Columbus at Easton, 3900 Chagrin Drive, Columbus, Ohio 43219

DATE(S): December 7-9, 2022

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Registration \$425, Hotel (2 nights) \$467.65, Parking \$75,

ESTIMATED COST OF TRIP: Mileage (if appl) \$90.20, Per Diem \$160 = \$1,217.85

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 11-2-22
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:

NOV 12 2022

RECEIVED OMB0000



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

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*NAME OF ATTENDEE: Michael Wyatt DEPARTMENT: Sheriff's Office

*POSITION: Detective DATE: 10/31/22

3A08 23 2022
RECEIVED OFFICE

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: Attend training related to job duties

LOCATION: Kansas City, MO

DATE(S): 5/21/23-5/26/23

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Kansas City Marriott

ESTIMATED COST OF TRIP: \$3200

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:

Sherry Stewart 10-31-2022
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:

