



**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 Work Session – March 18, 2025

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 March 18, 2025 General Session meeting.

Tom Grossmann – present

David G. Young – present

Shannon Jones – present

Krystal Powell, Clerk – present

25-0379 A resolution was adopted authorizing the County of Warren, Ohio to approve the issuance of Hospital Facilities Revenue Bonds of the County of Allen, Ohio; and authorizing other documents in connection with the issuance of such bonds.
Vote: Unanimous

DISCUSSIONS

PUBLIC HEARING

**TEFRA HEARING TO CONSIDER THE ISSUANCE OF HOSPITAL FACILITIES
REVENUE BONDS BY ALLEN COUNTY FOR BON SECOURS MERCY HEALTH, INC.**

This Board met this 18th day of March 2025, for the TEFRA hearing to consider the issuance of hospital facility revenue bonds by Allen County for Bon Secours Mercy Health, Inc.

Rebecca Conrad, Dinsmore & Shohl LLP, stated Bons Secour has requested Allen County act as the conduit issuer for hospital revenue bonds not to exceed 942 million dollars. She further stated of the total bond amount, 130 million dollars would be allocated to facilities within Warren County.

Bruce McGary, Assistant Prosecuting Attorney, stated revenue bonds are not a general obligation debt assumed by the County.

The Board resolved (Resolution #25-0379) to authorize the County of Warren, Ohio to approve the issuance of Hospital Facilities Revenue Bonds of the County of Allen, Ohio; and authorizing other documents in connection with the issuance of such bonds.

Chris Brausch, Sanitary Engineer, was present for a work session to discuss Amendment #8 to the contract with Greater Cincinnati Waterworks.

Mr. Brausch stated Amendment #8 is to release four properties from the Warren County Water and Sewer service area to Greater Cincinnati Water Works. He presented the attached exhibits showing the four parcels requesting to be released to Greater Cincinnati Water Works.

Commissioner Young stated his concern with the City of Mason pre-annexation agreement pursuant to the amendment with Greater Cincinnati Water Works. He further stated he wanted to inform the affected property owners prior to approving the amendment.

Sam Lyons, property owner of 4770 Cox Smith Road Mason, Ohio, stated he is familiar with the process and requirements of removing his property from the Warren County Water and Sewer service area.

Upon discussion, the Board directed Mr. Brausch to move forward with obtaining the agreement for Amendment #8 with Greater Cincinnati Water Works to be approved at a later date.

Susanne Mason, Program Manager, Warren County Office of Grants Administration, was present for a work session to discuss project funding allocations for 2025 Community Development Block Grant Funding.

Mrs. Mason presented the attached list of public service and construction projects. She stated there is no deadline to allocate the funds, however, we do have to utilize the funds by a specific date. She further stated in order to complete the environmental reviews necessary for the commencement of the projects, funding allocated to specific projects needs to be determined as soon as possible.

Upon further discussion, the Board stated they would like to further review the proposed projects and determine the funding allocations at a later date.

Molly Conley, Warren County Soil and Water Conservation Director, was present along with members from the Warren County Agricultural Society and Warren County Farm Bureau, to discuss the importance of farming and to discuss National Agricultural Week.

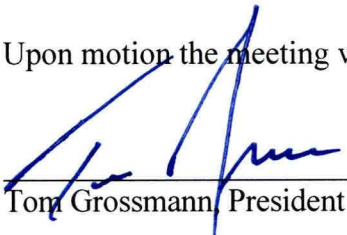
Upon discussion, the Board proclaimed March 18, 2025, through March 24, 2025 as "National Agriculture Week" in Warren County.

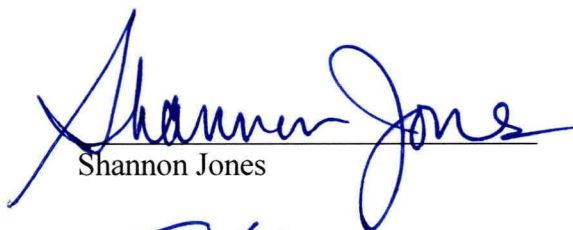
Nick Bundren, Ohio Land and Liberty Coalition, was present to introduce himself and learn about the needs of Warren County relative to renewable energy resources.


Commissioner Young stated the Board is pretty familiar with renewable energy resources and has no major concerns at this time.

Mrs. Jones moved to enter into executive session seconded by Mr. Young and upon unanimous call of the roll, the Board entered into executive session at 10:04 a.m. for a conference with an attorney for the public body concerning disputes involving the public body that are the subject of pending or imminent court action with Assistant Prosecuting Attorney, Kathryn Horvath present pursuant to Ohio Revised Code 121.22(G)(3) The Board exited executive session at 10:32 a.m. with no action being taken.


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 March 18, 2025, in compliance with Section 121.22 O.R.C.



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



A Service of The City of Cincinnati

**GREATER CINCINNATI
WATER WORKS**

Cathy Bernardino Bailey, Executive Director

January 13, 2025

Mr. Eric Hansen
City Manager
City of Mason
6000 Mason-Montgomery Road
Mason, OH 45040

Subject: Water Service on Cox Smith Road

Dear Mr. Hansen:

As you may be aware, a number of property owners in Union Township, Warren County have requested to receive water service from water mains operated by Greater Cincinnati Water Works that flow through the City of Mason into these unincorporated portions of Warren County.

Pursuant to Section 6(D) of the Retail Water Service Agreement between the City of Cincinnati and the City of Mason, the City of Cincinnati is requesting consent from City of Mason to provide water service to the unincorporated areas of Warren County shown in the attached list, since this service will be provided using a portion of the Mason Water Utility.

Please return a copy of this letter with your signature below to include your consent to this request.

Sincerely,

Cathy B. Bailey
Executive Director/Greater Cincinnati Water Works

The City of Mason consents to Greater Cincinnati Water Works use of a portion of the Mason Water Utility to provide water services to the unincorporated areas of Warren County as shown in the attached Exhibit A, dated 1/13/2025 and Exhibit B Map.

City of Mason

By:

Printed Name: ERIC HANSEN

Date: 1/23/25

Attachment

Cc: Jennifer Heft, City of Mason, Assistant City Manager
Kurt Seiler, City of Mason, City Engineer
Shawn Hollon, City of Mason, Public Utilities Superintendent



Exhibit A

List of Additional Unincorporated Properties to be Served by the Mason Water Utility

January 13, 2025

Account No.	Parcel No.	Area (Acres)	House Number	Road	Township
6606636	1213300012	5.07	4735	COX-SMITH ROAD	Union
6606571	1213300030	5.05	4770	COX-SMITH ROAD	Union
6500684	1219477002	2.023	4895	COX-SMITH ROAD	Union
6500331	1219453005	0	0	COX-SMITH ROAD	Union

Property information from Warren County Auditor

Exhibit B

Map of Additional Unincorporated Properties to be Served by the Mason Water Utility

January 13, 2025



2025 CDBG Application Summary

Estimated Funding from HUD	\$	800,000.00
Less Admin Costs	\$	75,000.00
Amount to Allocate	\$	725,000.00
(To be divided between Public Service and Construction Projects)		

Public Service Projects - Select up to four projects Total should be between \$0 and \$105,000				
Project Name & Description	Recent Awards	Match	Current Request	Award Amount
Family Promise of Warren County Assistance to homeless	2021: \$30,000 2022: \$64,000 2023: \$75,000 2024: \$63,000	Undisclosed amount from various sources	\$82,200	
Safe on Main Assistance to victims of domestic abuse	2021: \$30,000 2022: \$36,000 2023: \$42,000 2024: \$37,000	\$764,453 from various sources	\$50,000	
Upwards Care, Inc. Boost Program Free coaching for low income home child care providers.		\$10,000 Upwards' Match - Non-personnel cost	\$48,000	
Warren Co Child Advocacy Center Service for abused children		\$21,448 from WC BOCC	\$50,000	
Public Service Total				\$ -
Total to Allocate for Construction Projects is \$725,000 minus Public Service Total:				\$ 725,000.00

Select up to four projects.
Total amount should equal \$0 to \$105,000

Construction Projects - Select up to five project equaling approximately \$725,000 minus Public Service Amount				
Project Name	Recent Awards	Match	Current Request	Award Amount
Village of Butlerville - Playground Enhancement Upgrade Village Playground with new fence, drainage, and slab for pavilion.	2022: \$17,512 2023: \$29,350 2024: \$38,000		\$ 35,000.00	
City of Franklin East 6th Street Improvement Install curb, gutter, storm sewer, catch basins, replacing concrete sidewalk to match Downtown Main Street.	2019: \$165,000 2021: \$180,000 2023: \$180,000 2024: \$168,000	City Street Funds: \$203,000 Stormwater Fund:	\$ 200,000.00	
Franklin Twp: Morningstar Road Project Mill and resurface Morningstar Road	2019: \$49,300 2020: \$87,600 2021: \$160,000 2022: \$140,654		\$ 233,795.00	
Harveysburg: Water Tower Demolition Demolition of water tower	2019: \$124,500 2022: \$90,000 2024: \$168,000	Local Village Funds: \$15,000	\$ 73,000.00	
Village of Pleasant Plain: Parks Rubber Resurfacing Upgrades Replace 2 playgrounds surface with modern, sustainable rubber tiles	2021: \$49,000		\$ 198,675.00	
South Lebanon - Hobart St. Street Paving Project Repave Hobart Street ranked by engineer as needing repair	2020: \$200,000 2023: \$84,788 2024: \$94,000	City: \$10,000.00	\$ 113,205.00	
Harveysburg Community Historical Society ADA Restroom, ADA Parking and Community Room or Harveysburg Community Historical Society. To be used as matching funds for their Ohio Facilities Construction Commission grant that they have been awarded.		OFCC: \$322,500 Donations: \$28,600	\$ 249,000.00	
Village of Morrow - Cemetery Entrance Restoration Build Stonewalls, gate with electronic closure, signage	2024: \$180,000	Morrow \$10,000 Salem Twp \$10,000	\$ 130,000.00	
Construction Project Total				\$ -

Select up to five projects.
Total amount should equal approximately \$725,000 minus the Public Service Allocation

Total Awards (Should equal approximately \$725,000): \$ -