

**WARREN COUNTY COMMISSIONERS MEETING
MONDAY JUNE 15, 2026**

Commissioners present for the meeting: John Comer, Clay Andrews, Craig Greenwood

Also, In Attendance:

Public: Crystal Smith, Rebecca Roarks, Ralph Roarks, Tom Witzman, Amanda Roarks, Derik Helmerick, Dennis Dicken, Rick Anderson (Veregy), Cole Willis (Veregy), Lyn Martin, Michelle Stucky.

Department Head/Elected Official – Robin Weston-Hubner, Auditor; Cori Herndon, Chief Deputy Auditor; Ingrid Barce, County Attorney; Laci Frodge, Nurse Health Department; John Kuiper, Zoning Director; Jill Wilson, HR Director; Jenny Hobaugh, Highway Office Manager; Jim Morson, EMA Director; Heather Deno, LEDO Director; Ethan Foxworthy, Council.

The meeting was called to order by Clay Andrews, Commissioner President.

Clay Andrews, Commissioner President lead the Pledge of Allegiance.

1. New Business:

- a. Add RAVE Agreement. Craig Greenwood made a motion to approve the amended agenda with a second from John Comer, all voted in favor.
- b. Craig Greenwood made a motion to approve June 1, 2026 Commissioner Meeting Minutes seconded by John Comer, all voted in favor.
- c. Craig Greenwood made a motion to approve the June 1, 2026 – June 15, 2026 Accounts Payable Claim Dockets with a second from John Comer, all voted in favor.
- d. Craig Greenwood made a motion to approve the June 5, 2026 payroll with a second from John Comer, all voted in favor.
- e. Highway – Hobaugh stated a lot of washouts and road work continuing. Out the weekend before with road work due to bad weather.
- f. UBO – Clay Andrews opened the UBO Hearing. Greenwood suggested having UBO hearings 8:00 a.m. the first Monday each month. John Comer made a motion to move Straub and Smith and James to the August 3rd at 8:00 a.m. seconded by Craig Greenwood, all voted in favor.
 - i. Roarks, 12772 S 600 W Covington – Roarks is present. Kuiper stated took pictures, sent letter and spoke on the phone. Pictures show big improvement since a month ago, vehicles still there but property has been cleaned up considerably. Ms. Roarks stated most vehicles have been removed with only a small red car remaining but working on title for it and a dump truck remains with title issue then remove. Has someone helping with mowing. Issue with receiving letter dated May 5th due to USPS. Clay Andrews made a motion to release conditional of other vehicles will be removed and revisit in 60 days seconded by John Comer, all voted in favor.
 - ii. Dicken, 7734 E 3rd St Independence – Dicken is present. Kuiper stated photos were sent showing continued cleaned up. Clay Andrews made a motion to release the UBO for the Dicken property seconded by John Comer, all voted in favor.
 - iii. Smith, 10311 Independence Rd Otterbein – Smith is present. Kuiper stated photos were sent and have discussed with Smith. Motor home remains on property. Smith stated 4 truckloads of trash have been removed. Barce asked for a progress report on UBO requirements. Smith stated Health Department informs the parcel is in conservation and assessor says residential. Kuiper explained assessor is taxing not zoning. Barce explained conservation is flood plain, cannot split parcel because part is in the flood plain. Kuiper explained County Zoning Code stated parcel must be 1 acre. Smith inquired about a variance. The State determines flood plain and County determines conservation. Smith explained finding a campground is not feasible and her father's land has no septic, electric, well, etc. Discussed application for a variance from Zoning Board then wait until next zoning meeting in 60 days. Clay Andrews made a motion to affirm and extend Smith UBO 60 days, apply for variance, go to hearing plead case with Zoning Board, then come back to Commissioners with their decision seconded by John Comer, all voted in favor. Smith UBO scheduled for Aug 17th.
 - iv. Straub, 1371 W 300 N – Derek Helmerick is in attendance, son of Mr. Straub. Discussed the inspection that was required. Mr. Helmerick would not allow Health Department or Zoning to inspect the inside of the home as required. Kuiper sent pictures of the outside of the home. Barce inquired about the inspection. Kuiper stated home looks in really bad condition on the outside. Helmerick stated he was under impression, only inspecting the outside of the building was required and stated condition of the home is good for remodeling. Helmerick stated working to get the parcel into his name and financing to remodel for his parents move into the home. Cat boxes were removed and Helmerick is not sure who is feeding the cats. Clay Andrews made a motion to affirm the Straub UBO and extend for 30 days requiring proof of ownership and financing seconded by Craig Greenwood, all voted in favor.
- g. Pine Village Fire Dept and WC for Grant App – Discussed the Agreement for Grant Application. Comer suggested meeting with OCRA. Craig Greenwood made the motion to approve the Agreement for grant application between Warren Count and Pine Village Fire Department seconded by Clay Andrews, all voted in favor.
- h. Veregy, Energy Consulting – Rick Anderson, Veregy, explained the data assessment of energy. Utilities have increased 66% over past 10 years. Projects include window replacement, HVAC replacement/smart thermostats, etc. concerning all county buildings. Cost would be approx. \$2.5 million which would take 14 years to pay for itself. Federal check for Geothermal at approximately \$418,000 back. Discussed the process if approved, take 1 year approximate for completed project. Requested Veregy return to the July 6th meeting. Tabled.
- i. Smith Scholarship, Remainder scholarship – Comer explained Case Garriott graduated early and students have been hard to get in touch with which is why there has been a delay. John Comer made a motion James Wolber remainder of Case Garriott scholarship seconded by Clay Andrews, all voted in favor.
- j. 2027 Budget Info – Weston-Hubner explained budget binders. Budget Meeting will be held July 27, 2026.

- k. Resolution to Dispose of Junk Pers Property – Craig Greenwood made a motion to approve Resolution #2026-0615A to Dispose of Junk Personal Property (old computers) seconded by John Comer, all voted in favor.
- l. Resolution to Dispose of Surplus Property, Sheriff Vehicles – Resolution #2026-0601A approved at previous meeting to be signed.
- m. RAVE Agreement – Morson explained agreement for mass notifications by RAVE. Morson recommended Option 1 at \$3,120.00. Clay Andrews made a motion to approve RAVE Agreement for 1 year renewal at \$3,120 seconded by John Comer, all voted in favor.

2. Old Business:

3. Elected Official/Department Head comments:

- a. Jim Morson, EMA Director – Morson explained Megan Eberly requested a dumpster onsite at the Pine Village due to the storm which Town still has no electric since Thursday night. Town trash pickup, Bill Max is waiving the bag limit. Could be issue with using dumpster for other things. Craig Greenwood made a motion to approve up to \$1,000 for dumpster in Pine Village and pay from Custodian Budget seconded by John Comer, all voted in favor. Discussed if fills too quickly then get 2nd if needed. Morson stated EMPG Grant has been approved for salary reimbursement. Multi Hazard Mitigation Plan work continues.

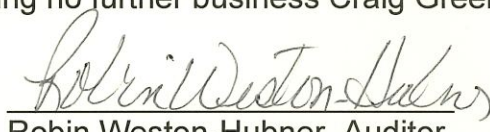
4. Public Comment:

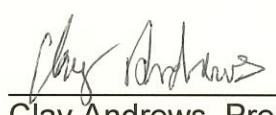
- a. Heather Deno, LEDO Director – Deno explained working on grant programs, OCRA economic development plan apply for grant. Explained the program and will discuss in the fall.

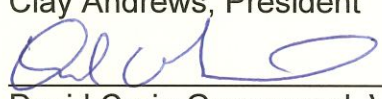
Next Commissioner meeting July 6, 2026 @ 8:30 a.m.

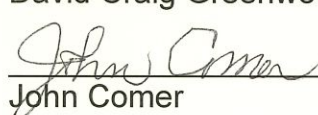
There being no further business Craig Greenwood made a motion to adjourn with a second from John Comer, all voted in favor.

ATTEST:


Robin Weston-Hubner, Auditor


Clay Andrews, President


David Craig Greenwood, Vice Presi


John Comer