



BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO
406 Justice Drive, Lebanon, Ohio 45036
www.co.warren.oh.us
commissioners@co.warren.oh.us

Telephone (513) 695-1250
Facsimile (513) 695-2054

TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG

GENERAL SESSION AGENDA

June 6, 2023

- #1 **Clerk — General**
- #2 **9:00 Work Session — Cary Furniss, Chief Financial Officer, Warren County Educational Service Center, Relative to Impact of Housing on School District Finances**
- #3 **9:30 Executive Session — Acquisition of Property Pursuant to ORC 121.22 (G)(2)**

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.

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 6th day of June 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

/tao

cc: Commissioners' file

Department	Vendor Name	Description	Amount
ENG	AERO MARK COMPANY LLC	ENG. 2023 STRIPING PROJECT	\$ 171,172.45
WAT	DEERFIELD TWP	WAT CW KINGS MILLS INFRASTRUCT	\$ 921,700.00
TEL	MOTOROLA SOLUTIONS INC	TEL - GRV COMPARATOR FOR JAIL	\$ 31,175.93

6/6/2023 APPROVED:

Tiffany Zindel, County Administrator

CONSENT AGENDA*

June 6, 2023

Approve the minutes of the May 30, 2023, Commissioners' Meeting.

PERSONNEL

1. *Hire Madison McClain as W/S Utility Clerk I within W/S Department*
2. *Hire Sarah Roberts and Deric Lucas as Customer Advocate I within OMJ Warren County*
3. *Hire Clay Cleaver as Training Coordinator within Human Services*
4. *Accept resignation of Tyler Bell, Investigative Caseworker within Children Services*

GENERAL

5. *Authorize posting of public hearing of Notice of Intent to Request Release of Funds for FY2023 CDBG Projects*
6. *Authorize President of the Board to sign request for release of funds and certification relative to FY2023 CDBG Projects*
7. *Cancel Thursday, June 8, 2023, Commissioner Meeting*
8. *Set and Advertise June 27, 2023, at 9 a.m. as the public hearing for the 2024 Tax Budget*
9. *Enter into contract with Aero-Mark Company LLC for the 2023 Striping Project for the County Engineer*
10. *Authorize County Engineer to executive Local Public Agency Project Agreement with ODOT for the Stephens Road Bridge Replacement Project*
11. *Transfer 2026 Ford F350 Pick up Truck no longer needed by Telecommunications to Massie Township Trustees*
12. *Authorize County Administrator to accept Change Order #1 from Locution Systems Inc. on behalf Telecom relative to automated voice dispatch and fire station alerting systems*
13. *Enter into classroom training agreement with Warren County Career Center on behalf of OMJ Warren County*
14. *Authorize President of the Board to sign IRS for 720 relative to patient centered outcomes research institute (PCORI)*
15. *Authorize payment of bills*

FINANCIAL

16. *Accept amended certificate into Probation Supervision Fund 2227*
17. *Approve operational transfer from Title fund 2250 into Commissioners 1101*
18. *Approve supplemental appropriations into Sheriff 2295, Engineer 4451 and 4454*
19. *Approve appropriation adjustments within Recorder 216, Sheriff 6630 and Benefits 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*



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

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

MINUTES: Regular Session – May 30, 2023

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 May 23, 2023, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the May 23, 2023 meeting were read and approved.

- 23-0662 A resolution was adopted to approve pay increase for Justin Turnmire within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0663 A resolution was adopted to amend Resolution #22-1987, approving a pay increase for Trevor Fields within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0664 A resolution was adopted to approve promotion of Trevor Fields to the position of Sewer Collections Worker III within the Water and Sewer Department. Vote: Unanimous
- 23-0665 A resolution was adopted to approve hiring of temporary employee for the Water and Sewer Department. Vote: Unanimous
- 23-0666 A resolution was adopted to hire Rachel Stern as Temporary Youth Employment Worksite Supervisor, within OhioMeansJobs Warren County. Vote: Unanimous

- 23-0667 A resolution was adopted to hire Kristie Howell as Eligibility Referral Specialist I, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 23-0668 A resolution was adopted to permanently classify Jordan Barnhart to the position of Business Manager within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 23-0669 A resolution was adopted to accept resignation of Antonio Miller, Alternative Response Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division, effective May 24, 2023. Vote: Unanimous
- 23-0670 A resolution was adopted to approve reclassification of Kaylee Carman from Investigative Caseworker I to Investigative Caseworker II within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-0671 A resolution was adopted to accept resignation of Patricia Coldiron, Custodial Worker I, within the Warren County Facilities Management Department, effective May 22, 2023. Vote: Unanimous
- 23-0672 A resolution was adopted to authorize the posting of the "Custodial Worker I" position, within the Department of Facilities Management, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A). Vote: Unanimous
- 23-0673 A resolution was adopted to hire Ashlee Jones as Emergency Communications Operator within the Warren County Emergency Services Department. Vote: Unanimous
- 23-0674 A resolution was adopted to hire Quentin Cox as Emergency Communications Operator within the Warren County Emergency Services Department. Vote: Unanimous
- 23-0675 A resolution was adopted to approve a pay increase for Brittany Creager within the Warren County Department of Emergency Services. Vote: Unanimous
- 23-0676 A resolution was adopted to approve a pay increase for Jennifer Key within the Warren County Department of Emergency Services. Vote: Unanimous
- 23-0677 A resolution was adopted to approve a pay increase for Sophia Abrams within the Warren County Department of Emergency Services. Vote: Unanimous
- 23-0678 A resolution was adopted to approve promotion of Brandy Cooper to the position of Emergency Communications Supervisor within the Emergency Services Department. Vote: Unanimous

- 23-0679 A resolution was adopted to approve end of 365- day probationary period and approve a pay increase for Steven Jennison within the warren County Telecommunications Department. Vote: Unanimous
- 23-0680 A resolution was adopted to approve appointment of new member to the Warren County Emergency Communications Board. Vote: Unanimous
- 23-0681 A resolution was adopted to approve Notice of Intent to award bid to Allied Construction, LLC for the 2023 Chip Seal Project Re-Bid. Vote: Unanimous
- 23-0682 A resolution was adopted to authorize President of the Board to sign permit application from the Ohio Department of Commerce, Division of Liquor Control for an event at the Warren County Fairgrounds. Vote: Unanimous
- 23-0683 A resolution was adopted to authorize the Warren County Prosecutor's Office to submit grant application for victims' assistance funds. Vote: Unanimous
- 23-0684 A resolution was adopted to authorize Susanne Mason, Director of Grants Administration, to electronically sign the agreement for single event deviation between the Warren County Board of Commissioners and UZA Partners. Vote: Unanimous
- 23-0685 A resolution was adopted to authorize President of this Board to execute a Fiscal Year 2024-2025 RECLAIM application through the State of Ohio Department of Youth Services on behalf of the Warren County Juvenile Court. Vote: Unanimous
- 23-0686 A resolution was adopted to enter into a temporary entrance and work agreement with Donald W. and Delores J. Middleton for the Bridge Repair Project on Mason Morrow Millgrove Road Bridge. Vote: Unanimous
- 23-0687 A resolution was adopted to authorize the President of the Board to enter into youth worksite agreements on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 23-0688 A resolution was adopted to authorize the CBTS new customer account form on behalf of Warren County Telecommunications. Vote: Unanimous
- 23-0689 A resolution was adopted to approve agreements and addenda with various providers relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 23-0690 A resolution was adopted to declare various items within Board of Developmental Disabilities, Juvenile Detention, and Telecommunications as surplus and authorize the disposal of said items through internet auction. Vote: Unanimous
- 23-0691 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous

- 23-0692 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for M/I Homes of Cincinnati, LLC for completion of improvements in Kerrisdale Subdivision, Section 2 situated in Deerfield Township. Vote: Unanimous
- 23-0693 A resolution was adopted to approve Williamstown Lane, Charlestown Lane, and Lady Abigail Drive in Kerrisdale Subdivision, Section 2 for public maintenance by Deerfield Township. Vote: Unanimous
- 23-0694 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for M/I Homes of Cincinnati, LLC for completion of improvements in Kerrisdale Subdivision, Section 1 situated in Deerfield Township. Vote: Unanimous
- 23-0695 A resolution was adopted to approve Williamstown Lane, Charlestown Lane, and Elliott Manor in Kerrisdale Subdivision, Section 1 for public maintenance by Deerfield Township. Vote: Unanimous
- 23-0696 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for M/I Homes of Cincinnati, LLC for completion of improvements in Hudson Hills Section 3, Block B situated in Deerfield Township. Vote: Unanimous
- 23-0697 A resolution was adopted to approve Bouleware Boulevard and Walker Court in Hudson Hills, Section 3, Block B for public maintenance by Deerfield Township. Vote: Unanimous
- 23-0698 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for M/I Homes of Cincinnati, LLC for completion of improvements in Hudson Hills Section 3, Block D situated in Deerfield Township. Vote: Unanimous
- 23-0699 A resolution was adopted to approve Maxfli Lane, Gilbert Drive, and Nina Court in Hudson Hills, Section 3, Block D for public maintenance by Deerfield Township. Vote: Unanimous
- 23-0700 A resolution was adopted to approve operational transfers of interest earnings from Commissioners Fund #1101112 into Water Funds #5510, #5583, Sewer Funds #5580 and #5575. Vote: Unanimous
- 23-0701 A resolution was adopted to approve supplemental amendment into the County Clerk of Courts Computer 1907.261B Fund #2275. Vote: Unanimous
- 23-0702 A resolution was adopted to approve appropriation adjustment within OMB General Fund #1101115. Vote: Unanimous

- 23-0703 A resolution was adopted to approve appropriation adjustment within Economic development Fund #11011116. Vote: Unanimous
- 23-0704 A resolution was adopted to approve appropriation adjustments from Board of Elections Fund #11011300 into #11011301. Vote: Unanimous
- 23-0705 A resolution was adopted to approve appropriation adjustment within LFR Enhanced Child Care Assist Fund #2211. Vote: Unanimous
- 23-0706 A resolution was adopted to approve appropriation adjustments within the Clerk of Courts Funds #11011260 and #11011282 and the Certificate of Title Fund #2250. Vote: Unanimous
- 23-0707 A resolution was adopted to approve appropriation adjustment within Telecommunications Department Fund #4492. Vote: Unanimous
- 23-0708 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 23-0709 A resolution was adopted to prohibit certain applications, platforms, and websites on County owned and County leased devices. Vote: Unanimous
- 23-0710 A resolution was adopted to authorize County Administrator to sign Memorandum of Understanding and addendum/ amendment to the labor contracts between the Warren County Sheriff and the Warren County Deputy Sheriff's Benevolent Association. Vote: Unanimous
- 23-0711 A resolution was adopted to authorize the execution and delivery of one or more terminations of agreements of lease and subleases in connection with the refunding and retirement of Healthcare Facilities Refunding Revenue Bonds, Series 2013A (Otterbein Homes Obligated Group), issued by the County for the benefit of Otterbein Homes. Vote: Unanimous

DISCUSSIONS

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

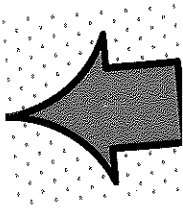
On motion, upon unanimous call of the roll, the Board entered executive session at 9:12 a.m. to discuss promotions and hiring within the Commissioners Office pursuant to Ohio Revised Code Section 121.22 (G(1) and exited at 9:57 a.m.

Upon motion the meeting was adjourned.

Shannon Jones, President

David G. Young

Tom Grossmann



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 May 30, 2023, in compliance with Section 121.22 O.R.C.

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



**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: Shawna Jones DEPARTMENT: Children Services

*POSITION: Director DATE: 5/31/23

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

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

PURPOSE: Warren County Foundation Community Service Awards
In support of the Imagination Library

LOCATION: Manor House, Mason Ohio

DATE(S): 6/8/23

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: _____

ESTIMATED COST OF TRIP: \$60 registration

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:

Shawna Jones Director 6-1-23
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:



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*NAME OF ATTENDEE: Shawna Jones DEPARTMENT: Children Services

*POSITION: Director DATE: 5/31/23

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: PCSAO Executive Meeting

LOCATION: Columbus, OH

DATE(S): 6/22-6/23/23

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: \$150

ESTIMATED COST OF TRIP: \$350 (\$200 registration fee + \$150 lodging)

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:

Shawna Jones, 6-1-23
Signature/Title Director 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:



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*NAME OF ATTENDEE: Neil Tunison DEPARTMENT: County Engineer

*POSITION: County Engineer DATE: 5/26/2023

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:
CEAO Ohio Land Records Conference

LOCATION:
Quest Conference Center located near Polaris, 9200 Worthington Road, Suite 400, Westerville, Ohio 43082.

DATE(S): 6/13/2023

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: n/a

ESTIMATED COST OF TRIP: \$199

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:

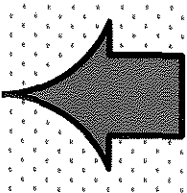
Neil F. Tunison 5/26/23
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

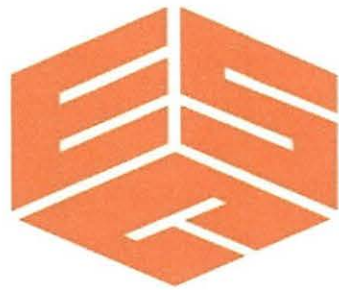
Commissioner Date

Commissioner Date



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

Kurt Weber, Roy Henson, Bob Fox



Warren County Educational Service Center

1879 Deerfield Road, Lebanon OH 45036
Phone: 513-695-2900

www.warrencountyesc.com



WCESC continues
to be named a High
Performing ESC by
the Ohio
Department of
Education

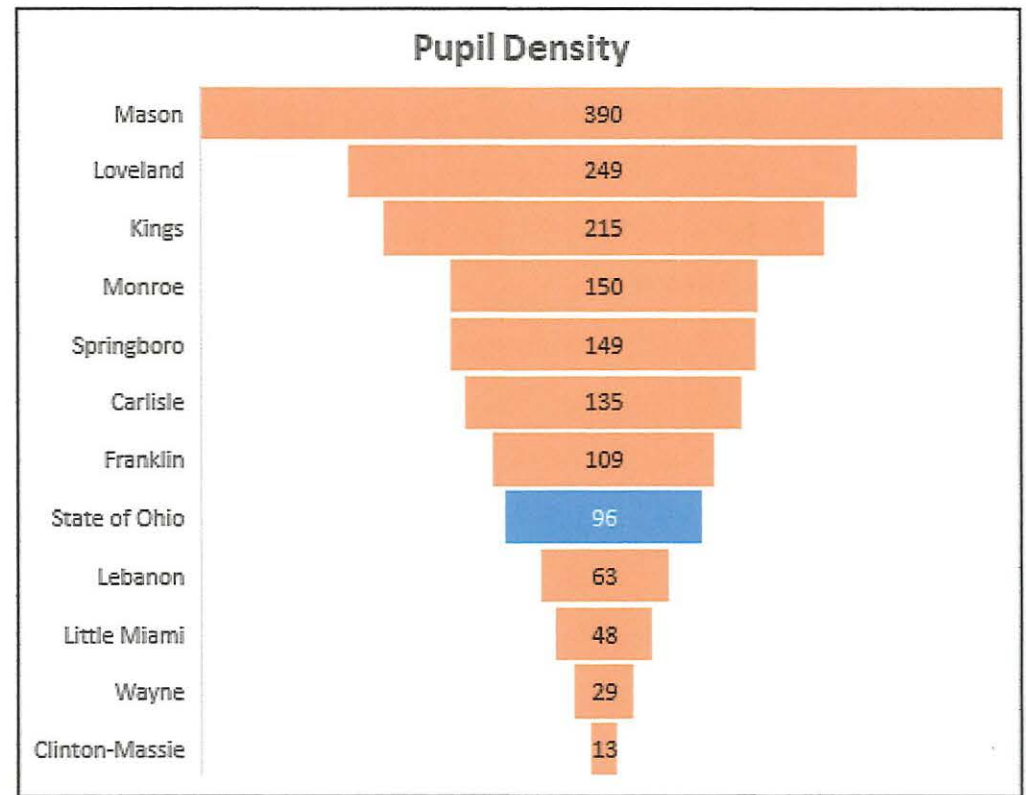
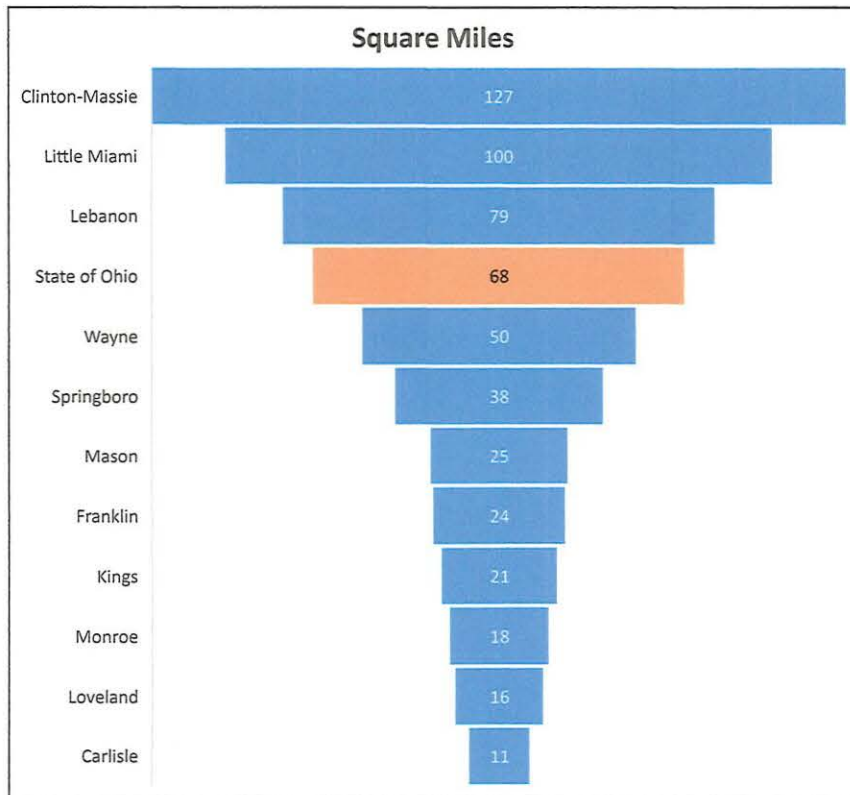
New Housing Impact

Goals of Today's Presentation

- Identify economic differences of the Warren County Schools
- Support that Warren County Schools are High Quality, Low Cost providers
- Explain the impact of housing on our schools and provide the break-even analysis for a new home



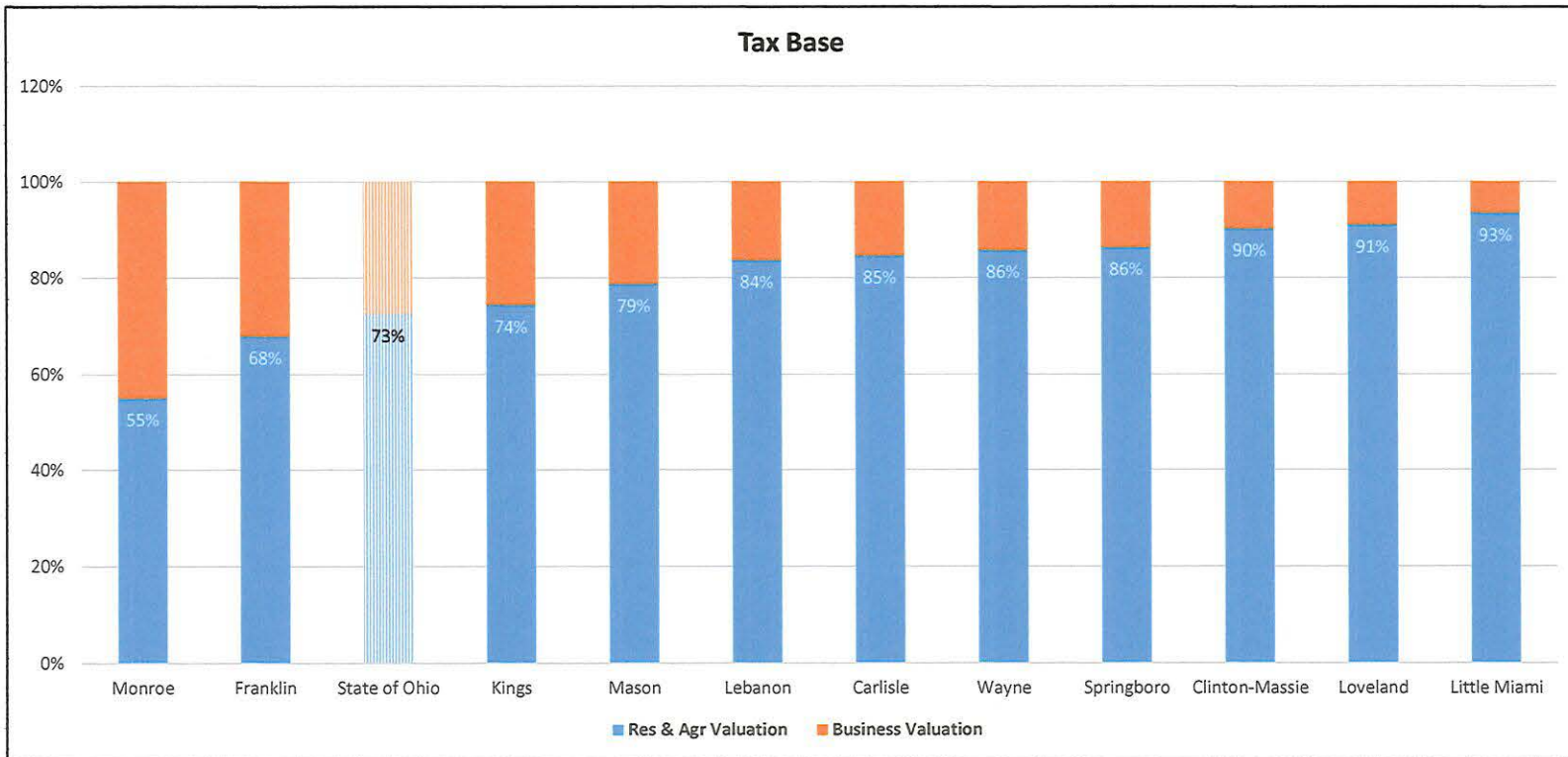
How do we compare in size and density?



District square miles and pupil density correlate to potential areas of future growth



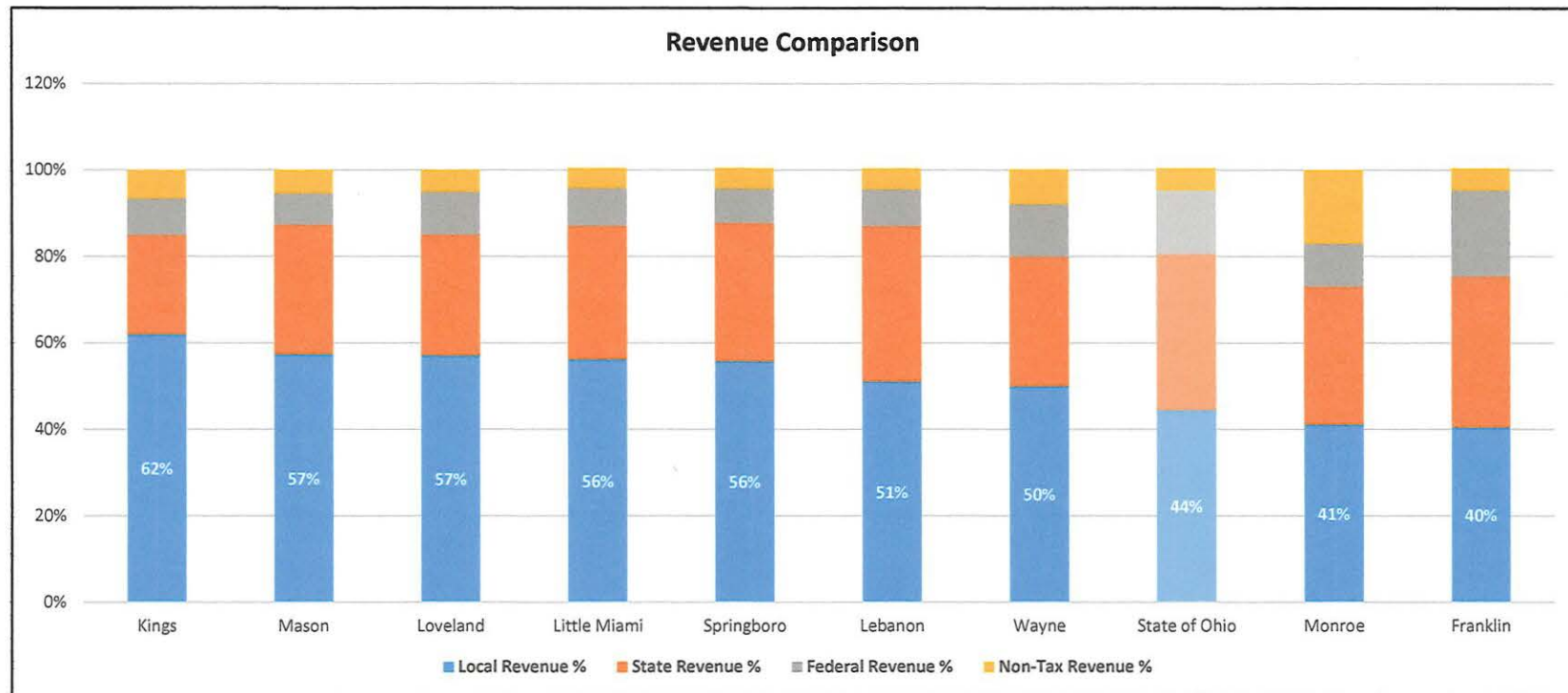
How do we compare in Tax Base?



Warren County Schools are more reliant on Ag/Res Property than the State of Ohio



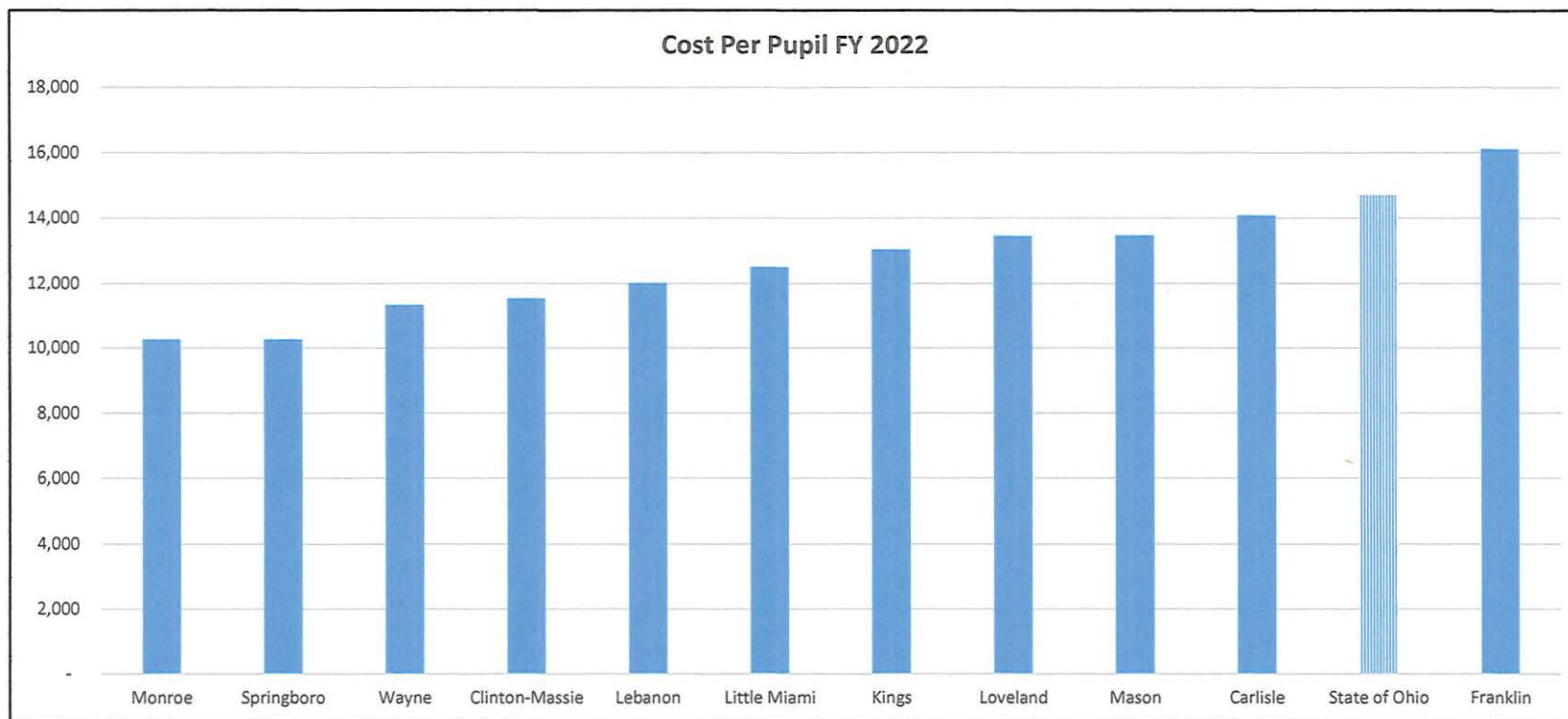
Warren County Schools are primarily locally funded



Warren County Schools are more reliant of local revenue than the State of Ohio



How does our cost compare?

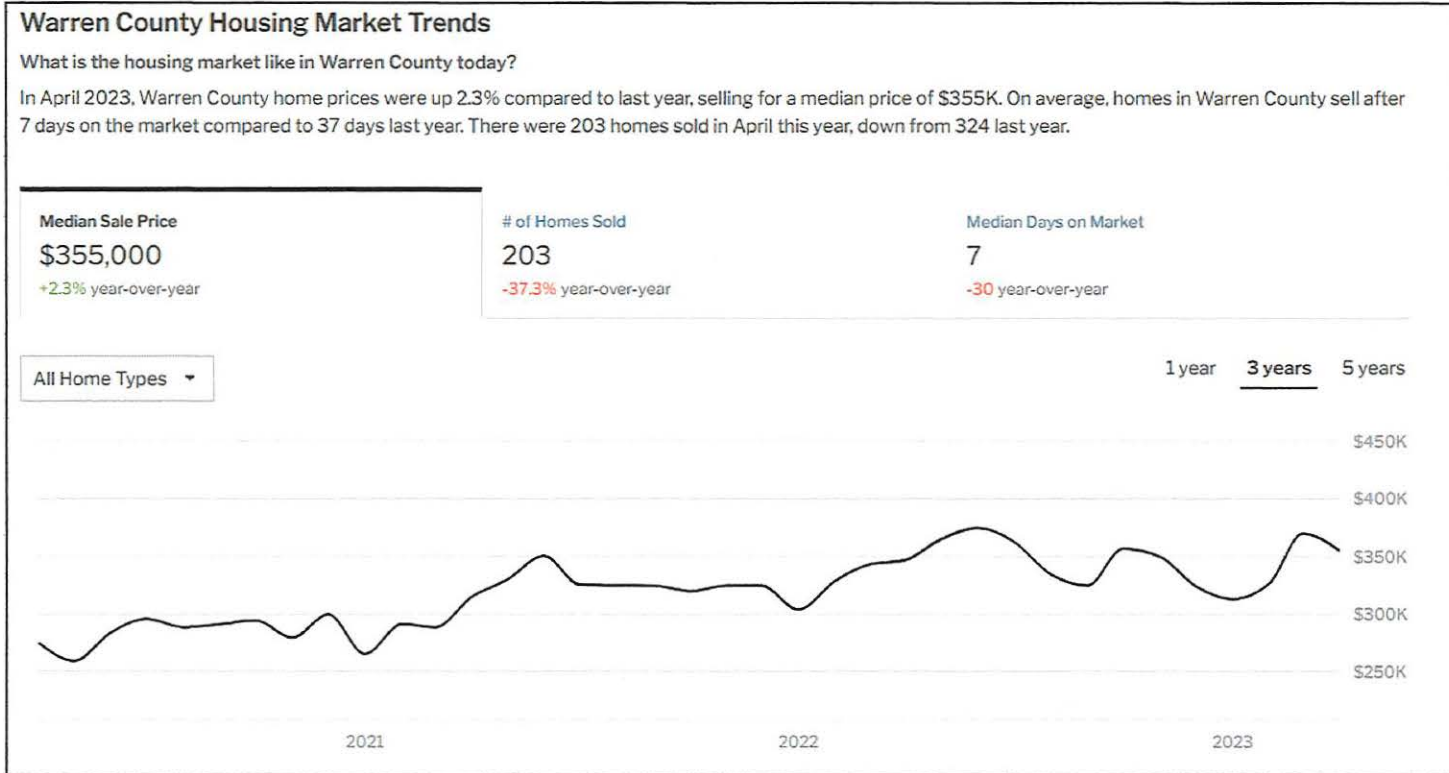


Warren County School costs are below the State Average. High Quality, Low Cost providers.



What is the current trend in the Warren County Housing Market?

➤ Using data from Redfin.com



Median Sale Price of \$355,000 year-over-year



- Using the Median Home Sale Price, what is our break even point for new housing?
 - Assuming 1 new student per new home
 - Current tax rates
 - Current State Funding support

District	Median Sale Price	New Students	New Local Revenue	New State Revenue	Additional Cost Per Pupil	Breakeven
Clinton-Massie	355,000	1.0	2,485	-	11,538	(9,053)
Little Miami	355,000	1.0	3,491	-	12,499	(9,008)
Mason	355,000	1.0	4,538	-	13,471	(8,933)
Loveland	355,000	1.0	4,585	3,970	13,452	(8,867)
Lebanon	355,000	1.0	3,683	-	12,005	(8,322)
Kings	355,000	1.0	4,936	-	13,033	(8,097)
Wayne	355,000	1.0	3,616	-	11,329	(7,713)
Springboro	355,000	1.0	3,160	-	10,262	(7,102)
Franklin	355,000	1.0	4,175	6,148	16,108	(5,785)
State of Ohio	355,000	1.0	3,408	5,849	14,686	(5,429)
Carlisle	355,000	1.0	3,057	6,583	14,074	(4,434)
Monroe	355,000	1.0	2,485	3,970	10,259	(3,804)

Majority of Warren County Schools are on a State Funding Guarantee.



➤ How is the funding gap closed for new students?

- Class II Development
 - Commercial Real Estate
 - Industrial Real Estate
 - Public Utility Property
- Local Levies



Questions?

Thank you