



**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  
(513) 261-1250  
(513) 925-1250  
(937) 425-1250  
Facsimile (513) 695-2054**

***TOM ARISS  
PAT ARNOLD SOUTH  
DAVID G. YOUNG***

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

**MINUTES: Regular Session – May 27, 2014**

The Board met in regular session pursuant to adjournment of the May 20, 2014, meeting.

Pat Arnold South - present

Tom Ariss - present

David G. Young - present

Tina Osborne, Clerk - present

- 14-0793      A resolution was adopted to designate Family and Medical Leave of Absence to Debbie Griffith, Administrative Assistant, within the Telecommunications Department. Vote: Unanimous
- 14-0794      A resolution was adopted to accept Resignation of Aryan Bogle, Protective Services Caseworker I, within the Warren County Job and Family Services Department, Children Services Division, effective June 4, 2014. Vote: Unanimous
- 14-0795      A resolution was adopted to authorize the Posting of the “Alternative Response Caseworker I or II” position within the Department of Job and Family Services, Children Services Division, in accordance, within the Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 14-0796      A resolution was adopted to authorize the Posting of the “Emergency Communications Supervisor” position within the Emergency Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 14-0797      A resolution was adopted to hire James D. Arrington as Temporary Custodial Worker I within the Facilities Management Department. Vote: Unanimous

- 14-0798 A resolution was adopted to hire Brittany A. Justice as Temporary Custodial Worker I within the Facilities Management Department. Vote: Unanimous
- 14-0799 A resolution was adopted to hire William J. Howard as Temporary Custodial Worker I within the Facilities Management Department. Vote: Unanimous
- 14-0800 A resolution was adopted to Waive Permit Fees associated with the Make-a-Wish Project at 6285 South Dixie Highway in Franklin Township. Vote: Unanimous
- 14-0801 A resolution was adopted to approve an Amendment to the Engineering Contract with Transystems Corporation on behalf of the Warren County Engineer's Office. Vote: Unanimous
- 14-0802 A resolution was adopted to approve and authorize the President of the Board to enter into an On-the-Job-Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 14-0803 A resolution was adopted to approve and authorize the President of the Board to enter into an On-the-Job-Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 14-0804 A resolution was adopted to approve and authorize the President of the Board to enter into an On-the-Job-Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 14-0805 A resolution was adopted to enter into Contract with Universal Transport Systems, LLC dba UTS for the Transportation Services for the Warren County Department of Human Services. Vote: Unanimous
- 14-0806 A resolution was adopted to Advertise for bids for the 2014 Resurfacing Phase II Project. Vote: Unanimous
- 14-0807 A resolution was adopted to approve and authorize the President of the Board to sign Amendment to the Area 12/Workforce One Regional One-Stop System Memorandum of Understanding. Vote: Unanimous
- 14-0808 A resolution was adopted to approve a Subsidy Grant Agreement on behalf of the Warren County Common Pleas Court. Vote: Unanimous
- 14-0809 A resolution was adopted to approve and authorize the County Administrator to sign Tax Incentive Program-Application for Real Property Tax Exemption and Remission relative to property located at 6000 Route 63 in Turtlecreek Township. Vote: Unanimous



- 14-0810 A resolution was adopted to approve and enter into an Agreement with Adam Paine on behalf of the Warren County Juvenile Court for a Summer School Teacher for Mary Haven Youth Center. Vote: Unanimous
- 14-0811 A resolution was adopted to approve County Motor Vehicle Tax (CVT-338) for the Village of Maineville in the Amount of \$4,500.00. Vote: Unanimous
- 14-0812 A resolution was adopted to Set Public Hearing for Rezoning Application initiated by the Board of Commissioners on behalf of Joseph Benza (Case #2014-03), to rezone approximately .88 acres from Rural Residential "RU" to Community Commercial Business "B2" in Harlan Township. Vote: Unanimous
- 14-0813 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 14-0814 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 14-0815 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 14-0816 A resolution was adopted to approve a Partial Repayment of a Cash Advance from the Foster Maineville and Butterworth Road Project Fund #458 into the Motor Vehicle Fund #202. Vote: Unanimous
- 14-0817 A resolution was adopted to approve an Operational Transfer from Commissioners Fund #101 into Human Services Fund #203. Vote: Unanimous
- 14-0818 A resolution was adopted to approve Operational Transfer from County Commissioners' Fund #101-1112 into Mary Haven Youth Treatment Center Fund #270. Vote: Unanimous
- 14-0819 A resolution was adopted to approve a Supplemental Appropriation into Motor Vehicle Fund #202. Vote: Unanimous
- 14-0820 A resolution was adopted to approve Appropriation Adjustment within Recorder's Office Fund #101-1160. Vote: Unanimous
- 14-0821 A resolution was adopted to approve Appropriation Adjustments from Veterans Fund #101-5220 into Fund #101-5210. Vote: Unanimous
- 14-0822 A resolution was adopted to approve Appropriation Adjustment within Commissioners Fund #101-1111 and #101-1112. Vote: Unanimous
- 14-0823 A resolution was adopted to approve Appropriation Adjustment within Sheriff's Office Fund #101-2200. Vote: Unanimous

- 14-0824 A resolution was adopted to approve Appropriation Adjustment within Juvenile Court Fund #101-1240. Vote: Unanimous
- 14-0825 A resolution was adopted to approve Appropriation Adjustment within Emergency Services / Communications Center Fund #101-2850. Vote: Unanimous
- 14-0826 A resolution was adopted to approve Appropriation Adjustments within County Court Fund #274. Vote: Unanimous
- 14-0827 A resolution was adopted to approve Appropriation Adjustment within the Workforce Investment Act Fund #258. Vote: Unanimous
- 14-0828 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 14-0829 A resolution was adopted to set Public Hearing for Rezoning Application of Otterbein Homes Inc. (Union Village) (Case # 2014-02), to rezone approximately 1,430 acres in Turtlecreek Township from "PDP" Planned Development Project, "R3" PUD Multi-Family Residential Planned Unit Development, "R1" Rural Residential, "B1" Neighborhood Commercial Businesses Zone, "B2" Community Commercial Businesses Zone to "PUD" Planned Unit Development. Vote: Mr. Young – yea; Mrs. South – yea; Mr. Ariss – abstain
- 14-0830 A resolution was adopted to approve and enter into a Cooperative Agreement by and between the Warren County Board of Commissioners and Warren county Community Services. Vote: Mr. Young – yea; Mrs. South – yea; Mr. Ariss – abstain
- 14-0831 A resolution was adopted to amend Classification Specification of Project Coordinator within the Facilities Management Department. Vote: Unanimous
- 14-0832 A resolution was adopted to authorize the Posting of the "Project Coordinator" position, within the Facilities Management Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 14-0833 A resolution was adopted to Amend Job Description and Rename the position of Compliance Specialist to Fraud Investigator for Warren County Job and Family Services Human Services Division. Vote: Unanimous
- 14-0834 A resolution was adopted to authorize the Posting and Advertising of the "Fraud Investigator" position within the Warren County Job and Family Services, Human Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous



- 14-0835 A resolution was adopted to authorize the Posting of the "Eligibility Referral Specialist II" position within the department of Job and Family Services, Human Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 14-0836 A resolution was adopted to accept Resignation of Shelby Duncan, Eligibility Referral Specialist II, within the Warren County Job and Family Services Department, Human Services Division, effective June 6, 2014. Vote: Unanimous
- 14-0837 A resolution was adopted to hire Allison Wagoner as Emergency Communications Call Taker, within the Warren County Emergency Services Department. Vote: Unanimous
- 14-0838 A resolution was adopted to hire Seth Antrican as Meter Reader within the Warren Water and Sewer Department. Vote: Unanimous
- 14-0839 A resolution was adopted to approve hiring Temporary Employee for the Water and Sewer Department. Vote: Unanimous
- 14-0840 A resolution was adopted to Rescind Resolution #14-0632 which authorized the Transfer of Aryan Bogle to the position of Alternative Response Caseworker II within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 14-0841 A resolution was adopted to hire Elizabeth O'Harra as Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 14-0842 A resolution was adopted to accept \$2,009.73 as payment from Stephanie Santel for First Time Home Buyer Loan. Vote: Unanimous

#### DISCUSSIONS

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

---

Vicki Perry, Grants Coordinator, was present to discuss the request of Stephanie Santel, participant in the first time homebuyer program, to waive a portion of the 2<sup>nd</sup> mortgage collection in order for her home to sell.

Ms. Perry stated that Ms. Santel lost her job in 2011 during the slowdown of the economy and has managed to keep the payments up until she was able to receive a contract for purchase. She stated that even though the sale price of the home is more than the purchase price in 2006, once the delinquent taxes are paid, along with realtor commissions and the necessary expenses associated with selling a home, the amount left from the proceeds is \$1009.73.

Commissioner Young stated his disappointment in the first time homebuyer program and stated he would not be accepting any additional funding for this program.

Commissioner South stated that the Board has made that decision and is no longer applying for additional funding but the program will continue with "program income" as mortgages are paid and/or houses are sold.

Upon discussion, the Board requested Ms. Perry to request the realtor to consider a reduction in fees prior to any further discussion on Ms. Santel's request.

---

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:31 a.m. to discussion personnel matters relative to new hires in Children Services, Water/Sewer, and Emergency Services, a resignation in Human Services and a reclassification in Human Services and Facilities Management pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 10:07 a.m.

---

The Board congratulated Mike Bunner, Emergency Services Director, along with staff relative to being recognized as "Storm Ready" certified by the National Weather Service.

---

Vicki Perry, Grants Coordinator, returned with an update to the Board's request for a reduction in realtor fees relative to the first time homebuyer Stephanie Santel.

Ms. Perry stated that the seller's agent is willing to take a \$1,000 reduction in commission in order for the sale to close. She also stated that the purchasing agent is not willing to take any reduction and that the buyer would purchase a home that does not have this type of lien against it.

Ms. Perry stated that the lien is not the realtors debt.


Commissioner Young stated that the lien is not the debt of the realtors or the taxpayers of Warren County.

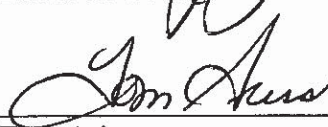
Upon further discussion, the Board resolved (Resolution #14-842) to accept the \$2,009.73 as payment of the debt of Stephanie Santel for the second mortgage on the residence of 435 Pewter Hill Court, Lebanon, Ohio 45036.

---

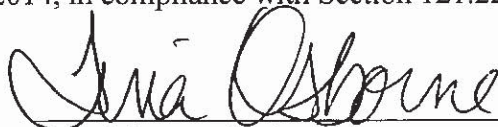
Upon motion the meeting was adjourned.

  
\_\_\_\_\_  
Pat Arnold South, President

  
\_\_\_\_\_  
David G. Young

  
\_\_\_\_\_  
Tom Ariss

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 27, 2014, in compliance with Section 121.22 O.R.C.

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