



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

**406 Justice Drive, Lebanon, Ohio 45036**

**[www.co.warren.oh.us](http://www.co.warren.oh.us)**

**[commissioners@co.warren.oh.us](mailto:commissioners@co.warren.oh.us)**

*Telephone (513) 695-1250*

*(513) 261-1250*

*(513) 925-1250*

*(937) 425-1250*

*Facsimile (513) 695-2054*

**TOM GROSSMANN**

**PAT ARNOLD SOUTH**

**DAVID G. YOUNG**

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

**MINUTES: Regular Session – July 7, 2015**

The Board met in regular session pursuant to adjournment of the June 30, 2015, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

- 15-1016      A resolution was adopted to approve hiring of Temporary Employee for the Facilities Management Department. Vote: Unanimous
- 15-1017      A resolution was adopted to Appoint Dr. Charlene Schneider to the Mental Health Recovery Services of Warren and Clinton Counties Board of Directors. Vote: Unanimous
- 15-1018      A resolution was adopted to Set Public Hearing for Rezoning Application of Highland Development Partners (Case #2015-03), to rezone approximately 127.2455 acres from Light Industrial Manufacturing “I-1” to Planned Unit Development. Vote: Unanimous
- 15-1019      A resolution was adopted to Reappoint Warren County Members to the Area 12 Workforce Investment Board. Vote: Unanimous
- 15-1020      A resolution was adopted to approve and authorize the President of the Board to sign the Area 12 Memorandum of Understanding Establishing the duties and responsibilities of the Area 12 Counties relative to the transition of Fiscal Agent to Warren County from Clermont County. Vote: Unanimous
- 15-1021      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

- 15-1022 A resolution was adopted to authorize the issuance of not to exceed \$1,300,000 Road Improvement Bond Anticipation Notes, First (2015) Renewal. Vote: Unanimous
- 15-1023 A resolution was adopted to enter into Agreement with Delta Development Group, Inc. on behalf of Warren County Emergency Services. Vote: Unanimous
- 15-1024 A resolution was adopted to approve and authorize Director of Emergency Services to sign Local Support Agency Memorandum of Understanding with Lebanon Correctional Institution. Vote: Unanimous
- 15-1025 A resolution was adopted to approve and authorize the President and/or Vice President of this Board to sign a Subgrant Award Agreement on behalf of the Greater Warren County Drug Task Force. Vote: Unanimous
- 15-1026 A resolution was adopted to approve Change Order #1 with Ford Development Corporation for the Middletown Road Relocation Project. Vote: Unanimous
- 15-1027 A resolution was adopted to acknowledge receipt of June 2015 Financial Statement. Vote: Unanimous
- 15-1028 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 15-1029 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41 (D) (1). Vote: Unanimous
- 15-1030 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 15-1031 A resolution was adopted to enter into Erosion Control Bond Agreement with the Drees Company for improvements in Heritage at Miami Bluffs, Phase 4C & 4D situated in Hamilton Township. Vote: Unanimous
- 15-1032 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with M/I Homes of Cincinnati, LLC for installation of certain improvements in the Estates at Hawthorne Manor, Section 5B situated in Hamilton Township. Vote: Unanimous
- 15-1033 A resolution was adopted to enter into Street and Appurtenances (including sidewalks) Security Agreement with M/I Homes of Cincinnati, LLC for installation of certain improvements in the Estates at Hawthorne Manor, Section 5B situated in Hamilton Township. Vote: Unanimous
- 15-1034 A resolution was adopted to enter into Erosion Control Bond Agreement with the Drees Company for improvements in Ashwood Estates Addition situated in Deerfield Township. Vote: Unanimous

- 15-1035 A resolution was adopted to approve the following Record Plats.  
Vote: Unanimous
- 15-1036 A resolution was adopted to approve Appropriation Decreases within various  
Funds. Vote: Unanimous
- 15-1037 A resolution was adopted to approve a Cash Advance and Operational Transfer  
from General Fund #101 into Fund #479 Airport Construction.  
Vote: Unanimous
- 15-1038 A resolution was adopted to approve an Operational Transfer from  
Commissioners Fund #101 into Human Services Fund #203. Vote: Unanimous
- 15-1039 A resolution was adopted to approve Operating Transfer from Commissioners  
Fund #101 into County Court Probation Fund #253. Vote: Unanimous
- 15-1040 A resolution was adopted to approve Operational Transfer from County  
Commissioners' Fund #101-1112 into Mary Haven Youth Treatment Center Fund  
#270. Vote: Unanimous
- 15-1041 A resolution was adopted to approve Operational Transfer from Fund #451 (Road  
Infrastructure) into Fund #431 (Greentree Road Project). Vote: Unanimous
- 15-1042 A resolution was adopted to approve Operational Transfer from General Fund  
#101 into Workers Compensation Rotary Fund #636. Vote: Unanimous
- 15-1043 Due to clerical error this number was inadvertently omitted.
- 15-1044 A resolution was adopted to approve Supplemental Appropriation into  
Commissioners Fund #101-1112. Vote: Unanimous
- 15-1045 A resolution was adopted to approve Supplemental Appropriations into  
Prosecutor's Office Fund #245. Vote: Unanimous
- 15-1046 A resolution was adopted to approve Supplemental Appropriation into Warren  
County TASC Substance Abuse Program Fund #284. Vote: Unanimous
- 15-1047 A resolution was adopted to approve a Supplemental Appropriation within Fund  
#431 (Greentree Road Project). Vote: Unanimous
- 15-1048 A resolution was adopted to approve a Supplemental Appropriation within Fund  
#432 (Middletown Road Project). Vote: Unanimous
- 15-1049 A resolution was adopted to approve Appropriation Adjustment within Dog and  
Kennel Fund #206. Vote: Unanimous

- 15-1050 A resolution was adopted to approve Appropriation Adjustment within the Clerk of Courts Certificate of Title Administration Fund #250. Vote: Unanimous
- 15-1051 A resolution was adopted to approve Appropriation Adjustments within Engineer's Office Fund #202. Vote: Unanimous
- 15-1052 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 15-1053 A resolution was adopted to approve and authorize County Administrator to sign Union Agreement regarding the negotiations between the Warren County Engineer and the Warren County Highway Employee Association/AFSCME. Vote: Unanimous
- 15-1054 A resolution was adopted to adopt Warren County Tax Budget for Year 2016. Vote: Unanimous
- 15-1055 A resolution was adopted to hire Randi Phillips, as Clerical Specialist I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 15-1056 A resolution was adopted to hire Kelly Carpenter as Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 15-1057 A resolution was adopted to hire Mary Hammerling as Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 15-1058 A resolution was adopted to remove Probationary Employee Courtney Stacey, Case Aide, within the Warren County Job and Family Services, Children Services Division. Vote: Unanimous
- 15-1059 A resolution was adopted to enter into a Last Chance Agreement with Terry Finamore, Eligibility Referral Specialist II, within the Warren County Job and Family Services, Human Services Division. Vote: Unanimous
- 15-1060 A resolution was adopted to approve Leave Donation for Terry Finamore, Eligibility Referral Specialist II, within the Warren County Job and Family Services, Human Services Division. Vote: Unanimous
- 15-1061 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, July 9, 2015. Vote: Unanimous

DISCUSSIONS

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

---

The Board sent condolences to the family of Robert Butcher, Warren County Water Department employee who was tragically killed in an automobile accident on Thursday, July 2, 2015.

---

On motion, bids were closed at 9:15 a.m. this 7<sup>th</sup> day of July and the following bids were received, opened and read aloud for the Sluice Gate Replacement Project for the Warren County Water and Sewer Department:

Building Craft, Inc Wilder, Kentucky	\$ 340,685.00
Doll Layman Ltd Tipp City, Ohio	\$ 397,000.00
Howell Contractors Inc Ft. Wright, Kentucky	\$ 432,000.00
Kirk Brother Co Inc Alvada, Ohio	\$ 297,000.00

Chris Brausch, Warren County Sanitary Engineer, will review bids for a recommendation at a later date.

---

PUBLIC HEARING  
2016 TAX BUDGET

The public hearing to consider the 2016 Tax Budget was convened this 7<sup>th</sup> day of July 2015, in the Commissioners' Meeting Room.

Tiffany Zindel, Deputy County Administration, presented the following tax budget for consideration:

Total general fund tax budget \$71,637,073.00

Mrs. Zindel stated the increase over the 2015 budget can be attributed to the extra pay period in 2016.

General fund budget breakdown:

Criminal Justice/Public Safety	53.88% or	\$38,600,797.00
General Operating	39% or	\$27,939,865.00
Social Services	4.48% or	\$ 3,209,256.00
Miscellaneous Items	1.38% or	\$ 987,970.00
Debt service for radio system	1.26% or	\$ 899,185.00

Mrs. Zindel explained the tax budget process and how the tax budget is more of a "wish list" for elected officials and department heads.

There was a discussion relative to how incomes estimates are established from the County Auditor and how Warren County has historically estimated low due to our conservative nature.

Upon further discussion, the public hearing was closed and the Board resolved (Resolution #15-1054) to adopt the 2016 Warren County Tax Budget.

---

Phil Smith, Warren County Convention and Visitor's Bureau, was present to discuss the provision in Amended House Bill 64 (Budget Bill) that was approved into law by the Governor on June 30, 2015 which authorized this Board of Commissioners to increase the lodgings tax by 1% for the purposed of constructing and maintaining a sports complex.

Mr. Smith then stated that studies show the proposed sports complex they are planning to construct and operate will provide a \$54.3 million economic impact on the county and create 730 new jobs. He stated that they are proposing to construct 12 multi-sport fields and 8 baseball fields, along with a concession area and restrooms. He stated that the cost of construction for the facility will be privately funded by a reputable bank through the help of the Warren County Port

Authority and that the bond payments will be paid by the 1% lodgings tax increase. He then stated that the facility will be self sustaining operationally through user fees and concessions.

Mr. Smith thanked the Board of Commissioners for their support on this project and that they have on record the support for a 1% increase from the chamber of commerce's, cities, hotel owners and businesses within Warren County. He then stated that the Ohio Hotel and Lodging Association are on record with supporting the increase.

Mrs. South discussed the lodgings tax and how it is only paid by those staying in a hotel/bed and breakfast. She then stated that 60% of all Warren County sales tax comes from non residents shopping and spending money in Warren County.

Mr. Smith stated that the current lodgings tax equates approximately \$20 million for Warren County and \$2 million to local municipal general fund budgets.

Commissioner Young gave background information on how the proposed sports complex came to be in Turtlecreek Township. He then stated the following facts:

1. Tourism is the #1 industry in Warren County
2. The proposed location is a great location due to its central location and it was free
3. The construction bonds will not be an obligation of the taxpayers of Warren County
4. The people paying the lodgings tax are choosing to do so through their choice in hotel location
5. The group that would have a legitimate concern (hotel industry) with the tax increase are in support

Mr. Smith then stated that even with the addition 1% increase, Warren County rates are still lower than Hamilton County.

Commissioner Grossmann questioned what happens if the revenue covers more than is needed for the debt, if the increase would go away.

Mr. Smith stated that the current revenue collected from the lodgings tax will not cover the construction debt but the additional 1% increase will be dedicated to construction debt only. He then stated that Warren County will be the 14<sup>th</sup> county in the history of the state that would be permitted by the legislature to do this.

Commissioner Young questioned how the Voice of America Park being close in proximity to Warren County's proposed sports complex will affect it.

Mr. Smith stated that having both complexes close together makes our location more advantageous because the two entities can work together to attract bigger tournaments.

Mr. Smith then presented his official request for the Board to approve the 1% lodgings tax increase.

There was discussion relative to how to proceed.

The Board stated their desire to proceed through the public hearing process, even though the law does not require a public hearing.

Upon further discussion, it was determined that Commissioner Grossmann would follow up with the Clerk to provide his vacation schedule and she would proceed to schedule the public hearing.

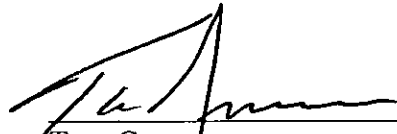
---

On motion, upon unanimous call of the roll, the Board entered into executive session at 10:54 a.m. to discuss personnel matters relative to new hires within Children Services and disciplinary actions within Human Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 11:14 a.m.

---


Upon motion the meeting was adjourned.

  
\_\_\_\_\_  
David G. Young, President

  
\_\_\_\_\_  
Tom Grossmann

  
\_\_\_\_\_  
Pat Arnold South

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 July 7, 2015, in compliance with Section 121.22 O.R.C.

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