



**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 Session – February 5, 2019**

The Board met in regular session pursuant to adjournment of the January 29, 2019, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the January 29, 2019 meeting were read and approved.

- 19-0143      A resolution was adopted to hire Teresa Davis as Foster Care Adoption Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 19-0144      A resolution was adopted to hire Brittanie Bryan as Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 19-0145      A resolution was adopted to hire Chelsea Morris as Custodial Worker I within the Warren County Department of Facilities Management. Vote: Unanimous
- 19-0146      A resolution was adopted to accept resignation, due to retirement of Robert Stadler, Plans Examiner, within the Warren County Building and Zoning Department, effective June 28, 2019. Vote: Unanimous
- 19-0147      A resolution was adopted to authorize the posting for “Plans Examiner” position, within the Building and Zoning Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 19-0148      A resolution was adopted to authorize the President of the Board to sign the revised Change Order No. 6 with TriTech Software Systems on behalf of Warren County Telecommunications. Vote: Unanimous

- 19-0149 A resolution was adopted to enter into an exclusive and permanent drainage easement with Andy W. Buis for the Townsley Drive Bridge Replacement Project. Vote: Unanimous
- 19-0150 A resolution was adopted to enter into a temporary entrance and work agreement with Peggy Anne Noggler for the Cozaddale-Murdoch Road Culvert Replacement Project. Vote: Unanimous
- 19-0151 A resolution was adopted to approve and enter into a contract with Warren County Community Services on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 19-0152 A resolution was adopted to waive rezoning application fee for Turtlecreek Township Trustees to rezone a portion of 1550 N. State Route 741 in Turtlecreek Township from Public Recreation to Public Institution. Vote: Unanimous
- 19-0153 A resolution was adopted to advertise for bids for the Townsley Drive Bridge #1201-0.50 and Everett Avenue Bridge #2032-0.23 Replacement Project. Vote: Unanimous
- 19-0154 A resolution was adopted to advertise for bids for the Hauling and Disposal of Biosolids Lower Little Miami WWTP Project. Vote: Unanimous
- 19-0155 A resolution was adopted to transfer vehicle title to the Warren County Park Board. Vote: Unanimous
- 19-0156 A resolution was adopted to temporarily terminate bi-monthly sewer billing to 8809 Dayton Oxford Road in the Carlisle Sewer Improvement Area. Vote: Unanimous
- 19-0157 A resolution was adopted to approve and authorize the President and/or Vice President of this Board to sign a subaward agreement between the Urban Institute and Warren County in regards to the Comprehensive Opioid Abuse Site-Based Program. Vote: Unanimous
- 19-0158 A resolution was adopted to authorize President and/or Vice President of the Board to sign the pre-award condition forms associated with the grant programs of the Office of Criminal Justice Services. Vote: Unanimous
- 19-0159 A resolution was adopted to enter into a new streets and appurtenances security agreement with Sawyer's Mill Project 1, LLC for Sawyer's Mill, Section One (Cincinnati-Dayton Road/Dixie Highway Improvements), in Franklin Township, replacing the current street and appurtenances security agreement #05-069(P). Vote: Unanimous
- 19-0160 A resolution was adopted to approve a street and appurtenances bond release for RC Communities, LLC for completion of improvements in Sawyer's Mill, Section One (Cincinnati-Dayton Road Improvements), situated in Franklin Township. Vote: Unanimous

- 19-0161 A resolution was adopted to accept an amended certificate, approve a cash advance and approve a supplemental appropriation for the Edwardsville Road Bridge Replacement #196-1.01 Project. Vote: Unanimous
- 19-0162 A resolution was adopted to approve operational transfer from Commissioners fund #11011112 into Child Support Enforcement Agency fund #2263. Vote: Unanimous
- 19-0163 A resolution was adopted to approve supplemental appropriation into Clerk of Courts Certificate of Title Administration fund #2250. Vote: Unanimous
- 19-0164 A resolution was adopted to approve supplemental appropriation adjustment into Sheriff's Office fund #2267. Vote: Unanimous
- 19-0165 A resolution was adopted to approve supplemental appropriation into Community Based Corrections Prob Improvement and Incentive fund #22891225. Vote: Unanimous
- 19-0166 A resolution was adopted to approve appropriation adjustment from Commissioners General fund #11011110 into Facilities Management fund #11011600. Vote: Unanimous
- 19-0167 A resolution was adopted to approve appropriation adjustment within Facilities Management #11011600. Vote: Unanimous
- 19-0168 A resolution was adopted to approve appropriation adjustment within Clerk of Court's Certificate of Title Administration fund #2250. Vote: Unanimous
- 19-0169 A resolution was adopted to approve appropriation adjustment within Sheriff's Office fund #2267. Vote: Unanimous
- 19-0170 A resolution was adopted to approve appropriation adjustment within Children Services fund #2273. Vote: Unanimous
- 19-0171 A resolution was adopted to approve appropriation adjustment within the Water Revenue fund No. 55103209. Vote: Unanimous
- 19-0172 A resolution was adopted to approve appropriation adjustment within Engineer's Office fund 2202. Vote: Unanimous
- 19-0173 A resolution was adopted to approve appropriation adjustment within Engineer's Office fund 5590. Vote: Unanimous
- 19-0174 A resolution was adopted authorizing participation in a sublease-purchase arrangement with the Ohio Secretary of State for the purpose of acquiring and implementing voting machines and equipment and financing certain costs thereof, a sublease-purchase agreement evidencing such arrangement, and matters related thereto. Vote: Unanimous

- 19-0175 A resolution was adopted to approve and authorize President of the Board to enter into Clear Ballot Master Agreement, Clear Ballot Product Schedule and Service Level Agreement with Clear Ballot Group, LLC. Vote: Unanimous
- 19-0176 A resolution was adopted to authorize Warren County Board of Elections to destroy obsolete voting equipment. Vote: Unanimous
- 19-0177 A resolution was adopted to close the public hearing for rezoning application of Mike Williams, agent for Stephen Deger, owner of record, to rezone approximately 70.39 acres from Single Family Residential "R1" to Planned Unit Development "PUD" in Turtlecreek Township and render a decision February 12, 2019 at 9:45 a.m. Vote: Mr. Young – absent, Mrs. Jones – yea, Mr. Grossmann – yea.
- 19-0178 A resolution was adopted to approve and adopt Warren County Erosion and Sediment Control Regulations. Vote: Mr. Young – absent, Mrs. Jones – yea, Mr. Grossmann – yea.
- 19-0179 A resolution was adopted to approve and adopt Warren County Rules and Regulations for the design of storm sewer and stormwater management systems. Vote: Mr. Young – absent, Mrs. Jones – yea, Mr. Grossmann – yea.

#### DISCUSSIONS

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

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Martin Russell, Deputy County Administrator, was present along with representatives from Wachtel McAnally, Granger Construction, Chief Deputy Riley, Sheriff's Office, Major Richardson, Sheriff's Office and Trevor Hearn, Facilities Management Director, for a work session to discuss the design development estimate for the New Warren County Jail and Sheriff's Office Administration Building.

Jerry Wohrle, Granger Construction, presented the estimate (attached) and explained the reduction in the contingency cost in order to bring down the estimated cost. He then reviewed the soil engineering recommendations relative to the need for excavating and replacement with compact soil based upon preliminary soil sampling. He then stated that the soil engineer is still investigating and will provide a final recommendation upon completion of the final borings.

Garry McAnally, Wachtel McAnally Architects, reviewed the attached drawings and explained the \$200,000 savings from changing the window design in the "day room" within the jail.

Chief Deputy Riley praised the flow of communications between the architect, contractor and State of Ohio in regards to the processed needed to begin construction.

Upon further discussion, the Board accepted the design development estimate and stated they look forward to the next update.

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Barney Wright, Treasurer, was present along with James Spaeth, Clerk of Courts, for a meeting of the Warren County Investment Advisory Board.

Mr. Wright presented the attached portfolio review and report of earnings as of December 31, 2018. He then stated he is working with Meeder Investment Management to create a report that includes the desired information the Board would like to see during the Investment Advisory Board Meeting. He then stated that the interest to the general fund as of December 31, 2019, was \$4,153,247.27.

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Brian Sleeth, Warren County Board of Elections Director, was present along Deputy Director Shari Huff and members of the Board of Elections, to discuss purchase of voting equipment.

Mr. Sleeth presented the history of the project that includes the Ohio Secretary of State ordering all Boards of Elections to purchase new equipment prior to the 2020 election season. He then stated that the State awarded each Ohio County Board of Elections Office appropriations from the capital budget to replace the aging voting equipment. He stated that Warren County's allocation is \$2.1 million to help offset the cost of the purchase.

Mr. Sleeth presented the attached information, explaining the procurement process through the State of Ohio and reviewing the demonstrations process they followed as well as a cost comparison for the top two selected vendors.

Mr. Sleeth stated that the Board of Elections determined Clear Ballot to be their selected vendor due to cost on printing as well as more up to date technology.

There was discussion relative to the cost comparison with the top two selected vendors.

Mr. Sleeth stated that with the selection of Clear Ballot, the cost of printing will drop to .15 cents per ballot vs. .27 cents and .45 cents.

There was discussion relative the state requirement for a five year contract on all equipment and maintenance.

There was discussion relative to the cost comparison of staying with a paper ballot vs. a touch screen system.

Mr. Sleeth stated that the estimated cost to switch to touch screen voting is \$3.1 million vs. \$1.798.

Jeff Monroe, Chairman of the Board of Elections, stated that the Board members considered not only the financial portion during the selection process but also the technology. He explained that the "legacy system" not selected is outdated and won't take them where to need to be in the future technology wise.

Kenneth Henning, Ohio Secretary of State Representative, stated that the Secretary of State's Office supports the selection of the local Board of Elections.

Mr. Sleeth then discussed the need to purchase ancillary equipment such as ballot bags and carts.

There was then discussion relative to the requirement to either sell the obsolete voting equipment to another County Board of Elections or to destroy it.

Upon further discussion, the Board resolved (Resolutions #19-1174, 1175, and 1176) to authorizing participation in a sublease-purchase arrangement with the Ohio Secretary of State for the purpose of acquiring and implementing voting machines and equipment and financing certain costs thereof, a sublease-purchase agreement evidencing such arrangement, authorize the President of the Board to enter into Clear Ballot Master Agreement, Clear Ballot Product Schedule and Service Level Agreement with Clear Ballot Group, LLC and destroy obsolete voting equipment.

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## PUBLIC HEARING

### REZONING APPLICATION OF MIKE WILLIAMS/STEPHEN DEGER TO REZONE 70.39 ACRES IN TURTLECREEK TOWNSHIP FROM SINGLE FAMILY RESIDENTIAL "R1" TO PLANNED UNIT DEVELOPMENT "PUD"

The public hearing to consider the rezoning application of Mike Williams, agent for Stephen Deger, owner of record, to rezone approximately 70.39 acres from Single Family Residential "R1" to Planned Unit Development "PUD" in Turtlecreek Township was convened this 5<sup>th</sup> day of February 2019, in the Commissioners' Meeting Room.

Michael Yetter, Zoning Supervisor, presented the attached PowerPoint presentation showing the following:

Application  
Site, Location, current zoning and existing land use

Future Land Use Designation  
Rezoning process  
Aerial Map  
Vicinity, Zoning, Flood and Stream Protection Overlay Map  
Comprehensive Land Use Map  
Lebanon's Comprehensive Plan  
Lebanon's Rural Transitional Residential District  
Notification map  
Sites  
Sanitary Sewer, Preservation Easement, 100 year floodplain  
Zoning Comparison  
Surrounding Subdivision  
Staff Recommended Conditions

Mr. Yetter discussed the PUD Code Standards and the removal of condition #6 by the Rural Zoning Commission due to their desire for the Board of Commissioners to make the determination.

Bruce McGary, Assistant Prosecutor, questioned if the disclaimer used within the Aberlin Springs Subdivision rezoning approval has been incorporated into the recommended conditions of approval.

Mr. Yetter answered affirmatively.

Mike Williams, applicant/developer, stated their desire to create a quality project for the County, Township and local schools. He stated that they determined that 59 lots plus the original homestead residence along with a ten acres pasture to be the most advantageous. He then reviewed the plan to renovate the original homestead as a "sales center" and upon completion of the development, sell it on a three acre parcel. He discussed the sanitary sewer proposed and their plan to utilize the same company as the Aberlin Springs Development as they are a reputable and bonded company regulated by the PUCO and there is no chance of any problems falling onto the county. He then stated that the proposed cost for the homes is between \$450,000 and \$650,000.

Tammy Boggs, Turtlecreek Township Administrator, stated that the Trustees recommended approval subject certain conditions contained in their letter of recommendation.

Commissioner Young questioned if having only 60 payers into the sewer system would be enough cash flow to make any necessary repairs.

Mr. Williams explained that the expenses for the sewer systems managed by the company are aggregate among all developments, not for each individually.

Zane Roe, adjacent property owner, questioned if any homes would face his house.

It was determined that the ten acre open space is adjacent to SR 48 and not houses.

Steve Deger, property owner, stated his understanding that neighbors do not like change. He explained that his property has been for sale for five years and any of the neighbors could have

purchased the property at any time. He stated that Mr. Williams provides quality developments and requested the Board to approve the rezoning application.

Mike McNamara, attorney representing Mr. and Mrs. Powell, adjacent property owners, presented written comment in opposition to the rezoning application stating that the open state requirement within the zoning code has not been met, the applicant fails to meet the PUD requirements, and the proposed development does not promote health and safety due to the proposed sewer system and traffic.

Garrett Gard, adjacent property owner, stated his opposition due to traffic and sewer system concerns.

There was much discussion relative to an access easement necessary for farming the adjacent property.

There was discussion relative to the the concerns relative to written comments from Mr. McNamara.

Commissioner Grossmann requested Mr. McGary to review the application based upon the concerns presented.

Upon further discussed, the Board resolved (Resolution #19-0177) to closed the public hearing and render a decision on February 12, 2019, at 9:45 a.m.

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PUBLIC HEARING

CONSIDER ADOPTION OF WARREN COUNTY EROSION AND SEDIMENT CONTROL REGULATIONS

The public hearing to consider the adoption of Warren County Erosion and Sediment Control Regulations was reconvened this 5<sup>th</sup> day of February 2019, in the Commissioners' Meeting Room.

Bruce McGary, Assistant Prosecutor, stated that edits had been made to remove the bonding requirement from the regulations.

Molly Conley, Soil and Water Conservation District, presented a spreadsheet of fee data relative to the recommendation to change the fee to a per disturbed acreage charge.

Upon further discussion, the Board closed the public hearing and approved the adoption (Resolution #19-0178) of new Warren County Erosion and Sediment Control Regulations.

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PUBLIC HEARING  
CONSIDER ADOPTION OF NEW  
WARREN COUNTY RULES AND REGULATIONS FOR THE DESIGN OF STORM  
SEWER AND STORMWATER MANAGEMENT SYSTEMS

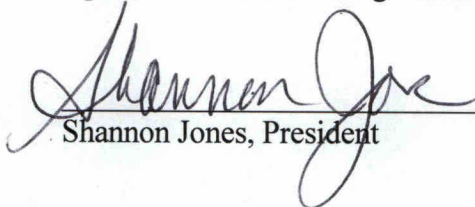
The public hearing to consider the adoption of new Rules and Regulations for the Design of Storm Sewer and Stormwater Management System was reconvened this 5<sup>th</sup> day of February 2019, in the Commissioners' Meeting Room.

Mr. McGary stated that now that the Erosion and Sediment Control Regulations have been approved, it is now appropriate to approve these regulations.

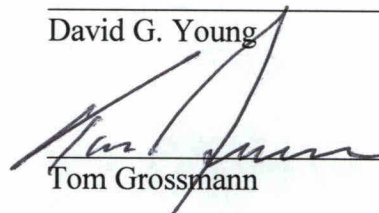
Upon further discussion, the Board closed the public hearing and approved (Resolution #19-0179) the New Warren County Rules and Regulations for the Design of Storm Sewer and Stormwater Management Systems.

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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 February 5, 2019, in compliance with Section 121.22 O.R.C.

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

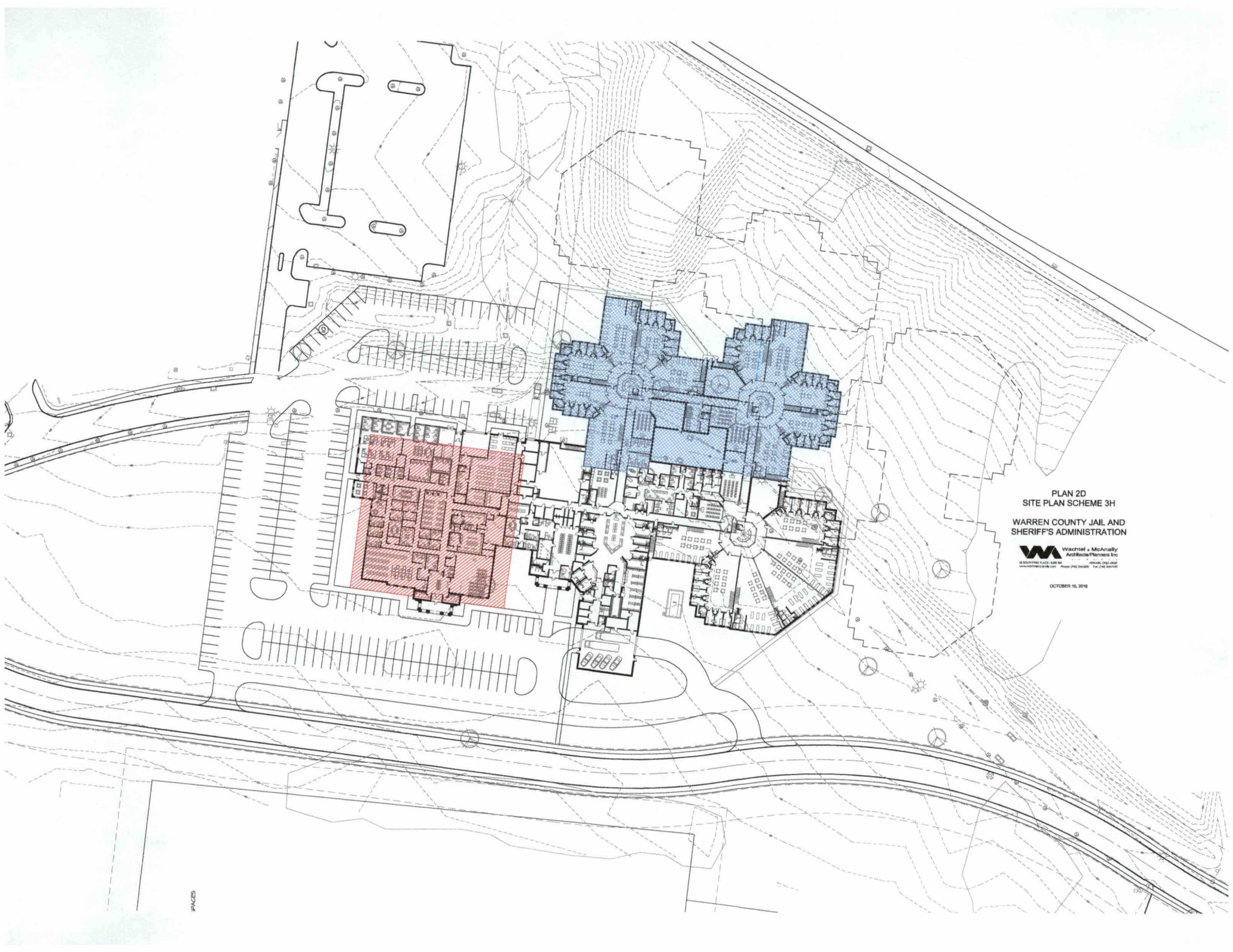
# DESIGN DEVELOPMENT ESTIMATE



PROJECT : Warren Co Jail  
 BUILDING : Jail & Sheriff's Administration

LAST UPDATE: 7/24/2018  
 DATE: 2/4/2019

	Concept Estimate	SD Estimate	DD Estimate
Description	Cost	Cost	Cost
<b>Trade Costs</b>			
Jail Cost	\$40,931,826	\$34,000,611	\$33,447,654
Sheriff's Office Cost		\$5,783,676	\$6,099,266
Site		\$1,315,455	\$1,877,777
Estimate/Bid Contingency - 7%, 6.5%	\$2,865,228	\$2,876,982	\$2,692,605
<b>SUBTOTAL :</b>	<b>\$43,797,054</b>	<b>\$43,976,724</b>	<b>\$44,117,302</b>
<b>Contingency</b>			
CM Contingency - 2%	\$875,941	\$879,534	\$882,346
<b>SUBTOTAL :</b>	<b>\$875,941</b>	<b>\$879,534</b>	<b>\$882,346</b>
<b>SUBTOTAL SUBCONTRACTS + Contingency :</b>	<b>\$44,672,995</b>	<b>\$44,856,258</b>	<b>\$44,999,648</b>
<b>CM Fees &amp; General Conditions</b>			
Preconstruction Staffing	\$132,240	\$132,240	\$132,240
Construction Staffing	\$806,571	\$806,571	\$806,571
General Conditions	\$533,080	\$533,080	\$533,080
CM Fee - 2.5%	\$1,116,825	\$1,121,406	\$1,124,991
General Liability Insurance - .3%	\$134,019	\$134,569	\$134,999
Performance & Payment Bond	\$245,700	\$245,700	\$245,700
<b>SUBTOTAL CM FEES &amp; GC'S :</b>	<b>\$2,968,435</b>	<b>\$2,973,566</b>	<b>\$2,977,581</b>
<b>SUBTOTAL CONSTRUCTION:</b>	<b>\$47,641,430</b>	<b>\$47,829,825</b>	<b>\$47,977,230</b>
<b>Project Soft Costs</b>			
Construction Contingency - 4%	\$1,905,657	\$1,913,193	\$1,919,089
Design Fee - 7.5%	\$3,573,107	\$3,587,237	\$3,598,292
Soil Boring/Survey	\$50,000	\$50,000	\$50,000
Materials Testing	\$100,000	\$100,000	\$100,000
Legal/Financial	By Owner	By Owner	By Owner
Plan Review Fees	\$75,000	\$75,000	\$75,000
<b>SUBTOTAL OWNER COSTS :</b>	<b>\$5,703,764</b>	<b>\$5,725,430</b>	<b>\$5,742,381</b>
<b>Total Project Budget :</b>	<b>\$53,345,194</b>	<b>\$53,555,254</b>	<b>\$53,719,611</b>
<b>Recommended Additional Budgets</b>			
1. Site Cut & Fill			
Trade Costs	\$392,035	\$392,035	\$200,000
Contingencies & Soft Costs - 15%	\$58,805	\$58,805	\$30,000
<b>Total Project Budget:</b>	<b>\$450,840</b>	<b>\$450,840</b>	<b>\$230,000</b>
2. Road Construction	\$807,500	\$807,500	\$1,224,108
2b. Road Cut & Fill	\$250,000	\$250,000	
Contingencies & Soft Costs - 15%	\$158,625	\$158,625	\$183,616
<b>Total Project Budget:</b>	<b>\$1,216,125</b>	<b>\$1,216,125</b>	<b>\$1,407,724</b>
3. Owner's FF&E - 3% of Total Construction			
FF&E Cost	\$1,456,797	\$1,434,895	\$1,439,317
<b>Total Project Budget:</b>	<b>\$1,456,797</b>	<b>\$1,434,895</b>	<b>\$1,439,317</b>
4. Market Adjustment/Tariff - 1.5%			
Market Adjustment Cost	\$893,460	\$956,596	\$719,658
<b>Total Project Budget:</b>	<b>\$893,460</b>	<b>\$956,596</b>	<b>\$719,658</b>
5. Undercut Unsuitable Material Allowance			\$116,000
Contingencies & Fees - 15%			\$17,400
<b>Total Project Budget:</b>	<b>\$0</b>	<b>\$0</b>	<b>\$133,400</b>
<b>Total Project Budget :</b>	<b>\$57,362,416</b>	<b>\$57,613,711</b>	<b>\$57,649,710</b>

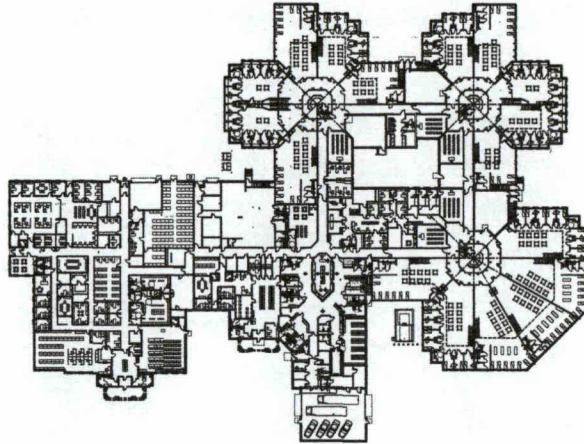
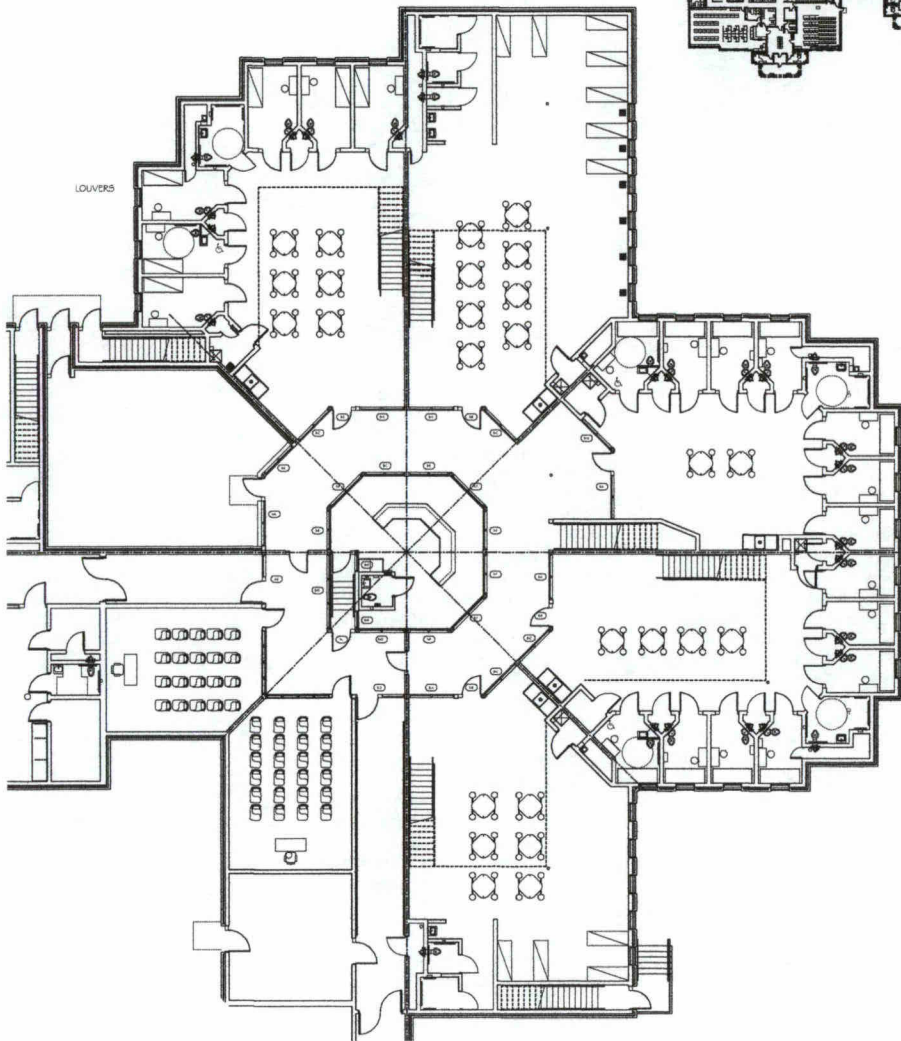


PLAN 2D  
SITE PLAN SCHEME 3H  
WARREN COUNTY JAIL AND  
SHERIFF'S ADMINISTRATION

**W** Wachtel & McNally  
Architects/Planners Inc.  
1000 West 10th Street, Suite 1000  
Warren, Michigan 48090  
Phone: (586) 251-1000 Fax: (586) 251-1001

OCTOBER 16, 2018

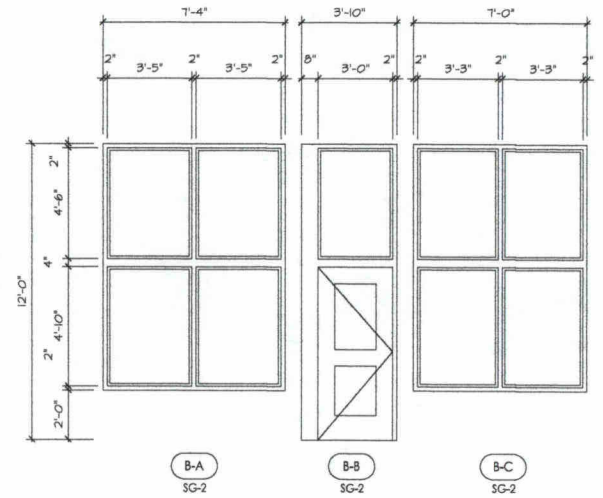
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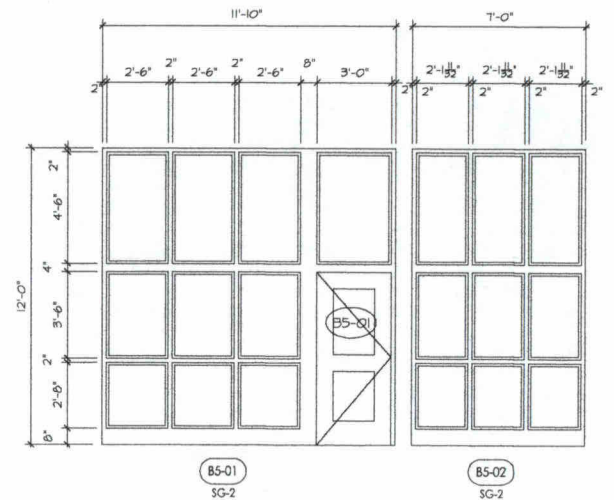
WARREN COUNTY JAIL AND  
SHERIFF'S ADMINISTRATION

**WM** Wachtel & McAnally  
Architects/Planners Inc.  
33 SOUTH PARK PLACE - SUITE 200 NEWARK, OH 43025  
www.wachtelmcannally.com Phone: (740) 345-3000 Fax: (740) 345-7490

FEBRUARY 1, 2019



AFTER



BEFORE



# PORTFOLIO REVIEW

*\$ 4,153,247.27 interest to  
general fund  
2018*

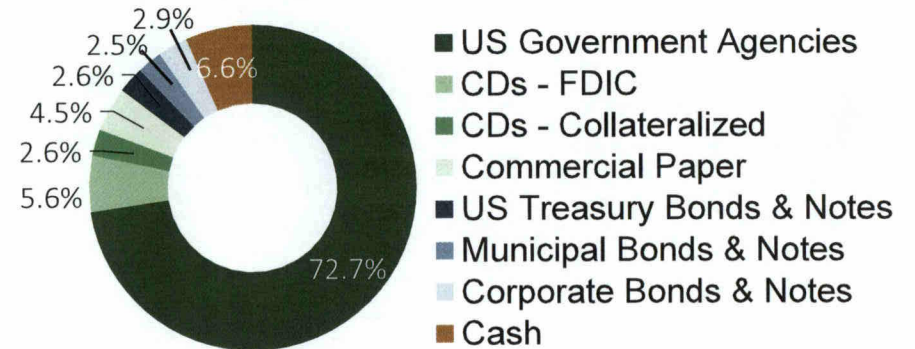
Warren County portfolio as of 12/31/2018

## Your Portfolio

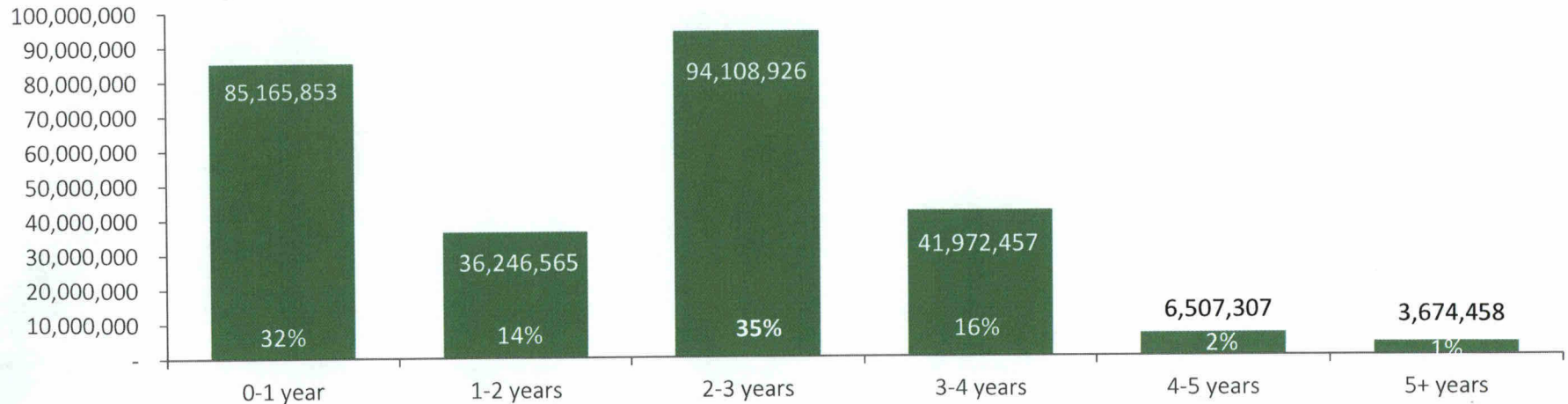
Cash	\$ 17,646,223
Securities	<u>\$250,029,342</u>
Total Portfolio	<u>\$267,675,565</u>

Weighted Average Maturity	1.67 years
Weighted Average Yield	1.89%

## Your Asset Allocation



## Your Maturity Distribution



Yield and Interest Income information is annualized. All yield information is shown gross of any advisory and custody fees and is based on yield to maturity at cost. Past performance is not a guarantee of future results.











3136G3U60	FNMA 1.25% 08/23/19	1,000,000.00	\$	1,000,000.00	99.124	\$	991,240.00	10/31/2018	1.25	8/23/2019	0.5132%	0.006414581	0.372935%
3136G4AR4	FNMA 1.25% 09/30/19	1,000,000.00	\$	1,000,000.00	98.973	\$	989,730.00	10/31/2018	1.25	9/30/2019	0.5132%	0.006414581	0.372935%
3136G4EL3	FNMA 1.125% 10/11/19	750,000.00	\$	743,516.61	98.833	\$	741,247.50	10/31/2018	1.63	10/11/2019	0.3849%	0.006261914	0.279701%
3135G0R39	FNMA 1.00% 10/24/19	1,250,000.00	\$	1,236,770.49	98.675	\$	1,233,437.50	10/25/2016	1.60	10/24/2019	0.6415%	0.010289988	0.466169%
3136G4FE8	FNMA 1.20% 10/28/19	1,000,000.00	\$	1,000,000.00	98.822	\$	988,220.00	11/16/2018	1.20	10/28/2019	0.5132%	0.006157998	0.372935%
3136G3Z40	FNMA 1.2% 11/22/19	345,000.00	\$	344,448.00	98.723	\$	340,594.35	8/23/2016	1.25	11/22/2019	0.1777%	0.002214801	0.128663%
3135G0ZY2	FNMA 1.75% 11/26/19	500,000.00	\$	501,589.31	99.195	\$	495,975.00	5/31/2017	1.64	11/26/2019	0.2566%	0.004202834	0.186467%
3136G0N49	FNMA 1.45% 04/15/20	250,000.00	\$	247,345.00	98.659	\$	246,647.50	10/31/2018	1.92	4/15/2020	0.1283%	0.00245935	0.093234%
3136G3YE9	FNMA 1.25% 07/27/20	715,000.00	\$	713,748.75	99.077	\$	708,400.55	9/29/2016	1.13	7/27/2020	0.3669%	0.004146129	0.266648%
3136G4GD9	FNMA 1.3% 07/28/20	755,000.00	\$	754,509.25	98.105	\$	740,692.75	11/2/2016	1.32	7/28/2020	0.3874%	0.005106468	0.281566%
3136G4NZ2	FNMA 1.7% 08/10/20	50,000.00	\$	49,207.25	98.700	\$	49,350.00	4/9/2018	2.40	8/10/2020	0.0257%	0.000616313	0.018647%
3136G3XP5	FNMA 1.2% 10/20/20	1,000,000.00	\$	998,500.00	97.637	\$	976,370.00	7/6/2016	1.24	10/20/2020	0.5132%	0.006342738	0.372935%
3136G04H1	FNMA 1.70% 11/13/20	250,000.00	\$	248,120.00	98.167	\$	245,417.50	9/18/2017	1.97	11/13/2020	0.1283%	0.002523496	0.093234%
3136G35L5	FNMA 1.25% 12/23/20	1,000,000.00	\$	997,000.00	97.530	\$	975,300.00	8/30/2016	1.32	12/23/2020	0.5132%	0.006789193	0.372935%
3135G0H55	FNMA 1.875% 12/28/20	250,000.00	\$	252,178.72	98.720	\$	246,800.00	5/9/2017	1.63	12/28/2020	0.1283%	0.002086022	0.093234%
3136G2Z91	FNMA 1.75% 02/26/21	250,000.00	\$	249,375.00	99.412	\$	248,530.00	2/22/2016	1.54	2/26/2021	0.1283%	0.001976974	0.093234%
3136G2ZQ3	FNMA 2.0% 02/26/21	2,000,000.00	\$	2,000,000.00	99.890	\$	1,997,800.00	2/26/2016	1.36	2/26/2021	1.0263%	0.013958129	0.745870%
3136G3JY2	FNMA 1.5% 04/28/21	500,000.00	\$	498,750.00	97.703	\$	488,515.00	5/6/2016	1.55	4/28/2021	0.2566%	0.003982172	0.186467%
3136G3NL5	FNMA 1.625% 05/25/21	250,000.00	\$	242,872.50	97.535	\$	243,837.50	10/31/2018	2.57	5/25/2021	0.1283%	0.003302226	0.093234%
3136G3H24	FNMA 1.55% 07/27/21	795,000.00	\$	794,761.50	97.339	\$	773,845.05	7/26/2016	1.56	7/21/2021	0.4080%	0.006347972	0.296483%
3136G3XF7	FNMA 1.25% 07/27/21	1,000,000.00	\$	996,500.00	96.049	\$	960,490.00	6/29/2016	1.32	7/27/2021	0.5132%	0.006789193	0.372935%
3136G3ZP3	FNMA 2.00% 07/28/21	1,000,000.00	\$	994,250.00	99.524	\$	995,240.00	7/28/2017	1.77	7/28/2021	0.5132%	0.009088179	0.372935%
3135G0N82	FNMA 1.25% 08/17/21	500,000.00	\$	500,776.97	96.838	\$	484,190.00	9/15/2017	1.22	8/17/2021	0.2566%	0.003122618	0.186467%
3136G3X26	FNMA 1.5% 08/24/21	1,220,000.00	\$	1,218,170.00	96.873	\$	1,181,850.60	8/2/2016	1.53	8/24/2021	0.6261%	0.009585026	0.454981%
3136G4EV1	FNMA 1.625% 10/28/21	3,000,000.00	\$	3,000,000.00	96.636	\$	2,899,080.00	10/12/2016	1.63	10/28/2021	1.5395%	0.025016867	1.118805%
3136G4RG0	FNMA 2.38% 04/25/22	250,000.00	\$	246,862.50	99.155	\$	247,887.50	10/31/2018	2.70	4/25/2022	0.1283%	0.003462591	0.093234%
FNMA TOTAL												25,880,000.00	
TOTALS		194,868,529.41		194,693,021.86			192,549,681.15				100.0000%	<u>1.688252209</u>	72.673269%

### U.S. TREASURY BONDS & NOTES

CUSIP	Security Name	Shares / Par	Investment Cost	Unit Price	Market Value	Date Acquired	Yield	Maturity Date	% Class	WAY	% Portfolio
912828SN1	T 1.5% 03/31/19	500,000.00	\$ 497,421.88	99.774	\$ 498,870.00	10/31/2018	1.95	3/31/2019	7.1429%	0.139285714	0.186467%
912828F39	T 1.75% 09/30/19	5,000,000.00	\$ 4,957,335.90	99.352	\$ 4,967,600.00	7/27/2018	2.60	9/30/2019	71.4286%	1.853571429	1.864674%
912828X96	T 1.50% 05/15/20	500,000.00	\$ 492,421.88	98.578	\$ 492,890.00	9/19/2017	2.18	5/15/2020	7.1429%	0.155857143	0.186467%
912828H86	T 1.5% 01/31/22	750,000.00	\$ 718,986.62	97.145	\$ 728,587.50	10/31/2018	2.67	1/31/2022	10.7143%	0.286392857	0.279701%
912828XG0	T 2.125% 06/30/22	250,000.00	\$ 245,240.00	98.813	\$ 247,032.50	3/12/2018	2.59	6/30/2022	3.5714%	0.092428571	0.093234%
TOTALS		7,000,000.00	\$ 6,911,406.28		\$ 6,934,980.00				100.0000%	<u>2.527535714</u>	2.610544%

	Shares / Par	Investment Cost	Market Value
<b>TOTAL HOLDINGS</b>	<b>\$ 268,143,338.17</b>	<b>\$ 267,675,565.85</b>	<b>\$ 265,353,103.95</b>

Weighted Average Yield	Weighted Average Maturity
<b>1.893</b>	<b>1.6744</b>
1.937	2.191

Prior Quarter

\$ 272,563,926.00	\$ 272,154,415.00	\$ 267,938,791.00
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*Barney Wright*  
Barney Wright, Treasurer

# Warren County Board of Elections

## Voting Equipment Selection

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### **Background:**

The Ohio Secretary of State ordered all Board of Elections to purchase new equipment before the 2020 election season. The State awarded each county Board of Election office appropriations from the capital budget to replace the aging voting equipment. Warren County's share is \$2.1 million to help offset the cost of new equipment.

The current voting equipment was purchased in early 2005 with HAVA funds. We have 185 ES&S M100 voting units and 95 Automark Voter Assist Terminals. Although these machines are holding up and producing accurate results, they are showing their age. Each year we are repairing more and more equipment.

### **Demonstrations:**

There are 5 voting machine vendors approved to sell certified equipment in Ohio. Over the past year the WCBOE has interviewed these voting machine vendors and had in-house demonstrations.

For the past year we have attended multiple demonstrations including six held in our office. We invited our County Administrator, a specific group of our seasoned poll workers and troubleshooters. After each of the demonstrations we solicited feedback on the equipment presented.

### **Bids:**

We went out for official bid in early 2018 (state pricing was negotiated through DAS and reflected below.) We received bids ranging from \$1.29-\$3.1 million dollars.

- *Current Vendor* ES&S Express Vote (touch screen) \$3.1 million plus \$143,079 yearly after year five of contract.
- Clear Ballot (paper ballot system) \$1.798 million plus \$87,730 yearly after year five of contract.
- Dominion (paper ballot system) \$1.6 million plus \$113,640 yearly after year five of contract.
- Hart (paper ballot system) \$1.6 million plus \$75,000 yearly after year five of contract.
- *Current Vendor* ES&S DS200 (paper ballot system) \$1.29 million plus \$86,338 yearly after year five of contract.

After the November 2018 Election, based on recommendations from the Director and Deputy the field of potential vendors was narrowed down to two; Clear Ballot and ES&S.

Both vendors were invited to present another in house demonstration.

### **Selection:**

The WCBOE Board Members met in session on January 15, 2019 to discuss the voting equipment options. It was decided that although the Board liked some features of the ES&S Express Vote, there were price and future technology concerns with this equipment. Therefore the Clear Ballot system was chosen unanimously. There were concerns with Clear Ballot about the newness of the company and what type of technical support we could expect from them. For that reason the Board had the Director draft an addendum to Clear Ballot's contract to address these concerns.

Clear Ballot is a paper based system that can digitally scan the ballot and adjudicate Election Day ballots post-election. This means that we will be able to review ballots that were not counted at the polls and determine if the voter missed

the oval on specific races on the entire ballot. This should result in a more accurate count of the vote each election compared to how the ballots are scanned now.

Clear Ballot's bid came in at \$1.798 million dollars which will be 100% covered by the State award and no out of pocket expense will be incurred to purchase this equipment.

**Cost Savings:**

Clear Ballot's ballot cost is considerably lower than what we have been charged in the past. We will be paying around \$0.16 for Election Day ballots and \$0.15 for absentee. Today we are paying \$ \$0.27 and \$0.45.

We should save an average of \$30,000-\$40,000 per year on ballots. We are at a breakeven point on the maintenance, hardware and licensing fees compared with today's numbers.

**Additional Needs Not Covered by State Funds:**

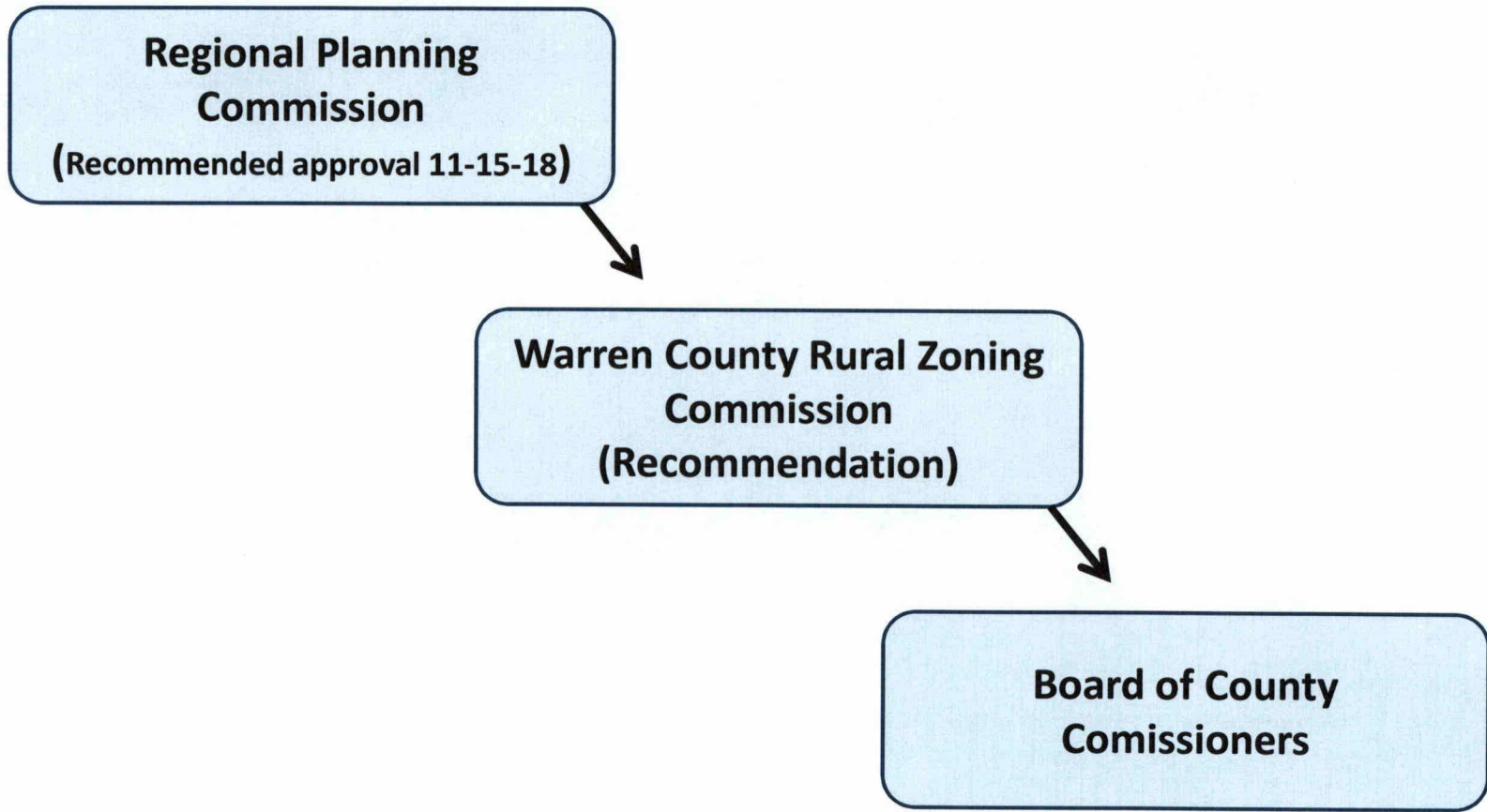
Voting Booths- In 2015 we replaced our 30+ year old voting booths with folding tables. These tables have not held up as expected and unfortunately are almost at the end of their usable life. Replacing these with industry standard voting booths would cost around \$125,000. The units would come with a 5-10 year warranty.

**Disposal of Old Equipment:**

Since all Counties will be getting new voting equipment, our current voting equipment will now be obsolete. By law we are very limited on how we can dispose of equipment purchased with HAVA funds. After consulting with our legal counsel, we recommend that the commissioners pass a Resolution to deem our voting equipment obsolete. We will then be able to send the equipment to a local recycling company for proper destruction. Our metal ballot boxes have value and we should send out an RFP for disposal. We also have 265 voting machine cases that may have value and could list them on GovDeals.

<b>CASE #</b>	<b>2018-03</b>	
<b>APPLICANT/OWNER/AGENT</b>	<b>STEPHEN DEGER/MIKE WILLIAMS</b>	
<b>TOWNSHIP</b>	<b>TURTLECREEK</b>	
<b>PROPERTY LOCATION</b>	<b>ADDRESS</b>	<b>2260 N ROUTE 48</b>
	<b>PIN</b>	<b>09-32-300-010-0</b>
<b>PROPERTY SIZE</b>	<b>70.39 ACRES 554 FEET OF ROAD FRONTAGE</b>	
<b>CURRENT ZONING DISTRICT</b>	<b>"R1" SINGLE FAMILY RESIDENTIAL</b>	
<b>FUTURE LAND USE MAP (FLUM) DESIGNATION</b>	<b>SINGLE FAMILY RESIDENTIAL</b>	
<b>EXISTING LAND USE</b>	<b>RESIDENTIAL/AGRICULTURAL</b>	
<b>ZONING REQUESTED</b>	<b>"PUD" PLANNED UNIT DEVELOPMENT</b>	
<b>ISSUE FOR CONSIDERATION</b>	<b>REZONE FROM "R1" SINGLE FAMILY TO "PUD" PLANNED UNIT DEVELOPMENT</b>	

# Rezoning Process



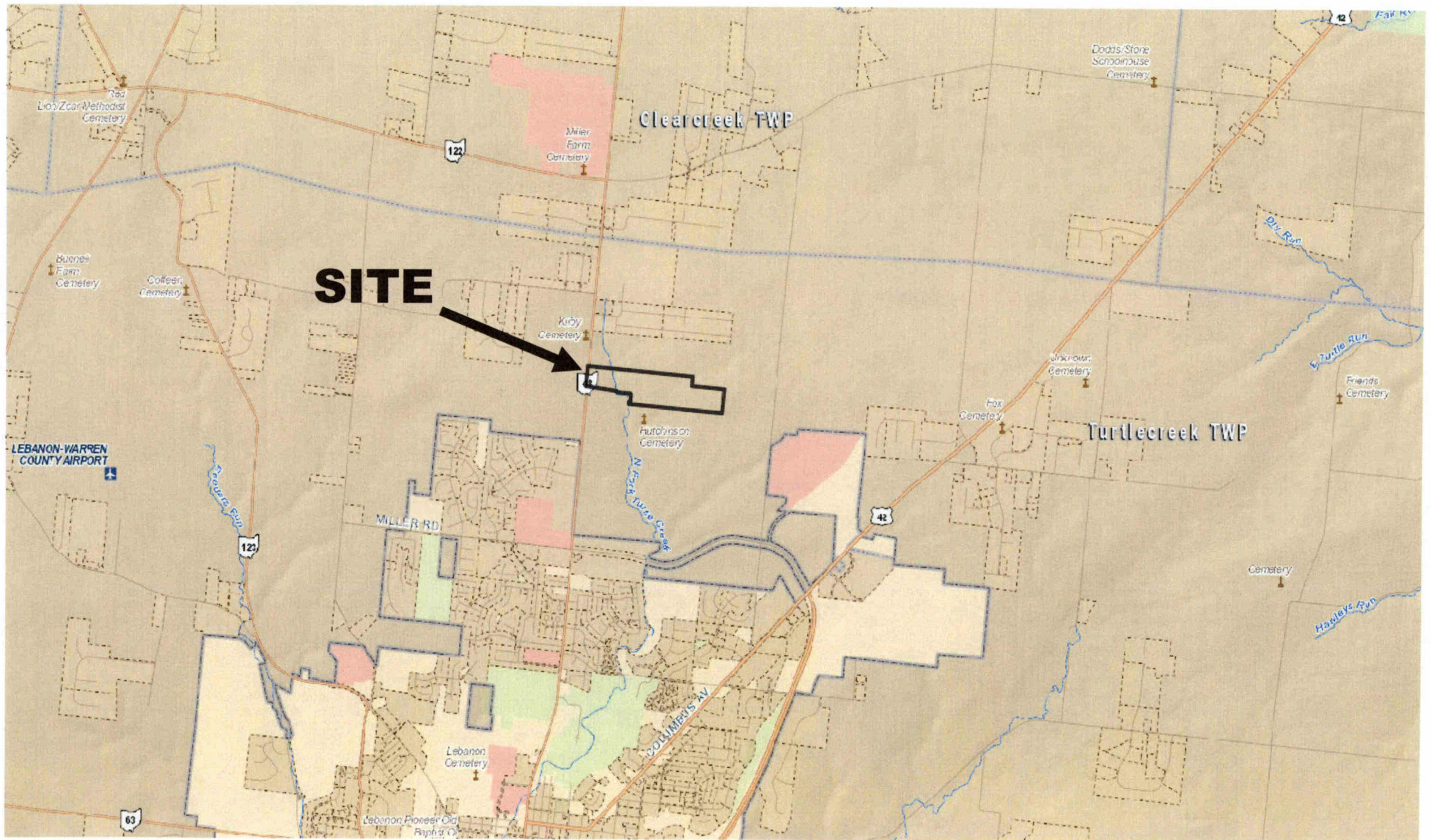
# Aerial Map

2018-03



# Vicinity Map

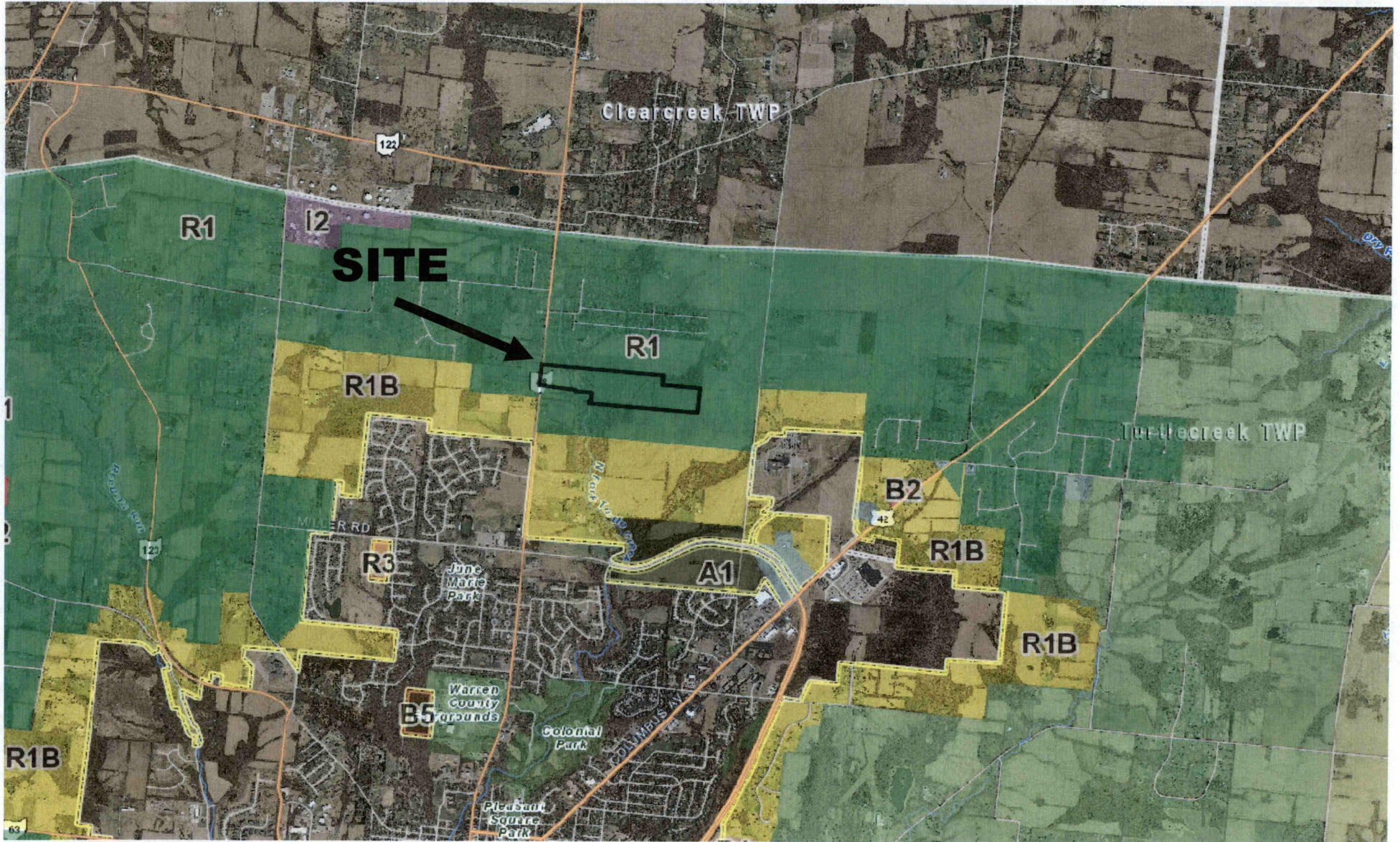
2018-03





# Zoning Map

2018-03

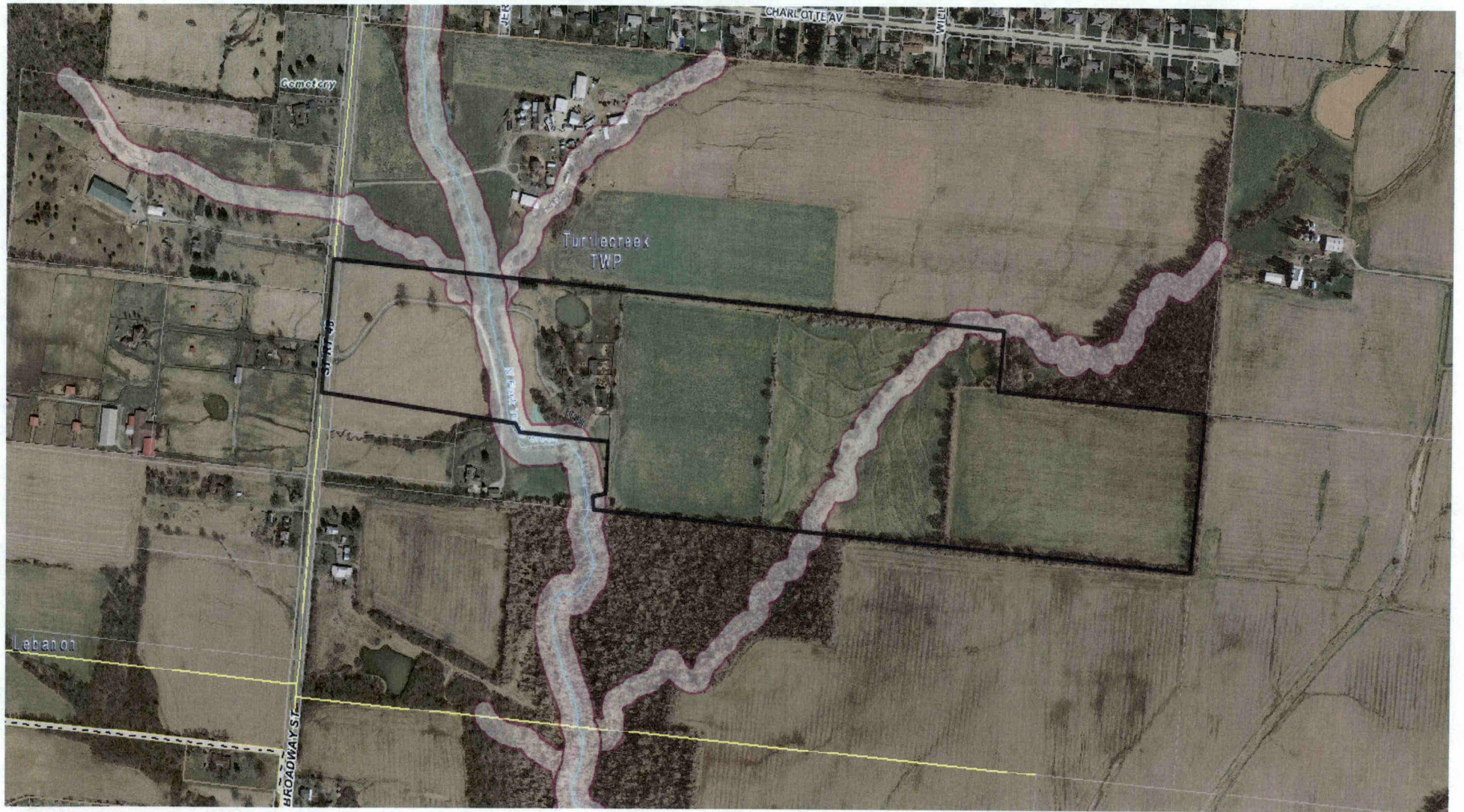


# Flood Map

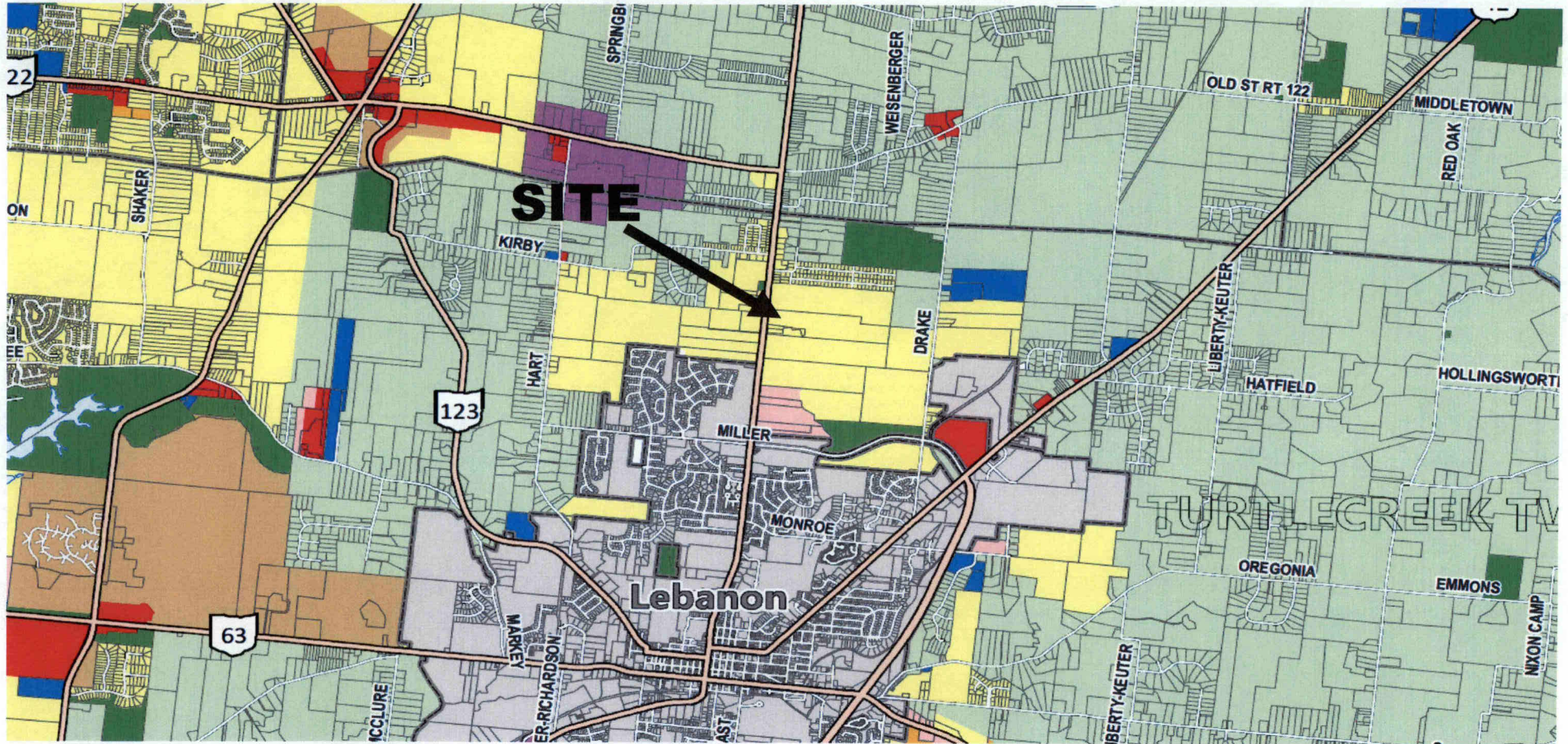
2018-03



# STREAM PROTECTION OVERLAY 2018-03



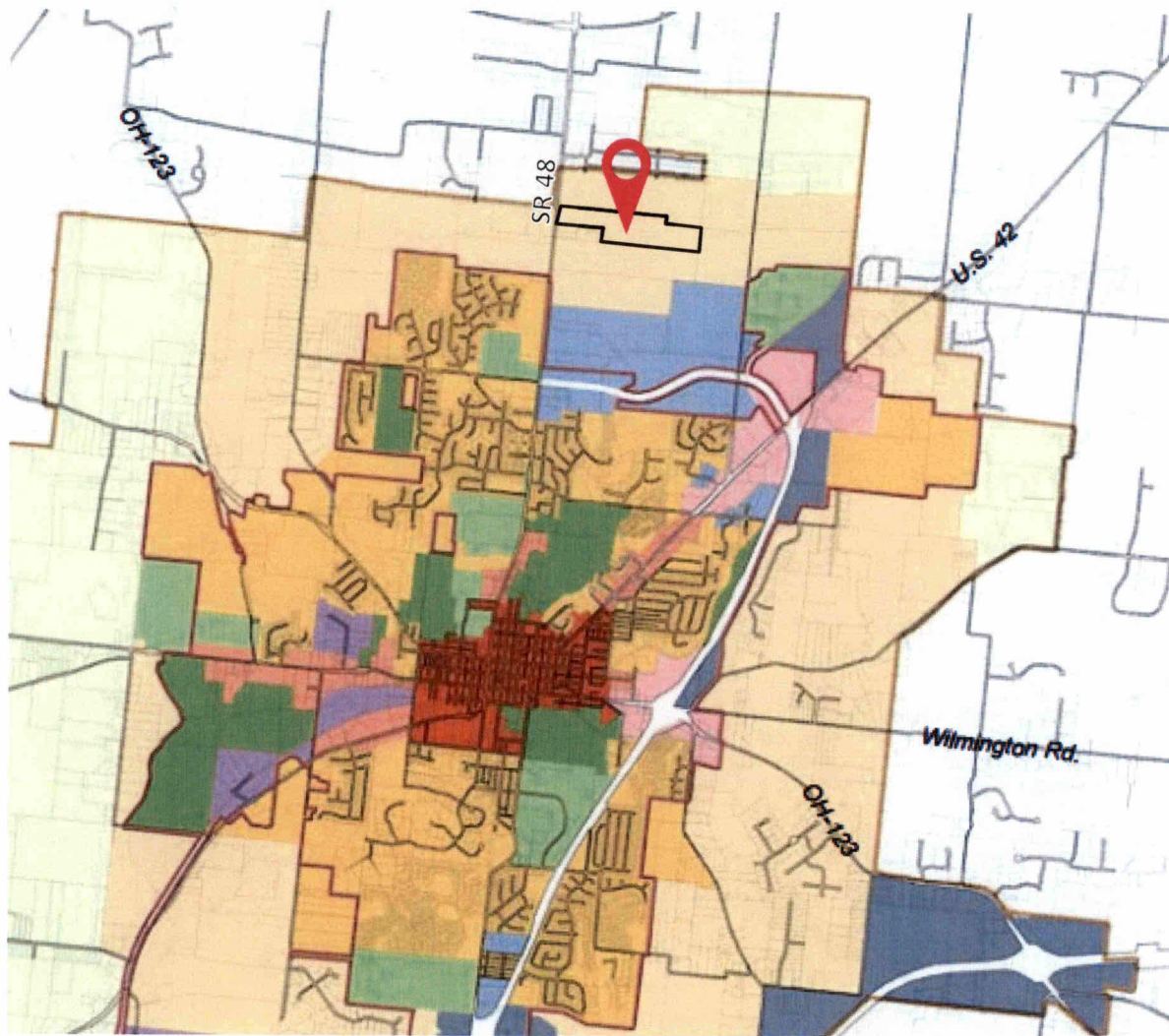
# Comprehensive Plan-Land Use Element



## Legend

County Boundaries	Future Land Uses	Public-Semi-Public	Office Park	Salem Township Additional Uses
Political Subdivisions	Agricultural-Rural Residential	Parks and Recreational-Open Space	Regional Highway Commercial	Mixed Use Light Industrial/Office
Parcels	Commercial	Single Family Residential	Town Center Mixed Use	Mixed Use
Lakes and Rivers	Industrial	<b>Deerfield Township Character Areas</b>	<b>Clearcreek Township Additional Uses</b>	<b>Union Township Additional Uses</b>
Municipalities	Mixed-Use Neighborhood	Low Density Rural Neighborhoods	Township Residential	Low Density Residential
	Multi-Family Residential	Medium Density Rural Neighborhoods	<b>Hamilton Township Additional Uses</b>	<b>Wayne Township Additional Uses</b>
	Office	Neighborhood Mixed Use	Rural Residential	Mixed Use Commercial/Industrial
	Protection Area	Neighborhoods	Single Family Residential	Mixed Use Residential

# Lebanon's Comprehensive Plan



## LEGEND

- Professional Office
- Freeway Commerce
- Neighborhood Residential
- Transition Rural Residential
- Conservation Residential
- Industrial District
- Civic Space
- Park Space
- Current Corporate Boundary
- Study Area
- Downtown District
- Corridor Mixed-Use
- Retail District

# City of Lebanon

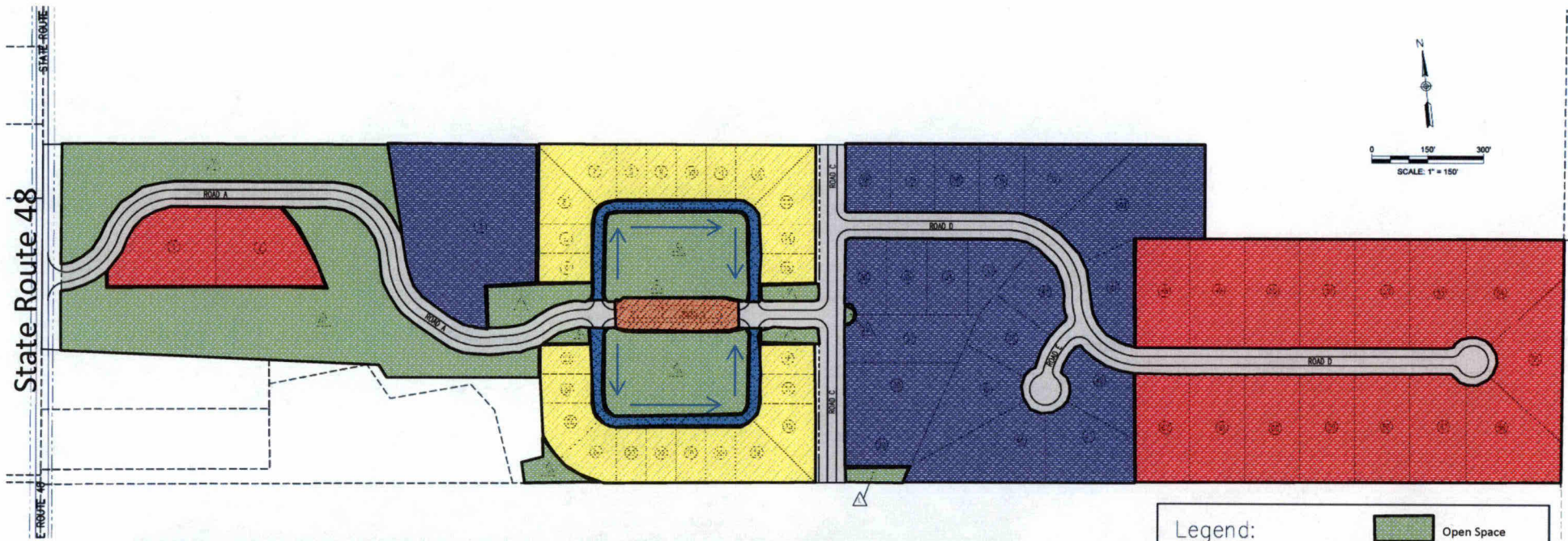
## Rural Transitional Residential District

- Moderate densities with preserved open spaces that create a low density feel.
- Units should be clustered with open space to preserve the natural features of the site and to provide buffers between the roadways and the homes.
- One (1) to one and a half (1.5) dwelling unit per gross developable acre.

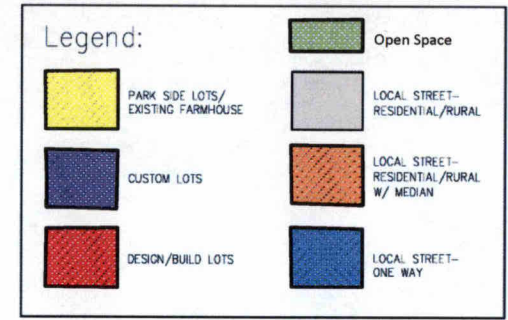
	Current Zoning (R-1)	Proposed Zoning	Rural Transitional Residential
Development Potential (units)	35 units	62 units	70-100 units



# Site



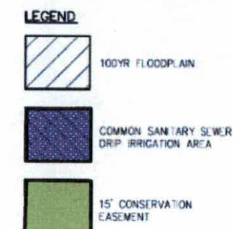
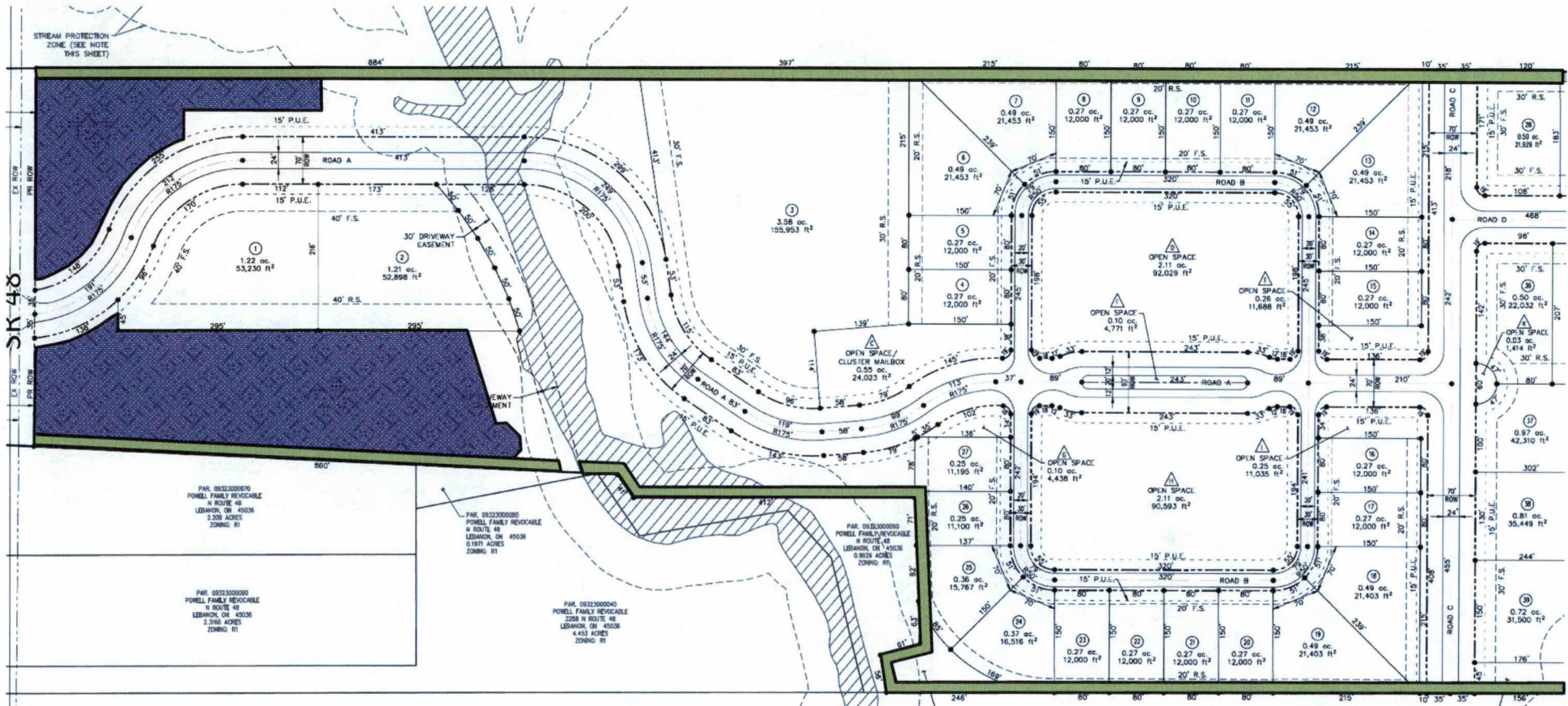
Structure Type	Minimum Front Yard Setback	Minimum Side Yard Setback	Minimum Rear Yard Setback
Principal (Park Side Lots)	20'	5' min (10' total)	20'
Principal (Custom Lots)	30'	7.5' min. (20' total)	30'
Principal (Design/Build Lots)	40'	10' min. (30' total)	40'



- 70.39 acres
- 62 lots total
- 14.6 acres of open space  
20.8% of the site



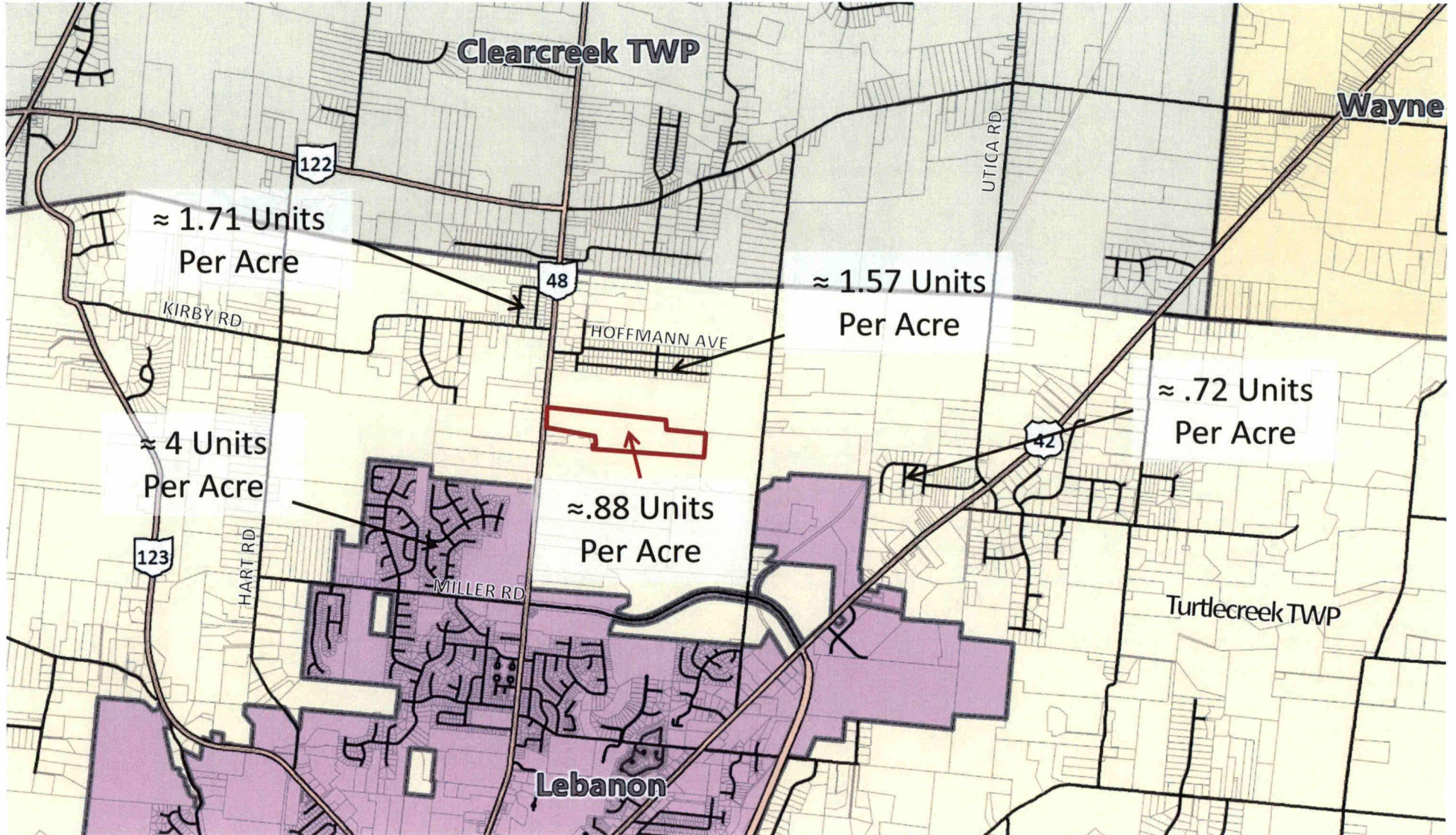
# Sanitary Sewer, Preservation Easement, 100 Year Floodplain



# Zoning Comparison

	R1 Zone	PUD Proposal
Density (Gross)	0.5 du/acre	0.88 du/acre
Minimum Lot Size (acre)	1.25	Parkside: 0.25 Custom: 0.50 Design/Build: 1.0
Minimum Frontage	> 2 ac. 140'	80' / 110' / 140'
Minimum House Size Square Feet (SF)	1,200 SF	Parkside: 1,500 SF Custom: 2,000 SF Design/Build: 2,500 SF
Minimum Open Space	None	20.8% of site
Sidewalks	1 side of road	Park Side Lots Only

# Surrounding Subdivisions



## **Staff Recommended Conditions**

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by one of the following conditions.
2. Compliance with the Warren County Rural Zoning Code & the Warren County Subdivision Regulations.
3. Compliance with the Revised PUD Standards or as modified during the rezoning process.
4. No less than 14 acres of the site may be used for open space.

**Cont.**

5. Landscaping shall be proposed and approved at Stage 2 Preliminary Site Plan.
6. Provide sidewalks on one side of street for the “Park Side Lots” and provide connection to the postal facility cluster units.
7. The total number of dwelling units shall not exceed 62.

## Staff Recommended Code Standards

1. The Trustees request that the Declaration of Covenants that are recorded relating to this PUD require that building requirements be clearly stated in conformity with the design standards and materials that have been provided by the builder and that any amendments to the building standards must have approval by a majority vote of the Turtlecreek Township Board of Trustees.
2. The south stub street should be required to consist of a turnaround for emergency vehicles.
3. That the sidewalks and lighting for the PUD will remain private and will not be dedicated to the township for public maintenance.
4. There will not be a lighting district established for this PUD.
5. The landscape lighting requirements will be incorporated into the Declaration of Covenants for the PUD.  
**# 6 Removed by RZC and to be discussed at BOCC hearing in more detail**
6. That a reasonable reserve fund be established and maintained by the HOA to provide for repair and replacement of any wastewater systems and underground storm water systems. Said reserve funds to be funded over a period of not more than 20 years from HOA dues. Said dues to cease once the reserve funds are fully funded and replenished when used.