



**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 – July 12, 2011**

The Board met in regular session pursuant to adjournment of the July 11, 2011, meeting.

David G. Young - present

Pat Arnold South - present

Tom Ariss - present

Tina Davis, Clerk - present

Minutes of the July 7, 2011 meetings were read and approved.

- 11-0939      A resolution was adopted to approve Notice of Intent to Award Bid to Allstate Tower Co., Inc. for the 300ft Guyed Tower Removal Project. Vote: Unanimous
- 11-0940      A resolution was adopted to approve Change Order #M-01 with Frye Mechanical Inc. Mechanical Trades Contractor relevant to the Warren County Jail Medium Security Control Room Renovation. Vote: Unanimous
- 11-0941      A resolution was adopted to approve Change Order #GT-03 with Kramer & Feldman Inc. General Trades Contractor relevant to the Warren County Common Pleas Court Building Energy Efficiency Improvement Project at 500 Justice Drive Common Pleas Court Building. Vote: Unanimous
- 11-0942      A resolution was adopted to acknowledge receipt of June 2011 Financial Statement. Vote: Unanimous
- 11-0943      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 Workforce One of Warren County. Vote: Unanimous

- 11-0944 A resolution was adopted to enter into Contract with Barrett Paving Materials, Inc. for the Mason-Montgomery Roadway Improvements Project. Vote: Unanimous
- 11-0945 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 11-0946 A resolution was adopted to approve Bond Release for Bridgestone Retail Operations, LLC for completion of improvements in Arbor Square Block E Lot 37 situated in Deerfield Township. Vote: Unanimous
- 11-0947 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 Regency Park Estates, Section 7 Block B situated in Hamilton Township. Vote: Unanimous
- 11-0948 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Rhein Natorp Development Co., LLC for installation of certain improvements in Long Cove, Phase 4B situated in Deerfield Township. Vote: Unanimous
- 11-0949 A resolution was adopted to enter into Street and Appurtenances (including Sidewalks) Security Agreement with Rhein Natorp Development Co. LLC, for installation of certain improvements in Long Cove, Phase 4B situated in Deerfield Township. Vote: Unanimous
- 11-0950 A resolution was adopted to approve the following Replat. Vote: Unanimous
- 11-0951 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 11-0952 A resolution was adopted to approve Appropriation Adjustment from Commissioners General Fund #101-1110 into Juvenile Detention Center Fund #101-2600. Vote: Unanimous
- 11-0953 A resolution was adopted to approve Appropriation Adjustments within Adult Probation Fund #101-1223. Vote: Unanimous
- 11-0954 A resolution was adopted to approve Appropriation Adjustment within Common Pleas Court Fund #280. Vote: Unanimous
- 11-0955 A resolution was adopted to approve Appropriation Adjustment within Emergency Services / EMA Fund #264-2800. Vote: Unanimous
- 11-0956 A resolution was adopted to approve Appropriation Adjustment within Warren County Pretrial Services Fund #101-1222. Vote: Unanimous

- 11-0957 A resolution was adopted to approve Appropriation Adjustment within Economic Development Fund #101-1116. Vote: Unanimous
- 11-0958 A resolution was adopted to approve an Appropriation Adjustment within the Clerk of Courts Computer Fund #282-1410. Vote: Unanimous
- 11-0959 A resolution was adopted to Approve an Appropriation Adjustment within the Clerk County Court Fund #101-1282. Vote: Unanimous
- 11-0960 A resolution was adopted to approve Appropriation Adjustment within Motor Vehicle Fund #202. Vote: Unanimous
- 11-0961 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 11-0962 A resolution was adopted to Cancel Regularly Scheduled Commissioners' Meeting of Thursday, July 14, 2011, Thursday, July 21, 2011 and Thursday, July 28, 2011. Vote: Unanimous
- 11-0963 A resolution was adopted to approve 4 Mill Collection in the Levy Approved for the Warren County Board of Developmental Disabilities. Vote: Unanimous
- 11-0964 A resolution was adopted to adopt Warren County Tax Budget for Year 2012. Vote: Unanimous
- 11-0965 A resolution was adopted to declare the necessity for Renewal of a Levy for Senior Citizens Services. Vote: Unanimous
- 11-0966 A resolution was adopted to approve an appropriation Adjustment within the Clerk of Courts Certificate of Title Administration Fund #250-1260. Vote: Unanimous
- 11-0967 A resolution was adopted to approve Appropriation Adjustment within Warren County Community Corrections Fund #101-1224. Vote: Unanimous
- 11-0968 A resolution was adopted to approve Supplemental Appropriation Adjustment into Domestic Shelter Fund #233. Vote: Unanimous
- 11-0969 A resolution was adopted to approve Appropriation Adjustment from Commissioners General Fund #101-1110 into Juvenile Probation Fund #101-2500. Vote: Unanimous
- 11-0970 A resolution was adopted to hire Tony Weissmann as a Part-Time Building and Electrical Inspector III within the Warren County Building and Zoning Department. Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent

11-0971            A resolution was adopted to hire Danny J. Joseph as a Part-Time Building and Electrical Inspector III within the Warren County Building and Zoning Department. Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent

DISCUSSIONS

---

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

---

On motion, bids were closed at 9:15 a.m. this 12<sup>th</sup> day of July and the following bids were received, opened and read aloud for FY2010 Wayne Township Street Improvements Project for the Warren County Office of Grants Administration:

Barrett Paving Materials, Inc. Dayton, Ohio	\$ 113,696.60
Cox Paving Leesburg, Ohio	\$ 129,968.00
J.K. Meurer Corp. Loveland, Ohio	\$ 135,882.00
Melvin Asphalt Paving Sabina, Ohio	\$ 118,416.00
Normac Company LLC Middletown, Ohio	\$ 131,396.00

Jerry Haddix, Coordinator, Office of Grants Administration will review bids for a recommendation at a later date.

---

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:05 a.m. to discuss personnel matters within Building Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 9:20 a.m.

---

PUBLIC HEARING

2012 TAX BUDGET

The Board met this 12<sup>th</sup> day of July 2011, in the Commissioners Meeting Room to consider the 2012 Tax Budget.

Tiffany Zindel, OMB Director, presented the proposed Tax Budget that contains a \$66.7 million request. She explained that the \$66.7 million proposed budget includes a debt services payment of \$3.4 million from an anticipated borrowing of \$25 million for the Warren County Common Pleas Court Expansion, Probate-Juvenile Court Renovations and a new E-911 system. She then explained that if the Board does not borrow that amount, the anticipated expense would be reduced.

Mrs. Zindel stated that the anticipated revenue for 2012 is estimated at \$53.2 million due to additional decreases in investment income. She explained to those present for the public hearing that the tax budget is the “wish list” from all elected officials, agency and department heads. She stated that the proposed tax budget shows an 8% increase due to the amount included for debt service payment. She stated that if you back out the debt service amount, it reflects a 2 – 3% increase in the actual budget and that increase is mostly capital purchases (such as Sheriff’s cruisers) that have been delayed in purchasing that last few years due to the economy.

Mrs. Zindel stated that the borrowing of \$25 million is a worst case scenario budget wise. She stated that the proposed budget for Common Pleas Court is \$13 million, Probate-Juvenile is \$5 million and the new radio system (E-911) is \$7 million.

Commissioner Young stated he is not completely sold as to what the immediate needs are in the Common Pleas Court. He then stated that, with his vote, we will not be borrowing \$25 million next year.

There was discussion relative to the desire of the Board to have a work session with the architect relative to where we are in the project process. The Board requested Mrs. Zindel and Ms. Davis to schedule a work session with the architect for an update.

There was then discussion relative to the need to collect the full millage from the Board of Developmental Disabilities Levy.

The Board stated that the voters have approved this levy and they have been convinced of the need for the full collection due to the increase in services that have been provided as well as the elimination of a waiting list.

Upon further discussion the public hearing was closed and the Board resolved (Resolution #11-0963) to approve 4 mill collection in the levy approved for the Warren County Board of Developmental Disabilities and (Resolution #11-0964) to adopt the Warren County Tax Budget for year 2012.

---

Dave Gully, County Administrator, was present along with Suzanne Burke, Council on Aging, and numerous representatives from elderly services providing agencies, to give a progress report on the current financial status of the Elderly Services Levy funds as to discuss the fact that the levy will be expiring this year.

Ms. Burke presented a PowerPoint presentation as to the need for a levy, the program history, what services are provided through the levy, how the Elderly Services Program operates, the number of clients that are benefitted from the levy services and a cost analysis of how the funds are spent and what will be utilized the last funding year of the levy. She also provided a copy of the 2010 Annual Report of the Elderly Services Program.

Ms. Burke requested the Board consider allowing a bond renewal to go on the ballot in November. She stated that without the Elderly Services Levy funds, the services necessary to help care for the seniors in Warren County will not be available. She then stated that they are only requesting a renewal, not an increase or a replacement levy at this time and without the levy approval, the program will end. She then informed the Board that, even with an approved renewal, services may not be able to be provided at the current level, due increases in population and costs.

Upon further discussion, the Board resolved (Resolution #11-0965) to declare the necessity for Renewal of a Levy for Senior Citizens Services.

---

On motion, upon unanimous call of the roll, the Board entered into executive session at 10:54 a.m. to discuss personnel matters within Building Services and the Building Department pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 11:50 a.m.

---

Commissioner Young exited the meeting at 11:00 a.m.

---

Stan Williams and Robert Ware, Regional Planning, were present along with Mike Yetter, Zoning Supervisor, Fred Grimm, Rural Zoning Commission, and Bruce McGary, Assistant Prosecutor, were present for a work session to discuss the proposed Warren County Rural Zoning Code Re-write.

---


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 July 12, 2011, in compliance with Section 121.22 O.R.C.

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