



**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 – August 5, 2014**

The Board met in regular session pursuant to adjournment of the July 29, 2014, meeting.

Pat Arnold South - present

Tom Ariss - present

David G. Young - present

Tina Osborne, Clerk - present

Minutes of the July 29, 2014 meeting were read and approved.

- 14-1187      A resolution was adopted to designate Family and Medical Leave of Absence to Amy Hensley, Administrative Support, within the Water and Sewer Department. Vote: Unanimous
- 14-1188      A resolution was adopted to designate Family and Medical Leave of Absence to Martin Scott, MIS Specialist II, within the Job and Family Services, Human Services Division. Vote: Unanimous
- 14-1189      A resolution was adopted to designate Family and Medical Leave of Absence to John McIntosh, Sewer System Maintenance Package Plant Operator III, within the Water and Sewer Department. Vote: Unanimous
- 14-1190      A resolution was adopted to create Rates and Charges for the County Storm Water management District No. 1 in accordance with Section 6117 of Ohio Revised Code. Vote: Unanimous
- 14-1191      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

MINUTES  
AUGUST 5, 2014  
PAGE 2

- 14-1192 A resolution was adopted to approve and authorize the President of the Board to enter into Classroom Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 14-1193 A resolution was adopted to approve and Adopt the Addendum to the Contract with ABS Business Products on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 14-1194 A resolution was adopted to approve Notice of Intent to Award Bid to W.E. Smith Construction for the Concrete Repair Project for Warren County Bridges. Vote: Unanimous
- 14-1195 A resolution was adopted to Waive Fees associated with Family Montessori School of Lebanon. Vote: Unanimous
- 14-1196 A resolution was adopted to Reject bids received for the Sluice Gate Replacement and Repair Project. Vote: Unanimous
- 14-1197 A resolution was adopted to enter into Contract with WG Stang LLC for the Greentree Road Roadway Improvements Phase II Project. Vote: Unanimous
- 14-1198 A resolution was adopted to establish Dog Registration Fee pursuant to Ohio House Bill 483. Vote: Unanimous
- 14-1199 A resolution was adopted to establish Dog and Kennel Fees. Vote: Unanimous
- 14-1200 A resolution was adopted to approve and authorize the Submission of the Warren County Consolidated Annual Performance and Evaluation Report (CAPER) relative to the Community Development Block Grant Entitlement Program. Vote: Unanimous
- 14-1201 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 14-1202 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 14-1203 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41 (d) (1). Vote: Unanimous
- 14-1204 A resolution was adopted to approve Bond Release for Hills Properties, Ltd for completion of improvements in Heritage Pointe situated in Deerfield Township. Vote: Unanimous

- 14-1205 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Agreement with M/I Homes of Cincinnati LLC for installation of certain improvements in the Estates at Hawthorne Manor, Section 5A situated in Hamilton Township. Vote: Unanimous
- 14-1206 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 5-A, situated in Hamilton Township. Vote: Unanimous
- 14-1207 A resolution was adopted to approve the following Record Plats.  
Vote: Unanimous
- 14-1208 A resolution was adopted to approve Expense Adjustment within the Workforce Investment Act Fund #258. Vote: Unanimous
- 14-1209 A resolution was adopted to approve Supplemental Appropriation into Board of Elections Fund #101-1300. Vote: Unanimous
- 14-1210 A resolution was adopted to approve Supplemental Appropriation Adjustment into Sheriff's Office Fund #287. Vote: Unanimous
- 14-1211 A resolution was adopted to approve Appropriation Adjustment within Emergency Services / Communications Center Fund #101-2850.  
Vote: Unanimous
- 14-1212 A resolution was adopted to approve Appropriation Adjustment within County Garage Fund #101-1620. Vote: Unanimous
- 14-1213 A resolution was adopted to approve an Appropriation Adjustment within Telecom Fund #101-2810. Vote: Unanimous
- 14-1214 A resolution was adopted to approve Appropriation Adjustment from Juvenile Probation Fund #101-2500 into Juvenile Court Fund #101-1240.  
Vote: Unanimous
- 14-1215 A resolution was adopted to approve Appropriation Adjustment within Common Pleas Court / Probation Improvement and Incentive Grant Fund #289.  
Vote: Unanimous
- 14-1216 A resolution was adopted to approve an Appropriation Adjustment within Child Support Enforcement Agency Fund #263. Vote: Unanimous
- 14-1217 A resolution was adopted to authorize payment of Bills. Vote: Unanimous



- 14-1218 A resolution was adopted to begin Thursday, August 07, 2014, Commissioners' meeting at 4:45p.m. Vote: Unanimous
- 14-1219 A resolution was adopted to authorize President of the Board of County Commissioners to sign Union Agreement on behalf of the Warren County Sheriff's Office and Warren County Deputy Sheriff's Benevolent Association. Vote: Unanimous
- 14-1220 A resolution was adopted to waive excess Sewer Charges over 8,300 gallons for 9901 David Road in Loveland, Ohio. Vote: Unanimous
- 14-1221 A resolution was adopted to declare an Emergency and Waive Competitive Purchasing Requirements relative to used office furniture for the New Justice Drive Office Building. Vote: Unanimous

#### DISCUSSIONS

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

---

Susan Spencer, Personnel Officer, was present to introduce new hires for the months of June and July.

---

On motion, bids were closed at 9:15 a.m. this 5<sup>th</sup> day of August and the following bids were received, opened and read aloud for the FY2013 Harveysburg Parking Lot, Sidewalk and Fire Sign Safety Project for the Warren County Office of Grants Administration:

J.K. Meurer Loveland, Ohio	\$ 82,005.00
Rauch Excavating Morrow, Ohio	\$ 84,350.00

Susanne Mason, Project Manager, Warren County Office of Grants Administration will review bids for a recommendation at a later date.

Chris Brausch, Sanitary Engineer, was present for a work session to discuss the following matters:

1. Deerfield Apartments/Deerfield Commons—a developer is proposing to connect to a private sanitary sewer line with a private pump station through the adjacent apartment complex, Nantucket, in Deerfield Township along SR 22-3.

Mr. Brausch stated that with the Nantucket apartments and townhouses were construction, the County allowed the developer to construct a private sanitary sewer line along with a private pump station in order to accommodate the sewer flow through the Townsley Drive area rather than the SR 22-3 sewer main due to capacity issues of the line.

There was much discussion relative to the legality of a private developer granting sanitary sewer access to an adjacent property owner.

There was also much discussion relative to the extreme number of proposed units proposing to be constructed on approximately 11 acres.

Bruce McGary, Assistant Prosecutor, stated he would research the legality of the proposal and also informed the Board of the need to object to the proposal through the Ohio Environmental Protection Agency.

2. Beacon Hill Apartments—Mr. Brausch informed the Board of the desire of the developer to change the proposed row house concept of the development to apartment. He stated that the sanitary sewer capacity for the property was planned for the proposed density and was allocated to the property prior to development.

Upon discussion, the Board stated that they have no objections to Mr. Brausch proving the necessary approval for the sewer capacity.

3. Davis Road Excess Sewer Charge Waiver—A property owner along Davis Road had a water softener malfunction while the property was pending sale and the final bill was in excess of \$1000 due to the water leak.

Upon discussion, the Board resolved (Resolution #14-1220) to waive the excess sewer charges and that the sewer charges for 9901 Davis Road in Loveland be adjusted to 8,300 gallons for the billing periods in which the leak occurred.

4. Mr. Brausch informed the Board that they would be seeing temporary work agreement with adjacent property owners to the Lower Little Miami Wastewater Treatment Plant.

Mr. Brausch stated that it had been brought to their attention that there are dying ash trees on County property along the property lines and it is necessary to have the trees removed in order to prevent any property damage to the adjacent properties.

5. Village of Morrow wholesale water proposal—The Village of Morrow has requested a price quote from Warren County relative to the sale of wholesale water to the Village.
6. Customer Deposit Policy—Mr. Brausch stated that there remains approximately 100 water customers that have water meters located on the inside of their homes.

Mr. Brausch stated the desire to amend the policy relative to renter deposits to not allow a water deposit on those properties and to require the water service to remain in the property owners name due to the inability to disconnect water service in the event the bill is not paid.

The Board stated their agreement to amend the policy for those circumstances.

---

Jim Aumann, County Treasurer, was present along with Jim Spaeth, Clerk of Courts, for a meeting of the Investment Advisory Board.

Mr. Aumann presented the following report as of June 30, 2014:

Total agency securities	\$ 74,589,637
Total LAM Holdings	\$ 66,378,878
Total bank CD's	\$ 8,000,000
Total STAR Ohio/STAR Plus	\$ 15,416,845
Total Various Purpose Special Assessment GO/REV Bonds	\$ 3,990,095
Total Accounts as of June 30, 2014	\$168,375,455
Total year to date interest to General fund	\$ 578,501

Mr. Aumann presented a resume of Michael Fink, Managing Director of Raymond James, and stated that, upon his request, Mr. Fink has completed an independent review of Warren County's Managed Accounts.

Mr. Aumann stated that upon investigation, Mr. Fink found that Warren County is paying too much for the services that are being provided. He stated that upon review, 5/3 Bank and LCNB were charging the most to Warren County. He then stated that 5/3 Bank charged more in fees than Warren County made on the investments.



There was discussion relative to the fee structure and the higher the amount of money invested with one company, the lower the fee structure would be.

There was discussion relative to Warren County's previous policy to not invest all money with one entity.

Upon further discussion, upon motion of Mr. Spaeth, being seconded by Mrs. South, the Investment Advisory Board authorized Jim Aumann, Warren County Treasurer, to close out the 5/3 Management Account and 50% of the LCNB Management Account and invest the funds with Raymond James.

---

Michael Shadoan, Facilities Management Director, was present along with Tiffany Zindel, Deputy County Administrator, and Roger Sorey, Assistant Prosecutor, to discuss the purchase of furniture for the Common Pleas Court Office Building Addition.

Mr. Shadoan explained to the Board that there are three options for the purchase of furniture for the building which is used, refurbished or new.

Mr. Shadoan stated that he has found a company by the name of Corporate Interiors that is liquidating the furniture of a company in Dallas, Texas that meets the requirements for the building. He stated that he has done an "apples to apples" comparison of the exact furniture and found the following prices:

1. Used furniture from Corporate Interior - \$61,250
2. Refurbished Furniture - \$152,600
3. Purchase new - \$253,166.42

There was discussion relative to their requirement to formally bid the purchase of the furniture due to the \$50,000 threshold being exceeded.

Mr. Shadoan informed the Board that the furniture in Dallas, Texas is time critical for purchase as someone else could purchase it at any time. He then stated that the cost to purchase the used furniture, shipping and installation in the new building would be \$71,900.

Upon discussion and consultation with the Assistant Prosecutor, it was determined that saving the taxpayers well over \$100,000 qualifies for as an emergency procurement.

There was discussion relative to the need for Mr. Shadoan to fly to Dallas, Texas and inspect the furniture prior to purchase.

Mr. Shadoan also stated that the company also has high quality chairs that would cost approximately \$800 new available for \$325 each. The Board stated their agreement to purchase those as well.

Upon discussion, the Board resolved (Resolution #14-1221) to declare and waive competitive purchasing requirements relative to procurement of used office furniture for the New Justice Drive Office Building.

---

On motion, upon unanimous call of the roll, the Board entered into executive session at 11:15 a.m. to discuss confidential information related to the personal financial statements of an applicant for economic development assistance relating to public infrastructure improvements and utility services at the Warren County Fairgrounds pursuant to Ohio Revised Code Section 121.22 (G)(8) and exited at 12:55 p.m.

---


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 August 5, 2014, in compliance with Section 121.22 O.R.C.

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