



**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 – August 29, 2017

The Board met in regular session pursuant to adjournment of the August 22, 2017, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the August 22, 2017 meeting were read and approved.

- 17-1323 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Rachel Brockhuis within the Warren County Department of Job and Family Services, Human Services Division.
Vote: Unanimous
- 17-1324 A resolution was adopted to accept resignation of Stevenson Long, Emergency Communications Call Taker, within the Warren County Emergency Services Department, effective September 2, 2017. Vote: Unanimous
- 17-1325 A resolution was adopted to accept resignation of Adam Jones, Executive Director, within Workforce Investment Board, Butler/Clermont/Warren Counties, effective September 5, 2017. Vote: Unanimous
- 17-1326 A resolution was adopted to accept resignation of Brian Haney, Data Technician II, within the Telecommunications Department, effective September 8, 2017.
Vote: Unanimous
- 17-1327 A resolution was adopted to accept resignation of Bryant Presley, Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division, effective August 24, 2017.
Vote: Unanimous

- 17-1328 A resolution was adopted to authorize the posting of the “Protective Services Caseworker I or II” position, within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 17-1329 A resolution was adopted to accept resignation of Burgandie Lewis, Alternative Response Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division, effective August 31, 2017.
Vote: Unanimous
- 17-1330 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 with the Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 17-1331 A resolution was adopted to authorize County Administrator to sign Settlement Agreement on behalf of the Warren County Board of Commissioners and Warren County Dispatch Association and Doug Short, Emergency Communications Operator. Vote: Unanimous
- 17-1332 A resolution was adopted to approve reclassification of Michael Stern from Customer Advocate I to the position of Supervisor within Warren County OhioMeansJobs. Vote: Unanimous
- 17-1333 A resolution was adopted to enter into contract with Sunesis Construction Company for the FY2017 Warren County Airport- John Lane Field Runway Rehab and Widening Project. Vote: Unanimous
- 17-1334 A resolution was adopted to enter into contract with Miller Mason Paving Company for the 2017 Chip Seal Project. Vote: Unanimous
- 17-1335 A resolution was adopted to approve the destruction of the following Warren County Sheriff’s Office Equipment. Vote: Unanimous
- 17-1336 A resolution was adopted to authorize President of Board to sign the Task Completion Report with TriTech Software Systems on behalf of Warren County Telecommunications. Vote: Unanimous
- 17-1337 A resolution was adopted to approve County Motor Vehicle Tax (CVT-357) for the Village of Morrow in the amount of \$1600.00. Vote: Unanimous
- 17-1338 A resolution was adopted to approve and authorize President of the Board to enter into Ground Lease Agreement between this Board, Warren County Board of Developmental Disabilities and the City of Mason. Vote: Unanimous

- 17-1339 A resolution was adopted to approve Amendment No. 1 to the Engineering Agreement with Jacobs Engineering Group, Inc., increasing Purchase Order No. 21277 for the Waynesville Regional Wastewater Improvements Project, Subfund No. 3380. Vote: Unanimous
- 17-1340 A resolution was adopted to approve various refunds. Vote: Unanimous
- 17-1341 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 17-1342 A resolution was adopted to certify Delinquent Water and/or Sewer Accounts – Warren County Water and Sewer Department. Vote: Unanimous
- 17-1343 A resolution was adopted to approve bond release for SF Duke, LLC (dba Vintage Oaks) for completion of improvements in Vintage Oaks situated in Deerfield Township. Vote: Unanimous
- 17-1344 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for Rhein Natorp Development Co, LLC, for completion of improvements in Long Cove, Phase 4B situated in Deerfield Township. Vote: Unanimous
- 17-1345 A resolution was adopted to approve South Shore Place in Long Cove, Phase 4B for public maintenance by Deerfield Township. Vote: Unanimous
- 17-1346 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for Rhein Natorp Development Co, LLC, for completion of improvements in Long Cove, Phase 4C situated in Deerfield Township. Vote: Unanimous
- 17-1347 A resolution was adopted to approve South Shore Place in Long Cove, Phase 4C for public maintenance by Deerfield Township. Vote: Unanimous
- 17-1348 A resolution was adopted to approve the following record plats. Vote: Unanimous
- 17-1349 A resolution was adopted to approve an appropriation decrease within Fund #485 Miami Valley Gaming TIF. Vote: Unanimous
- 17-1350 A resolution was adopted to approve an operational transfer from Commissioners Fund #101-1112 into Human Services Fund #203. Vote: Unanimous
- 17-1351 A resolution was adopted to accept an amended certificate and approve a supplemental appropriation for Airport Construction Fund #479. Vote: Unanimous

- 17-1352 A resolution was adopted to approve a supplemental appropriation and appropriation adjustments within Common Pleas Court Community Based Corrections Fund #289. Vote: Unanimous
- 17-1353 A resolution was adopted to approve appropriation adjustment within Veterans Fund #101-5210. Vote: Unanimous
- 17-1354 A resolution was adopted to approve appropriation adjustment within the Building and Zoning Department Fund #101-2300. Vote: Unanimous
- 17-1355 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 17-1356 A resolution was adopted to authorize County Administrator to sign Settlement Agreement on behalf of the Warren County Board of Commissioners and Warren County Dispatch Association and Dennis Rutter, Emergency Communications Operator. Vote: Unanimous
- 17-1357 A resolution was adopted to appoint Jeremy Magrum as alternate to the Warren County Rural Zoning Board of Appeals. Vote: Unanimous
- 17-1358 A resolution was adopted to authorize the County Administrator to initiate negotiations of a Criteria Architect Services Contract with K2M Design for the Warren County Probate Juvenile Court Expansion Project. Vote: Unanimous

DISCUSSIONS

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

Trevor Hearn, Facilities Management Director, was present to discuss the Silver Street Old Jail building.

Mr. Hearn provided background on the building including the fact it has been vacant since 2013. He presented the attached PowerPoint presentation, a timeline of the various uses and additions to the primary structure and highlighted the deficiencies that need addressed to maintain the integrity of the building.

There was discussion relative to the historical value of the primary structure as well as the demolition of the two additions that have no historic value.

Mr. Hearn presented his recommended improvements in order to seal the building envelope to preserve the building for future generations which include a roof replacement, gutter/cornice repairs and window/door mason repairs. He also recommended mold remediation and the exploration of funding options available to restore the building.

Commissioner Young stated he has no problem with the demolition of the building additions but feels the need to preserve the historic portion.

Tiffany Zindel, County Administrator, stated that \$160,000 investment will only stop the deterioration of the building and does not include any restoration.

Commissioner Young stated his concern with just placing a “band aid” on the building. He also stated his concern with moth balling the building with no purpose.

There was discussion relative to placing the building on the historical registry after the additions are demolished and repairs are made.

Mr. Hearn stated that Jennifer Conover, Records Center and Archives, knows of substantial funding that other governmental entities have received in order to rehabilitate historic buildings.

Upon discussion, the Board stated their concurrence to begin the necessary repairs and research funding for restoration of the historic structure.

The Board, along with Juvenile Court Judge Kirby, Court Administrator Tony Brigano, Sanitary Engineer Chris Brausch, and Facilities Management Director Trevor Hearn, were present to listen to presentations from Garmann Miller Architects Engineers, K2M Design and KZF Design relative to qualifications for architectural engineering services associated with the Warren County Probate/Juvenile Court Expansion Project.

Upon completion of all of the presentations, the Board discussed with those present the firms’ experience and qualifications and questioned those present on their opinions of each firm.

The Board collectively reviewed and ranked each firm.

Upon discussion, the Board resolved (Resolution #17-1358) to authorize the County Administrator to initiate negotiations of a Criteria Architect Services Contract with K2M Design for the Warren County Probate/Juvenile Court Expansion Project.

Commissioner Young updated the Board on a meeting he attended with Butler County Commissioner Donald Dixon regarding sanitary sewer services to western Turtlecreek Township.

Mr. Young stated that Butler County has agreed to provide sanitary sewer services to the existing approved projects. He stated his desire for the Warren County Water and Sewer Department to begin the process of hiring an engineering firm to assist in a study of the best way to provide sanitary sewers for future projects and an approximate capital improvement cost for Warren County to provide sanitary sewer services rather than contract services with Butler County.

The Board stated their agreement to the completion of a sanitary sewer study.

Commissioner Young then clarified that the only contract desiring to be renegotiated by Butler County is the one that includes the Otterbein area. He stated that all other area agreements will remain in effect and are not under discussion.

Tiffany Zindel, County Administrator, discussed the upcoming budget requests that are scheduled to be sent out on September 1st.

Mrs. Zindel requested input on the Board relative to the target percentage increase they wish to meet for the 2018 budget.

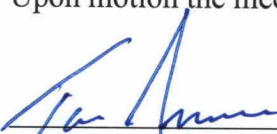
Upon discussion, the Board stated their desire to elected officials, department heads and agencies to target a zero percent (0%) increase over 2017 annual appropriations for the 2018 budget.

Commissioner Jones updated the Board on discussion she has had with personnel from the State of Ohio regarding resources available to fund/complete a gap analysis/needs assessment study as it relates to mental health and criminal justice prior to construction of the new Warren County Jail.


Commissioner Jones stated her desire for the Board to write a formal letter to the Department of Justice to request technical assistance in order to help get the much needed study started.

Upon discussion, the Board stated their agreement to send the formal request to the Department of Justice.

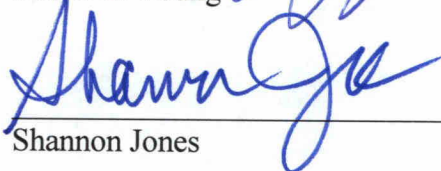
Upon motion the meeting was adjourned.



Tom Grossmann, President

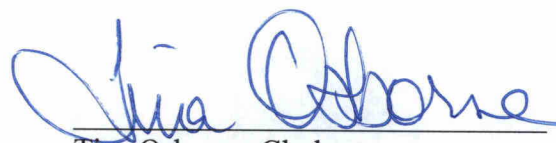


David G. Young



Shannon Jones

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 29, 2017, in compliance with Section 121.22 O.R.C.

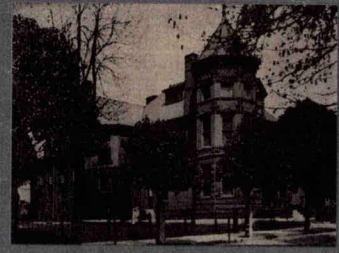


Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio

Silver Street Jail Timeline Through the Years

1820

First jail erected at the Silver Street location



1894

Sheriff's Residence completed



Mid 1960's

Juvenile Detention Center built on to Silver Street Jail



1975- Mid 2010's

Silver Street Jail used as various Warren County offices

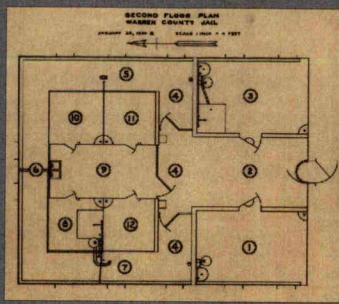
1890

Current Silver Street Jail built



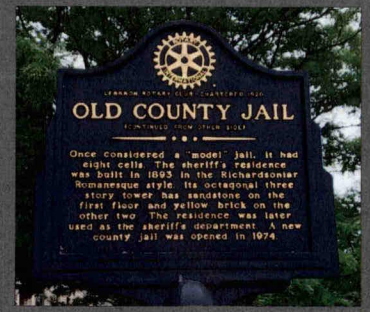
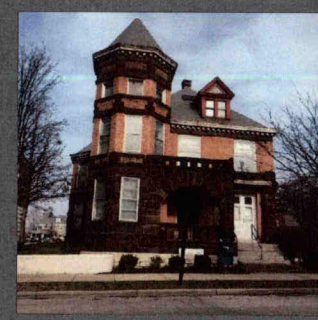
1960

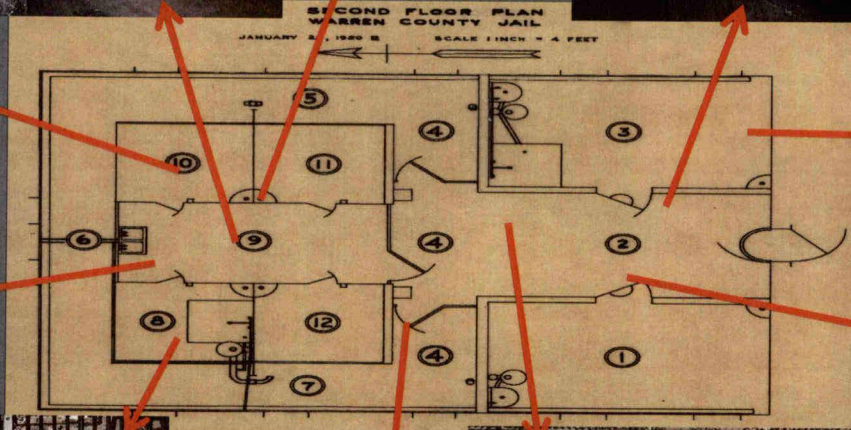
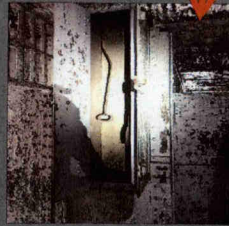
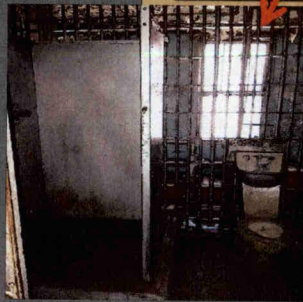
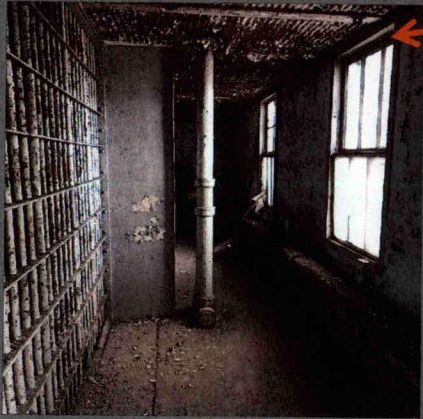
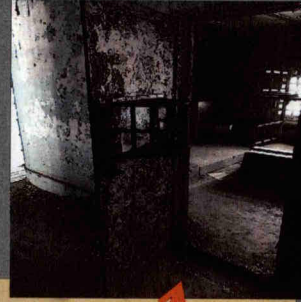
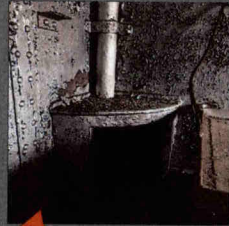
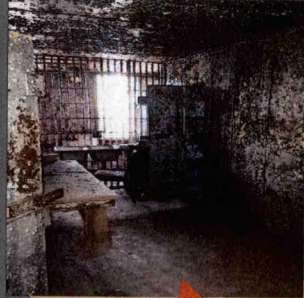
Last Sheriff & Family move out of the Sheriff's Residence



1975

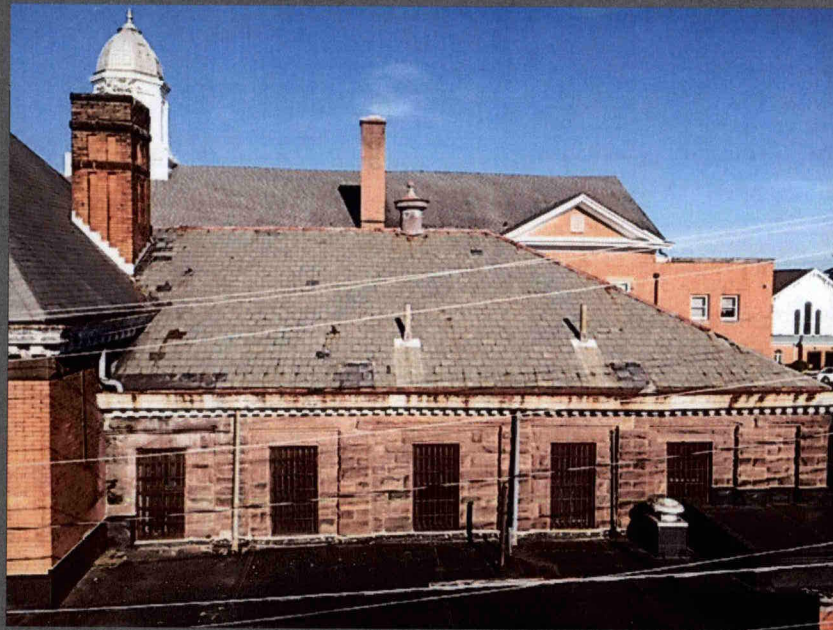
Current jail opened



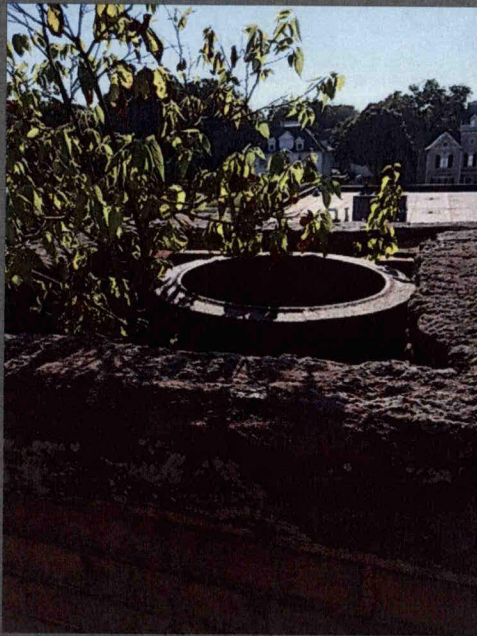




Current roof and gutter conditions over the Old Jail



Chimney Deterioration / Safety Hazard



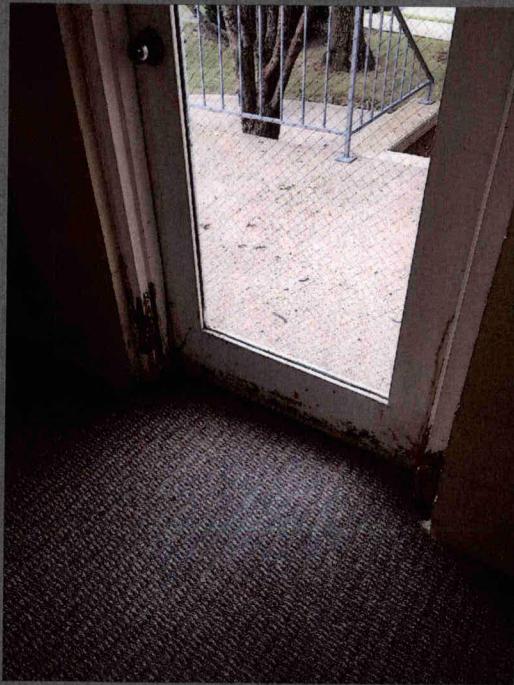
Gutter & Cornice Deterioration



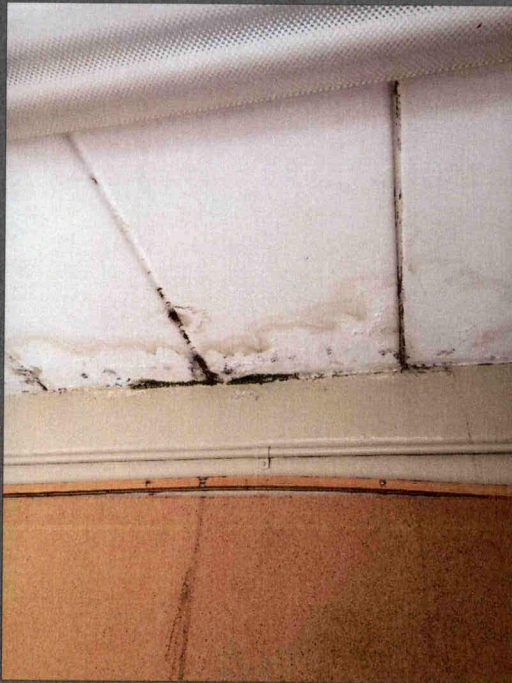
Interior Damage from Water Infiltration



Water Damage



Significant Mold Growth



Recommended Course of Action

- Seal building envelope
 - Roof replacement (\$80k)
 - Gutter/cornice repairs (\$45k)
 - Window/door/masonry repairs (\$15k)
- Mold remediation (\$20k)
- Cost estimates for restoration
- Explore grant/funding options available to finance restoration
- Preserve for future generations