



**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 – December 20, 2022

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the December 13, 2022, meeting.

Tom Grossmann – present

David G. Young – present

Shannon Jones – present

Tina Osborne, Clerk – present

Minutes of the December 13, 2022, meeting were read and approved.

- 22-1934 A resolution was adopted to appoint Arlene Byrd as the Director of Warren County Job and Family Services, Human Services Division. Vote: Unanimous
- 22-1935 A resolution was adopted to approve leave donation for Wayne Click within Warren County Facilities Management. Vote: Unanimous
- 22-1936 A resolution was adopted to hire Nathan Marshall as Sewer Collections Worker I within the Warren County Water and Sewer Department. Vote: Unanimous
- 22-1937 A resolution was adopted to hire Noah Faulkner as Sewer Collections Worker I within the Warren County Water and Sewer Department. Vote: Unanimous
- 22-1938 A resolution was adopted to hire Jordan Barnhart as Assistant Business Manager, within the Warren County Job and Family Services, Human Services Division. Vote: Unanimous
- 22-1939 A resolution was adopted to amend Section 4.06: Overtime Approval of the Warren County Personnel Policy Manual. Vote: Unanimous

- 22-1940 A resolution was adopted to establish January 3, 2023, at 9:00 a.m. as the time and date for the Annual Organizational Meeting. Vote: Unanimous
- 22-1941 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, December 22, 2022 and Tuesday December 27, 2022. Vote: Unanimous
- 22-1942 A resolution was adopted to authorize transparency CAA 204 reporting services addendum with Optum Rx. Vote: Unanimous
- 22-1943 A resolution was adopted to enter into administrative services contract and renewal option with DCP Holding Company, Dental Care Plus, Inc. (collectively "DCP") for administration services of the Dental Benefit Program effective January 1, 2023. Vote: Unanimous
- 22-1944 A resolution was adopted to approve amendment to the professional service agreement with Morley relative to broadband. Vote: Unanimous
- 22-1945 A resolution was adopted to enter into contract with AssetWorks for garage fleet management system with implementation services for Warren County Garage. Vote: Unanimous
- 22-1946 A resolution was adopted to advertise for the 2023 Small Bridges Replacement Project. Vote: Unanimous
- 22-1947 A resolution was adopted to approve Change Order #1 with Jess Howard Electric Company for the 2022 Improvements to Warren County Airport – John Lane Field Taxiway and New Wind Cone Project. Vote: Unanimous
- 22-1948 A resolution was adopted to transfer vehicle no longer being utilized by the Warren County Facilities Management Department to the Warren County Park Board. Vote: Unanimous
- 22-1949 A resolution was adopted to approve County Motor Vehicle Tax (CVT-379) for the City of South Lebanon in the amount of 454,364.49. Vote: Unanimous
- 22-1950 A resolution was adopted to approve the destruction of various Warren County Sheriff's Office equipment. Vote: Unanimous
- 22-1951 A resolution was adopted to approve a Memorandum of Understanding with Warren County Community Services on behalf of the Department of Warren County Children Services. Vote: Unanimous
- 22-1952 A resolution was adopted to enter into lease agreement with the Warren County Soil and Water Conservation District. Vote: Unanimous

- 22-1953 A resolution was adopted to approve and enter into agreement between the Warren County Commissioners and the City of Mason, Ohio regarding reimbursement for public defender expenditures for 2023. Vote: Unanimous
- 22-1954 A resolution was adopted to enter into a fire monitoring agreement with Silco Fire and Security on behalf of Warren County Water and Sewer for service at Richard A. Renneker Water Treatment Plant. Vote: Unanimous
- 22-1955 A resolution was adopted to accept Change Order CPQ-274906-CO from Climate Conditioning Company, Inc. on behalf of Warren County Telecommunications. Vote: Unanimous
- 22-1956 A resolution was adopted to enter into contract with Mission Critical Partners, LLC on behalf of Warren County Telecommunications. Vote: Unanimous
- 22-1957 A resolution was adopted to authorize acceptance of quote from CDW on behalf of Warren County Telecommunications for Nutanix hardware and supplies purchase listed on the attached Quote 3NCTX195 which are governed by terms and conditions applied to Ohio State Term Contract #534605. Vote: Unanimous
- 22-1958 A resolution was adopted to acknowledge approval of financial transactions. Vote: Unanimous
- 22-1959 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 22-1960 A resolution was adopted to accept amended certificate for funds 2203, 2207, 2211, 2238, 2254, 2258, 2261, 2265, 2288, 4438, and 6619. Vote: Unanimous
- 22-1961 A resolution was adopted to approve appropriation decreases and accept an amended certificate within Water Construction Project Fund #5583 and Sewer Construction Project Fund #5575. Vote: Unanimous
- 22-1962 A resolution was adopted to approve supplemental appropriations into Local Fiscal Recovery Fund #2211. Vote: Unanimous
- 22-1963 A resolution was adopted to approve supplemental appropriation into the Area 12 Workforce Development Board Fund #2238. Vote: Unanimous
- 22-1964 A resolution was adopted to approve supplemental appropriation into Common Pleas Court Community Based Corrections #2289. Vote: Unanimous
- 22-1965 A resolution was adopted to approve appropriation adjustments from Commissioners' General Fund #11011110 into Sheriff's Office Fund #11012200. Vote: Unanimous
- 22-1966 A resolution was adopted to approve appropriation adjustments from Commissioners' General Fund #11011110 into Sheriff's Office Fund #11012210. Vote: Unanimous

- 22-1967 A resolution was adopted to approve appropriation adjustments approve appropriation adjustments from Commissioners' General Fund #11011110 into Common Pleas Court Fund #11011223. Vote: Unanimous
- 22-1968 A resolution was adopted to approve appropriation adjustment within OMB Fund #11011115 and Workers Comp Fund #6636. Vote: Unanimous
- 22-1969 A resolution was adopted to approve appropriation adjustment within General Fund Court of Common Pleas #11011220. Vote: Unanimous
- 22-1970 A resolution was adopted to approve appropriation adjustment within Probate Court Fund #10111250. Vote: Unanimous
- 22-1971 A resolution was adopted to approve appropriation adjustment within Facilities Management #11011600. Vote: Unanimous
- 22-1972 A resolution was adopted to approve appropriation adjustment within facilities Management #11011600. Vote: Unanimous
- 22-1973 A resolution was adopted to approve appropriation adjustment within Telecommunications Department Fund #11012812. Vote: Unanimous
- 22-1974 A resolution was adopted to approve appropriation adjustment within Engineer's Office Fund #2202. Vote: Unanimous
- 22-1975 A resolution was adopted to approve appropriation adjustments within Engineer's Office Fund #2202. Vote: Unanimous
- 22-1976 A resolution was adopted to approve appropriation adjustment within Dog and Kennel Fund #2206. Vote: Unanimous
- 22-1977 A resolution was adopted to approve appropriation adjustment within Treasurer's Fund #2249. Vote: Unanimous
- 22-1978 A resolution was adopted to approve appropriation adjustment within Mary Haven Fund #2270. Vote: Unanimous
- 22-1979 A resolution was adopted to approve appropriation adjustment within Mary Haven Fund #2270. Vote: Unanimous
- 22-1980 A resolution was adopted to approve requisitions and authorize Deputy County Administrator to sign document relative thereto. Vote: Unanimous
- 22-1981 A resolution was adopted to approve appointments to the Board of Trustees of the Community Authority of Union Village. Vote: Unanimous

- 22-1982 A resolution was adopted to amend resolution No. 12-1391 to extend the term of a tax increment financing exemption to certain real property located in the County of Warren, Ohio from ten years to thirty years; declaring the improvement to such property to continue to be a public purpose; exempting one hundred percent of the value of such improvements from real property taxation for additional periods of exemption after the tenth year of the original tax increment financing exemption for a total period of up to thirty years; requiring the owner thereof to make service payments in lieu of taxes during the periods of the original tax increment financing exemption and the amended tax increment financing exemption; describing the public improvements made or to be made to directly benefit the real property; continuing to maintain a redevelopment tax equivalent fund for the deposit of service payments; and approving related matters. Vote: Unanimous
- 22-1983 A resolution was adopted to terminate the Greens of Bunnell Hill Incentive Agreement and redistribute any remaining funds to the County General Fund. Vote: Unanimous
- 22-1984 A resolution was adopted to approve 2023 Annual Appropriations. Vote: Unanimous
- 22-1985 A resolution was adopted to establish Budget Stabilization Account from the unencumbered general fund cash balance. Vote: Unanimous
- 22-1986 A resolution was adopted to amend pay schedule relative to the Warren County Commissioners' Compensation Plan. Vote: Unanimous
- 22-1987 A resolution was adopted to approve wage adjustments for non-bargaining employees under the Warren County Board of Commissioners. Vote: Unanimous
- 22-1988 A resolution was adopted to approve salary adjustments for department heads under the Warren County Board of Commissioners. Vote: Unanimous
- 22-1989 A resolution was adopted to approve salary increase for County Court Probation Officers. Vote: Unanimous
- 22-1990 A resolution was adopted to rename and increase on-call pay within the Commissioner Departments for non-bargaining unit employees. Vote: Unanimous
- 22-1991 A resolution was adopted to approve the merge of Warren County Job and Family Services, Human Services Division and Children Services Division to the County Commissioners' Compensation Schedule. Vote: Unanimous
- 22-1992 A resolution was adopted to approve title change for Miranda Griffith from Clerical Specialist I to Administrative Support within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous

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- 22-1993 A resolution was adopted to approve title change for Darbie Eve from Clerical Specialist I to Administrative Support within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 22-1994 A resolution was adopted to approve reclassification of Sydney Smith from Protective Services Caseworker I to Protective Services Caseworker II within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 22-1995 A resolution was adopted to approve title change for Stacey Newdigate from Fiscal Coordinator to Business Manager, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 22-1996 A resolution was adopted to approve reclassification of Kathy Lundy from the position of Custodial Worker I to the position of Custodial Worker II. Vote: Unanimous
- 22-1997 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Brooke Hill within the Warren County Building and Zoning Department. Vote: Unanimous
- 22-1998 A resolution was adopted to approve permanent employment for Alyssa Hardin ad EMA Emergency Plans Assistant within Emergency Services. Vote: Unanimous
- 22-1999 A resolution was adopted to adopt classification specifications and point factor assignments of Director of Fiscal Operations within the Water and Sewer Department. Vote: Unanimous
- 22-2000 A resolution was adopted to approve title change for Michael Zeiher to Director of Fiscal Operations within the Water and Sewer Department. Vote: Unanimous
- 22-2001 A resolution was adopted to adopt classification specifications and point factor assignments of Utility Billing and Customer Care Coordinator within the Water and Sewer Department. Vote: Unanimous
- 22-2002 A resolution was adopted to approve title change for Janet Lundy to Utility Billing and Customer Care Coordinator within the Water and Sewer Department. Vote: Unanimous
- 22-2003 A resolution was adopted to approve reclassification of Kimberly McKinney from the position of Administrative Support to the position of Administrative Assistant within the Telecommunications Department. Vote: Unanimous

DISCUSSIONS

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

Matt Schnipke, Economic Development Director, was present for a work session to discuss the Miami Valley Gaming Tax Increment Financing (TIF).

Mr. Schnipke explained that the original agreement approved in 2012 was for a 10-year, 75% abatement and is expiring this year. He stated that the County Engineer has a list of projects he would like the Board to consider funding through the extension of the TIF. He explained that the Board can extend the TIF an additional 20 years and allow 100% abatement. He stated that the schools have agreed to this extension and request as they will be made “whole” in the abatement agreement.

Mr. Schnipke stated that the Turtlecreek Township Trustees are in favor of the extension but would request a few stipulations.

Jonathon Sams, Turtlecreek Township Trustees, stated their agreement to the extension of the abatement but would like to stipulate that the funds be utilized for road infrastructure only unless they consent and if there are any leftover funds, those be given to the Township.

Upon discussion, the Board stated their agreement to the stipulations requested by the Township and requested they be attached to the resolution approving the extension of the TIF.

Upon further discussion, the Board resolved (Resolution #22-1982) to amend Resolution #22-1391 to extend the term of the Tax Increment Financing exemption from ten years to thirty, declaring the improvements to such property to continue to be a public purpose, exempting one hundred percent of the value of such improvements from the real property taxation for additional periods of exemption after the tenth year of the original TIF exemption for a total of up to thirty years, requiring the owner to make service payments in lieu of taxes.

Matt Nolan, County Auditor, was present for a work session to discuss the Greens of Bunnell Hill Tax Increment Financing.

Mr. Nolan stated that all projects have been completed relative to this abatement agreement and he is requiring the Board to consider terminating the agreement and redistributing any remaining funds to the general fund.

The Board discussed the background from the creating of this residential tax abatement agreement relative to the cleanup of contaminated soil prior to the development which allowed the property to be 100% tax exempt. They then discussed the developers request to levy taxes

through a residential tax abatement to provide funding for infrastructure improvements associated with the development.

Upon further discussion, the Board resolved (Resolution #22-1983) to terminate the Greens of Bunnell Hill Tax Incentive Agreement and redistribute remaining funds to the County general fund.

Martin Russell, Deputy County Administrator, presented the 2023 annual appropriations for approval.

Mr. Russell provided the following information:

Total 2023 General Fund Budget		\$ 86,027.129.50
• Criminal Justice/Public Safety	58.43 %	
• General Operating	40.28%	
• Social Services	.44 %	
• Miscellaneous and debt service	.85%	

Total All Funds	\$326,836,766
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2022 end-of-year revenue is lower than 2021 numbers due to tax holiday implemented in 2022
Sales tax revenue is strong, currently up 7.02% over 2021

- \$53.5 million collected for the Jail

Warren County continues to receive more revenue than anticipated and spending less than budgeted.

Continuing to set aside \$10 million in 2023 for Infrastructure bank and \$12 million for the Rainy-day fund.

Anticipating a general fund carryover of approximately \$60 million.

Jail sales tax will end on December 31, 2022, and final collection will be distributed in 2023.

Commissioner Young stated his appreciation for the staff and elected officials. He stated he is happy with the tax holiday, not collecting \$24 million on behalf of the county and \$50 million with partners. He stated he is not thankful for the ARPA dollars, causing the inflationary environment but happy we only increased general fund spending by 4.34% over 2022 which is a fraction of the national inflation average. He then stated he is pleased that in 2023, Warren County will be debt free.

Commissioner Jones echoed Commissioner Young's statement and stated we are so very blessed to have the employees and elected officials that desire to be fiscally prudent. She also thanked the Directors for their work relative to pay adjustments and improving the quality of benefits.

Commissioner Grossmann explained the tax holiday to those in attendance and stated his desire to consider the tax holiday again at such time we are financially able.

Upon further discussion, the Board approved the 2023 annual appropriations (Resolution #22-1984) and approved the budget related consent agenda.

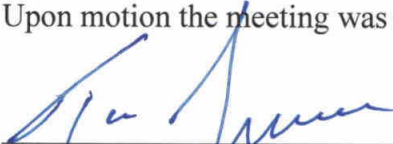
Martin Russell, Economic Development Director, was present along with consultant Jeremy Elrod from Morley and Adam Nice, Assistant Prosecutor, for a work session to rank the submissions from the request for proposals relative to Broadband.

The Board discussed the ranking process and how it pertains to each proposal.

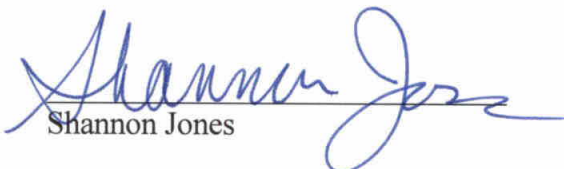
There was much discussion relative to individual scoring for each category and the Board collectively ranked all the submittals.

Upon discussion, the Board agreed upon the final ranking sheet relative to the Request for Proposals as attached.

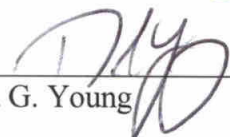
Upon motion the meeting was adjourned.



Tom Grossmann, President

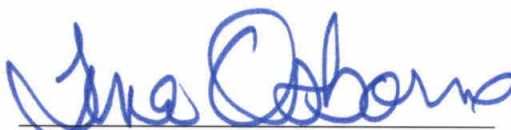


Shannon Jones



David G. Young

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 December 20, 2022, in compliance with Section 121.22 O.R.C.



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

	Project Costs & County Contribution (30/100)	Proposed Solution (40/100)	Applicant Background, Qualifications, & Capabilities (20/100)	Completeness of RFP (10/100)	Final Score
Agile Networks	25 /30	30 /40	16 /20	10 /10	81 /100
Altafiber	30 /30	40 /40	20 /20	10 /10	100 /100
Bridgewired	25 /30	35 /40	16 /20	10 /10	86 /100
Brightspeed	25 /30	30 35 /40	16 /20	10 /10	86 /100
Charter Spectrum	28 /30	38 /40	20 /20	10 /10	96 /100
Little Miami Gig	25 /30	38 /40	16 /20	10 /10	89 /100

Final 12/20/22 *[Signature]*