



**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 – March 9, 2021**

The Board met in regular session pursuant to adjournment of the March 2, 2021 meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Tina Osborne, Clerk – present

- 21-0313 A resolution was adopted to accept resignation of Kenneth Losekamp, EMA Emergency Plans Assistant, within the Warren County Emergency Services Department, effective March 12, 2021. Vote: Unanimous
- 21-0314 A resolution was adopted to approve promotion of Kassidy Vernon from the position of Utility Clerk I to the position of Fiscal Assistant within the Water and Sewer Department. Vote: Unanimous
- 21-0315 A resolution was adopted to authorize the posting of the “Temporary EMA Emergency Plans Assistant” position within the Emergency Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 21-0316 A resolution was adopted to authorize the posting of the “Protective Services Caseworker I or II” positions, within the Department of Job and Family Services, Children Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 21-0317 A resolution was adopted to approve a pay increase for Amberlee Wilson within the Warren County Department of Emergency Services. Vote: Unanimous
- 21-0318 A resolution was adopted to approve end 365-day probationary period and approve a pay increase for Sommer Green within OhioMeansJobs Warren County. Vote: Unanimous

- 21-0319 A resolution was adopted to approve end 365-day probationary period and approve a pay increase for Emalee Williams within the Warren County Department of Facilities Management. Vote: Unanimous
- 21-0320 A resolution was adopted to approve end 365-day probationary period and approve a pay increase for Mary McKenzie within the Warren County Department of Facilities Management. Vote: Unanimous
- 21-0321 A resolution was adopted to approve end 365-day probationary period and approve a pay increase for Joseph Essig within the Warren County Water and Sewer Department. Vote: Unanimous
- 21-0322 A resolution was adopted to approve lateral transfer of Brooke Irwin from the position of Protective Services Caseworker II to Investigative Caseworker II within the Warren County Department of Job and Family Services, Children Services, Children Services Division. Vote: Unanimous
- 21-0323 A resolution was adopted to administer disciplinary action against Patricia Jett, Clerical Specialist II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 21-0324 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, March 11, 2021. Vote: Unanimous
- 21-0325 A resolution was adopted to accept the transfer of Portable Motorola Radio from Hamilton Township to Warren County Telecommunications. Vote: Unanimous
- 21-0326 A resolution was adopted to approve Notice of Intent to Award bid for the Springboro Road Bridge #41-2.49 Rehabilitation Project. Vote: Unanimous
- 21-0327 A resolution was adopted to approve Notice of Intent to Award bid to Patterson Dental Supply, Inc. for the Warren County Jail & Sheriff's Office Dental Equipment Project. Vote: Unanimous
- 21-0328 A resolution was adopted to approve Notice of Intent to Award bid to Moody's of Dayton, Inc. for the 2021 Well Redevelopment Project. Vote: Unanimous
- 21-0329 A resolution was adopted to approve Notice of Intent to Award bid to Structured Solutions, LLC for Sanitary Sewer Manhole & Sewer Main Rehabilitation – Phase 1 Project. Vote: Unanimous
- 21-0330 A resolution was adopted to advertise for electronic sealed bids for the purchase of 26,900 tons of Bulk Ice Control Salt. Vote: Unanimous
- 21-0331 A resolution was adopted to advertise for the 2021 Chip Seal Project. Vote: Unanimous



- 21-0332 A resolution was adopted to enter into an on-the-job-training agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 21-0333 A resolution was adopted to approve and authorize the Board of Commissioners to sign IV-D service contract between the Warren County Domestic Relations Division and the Warren County Child Support Enforcement Agency. Vote: Unanimous
- 21-0334 A resolution was adopted to approve and authorize the Board of Commissioners to sign IV-D service contract between the Warren County Juvenile Division/Probate Court and the Warren County Child Support Enforcement Agency. Vote: Unanimous
- 21-0335 A resolution was adopted to acknowledge receipt of February 2021 Financial Statement. Vote: Unanimous
- 21-0336 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release for M/I Homes of Cincinnati, LLC for Hudson Hills, Section 3, Block "B", situated in Deerfield Township. Vote: Unanimous
- 21-0337 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 21-0338 A resolution was adopted to approve bond release for AM Group Holdings, LLC for completion of improvements in Stone Valley Meadows situated in Franklin Township. Vote: Unanimous
- 21-0339 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Grand Communities LLC to install certain water and or sanitary sewer improvements in Renaissance II, Section 13 situated in the City of Middletown. Vote: Unanimous
- 21-0340 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release for Mt. Pleasant Blacktopping Co., Inc. for the Woodlands at Morrow, Phase 3A situated in the Village of Morrow. Vote: Unanimous
- 21-0341 A resolution was adopted to enter into a new streets and appurtenances (including sidewalks) security agreement with Timberwind, LLC for Tara Estates No. 4, Phase 2 situated in Franklin Township, replacing the current street and appurtenances security agreement #20-007(P/S). Vote: Unanimous
- 21-0342 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for Timberwind, LLC due to a replacement bond being executed by Timberwind LLC, for Tara Estates No. 4, Phase 2, situated in Franklin Township. Vote: Unanimous

- 21-0343 A resolution was adopted to enter into a new streets and appurtenances (including sidewalks) security agreement with Timberwind, LLC for Tara Estates No. 3, Phase 2 situated in Franklin Township, replacing the current street and appurtenances security agreement #18-013(P/S). Vote: Unanimous
- 21-0344 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for Timberwind, LLC due to a replacement bond being executed by Timberwind LLC, for Tara Estates No. 3, Phase 2, situated in Franklin Township. Vote: Unanimous
- 21-0345 A resolution was adopted to accept an amended certificate decrease and approve an appropriation adjustment and an appropriation decrease within the (Redevelopment Tax Equivalent Fund (Bunnell Hill) fund 4493. Vote: Unanimous
- 21-0346 A resolution was adopted to approve supplemental appropriations into OhioMeansJobs fund #2254. Vote: Unanimous
- 21-0347 A resolution was adopted to approve appropriation adjustment within Common Pleas Court General fund #11011220. Vote: Unanimous
- 21-0348 A resolution was adopted to approve appropriation adjustment within the Building and Zoning Department fund #11012300. Vote: Unanimous
- 21-0349 A resolution was adopted to approve an appropriation adjustment within Human Services fund 2204. Vote: Unanimous
- 21-0350 A resolution was adopted to approve appropriation adjustment within Children Services fund #2273. Vote: Unanimous
- 21-0351 A resolution was adopted to approve appropriation adjustment within Health Ins fund #66320100. Vote: Unanimous
- 21-0352 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 21-0353 A resolution was adopted to appoint Lou Schnorr to the Community Corrections Center Facility Governing Board. Vote: Unanimous
- 21-0354 A resolution was adopted to continue administrative hearing to consider Variance and Appeal of Conditions Required for an Access Permit of Speedway SuperAmerica LLC in Franklin Township. Vote: Unanimous
- 21-0355 A resolution was adopted to rescind Resolutions 20-0462, 20-0503 and 20-0652 relating to government meetings. Vote: Unanimous
- 21-0356 A resolution was adopted to approve pay increase for Samuel LeMaster within the Warren County Department of Emergency Services. Vote: Unanimous

## DISCUSSIONS

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

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Jennifer Burnside, Common Pleas Court Administrator, was present to discuss an appointment to the Community Corrections Facility Governing Board.

Mrs. Burnside explained the purpose of the Board, the history of the Board as well as the current uses for facilities located on SR 63 in Turtlecreek Township. She then stated the Court's recommendation of Lou Schnorr for the appointment.

Upon discussion, the Board resolved (Resolution #21-0353) to appoint Lou Schnorr to the Community Corrections Center Facility Governing Board.

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Trevor Hearn, Facilities Management Director, was present for a work session to discuss County Court office space need.

Mr. Hearn presented the attached PowerPoint Presentation reviewing the proposed options with the pros and cons of each as follows:

### OPTION #1: REMODEL AND EXPAND

Pros:

- Less expensive than new construction

Cons:

- Extensive remodeling needed (add restrooms, expand lobby, roof and mechanical replacement, drywall, ceilings, flooring)
- Odd footprint hinders workflow and security
- Construction will be a major disruption to the Court operations

### OPTION #2: NEW CONSTRUCTION

Pros:

- Purpose-built facility meeting modern courthouse standards and security needs
- Minimal disruption to Court operations
- Expanded parking area

Cons:

- More expensive



There was discussion relative to new construction at the current location vs. an addition/renovation to the Common Pleas Court.

Mr. Hearn discussed the concerns of Domestic Relations Judge Kirby relative to an extreme amount of traffic traversing his area in order to access a new addition to the Common Pleas building for County Court.

Mr. Hearn recommended the use of a criteria architect to help explore our options and determine the best path forward. He then suggested the use of the design-build delivery method to execute the project.

The Board stated their concurrence to utilize the delivery method recommended and discuss the selection process for the architect.

Upon discussion, the Board determined to proceed with the appointment of a selection committee with Commissioner Young being a member.

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ADMINISTRATIVE HEARING  
CONTINUATION TO CONSIDER VARIANCE AND APPEAL OF CONDITIONS  
REQUIRED FOR AN ACCESS PERMIT OF SPEEDWAY SUPERAMERICA LLC IN  
FRANKLIN TOWNSHIP

The Board met this 9<sup>th</sup> day of March 2021, both virtually and in the Commissioners' Meeting Room, for the continuation of the administrative hearing to consider the Request for Variance and Appeal of Conditions required for an Access Permit filed by Brad Gross on behalf of Speedway SuperAmerica LLC, owner of record for access to 6562 Manchester Road (Parcel #0751770010, and a portion of Parcel #07051010041) in Franklin Township.

Upon the request of the applicant, the Board resolved (Resolution #21-0354) to continue the administrative hearing to March 16, 2021, at 9:15 a.m.

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Tiffany Zindel, County Administrator, presented a request from the Warren County Airport Authority, to apply for a \$13,000 Cares grant application which could be used for salaries, management fees, electricity costs, repairs, and other operational expenses.

Upon discussion, the Board stated their agreement to proceed with the application.

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Chris Brausch, Sanitary Engineer, was present to discuss the proposed wholesale water agreement with the Village of South Lebanon relative to the Ritchey Annexation area.

Mr. Brausch explained that Warren County currently provides retail water service in the area and prior to the annexation would have provided service to the property as well. He stated that the proposed service boundary is 200 acres which we have the capacity to serve.

Commissioner Jones questioned how our wholesale water rates compare to Cincinnati Waterwork rates.

Mr. Brausch stated that our wholesale rate which is 88% of our retail rate is higher than the Cincinnati Waterworks rate but South Lebanon will collect a tap-in fee and remit a portion to Warren County for capital costs.

Commissioner Young stated he does not desire to be an “enabler” to encourage annexation that disrupts long range land use planning, but he has no problem with the proposed agreement relative to this area as they are being developed as originally planned.

Upon discussion, the Board stated their approval to proceed with the proposed wholesale water agreement.

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Duane Stansbury, Health Commissioner, was present along with Dustin Ratliff, Emergency Response Coordinator, to present an update relative to Covid-19 in Warren County.

There was discussion relative to the current number of cases and the number of cases needed in order to eliminate the Ohio Department of Health mandates.

There was discussion relative to herd immunity, the capacity of hospital beds as it relates to Covid patients and the availability of ICU beds.

There was discussion relative to the current groups eligible to receive the Covid vaccine.

Commissioner Young stated his desire to write a letter to the Governor and Ohio Department of Health relative to the need to target obesity as an at-risk condition and include those individuals regardless of age.

Lelle Lutz, Deerfield Township Trustee, discussed the metrics utilized by the Governor to determine the maximum number of cases needed in order to eliminate the mandates. She requested the Board write a letter to the Governor requesting him to not utilize a random metric to eliminate the health orders. She requested the testing of A-symptomatic people be stopped and stated her opinion that Warren County is not sick.

Commissioner Grossmann stated his agreement to consider a letter.

Commissioner Young stated his desire to write the letter to include the following:

1. Include obesity in the at-risk group to receive the vaccine immediately
2. Nursing homes that are fully vaccinated should allow in-person visitation
3. Define the metric being utilized to lift all mandates (a-symptomatic cases or just cases)

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

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Bruce McGary, Assistant Prosecutor, was present and discussed the change to the public health order which allows an exception to the 10-person limitation for government meetings.

Mr. McGary discussed the draft resolution to rescind the resolutions which prohibited county owned buildings from use if conducting meetings that violated the 10-person limitation.

Upon discussion, the Board resolved (Resolution #21-0355) to rescind Resolutions 20-0462, 20-0503 and 20-0652 relating to government meetings and included clarification that meetings held in the building that are not considered governmental in nature will still be subject to the public health order.

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The Board opened the meeting for public comment.

Josh Beckmann, Lebanon resident, stated his concern relative to constitutional rights being stripped away as it relates to the 2<sup>nd</sup> Amendment of the Constitution. He read into the record the wording within the proposed 2<sup>nd</sup> Amendment Sanctuary State bill being proposed in Ohio and requested the Board consider adopting legislation that would designate Warren County as a 2<sup>nd</sup> Amendment Sanctuary County.

The Board thanked Mr. Beckmann for his comments but stated that this Board has no legal authority to make that type of policy.

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Tiffany Zindel, County Administrator, informed the Board of \$45.9 million in CARES funding being allocated to Warren County in the adoption of the recent bill.



Commissioner Young stated his concerns with as it relates to the negative impact on the US economy as it relates to inflation with borrowing more money which adds to the current \$1 Trillion debt.

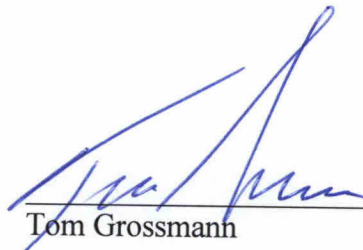
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Upon motion the meeting was adjourned.

David G. Young, President



Tom Grossmann



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 March 9, 2021, in compliance with Section 121.29 O.R.C.

Tina Osborne, Clerk

Board of County Commissioners  
Warren County, Ohio

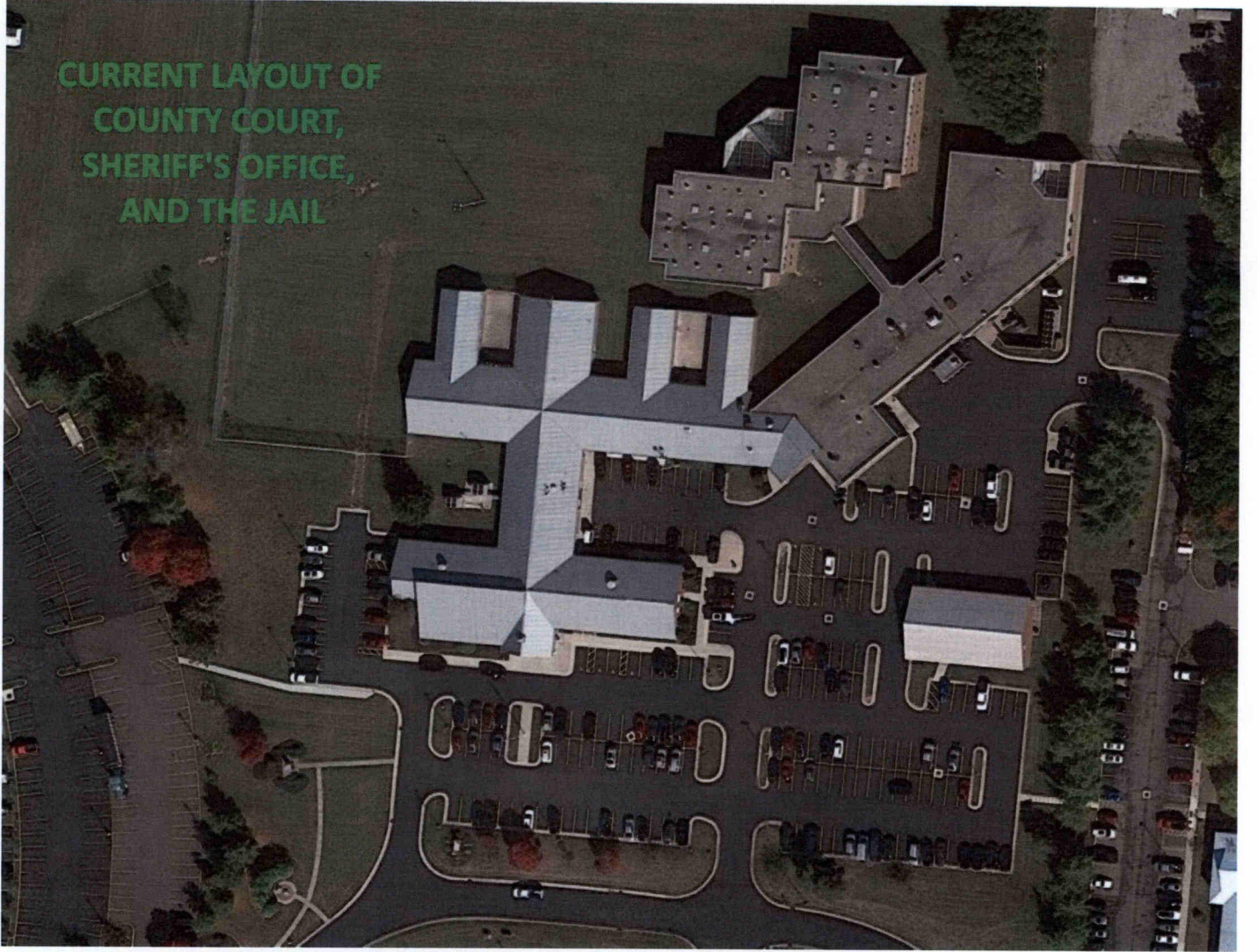


# COUNTY COURT



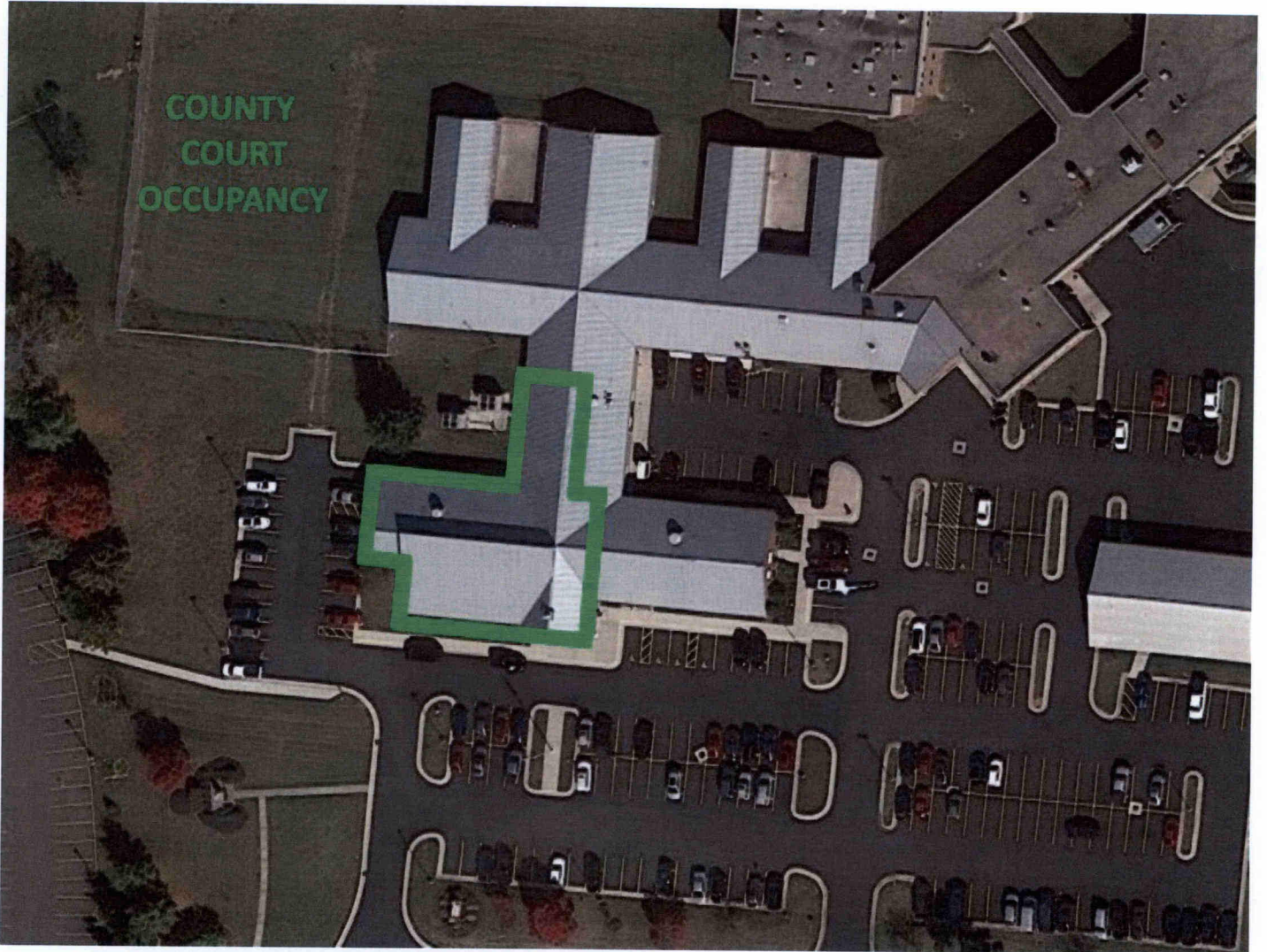


CURRENT LAYOUT OF  
COUNTY COURT,  
SHERIFF'S OFFICE,  
AND THE JAIL





COUNTY  
COURT  
OCCUPANCY





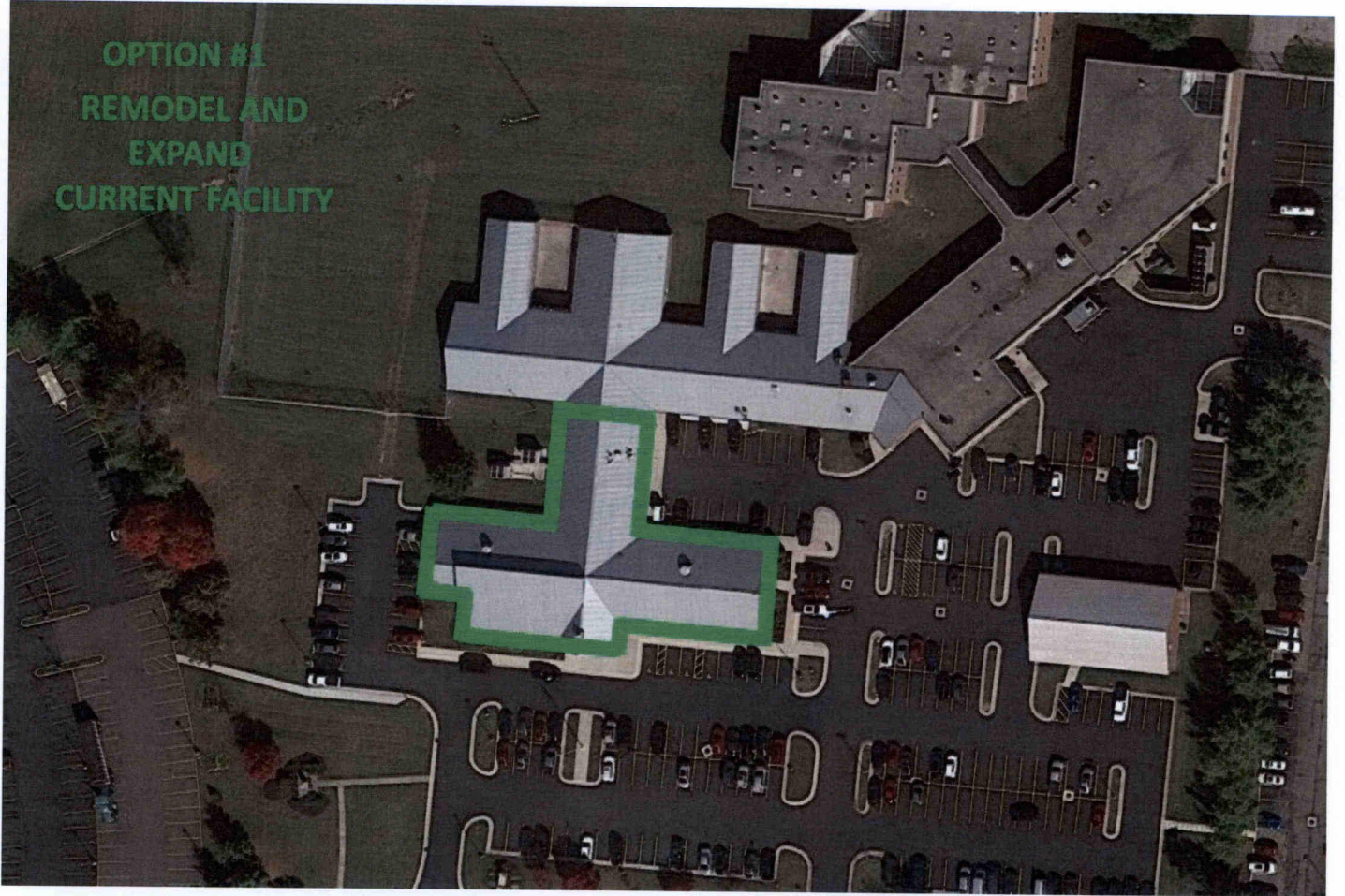








OPTION #1  
REMODEL AND  
EXPAND  
CURRENT FACILITY



## **OPTION #1: REMODEL AND EXPAND**

### **Pros:**

- **Less expensive than new construction**

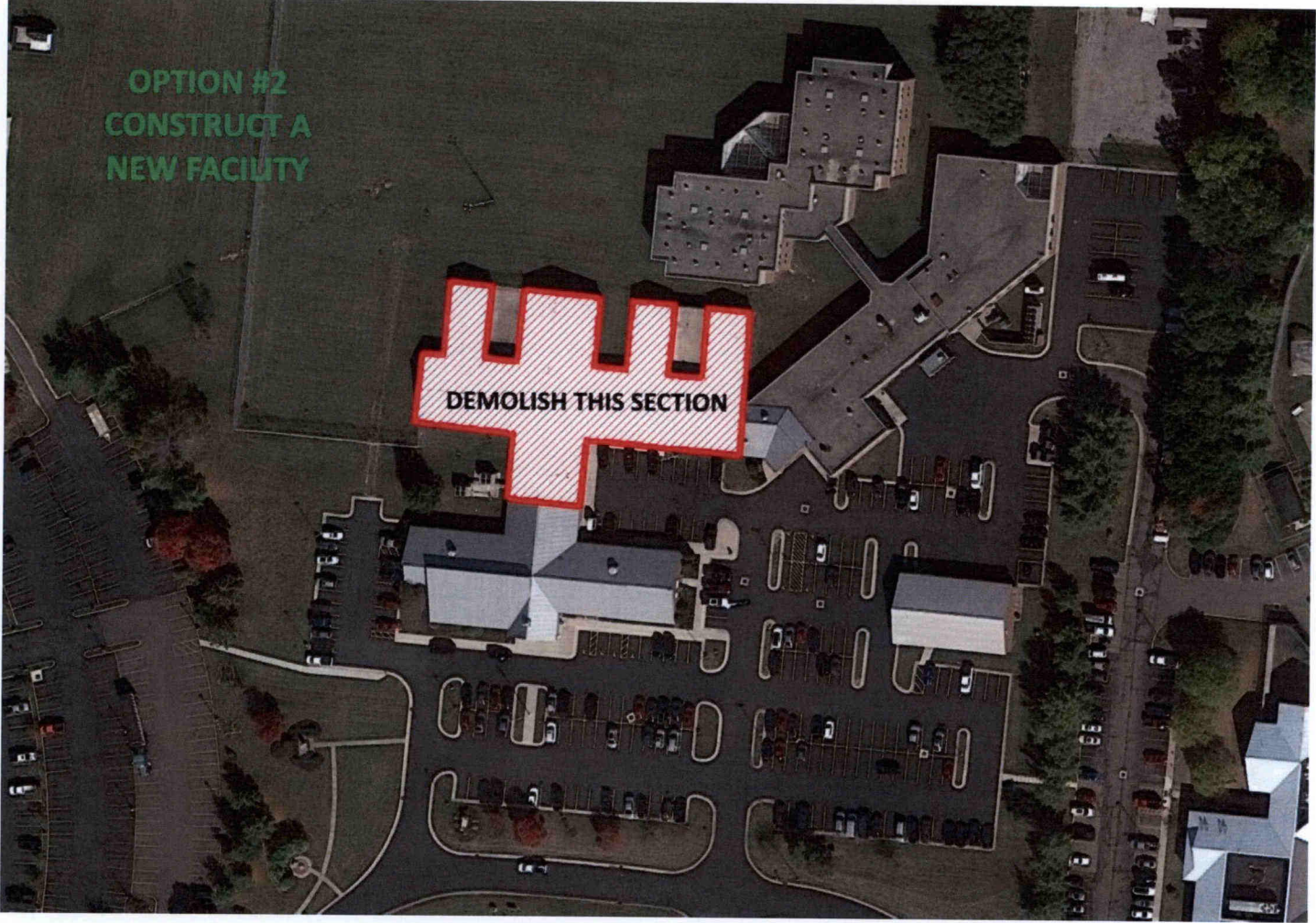
### **Cons:**

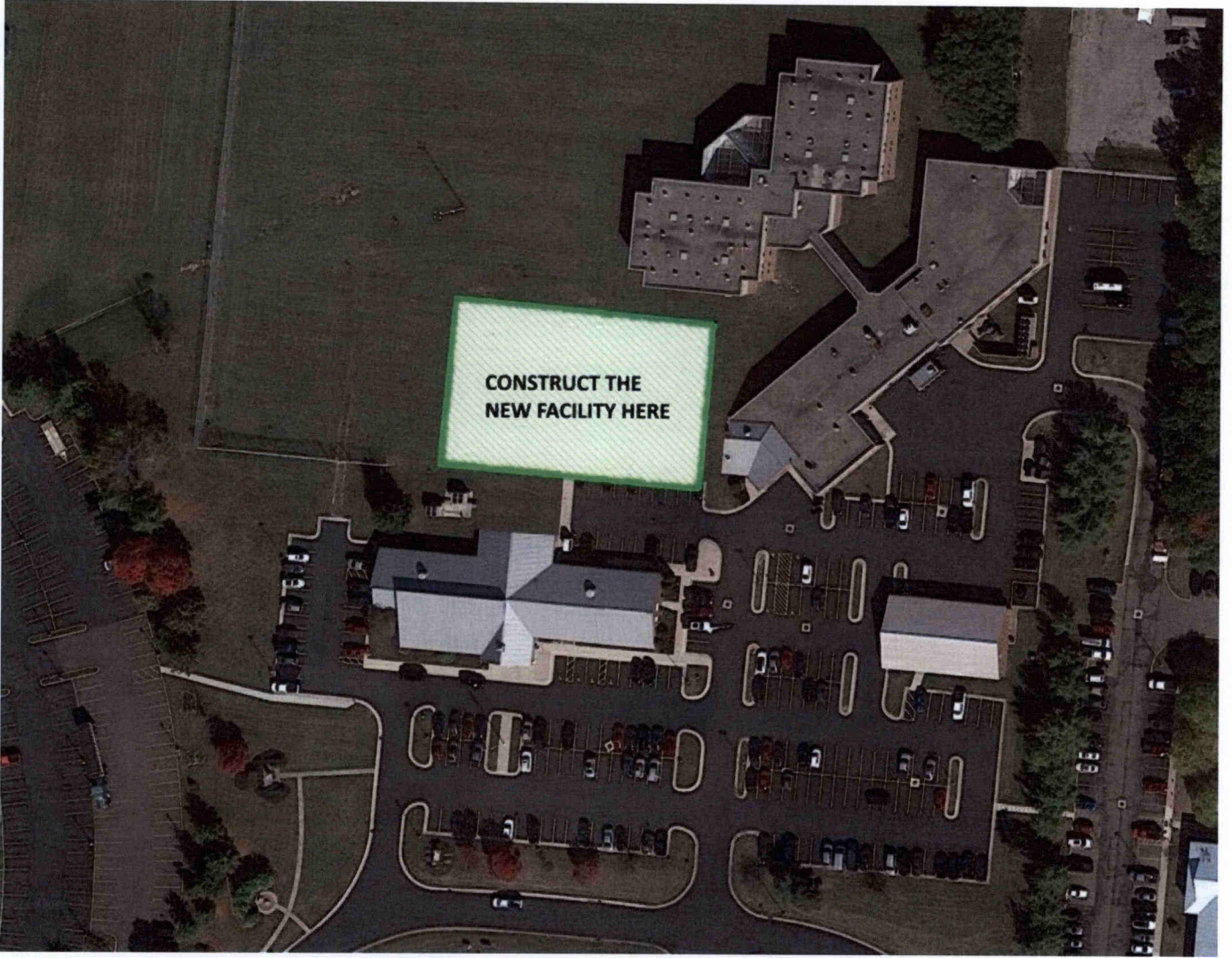
- **Extensive remodeling needed (add restrooms, expand lobby, roof and mechanical replacement, drywall, ceilings, flooring)**
- **Odd footprint hinders workflow and security**
- **Construction will be a major disruption to the Court operations**



OPTION #2  
CONSTRUCT A  
NEW FACILITY

DEMOLISH THIS SECTION

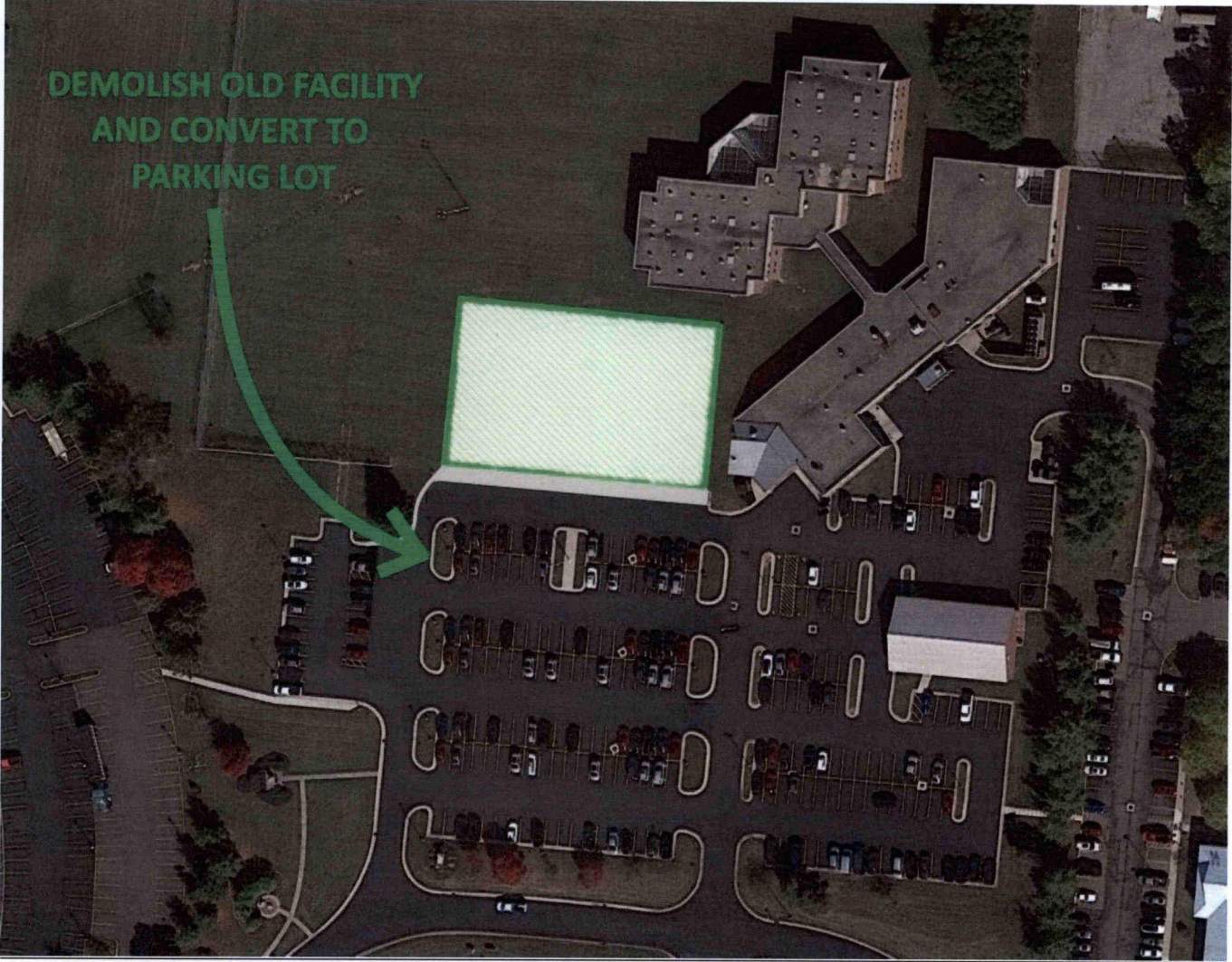




**CONSTRUCT THE  
NEW FACILITY HERE**



DEMOLISH OLD FACILITY  
AND CONVERT TO  
PARKING LOT





## **OPTION #2: NEW CONSTRUCTION**

### **Pros:**

- **Purpose-built facility meeting modern courthouse standards and security needs**
- **Minimal disruption to Court operations**
- **Expanded parking area**

### **Cons:**

- **More expensive**

## **RECOMMENDATION**

- 1. Use a Criteria Architect to help explore our options and determine the best path forward.**
- 2. Use the Design-Build delivery method to execute the project.**