



**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

406 Justice Drive, Lebanon, Ohio 45036

[www.co.warren.oh.us](http://www.co.warren.oh.us)

[commissioners@co.warren.oh.us](mailto:commissioners@co.warren.oh.us)

Telephone (513) 695-1250

Facsimile (513) 695-2054

**TOM GROSSMANN  
SHANNON JONES  
DAVID G. YOUNG**

BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO

MINUTES: Regular Session – October 29, 2024

*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 October 22, 2024, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Krystal Powell, Clerk – present

Minutes of the October 22, 2024 meeting were read and approved.

- 24-1434      A resolution was adopted hiring Priya Govindan as Eligibility Referral Specialist II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 24-1435      A resolution was adopted hiring Wayne Beyerlein as Wastewater Chief Operator, within the Warren County Water and Sewer Department. Vote: Unanimous
- 24-1436      A resolution was adopted accepting the resignation of Charles Stokes, Protective Services Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division, effective November 1, 2024.  
Vote: Unanimous
- 24-1437      A resolution was adopted promoting Olivia Elter to the position of Assessment Investigative Supervisor, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-1438      A resolution was adopted approving a temporary wage increase for Britne Wilmer, Court Liaison Caseworker III within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous

- 24-1439 A resolution was adopted approving the transfer of Tiffany Baldwin to the position of Eligibility Referral Specialist II within Warren County Department of Job and Family Services, Human Services Division, from the Emergency Services Department. Vote: Unanimous
- 24-1440 A resolution was adopted approving the end of a 365-day probationary period and a pay increase for Austin Powell within the Building and Zoning Department. Vote: Unanimous
- 24-1441 A resolution was adopted approving the end of a 365-day probationary period and a pay increase for Brian Simpson within the Water and Sewer Department. Vote: Unanimous
- 24-1442 A resolution was adopted approving the renewal of Consulting Agreement with HUB (Horan) for period January 1, 2025 through December 31, 2025. Vote: Unanimous
- 24-1443 A resolution was adopted acknowledging automatic renewal of the EyeMed Vision Plan effective January 1, 2025. Vote: Unanimous
- 24-1444 A resolution was adopted setting public hearing for rezoning application of Immobiltec USA (Case #2024-04) to rezone approximately 10.0509 acres from Community Commercial Business Zone "B2" to Light Industrial Manufacturing Zone "I1" in Franklin Township. Vote: Unanimous
- 24-1445 A resolution was adopted authorizing the posting of Notice of Intent to Request Release of Funds relative to the Fiscal Year 2024 Morrow- RR Bridge Lighting Community Development Block Grant Project. Vote: Unanimous
- 24-1446 A resolution was adopted accepting the donation of a new playset from Love Like JJ to be installed by Recreations Outlet at the Warren County Children Services Visitation Center. Vote: Unanimous
- 24-1447 A resolution was adopted authorizing the County Administrator to sign a memorandum of understanding on behalf of the Warren County Board of Commissioners and the Warren County Dispatch Association. Vote: Unanimous
- 24-1448 A resolution was adopted accepting final proposal from RJE Business Interiors on behalf of Warren County Department of Emergency Services/ Communications. Vote: Unanimous
- 24-1449 A resolution was adopted entering into a consulting agreement with Empire Weather Consulting on behalf of the Warren County Engineer's Office. Vote: Unanimous



- 24-1450 A resolution was adopted approving amendment #5 to the Food Service Contract with Aramark Correctional Services, LLC, on behalf of Warren County Juvenile Court. Vote: Unanimous
- 24-1451 A resolution was adopted entering into a Classroom Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 24-1452 A resolution was adopted accepting a quote from Sound Communications, Inc. for Verint Recording System Maintenance and Support Renewal on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-1453 A resolution was adopted entering into a contract with Hungerford & Terry, Inc, for the procurement of Anion Exchange Equipment for the Richard A. Renneker Water Treatment Plant. Vote: Unanimous
- 24-1454 A resolution was adopted authorizing the County Administrator to sign a Memorandum of Understanding with the Hamilton Township Board of Trustees for the operational testing and maintenance of Warren County fire hydrants. Vote: Unanimous
- 24-1455 A resolution was adopted declaring various items from Common Pleas Court, Drug Task Force, Facilities Management, Garage, Juvenile Detention Center, Juvenile Court, Probate Court, and Sheriff's Office as surplus and authorize the disposal of said items through internet auction. Vote: Unanimous
- 24-1456 A resolution was adopted acknowledging approval of financial transactions. Vote: Unanimous
- 24-1457 A resolution was adopted acknowledging payment of bills. Vote: Unanimous
- 24-1458 A resolution was adopted approving a bond release for Timberwind, LLC for completion of improvements in Tara Estates, Section 3/2 situated in Franklin Township. Vote: Unanimous
- 24-1459 A resolution was adopted entering into a subdivision public improvement performance and maintenance security agreement with VWC Holdings, LTD for installation of certain improvements in the Villages of Winding Creek, the Boulevards at Winding Creek, Section Ten-A and Ten-B situated in Clearcreek Township. Vote: Unanimous
- 24-1460 A resolution was adopted entering into street and appurtenances (including sidewalks) security agreement with VWC Holdings, LTD for installation of certain improvements in the Villages of Winding Creek, the Boulevards at Winding Creek, Section Ten-A situated in Clearcreek Township. Vote: Unanimous

- 24-1461 A resolution was adopted entering into street and appurtenances (including sidewalks) security agreement with VWC Holdings, LTD for installation of certain improvements in the Villages of Winding Creek, the Boulevards at Winding Creek, Section Ten-B situated in Clearcreek Township. Vote: Unanimous
- 24-1462 A resolution was adopted entering into a street and appurtenances security agreement with Clark Ventures, LLC for installation of certain improvements for Copper Mill, Section 1 situated in Clearcreek Township. Vote: Unanimous
- 24-1463 A resolution was adopted entering into a subdivision public improvement performance and maintenance security agreement with Clark Ventures LLC, for installation of certain improvements in Copper Mill, Section 1, situated in Clearcreek Township. Vote: Unanimous
- 24-1464 A resolution was adopted approving various record plats. Vote: Unanimous
- 24-1465 A resolution was adopted accepting an amended certificate and approving a supplemental appropriation into the Health Insurance Fund #6632. Vote: Unanimous
- 24-1466 A resolution was adopted approving a supplemental appropriation into Board of Elections Fund #11011300. Vote: Unanimous
- 24-1467 A resolution was adopted approving a supplemental appropriation into Local Fiscal Recovery Fund #2211. Vote: Unanimous
- 24-1468 A resolution was adopted approving a supplemental appropriation into Common Pleas Court Community Corrections Fund #2227. Vote: Unanimous
- 24-1469 A resolution was adopted approving a supplemental appropriation into Grants Administration Fund #2265. Vote: Unanimous
- 24-1470 A resolution was adopted approving an appropriation adjustment within Prosecutor Fund #11011150. Vote: Unanimous
- 24-1471 A resolution was adopted approving an appropriation adjustment within Common Pleas Court Fund #11011220. Vote: Unanimous
- 24-1472 A resolution was adopted approving an appropriation adjustment within Garage Fund #11011620. Vote: Unanimous
- 24-1473 A resolution was adopted approving an appropriation adjustment within Facilities Management Fund #11011600. Vote: Unanimous
- 24-1474 A resolution was adopted approving an appropriation adjustment within Juvenile Detention Fund #11012600. Vote: Unanimous



- 24-1475 A resolution was adopted approving an appropriation adjustment within Telecommunications Department Fund #11012810. Vote: Unanimous
- 24-1476 A resolution was adopted approving an appropriation adjustment within Human Services Fund #2203. Vote: Unanimous
- 24-1477 A resolution was adopted approving an appropriation adjustment within Prosecutor Fund #2245. Vote: Unanimous
- 24-1478 A resolution was adopted approving an appropriation adjustment within Juvenile Court Fund #2247. Vote: Unanimous
- 24-1479 A resolution was adopted approving appropriation adjustments within the Treasurer's Office Fund #11011130 and Detac Fund #2249
- 24-1480 A resolution was adopted approving appropriation adjustments within the OhioMeansJobs Warren County Fund #228. Vote: Unanimous
- 24-1481 A resolution was adopted approving an appropriation adjustment within Sheriff's Office Fund #2267. Vote: Unanimous
- 24-1482 A resolution was adopted approving an appropriation adjustment within Transit Fund #2299. Vote: Unanimous
- 24-1483 A resolution was adopted approving an appropriation adjustment within Telecommunications Department Fund #4492. Vote: Unanimous
- 24-1484 A resolution was adopted approving an appropriation adjustment within Telecommunications Department Fund #4492. Vote: Unanimous
- 24-1485 A resolution was adopted approving requisitions and authorizing the County Administrator to sign documents relative thereto. Vote: Unanimous
- 24-1486 A resolution was adopted waiving sewer connection, non-participant, capacity, and inspection fees for the Warren County Park District's construction of restroom facilities at the Morrow Veterans Park. Vote: Unanimous
- 24-1487 A resolution was adopted approving an appropriation adjustment from Commissioners General Fund #11011110 into Emergency Services Fund #11012850. Vote: Unanimous
- 24-1488 A resolution was adopted approving an appropriation adjustment from Commissioners General Fund #11011110 into Building and Zoning Fund #11012300. Vote: Unanimous

- 24-1489 A resolution was adopted determining the necessity of and authorizing the issuance and sale of not to exceed \$100,000,000 of Healthcare Facilities Improvement and Refunding Revenue Bonds, Series 2024 (Otterbein Homes Obligated Group); authorizing the execution and delivery of agreements of lease and subleases in connection therewith; authorizing the execution and delivery of an indenture of trust (bond indenture) to secure such Series 2024 bonds; authorizing the execution of a bond purchase agreement with respect to said Series 2024 bonds; and authorizing a preliminary official statement and final official statement, a tax certificate and agreement, and various other documents in connection with the issuance of the Series 2024 bonds. Vote: Unanimous
- 24-1490 A resolution was adopted terminating the employment of Katherine Mullins, Screener III, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous

#### DISCUSSIONS

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

---

Shannon Martin, Bricker Graydon, was present to discuss the refinancing of revenue bonds for Otterbein Homes for 19 locations throughout the state of Ohio including multiple facilities within Warren County. She further stated the bond amount is not to exceed \$100,000,000.00

Upon further discussion, the Board resolved (Resolution #24-1489) determining the necessity of and authorizing the issuance and sale of not to exceed \$100,000,000 of Healthcare Facilities Improvement And Refunding Revenue Bonds, Series 2024 (Otterbein Homes Obligated Group); authorizing the execution and delivery of agreements of lease and subleases in connection therewith; authorizing the execution and delivery of an indenture of trust (bond indenture) to secure such Series 2024 bonds; authorizing the execution of a bond purchase agreement with respect to said Series 2024 bonds; and authorizing a preliminary official statement and final official statement, a tax certificate and agreement, and various other documents in connection with the issuance of the Series 2024 bonds.

---

Commissioner Grossmann brought before the Board a press release from the Warren County Agricultural Society relative to the recent termination of stall rental leases at the Warren County Fairgrounds.

Bruce McGary, Assistant Prosecuting Attorney, advised that the rental agreement is solely between the Warren County Agricultural Society and the lessees and that the Board of County Commissioners is not a party to the rental leases and has no oversight over the matter. He further stated the Board of County Commissioners does not appoint any members to the Fair Board.

There was discussion relative to the future focus on the Warren County Fair and the 4H Program as both are primary functions of the fairgrounds.

Upon further discussion, it was the desire of the Board to invite the Warren County Agricultural Society to attend a future Board of County Commissioner meeting to discuss the matter publicly.

---

Upon unanimous call of the roll, the Board entered into executive session at 9:44 a.m. to discuss personnel matters to consider the dismissal or discipline of a public employee pursuant to Ohio Revised Code Section 121.22(G)(1) and exited at 9:55 a.m.

Upon further discussion, the Board resolved (Resolution #24-1490) terminating the employment of Katherine Mullins, Screener III, within the Warren County Department of Job and Family Services, Children Services Division.

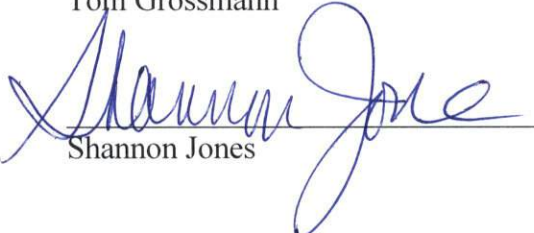
---

The Board convened to the Commissioners' Conference Room for a work session related to the 2025 annual budget.

---

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 October 29, 2024, in compliance with Section 121.22 O.R.C.

  
\_\_\_\_\_  
Krystal Powell, Clerk  
Board of County Commissioners  
Warren County, Ohio