



**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***

***Facsimile (513) 695-2054***

***TOM GROSSMANN***

***SHANNON JONES***

***DAVID G. YOUNG***

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

**MINUTES: Regular Session – April 10, 2018**

The Board met in regular session pursuant to adjournment of the April 3, 2018, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the March 29, 2018 and April 3, 2018 meetings were read and approved.

- 18-0600      A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Emmaline Ritchie within the Warren County Department of Emergency Services. Vote: Unanimous
- 18-0601      A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Christian Jent within the Warren County Department of Job and Family Services, Children Services Department. Vote: Unanimous
- 18-0602      A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Candy Massie within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 18-0603      A resolution was adopted to remove probationary employee Janet VanNuland, Unit Support Worker II, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 18-0604      A resolution was adopted to authorize the posting of the HVAC Technician I position, within the Facilities Management Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 18-0605      A resolution was adopted to advertise for bids for Three (3) New 2018 ½ Ton Extended Cab 4 x 4 Pickup Trucks for Warren County Garage. Vote: Unanimous

- 18-0606 A resolution was adopted to enter into an engineering services contract with Kindler & Associates, LLC on behalf of the Warren County Engineer's Office. Vote: Unanimous
- 18-0607 A resolution was adopted to enter into a Geotechnical Engineering Services Contract with Terracon Consultants, Inc. on behalf of the Warren County Engineer's Office. Vote: Unanimous
- 18-0608 A resolution was adopted to authorize President of Board to sign the Task Completion Reports 57, 60, 62, and 63 with TriTech Software Systems on behalf of Warren County Telecommunications. Vote: Unanimous
- 18-0609 A resolution was adopted to approve and enter into a Memorandum of Understanding (MOU) with the Southwest District of the Ohio Job and Family Services to participate in a multi county shared services project on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 18-0610 A resolution was adopted to approve and enter into a Memorandum of Understanding between the Warren County Board of Commissioners and Public Children Services Association of Ohio (PCASO) on behalf of Warren County Children Services (County PCASO). Vote: Unanimous
- 18-0611 A resolution was adopted to approve County Motor Vehicle Tax (CVT-363) for the City of Springboro in the amount of \$200,000.00. Vote: Unanimous
- 18-0612 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 18-0613 A resolution was adopted to acknowledge receipt of March 2018 Financial Statement. Vote: Unanimous
- 18-0614 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41 (D) (1). Vote: Unanimous
- 18-0615 A resolution was adopted to approve various refunds. Vote: Unanimous
- 18-0616 A resolution was adopted to approve bond release for MV Commercial Construction LLC for completion of improvements in Kings Island Commercial Center (The Shoppes of Kings Mills) situated in Deerfield Township. Vote: Unanimous
- 18-0617 A resolution was adopted to approve a Subdivision Public Improvement Performance and Maintenance Security Agreement release with Soraya Farms LLC for Soraya Farms Section 4 situated in Clearcreek Township. Vote: Unanimous

- 18-0618 A resolution was adopted to approve operational transfer from County Commissioners' Fund #101-1112 into Mary Haven Youth Treatment Center Fund #270. Vote: Unanimous
- 18-0619 A resolution was adopted to declare a surplus of funds in the Clerk of Courts' Certificate of Title Administration Fund #250, approve supplemental appropriation and transfer \$54,420 into the General Fund for operational transfer of funds to Juvenile Court Clerk Computer ORC 2151.541 Fund #278. Vote: Unanimous
- 18-0620 A resolution was adopted to approve supplemental appropriation into Clerk of Courts' Certificate of Title Administration Fund #250- 1260. Vote: Unanimous
- 18-0621 A resolution was adopted to approve supplemental appropriation into Juvenile Court Clerk Computer Fund #278. Vote: Unanimous
- 18-0622 A resolution was adopted to approve appropriation adjustment within Facilities Management Fund #101-1600. Vote: Unanimous
- 18-0623 A resolution was adopted to approve appropriation adjustment within Juvenile Detention Fund #101-2600. Vote: Unanimous
- 18-0624 A resolution was adopted to approve appropriation adjustments within Developmental Disabilities Fund #205. Vote: Unanimous
- 18-0625 A resolution was adopted to approve appropriation adjustment within Children Services Fund #273. Vote: Unanimous
- 18-0626 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Community Based Corrections Fund #289. Vote: Unanimous
- 18-0627 A resolution was adopted to approve appropriation adjustment within Sewer Revenue Fund 580. Vote: Unanimous
- 18-0628 A resolution was adopted to approve appropriation adjustment within Building and Zoning Department Fund #101-2300. Vote: Unanimous
- 18-0629 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 18-0630 A resolution was adopted to authorize Paul Kindell, Director of Telecommunications, to make application to Shares HF Emergency Communications Radio Program. Vote: Unanimous

## DISCUSSIONS

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

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Martin Russell, Deputy County Administrator, was present along with Sheriff Larry Sims and staff and Gary McAnally, Wachtel & McAnally Architects/Planners, Inc. for a work session to discuss the New Warren County Jail Project.

Gary McAnally presented the attached PowerPoint presentation outlining the various options relative to size and location for the project. He stated the goal is to design the most efficient building for both cost and staffing.

Mr. McAnally presented various schemes (attached) and summarized the following:

Scheme 1 – will not fit on the existing site

Scheme 1A – smaller footprint but will still not fit on existing site

Scheme 2A – Larger portion of dorms vs. cells but still will not fit on existing site

Scheme 3A – two story building with additional construction costs due to circulation needs that will fit on existing site but allows no room for future expansion

Scheme 4A – three story building with additional construction costs but still allows no room for future expansion

Scheme 5B – add on and renovate existing jail – would require certain relocations of existing inmates and services and also require four years to complete vs. two years and an additional \$1.2 million in construction costs due to the length of construction

There was discussion relative to the various options as well as the top priority being: cost, number of beds, cost of operation and future expansion needs.

There was discussion relative to the possibility of relocation to a site not on the government campus and the additional dynamics that would come into play including transportation needs.

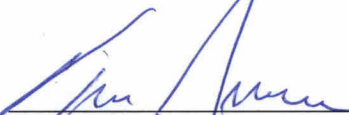
Upon discussion, it was determined that the various options will be reviewed with a recommendation at a later date.

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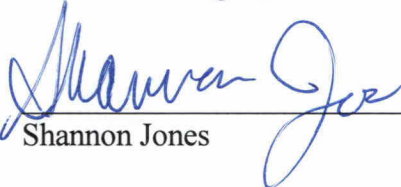
Larry Ehling, Dayton, Ohio, was present to introduce himself as a democratic candidate in the 2018 primary gubernatorial election.

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Upon motion the meeting was adjourned.

  
\_\_\_\_\_  
Tom Grossmann, President

  
\_\_\_\_\_  
David G. Young

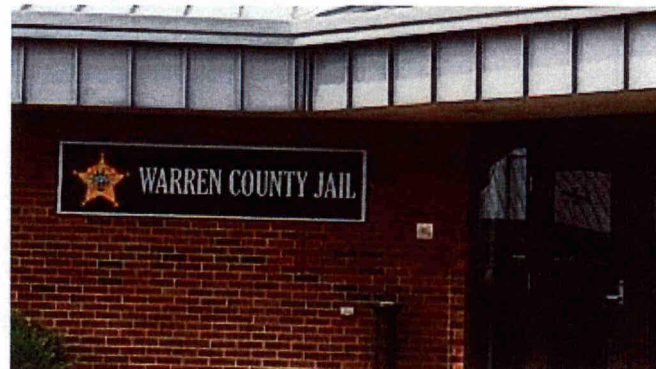
  
\_\_\_\_\_  
Shannon Jones

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 April 10, 2018, in compliance with Section 121.22 O.R.C.

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



# WARREN COUNTY



**Wachtel & McNally**  
**Architects/Planners Inc**

35 SOUTH PARK PLACE - SUITE 350

NEWARK, OHIO 43055

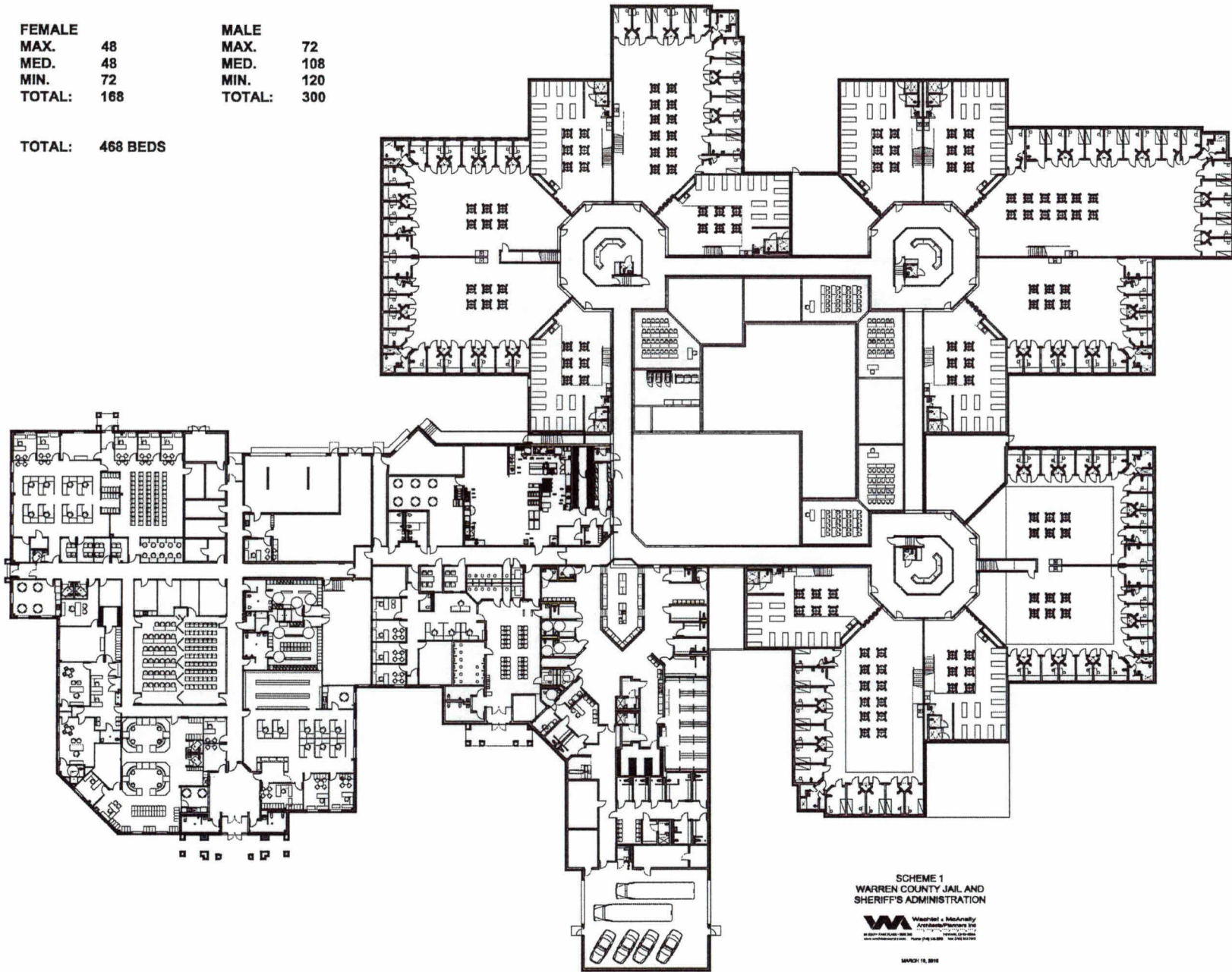
[www.wachtelmcnally.com](http://www.wachtelmcnally.com)

Phone: (740) 345-3500

Fax: (740) 345-7690

<b>FEMALE</b>		<b>MALE</b>	
<b>MAX.</b>	48	<b>MAX.</b>	72
<b>MED.</b>	48	<b>MED.</b>	108
<b>MIN.</b>	72	<b>MIN.</b>	120
<b>TOTAL:</b>	168	<b>TOTAL:</b>	300

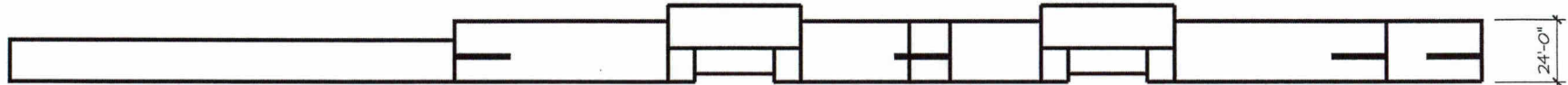
**TOTAL: 468 BEDS**

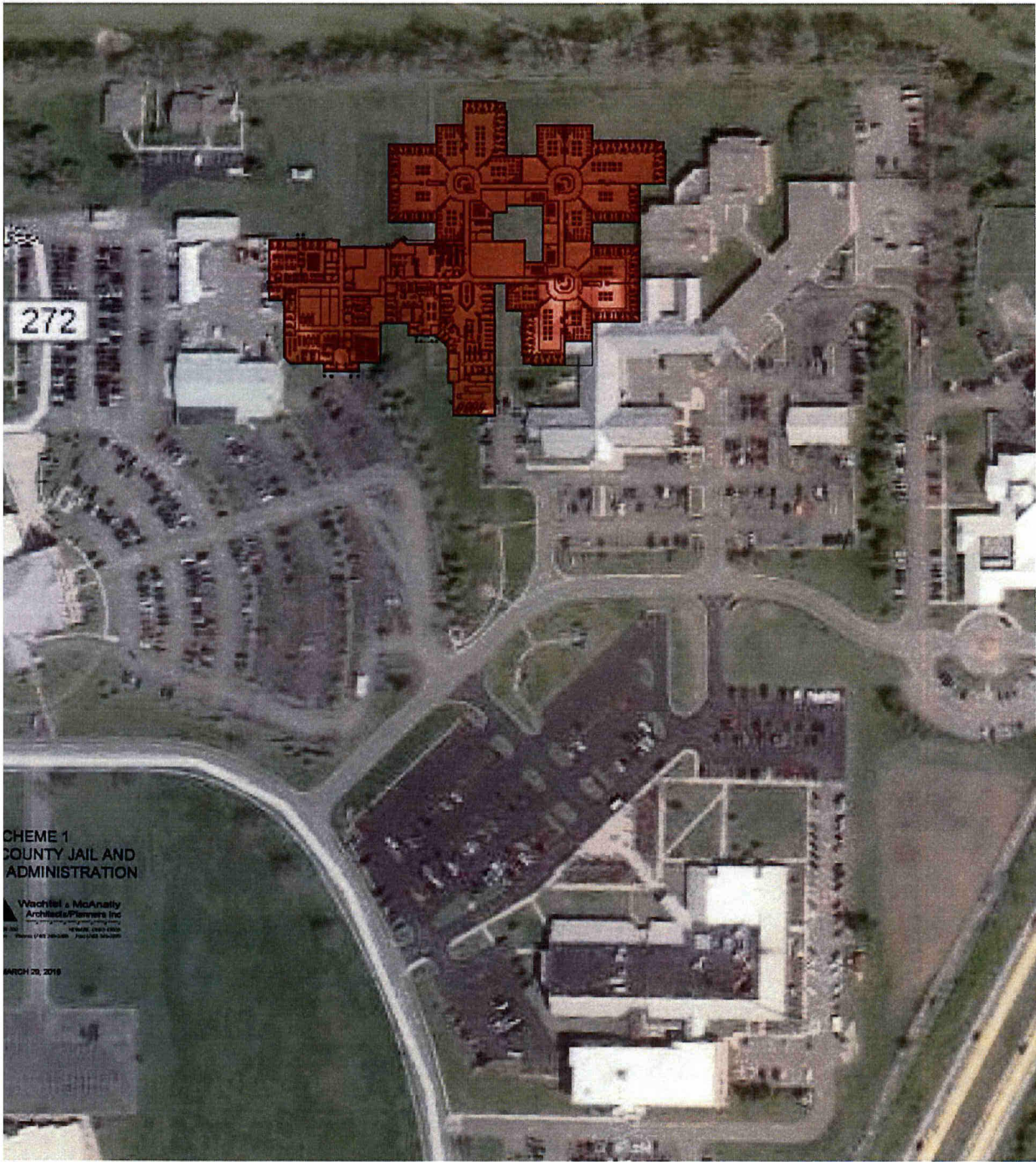


SCHEME 1  
WARREN COUNTY JAIL AND  
SHERIFF'S ADMINISTRATION



MARCH 11, 2016



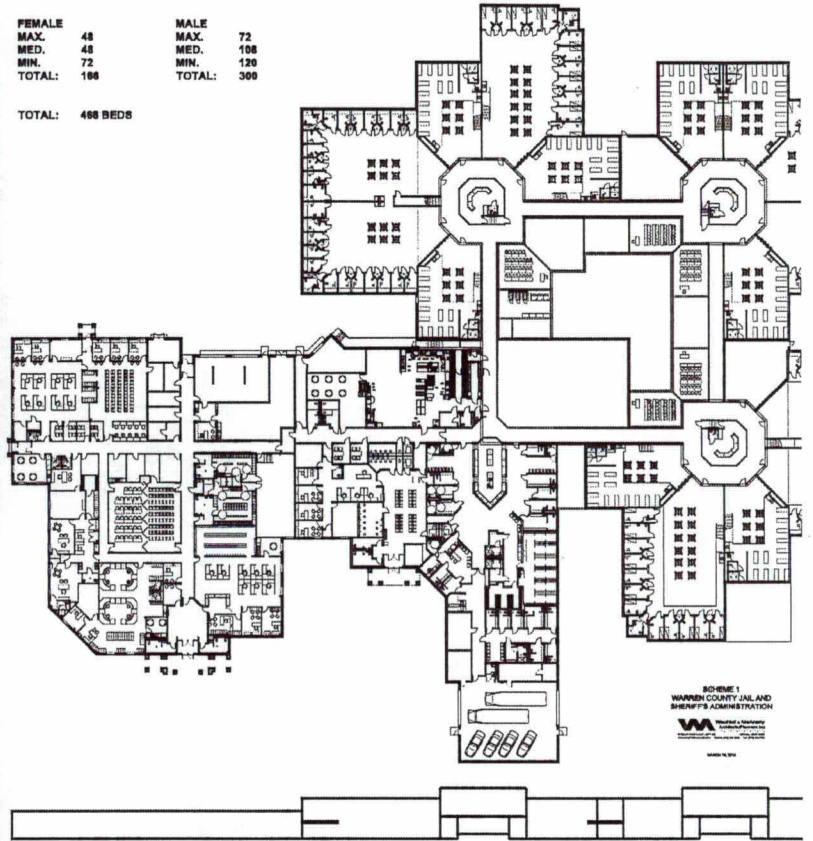


**SCHEME 1  
WARREN COUNTY JAIL AND  
ADMINISTRATION**

**Wachtel & McAnally  
Architects/Planners, Inc.**  
10000 W. 11th Street, Suite 100  
Overland Park, KS 66204  
Phone: 913.241.4400 Fax: 913.241.4401

MARCH 28, 2018

<b>FEMALE</b>		<b>MALE</b>	
MAX. 48		MAX. 72	
MED. 48		MED. 108	
MIN. 72		MIN. 120	
<b>TOTAL: 168</b>		<b>TOTAL: 300</b>	
<b>TOTAL: 468 BEDS</b>			



**SCHEME 1  
WARREN COUNTY JAIL AND  
SHERIFF'S ADMINISTRATION**

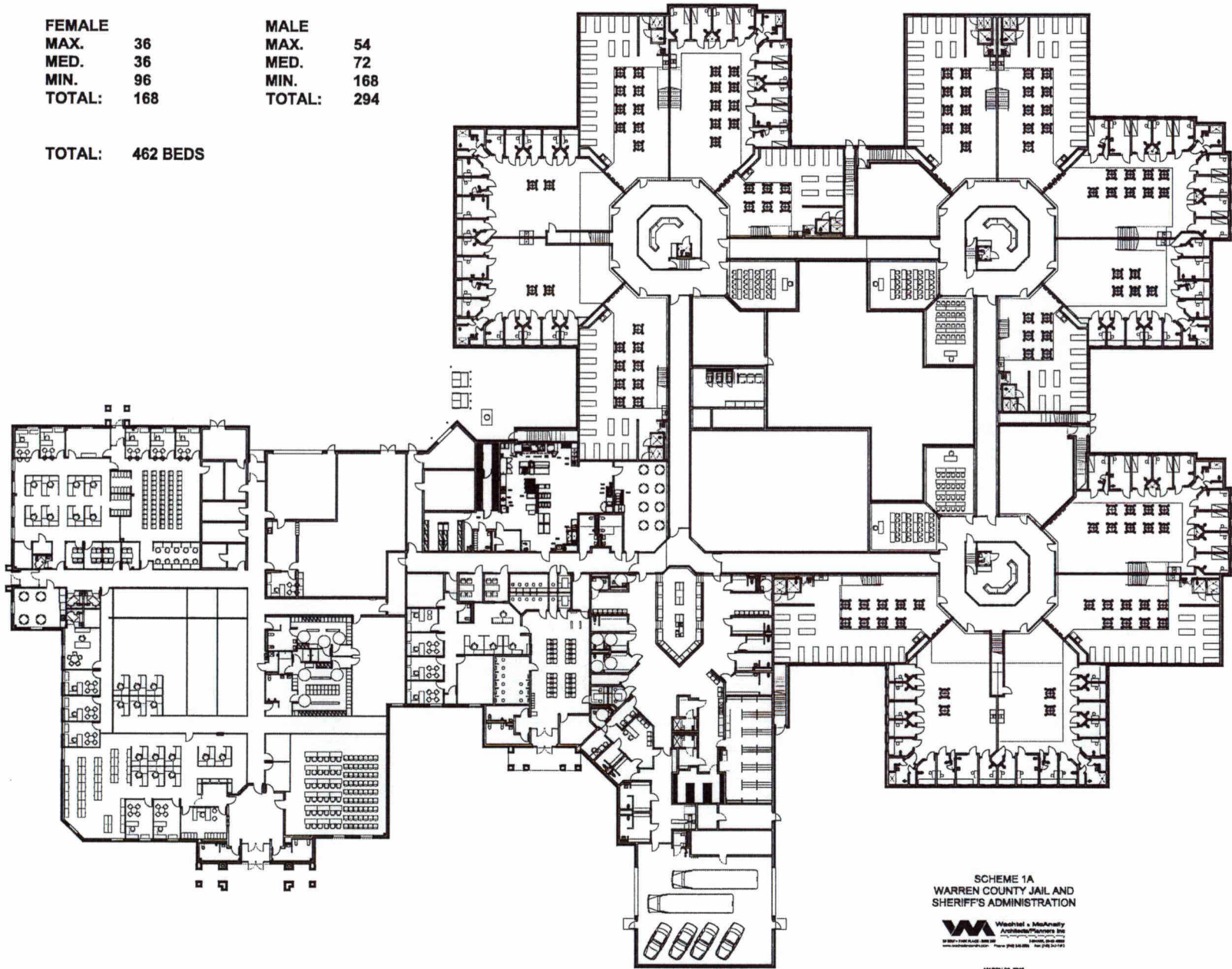




**FEMALE**  
**MAX.** 36  
**MED.** 36  
**MIN.** 96  
**TOTAL:** 168

**MALE**  
**MAX.** 54  
**MED.** 72  
**MIN.** 168  
**TOTAL:** 294

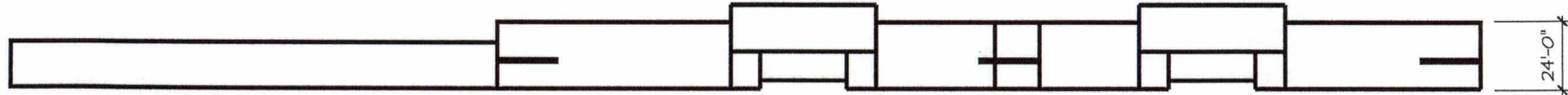
**TOTAL: 462 BEDS**

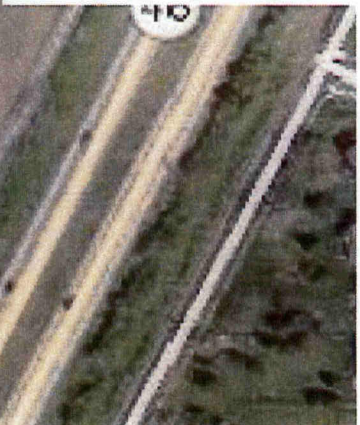
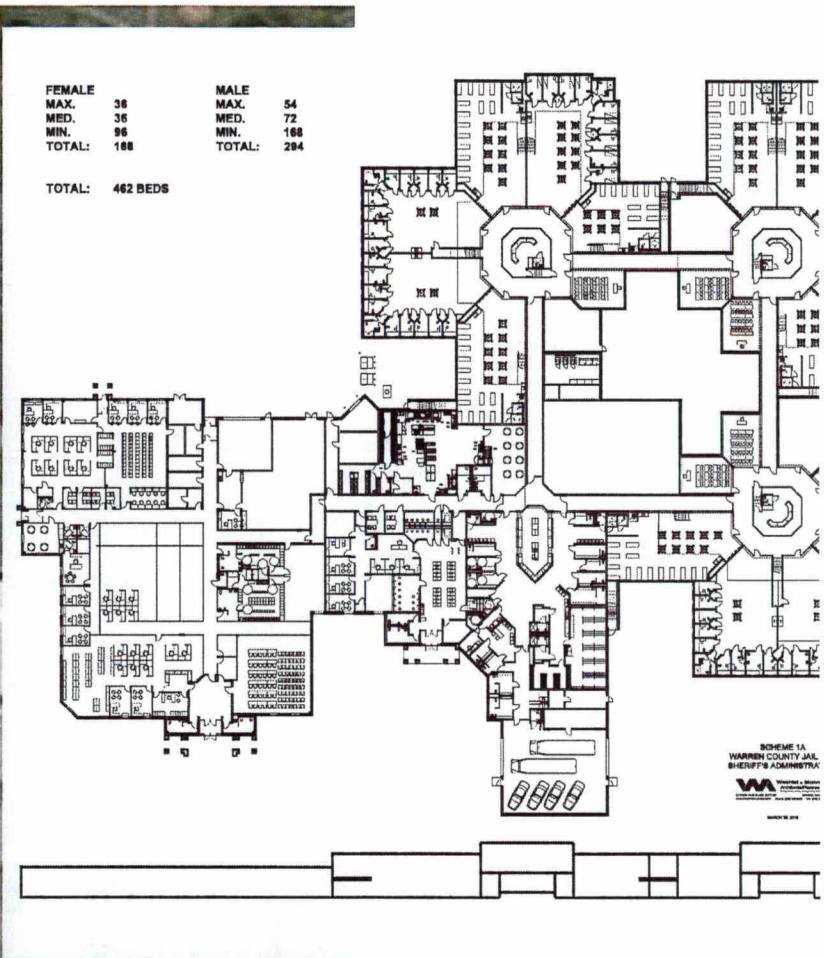
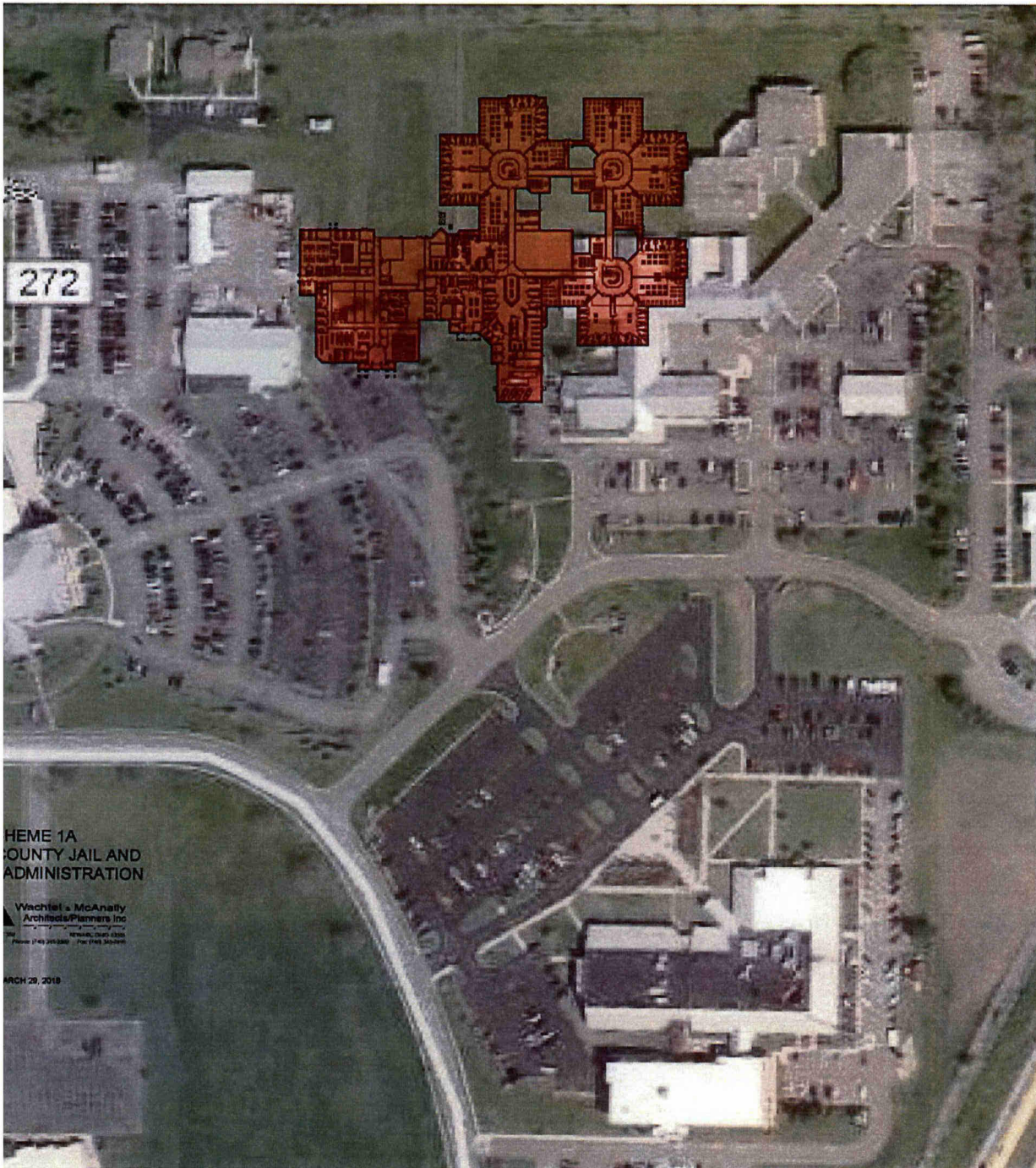


SCHEME 1A  
 WARREN COUNTY JAIL AND  
 SHERIFF'S ADMINISTRATION


**Wachter + McAnulty**  
 Architects/Planners Inc.  
1000 W. Main Street, Suite 100  
 Asheville, NC 28801  
 Phone: 704.258.8888 Fax: 704.258.3121

MAP01/2A, 2016





HEME 1A  
COUNTY JAIL AND  
ADMINISTRATION

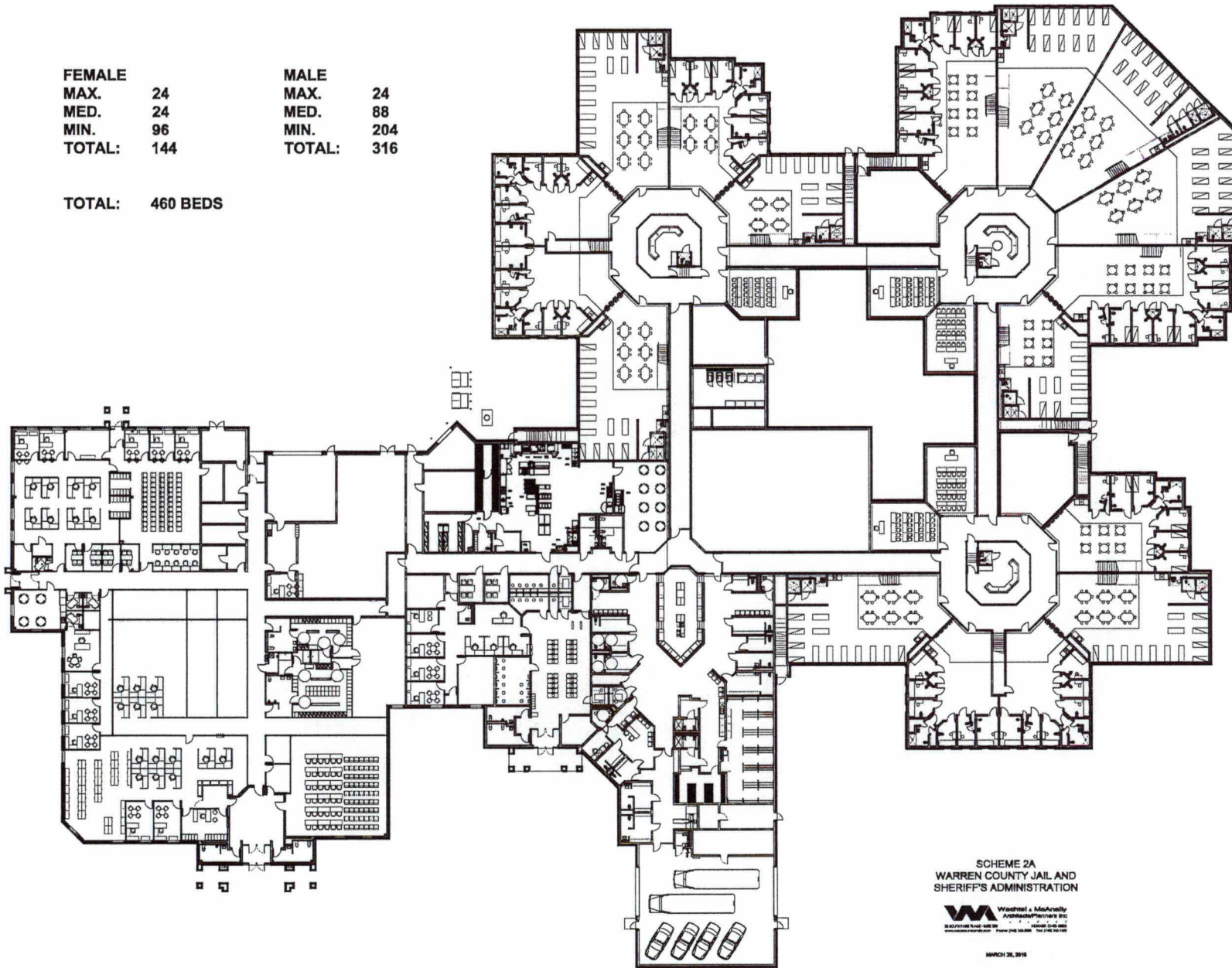
Wachtel & McNally  
Architects/Planners Inc  
1000  
1000  
Phone: 743-205-2000 Fax: 743-205-2000

MARCH 20, 2018

FEMALE  
 MAX. 24  
 MED. 24  
 MIN. 96  
 TOTAL: 144

MALE  
 MAX. 24  
 MED. 88  
 MIN. 204  
 TOTAL: 316

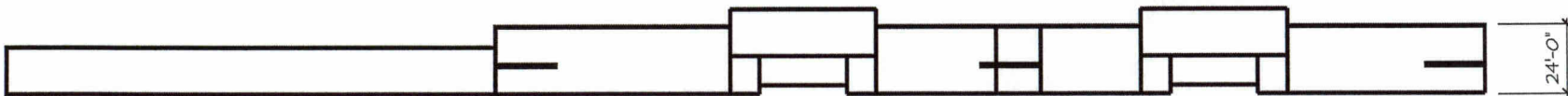
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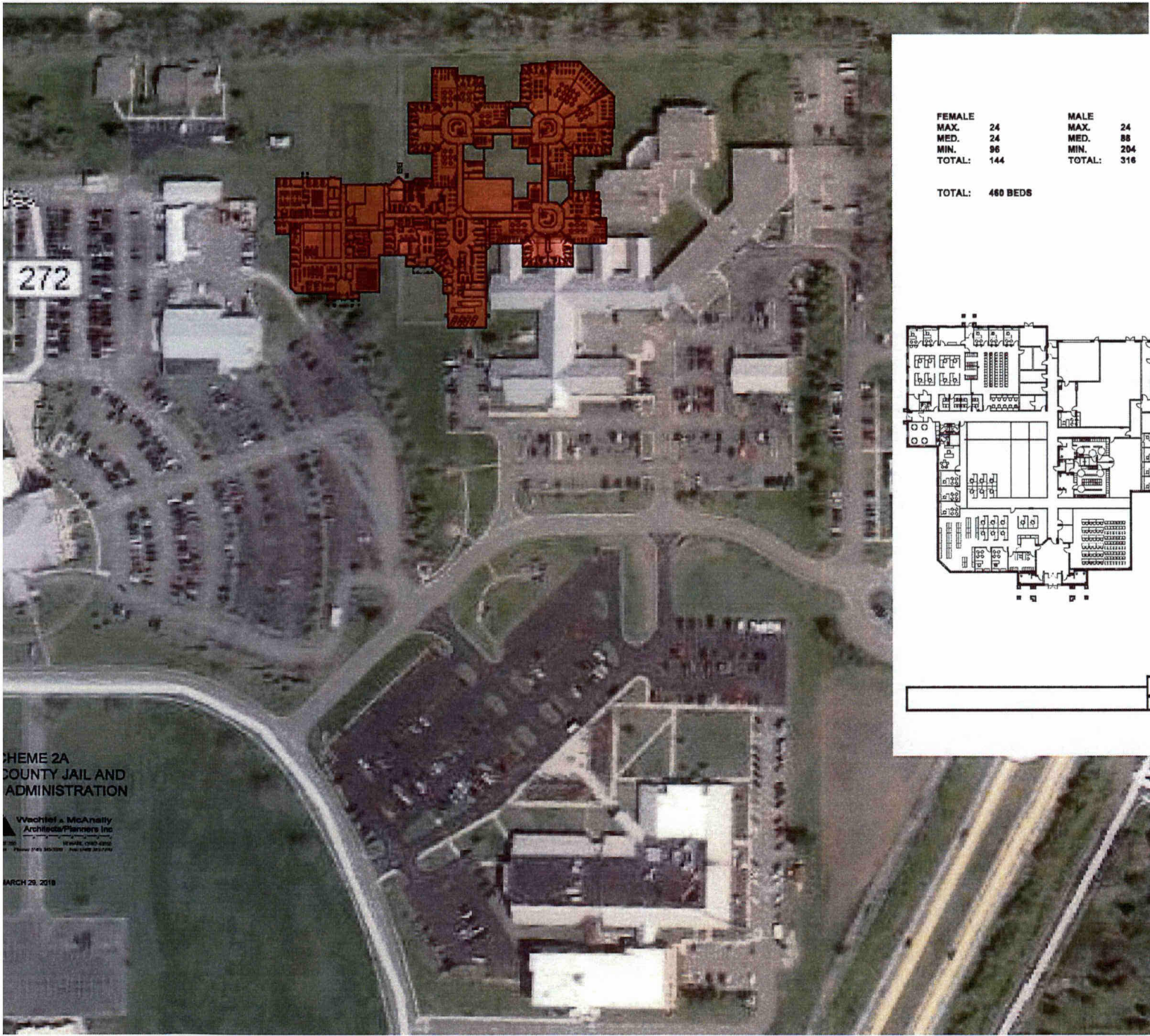


SCHEME 2A  
 WARREN COUNTY JAIL AND  
 SHERIFF'S ADMINISTRATION

**W** Woodruff & McAnally  
 ARCHITECTS/INTERIORS INC.  
 1000 W. 10th St., Suite 100  
 Oklahoma City, OK 73106  
 Phone: (405) 241-1111 Fax: (405) 241-1112

MARCH 28, 2018

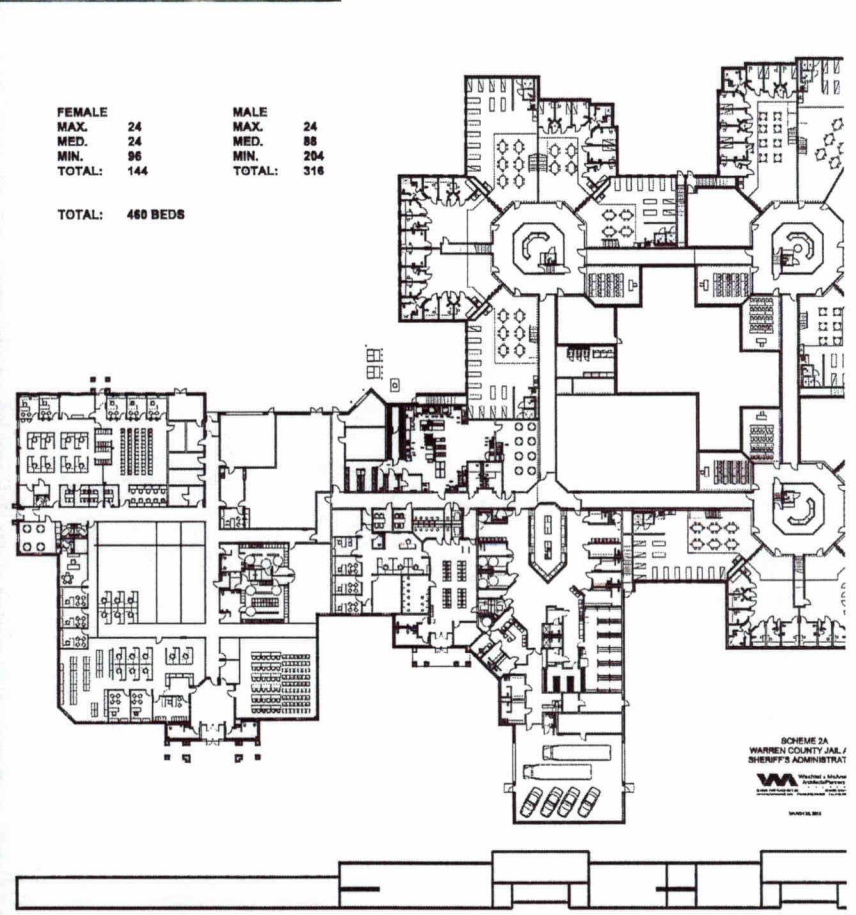




**SCHEME 2A  
WARREN COUNTY JAIL AND  
ADMINISTRATION**

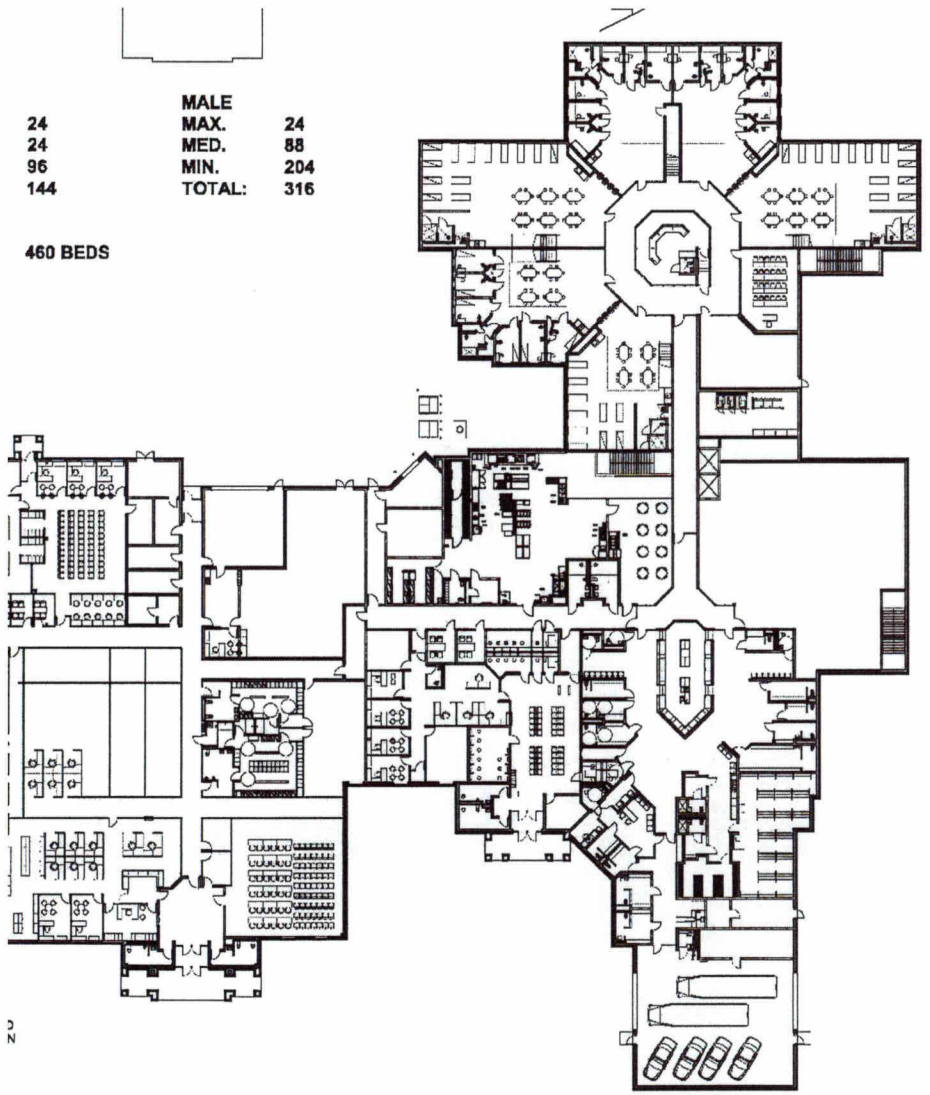
**Wechtel & McAnally  
Architects/Planners Inc.**  
11000 W. 12th St., Suite 100  
Newark, Ohio 43052  
Phone: (614) 865-0200 Fax: (614) 865-0201

MARCH 28, 2018



SCHEME 2A  
WARREN COUNTY JAIL /  
SHERIFF'S ADMINISTRATION  
**W**  
Wechtel & McAnally  
Architects/Planners Inc.  
11000 W. 12th St., Suite 100  
Newark, Ohio 43052  
Phone: (614) 865-0200 Fax: (614) 865-0201

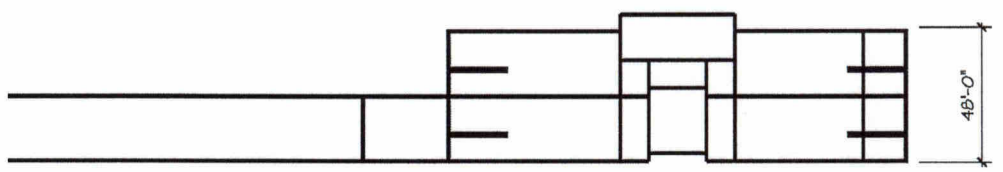
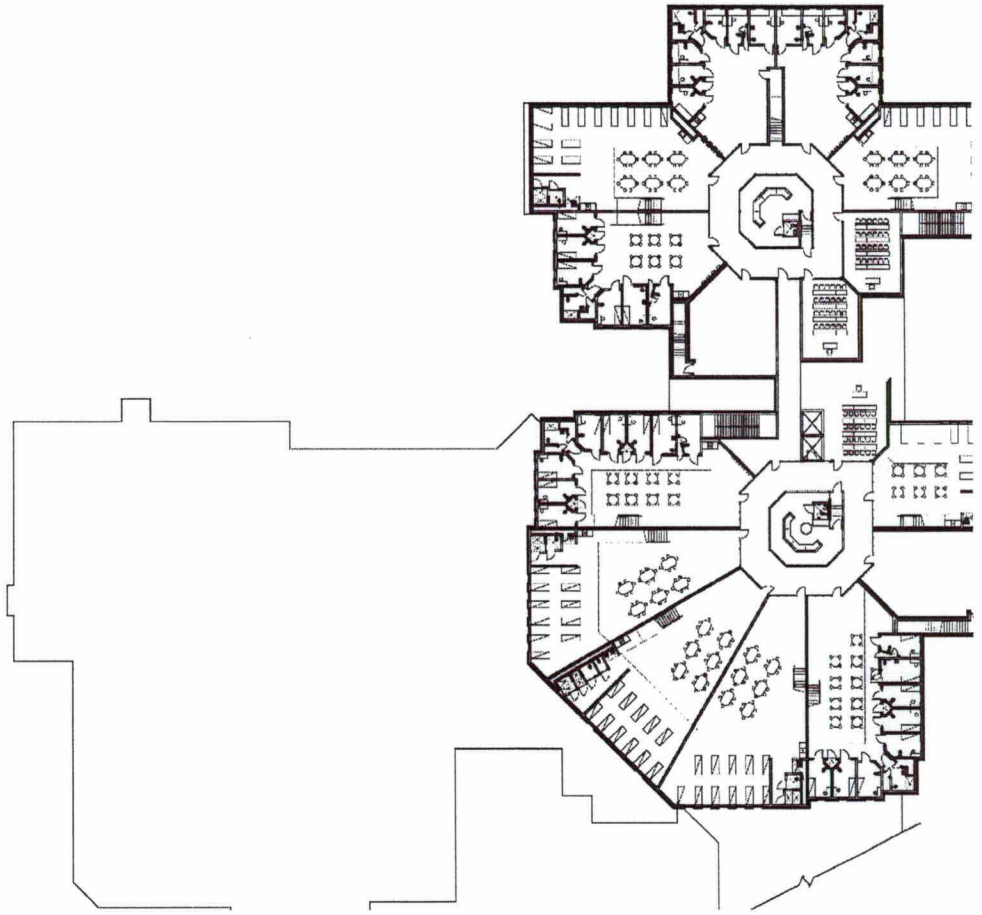
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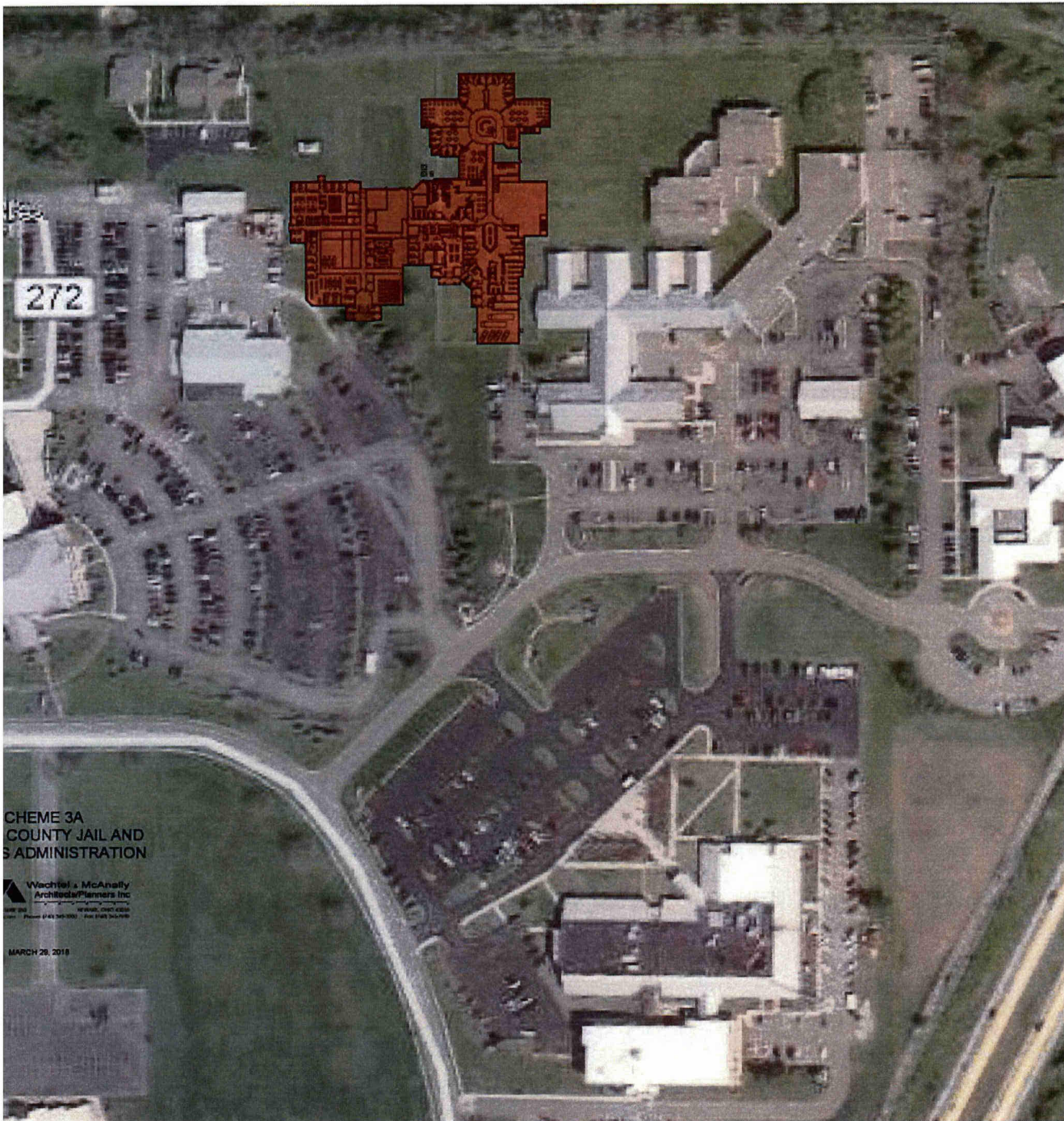


24	MALE	24
24	MAX.	88
96	MED.	204
144	MIN.	316
	TOTAL:	

460 BEDS

2

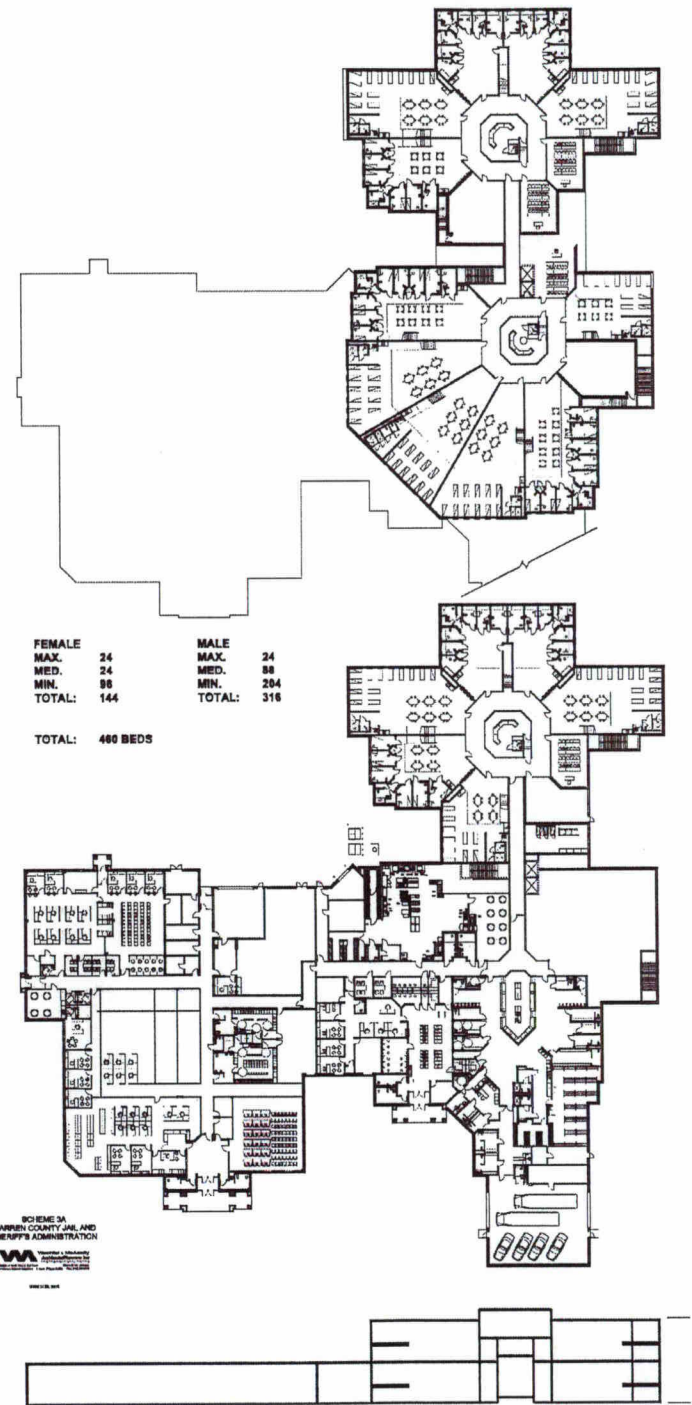




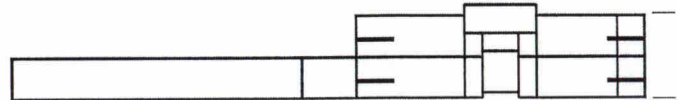
SCHEME 3A  
WARREN COUNTY JAIL AND  
SHERIFF'S ADMINISTRATION

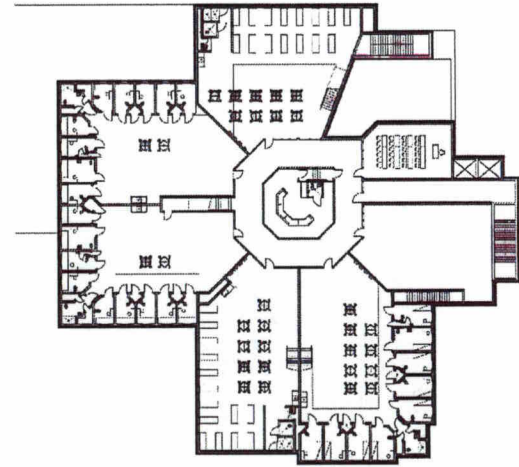
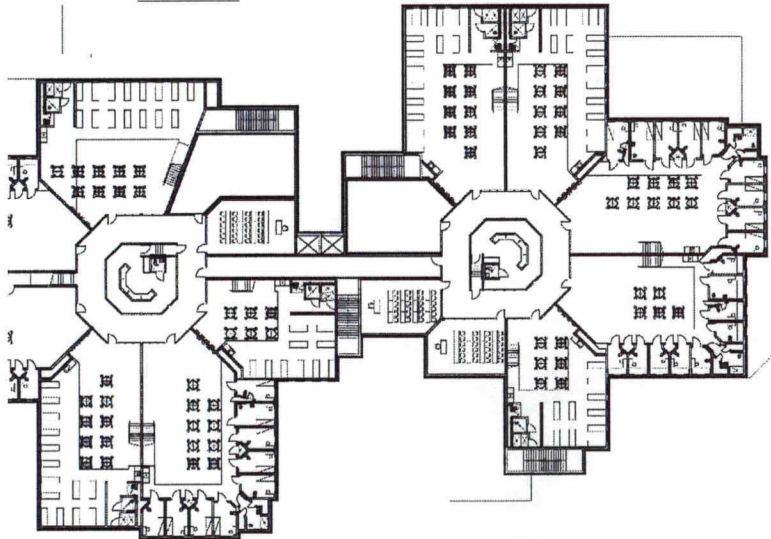
Wachtel & McAnally  
Architects & Planners, Inc.  
10000 W. 10th Street, Suite 100  
Denver, CO 80202  
Phone: (303) 750-1000 Fax: (303) 750-1000

MARCH 28, 2019



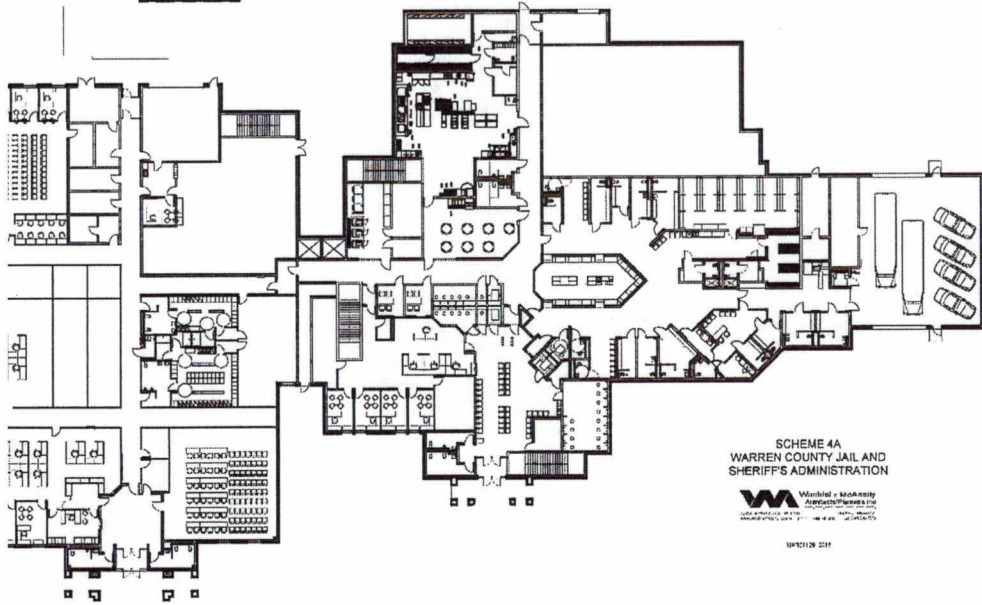
SCHEME 3A  
WARREN COUNTY JAIL AND  
SHERIFF'S ADMINISTRATION  
Wachtel & McAnally  
Architects & Planners, Inc.  
10000 W. 10th Street, Suite 100  
Denver, CO 80202  
Phone: (303) 750-1000 Fax: (303) 750-1000





<b>FEMALE</b>		<b>MALE</b>	
MAX.	36	MAX.	54
MED.	36	MED.	72
MIN.	96	MIN.	168
TOTAL:	168	TOTAL:	294

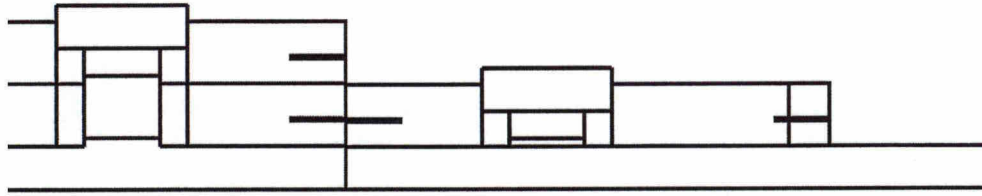
TOTAL: 462 BEDS

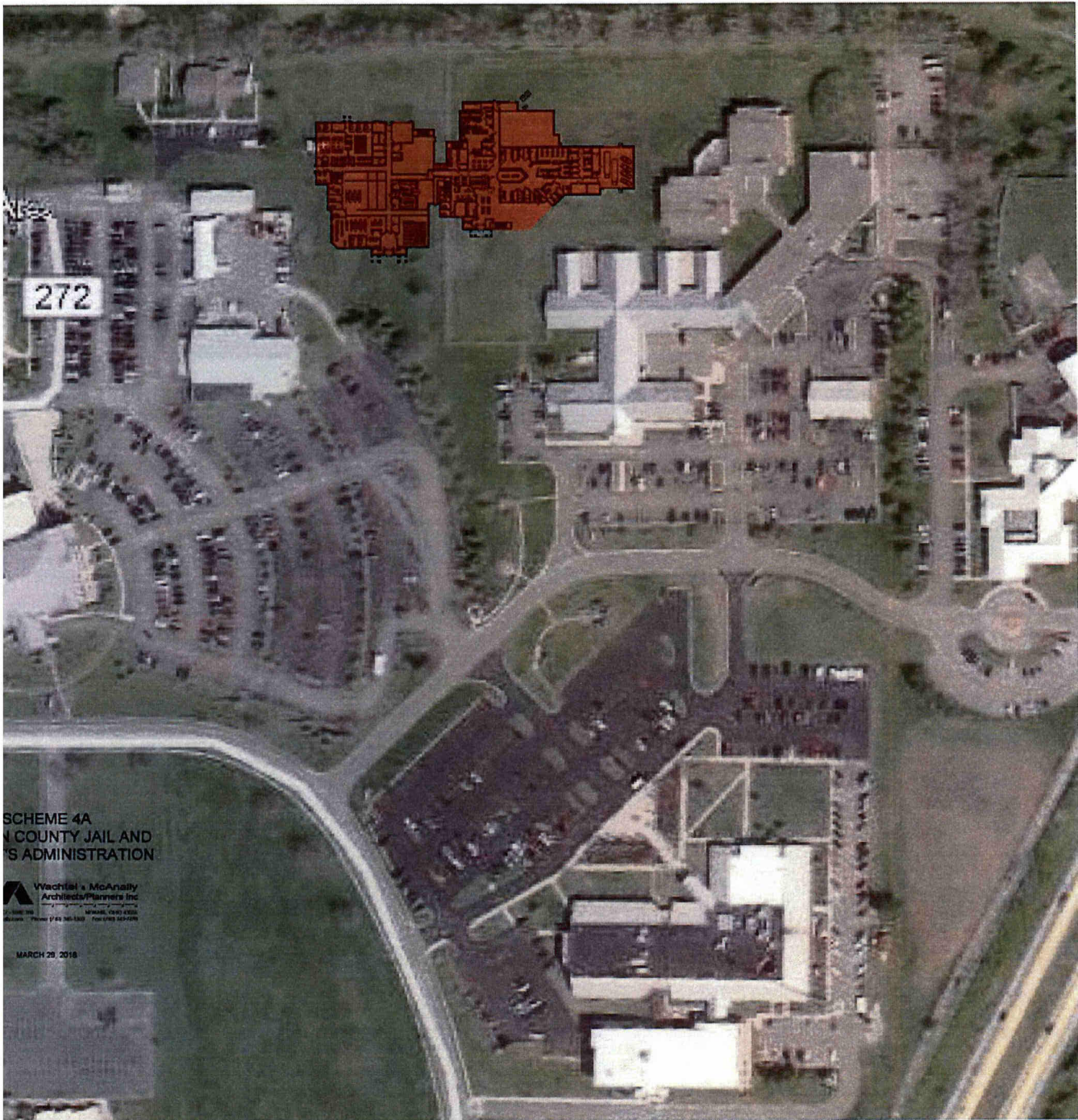


**SCHEME 4A  
WARREN COUNTY JAIL AND  
SHERIFF'S ADMINISTRATION**



MARCH 2011

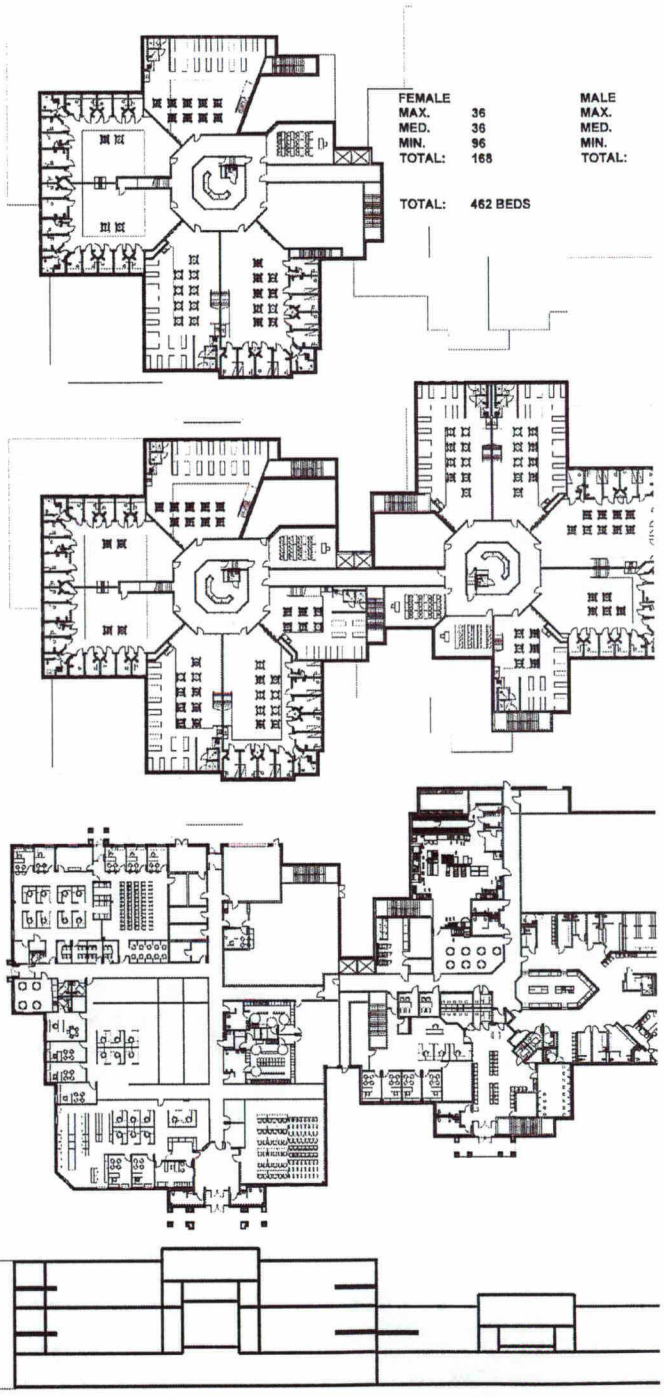




SCHEME 4A  
 IN COUNTY JAIL AND  
 ADMINISTRATION

Wachtel + McAnally  
 Architects/Planners Inc.  
 17-1888 330  
 17-1888 330  
 17-1888 330

MARCH 20, 2018





1.5 YRS ■ PHASE I - NEW INTAKE, NEW HOUSING PODS, NEW MEDICAL/ REMOVE EXISTING MEDICAL AND MALE MAXIMUM SECURITY AND PROBATION.

1 YR ■ PHASE II - NEW JAIL LOBBY, VISITATION, RENOVATE EXISTING KITCHEN AND INTAKE AREA.

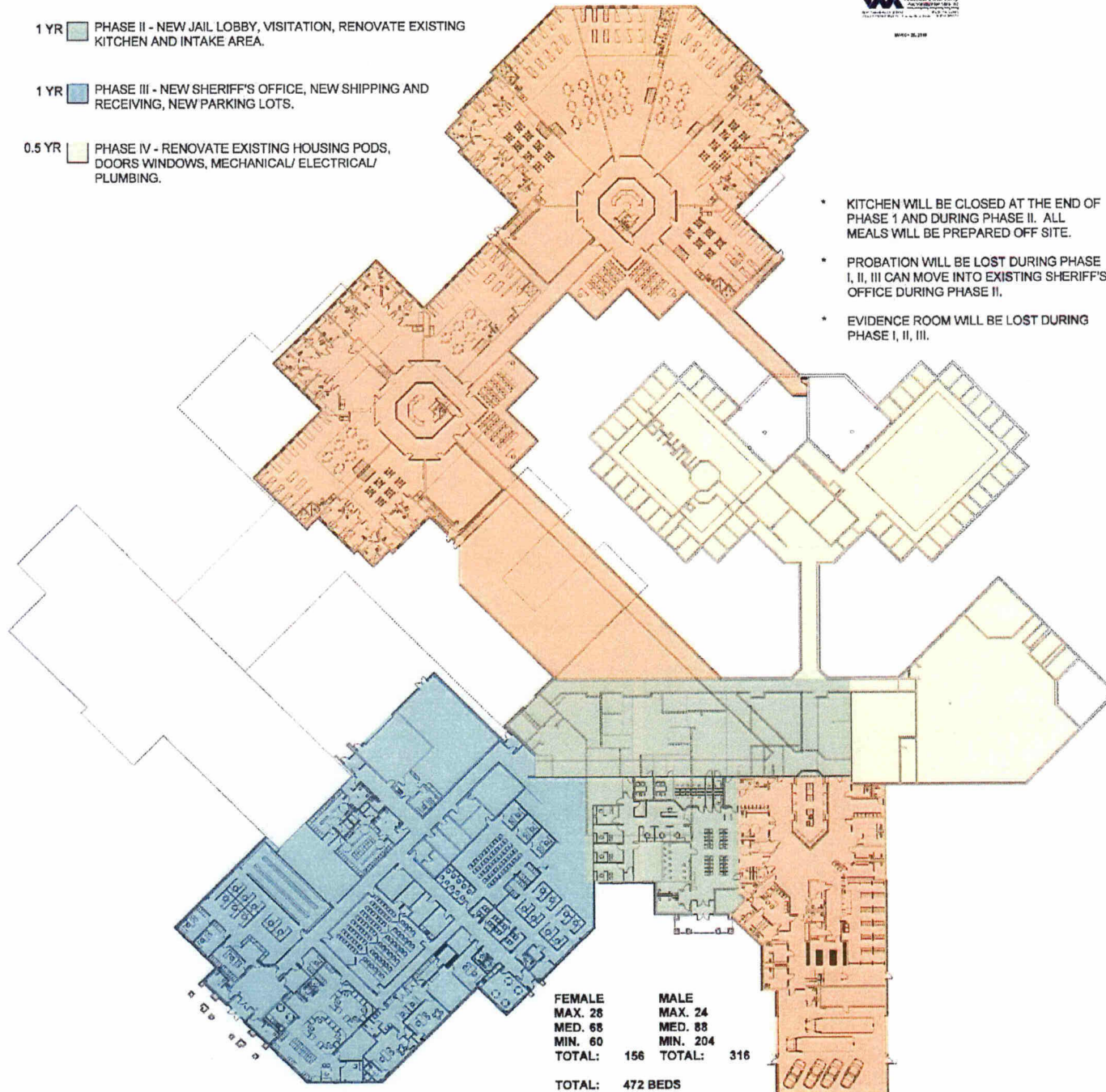
1 YR ■ PHASE III - NEW SHERIFF'S OFFICE, NEW SHIPPING AND RECEIVING, NEW PARKING LOTS.

0.5 YR ■ PHASE IV - RENOVATE EXISTING HOUSING PODS, DOORS WINDOWS, MECHANICAL/ ELECTRICAL/ PLUMBING.

**SCHEME 88  
WARREN COUNTY JAIL AND  
SHERIFF'S ADMINISTRATION**

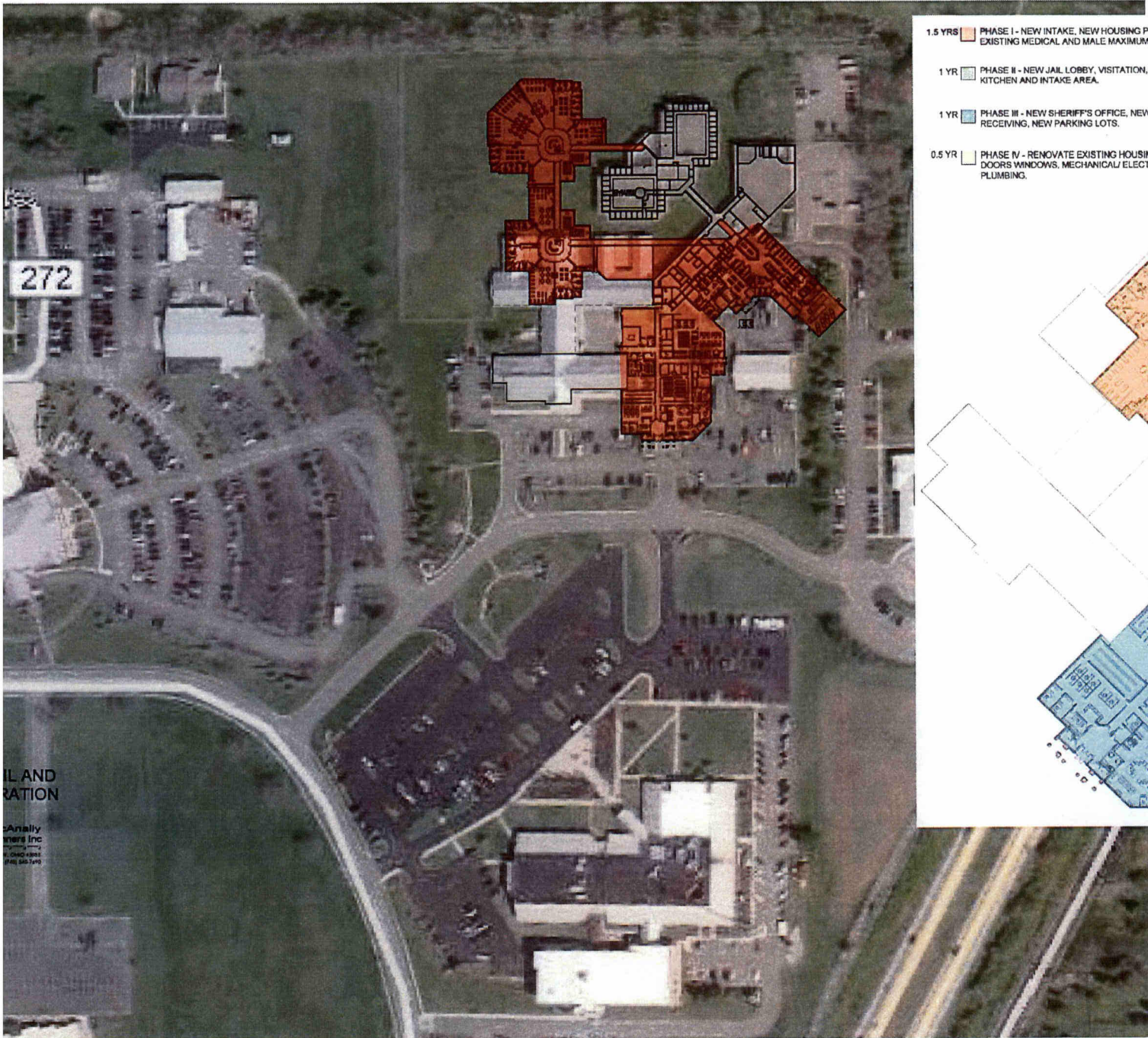


04/15/2016



- \* KITCHEN WILL BE CLOSED AT THE END OF PHASE I AND DURING PHASE II. ALL MEALS WILL BE PREPARED OFF SITE.
- \* PROBATION WILL BE LOST DURING PHASE I, II, III CAN MOVE INTO EXISTING SHERIFF'S OFFICE DURING PHASE II.
- \* EVIDENCE ROOM WILL BE LOST DURING PHASE I, II, III.

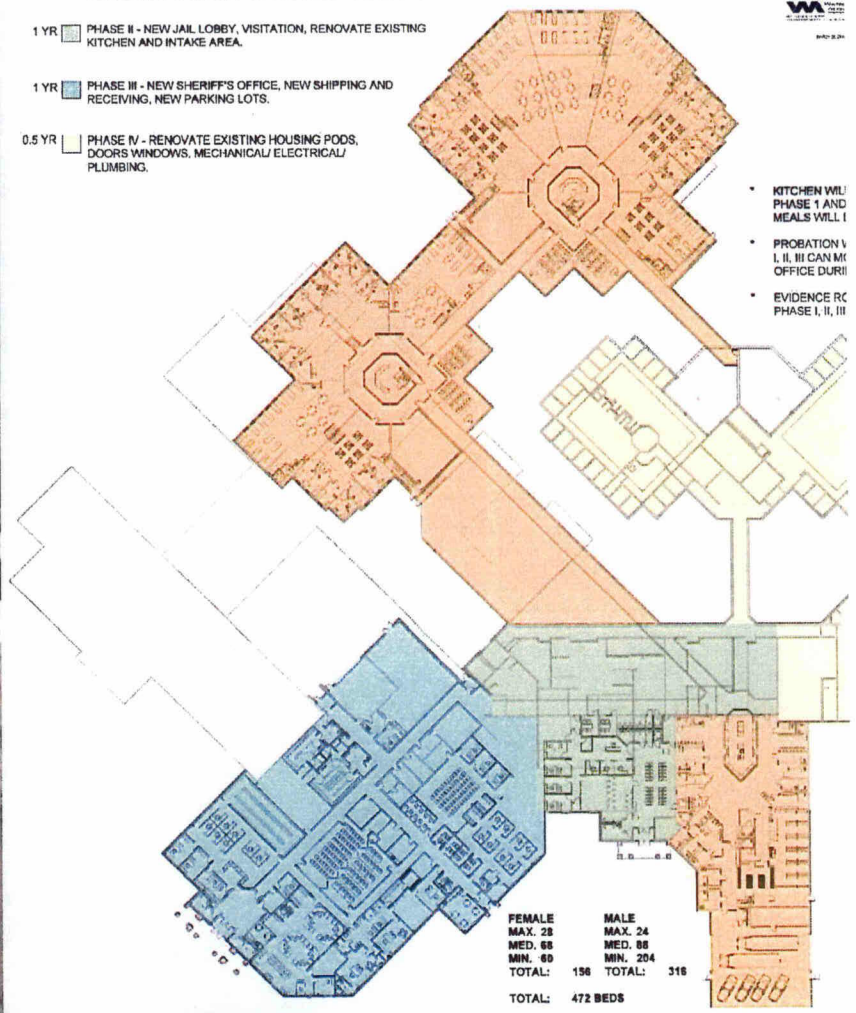
<b>FEMALE</b>	<b>MALE</b>
<b>MAX. 28</b>	<b>MAX. 24</b>
<b>MED. 68</b>	<b>MED. 88</b>
<b>MIN. 60</b>	<b>MIN. 204</b>
<b>TOTAL: 156</b>	<b>TOTAL: 316</b>
<b>TOTAL: 472 BEDS</b>	



- 1.5 YRS  PHASE I - NEW INTAKE, NEW HOUSING PODS, NEW MEDICAL REMOVE EXISTING MEDICAL AND MALE MAXIMUM SECURITY AND PROBATION.
- 1 YR  PHASE II - NEW JAIL LOBBY, VISITATION, RENOVATE EXISTING KITCHEN AND INTAKE AREA.
- 1 YR  PHASE III - NEW SHERIFF'S OFFICE, NEW SHIPPING AND RECEIVING, NEW PARKING LOTS.
- 0.5 YR  PHASE IV - RENOVATE EXISTING HOUSING PODS, DOORS WINDOWS, MECHANICAL/ELECTRICAL/PLUMBING.

SCHEME 1  
WARREN COUNTY  
SHERIFF'S ADMIN  
W  
REVISED 03/2012  
RWD 8-24

- KITCHEN WILL PHASE 1 AND MEALS WILL I
- PROBATION V I, II, III CAN MOVE OFFICE DURING
- EVIDENCE ROOM PHASE I, II, III



FEMALE		MALE	
MAX. 28	MAX. 24	MAX. 24	MAX. 24
MED. 66	MED. 66	MED. 66	MED. 66
MIN. 60	MIN. 204	MIN. 60	MIN. 204
TOTAL: 156	TOTAL: 316	TOTAL: 156	TOTAL: 316
TOTAL: 472 BEDS			

IL AND  
RATION

Analys  
ers Inc  
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