



**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 – June 6, 2023

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 May 30, 2023, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the May 30, 2023 meeting were read and approved.

- 23-0712 A resolution was adopted to hire Madison McClain as Water and Sewer Utility Clerk I, within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0713 A resolution was adopted to hire Sarah Roberts as Customer Advocate I, within OhioMeansJobs Warren County. Vote: Unanimous
- 23-0714 A resolution was adopted to hire Deric Lucas as Customer Advocate I within OhioMeansJobs Warren County. Vote: Unanimous
- 23-0715 A resolution was adopted to hire Clay Cleaver as Training Coordinator, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 23-0716 A resolution was adopted to accept resignation of Tyler Bell, Investigative Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division, effective May 31, 2023. Vote: Unanimous

- 23-0717 A resolution was adopted to authorize posting of Notice of Intent to Request Release of Funds in County Administration Building for FY2023 Community Development Block Grant Projects. Vote: Unanimous
- 23-0718 A resolution was adopted to authorize the President of this Board to sign requests for Release of Funds and Certification, Form 7015.15 as it relates to environmental reviews for Fy2023 Community Development Block Grant (CDBG) Projects. Vote: Unanimous
- 23-0719 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, June 8, 2023. Vote: Unanimous
- 23-0720 A resolution was adopted to advertise and set for the Public Hearing to consider the County's Year 2024 Tax Budget. Vote: Unanimous
- 23-0721 A resolution was adopted to enter into contract with the Aero-Mark Company, LLC, Inc. for the 2023 Striping Project. Vote: Unanimous
- 23-0722 A resolution was adopted to authorize County Engineer to execute LPA (Local Public Agency) Federal Local – Let Project Agreement with Ohio Department of Transportation (ODOT) for the Stephens Road Bridge #158-0.92 Replacement Project (PID #117643). Vote: Unanimous
- 23-0723 A resolution was adopted to transfer a 2006 Ford 350 pickup truck being utilized by Warren County Telecommunications to Massie Township. Vote: Unanimous
- 23-0724 A resolution was adopted to approve Change Order #1 from Locution Systems Inc. on behalf of Warren County Telecommunications. Vote: Unanimous
- 23-0725 A resolution was adopted to enter into classroom training agreements on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 23-0726 A resolution was adopted to authorize President of the Board of County Commissioners to sign Internal Revenue Service (IRS) Form 720 relative to Patient Centered Outcome Research Institute (PCORI). Vote: Unanimous
- 23-0727 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-0728 A resolution was adopted to accept an amended certificate in Probation Supervision Fund #2227. Vote: Unanimous
- 23-0729 A resolution was adopted to approve operational transfer from Title Fund #2250 into Commissioner Fund #1101. Vote: Unanimous
- 23-0730 A resolution was adopted to approve supplemental appropriation into Sheriff's Office Fund #2295. Vote: Unanimous

- 23-0731 A resolution was adopted to approve supplemental appropriation into Road Infrastructure Fund #4451. Vote: Unanimous
- 23-0732 A resolution was adopted to approve a supplemental appropriation within the Fields Ertel Improvement Project Fund #4454. Vote: Unanimous
- 23-0733 A resolution was adopted to approve appropriation adjustment within Recorder's Fund #2216. Vote: Unanimous
- 23-0734 A resolution was adopted to approve appropriation adjustment within Sheriff's Office Fund #6630. Vote: Unanimous
- 23-0735 A resolution was adopted to approve appropriation adjustment within Health Insurance Fund #6632. Vote: Unanimous
- 23-0736 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 23-0737 A resolution was adopted to approve the Memorandum of Understanding and agreement with the Southwest Ohio Council of Governments on behalf of OhioMeansJobs Warren County and Warren County Department of Human Services. Vote: Unanimous

DISCUSSIONS

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

Tom Isaacs, Warren County Educational Service Center (ESC) Superintendent, was present along with Cary Furniss, ESC Treasurer, for a work session to discuss the impact of housing on schools.

Commissioner Young stated he requested this work session due to his question of Mr. Isaacs of wanting to know what price point a house must be for a child to "pay their way" with schools.

Mr. Isaacs stated that it takes a home value of approximately \$800,000 to equal the cost to educate one child in Warren County.

Mr. Furniss stated that he has been a school treasurer for 35 years. He stated his goals for today's work session as follows:

- Identify economic differences of the Warren County Schools
- Support that Warren County Schools are High Quality, Low Cost providers
- Explain the impact of housing on our schools and provide the break-even analysis for a new home

Mr. Furniss reviewed the attached PowerPoint presentation.

There was discussion related to the need for balanced growth between residential, commercial, industrial, and public utility property to help the funding gap.

Commissioner Jones requested Mr. Furniss to remind her about the Local Effort Index.

Mr. Furniss stated it is a combination of the tax rate valuation a community has and the federal adjusted gross income.

There was much discussion relative to the formula used in the past vs. the current formula allowing consistency and predictability.

Commissioner Jones stated her desire to learn what our local schools are contributing relative to the current formula being utilized to distribute funds from the State of Ohio.

Commissioner Grossmann summarized the takeaway from the work session that the current housing does not fund our schools.

Mr. Furniss reiterated the need for balanced growth with residential and commercial/industrial.

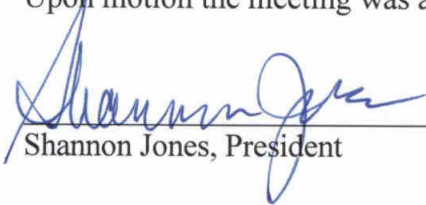
There was discussion relative to the evolving of Kings Schools funding as it relates to the new levy approved by the voters and as the Tax Increment Financing agreements begin to expire, the reduction of State funding will be reduced, requiring additional levies in the future.

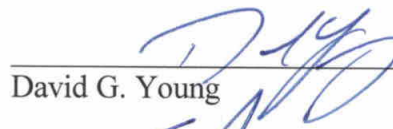
Commissioner Young discussed the need for balanced growth being the key to a healthy community.

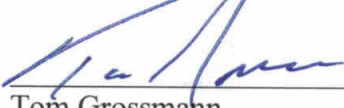
The Board thanked Mr. Furniss for the information he provided today.

On motion, upon unanimous call of the roll, the Board entered executive session at 9:42 a.m. to discuss acquisition of property pursuant to Ohio Revised Code Section 121.22 (G)(2) and exited at 10:20 a.m.


Upon motion the meeting was adjourned.

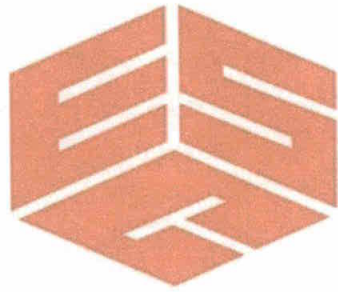

Shannon Jones, President


David G. Young


Tom Grossmann

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 June 6, 2023, in compliance with Section 121.22 O.R.C.


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



Warren County Educational Service Center

1879 Deerfield Road, Lebanon OH 45036
Phone: 513-695-2900

www.warrencountyesc.com



WCESC continues
to be named a High
Performing ESC by
the Ohio
Department of
Education



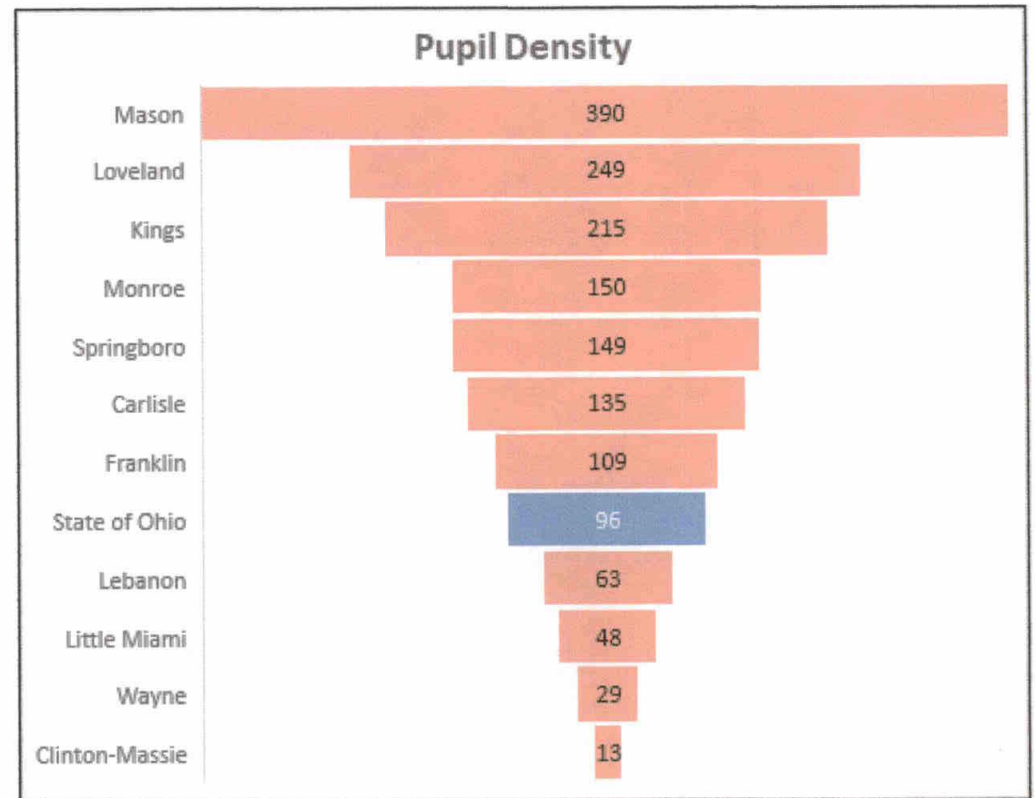
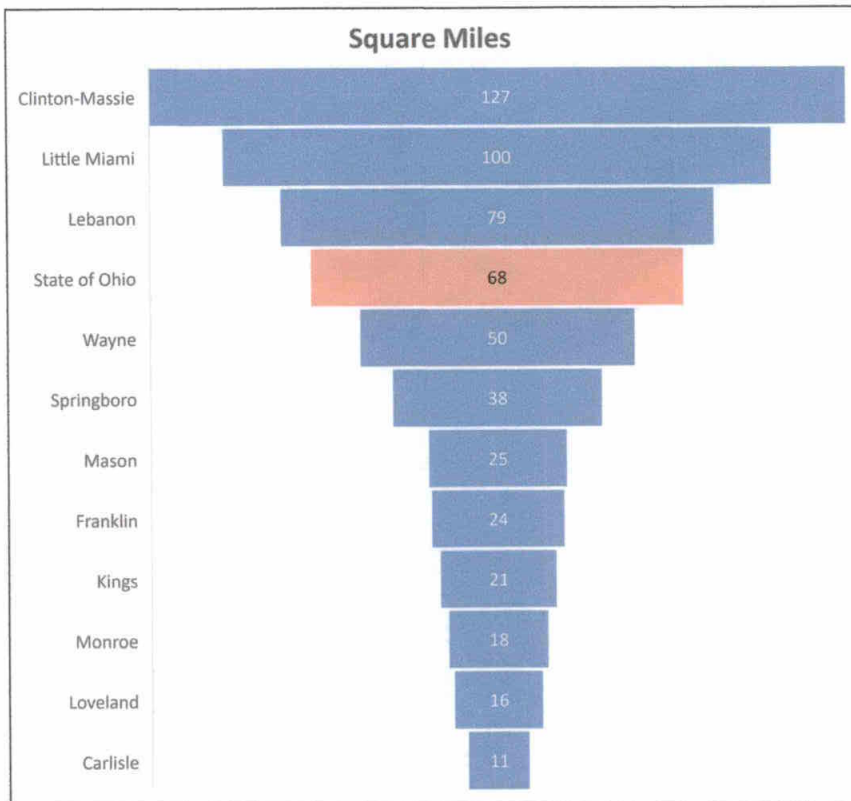
New Housing Impact

Goals of Today's Presentation

- Identify economic differences of the Warren County Schools
- Support that Warren County Schools are High Quality, Low Cost providers
- Explain the impact of housing on our schools and provide the break-even analysis for a new home



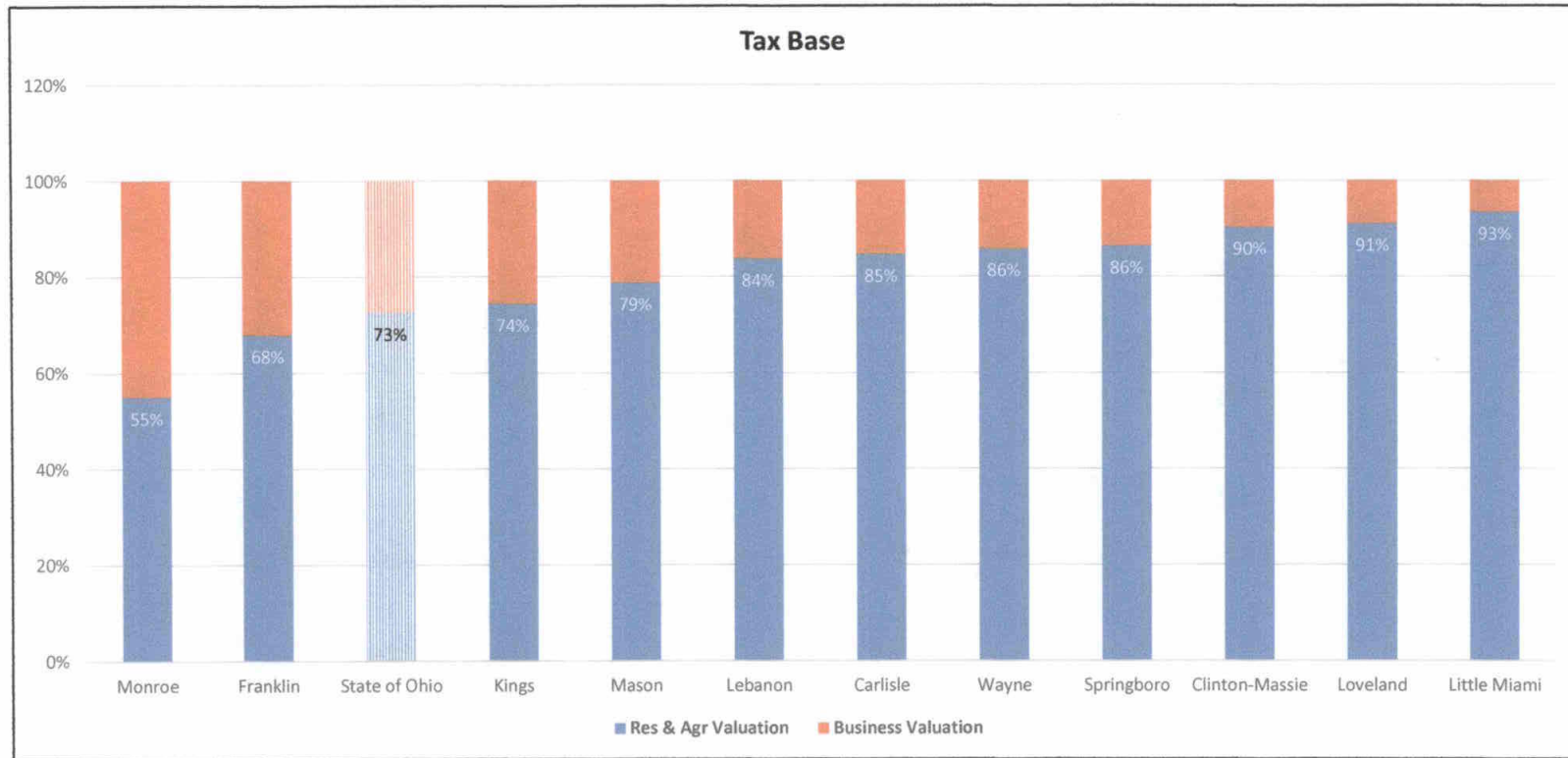
How do we compare in size and density?



District square miles and pupil density correlate to potential areas of future growth



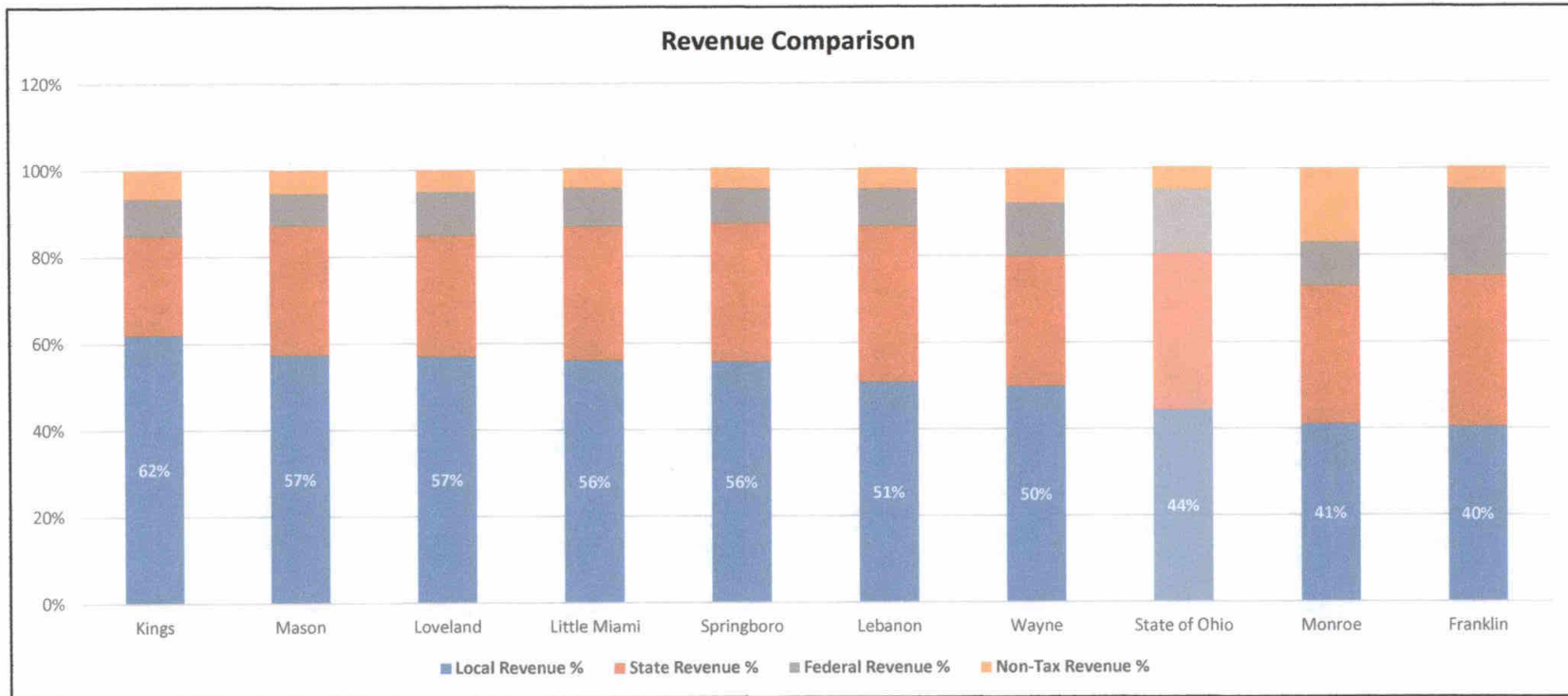
How do we compare in Tax Base?



Warren County Schools are more reliant on Ag/Res Property than the State of Ohio



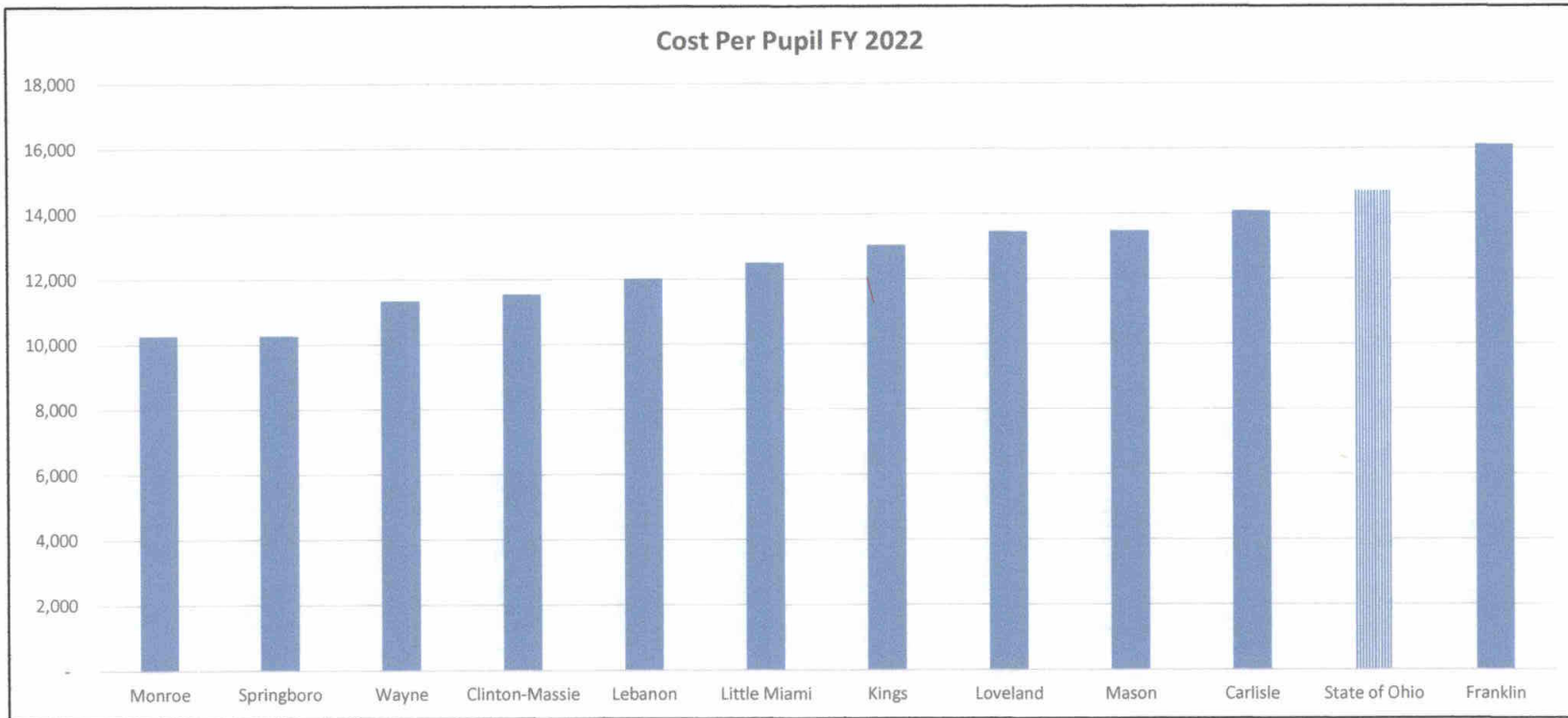
Warren County Schools are primarily locally funded



Warren County Schools are more reliant of local revenue than the State of Ohio



How does our cost compare?

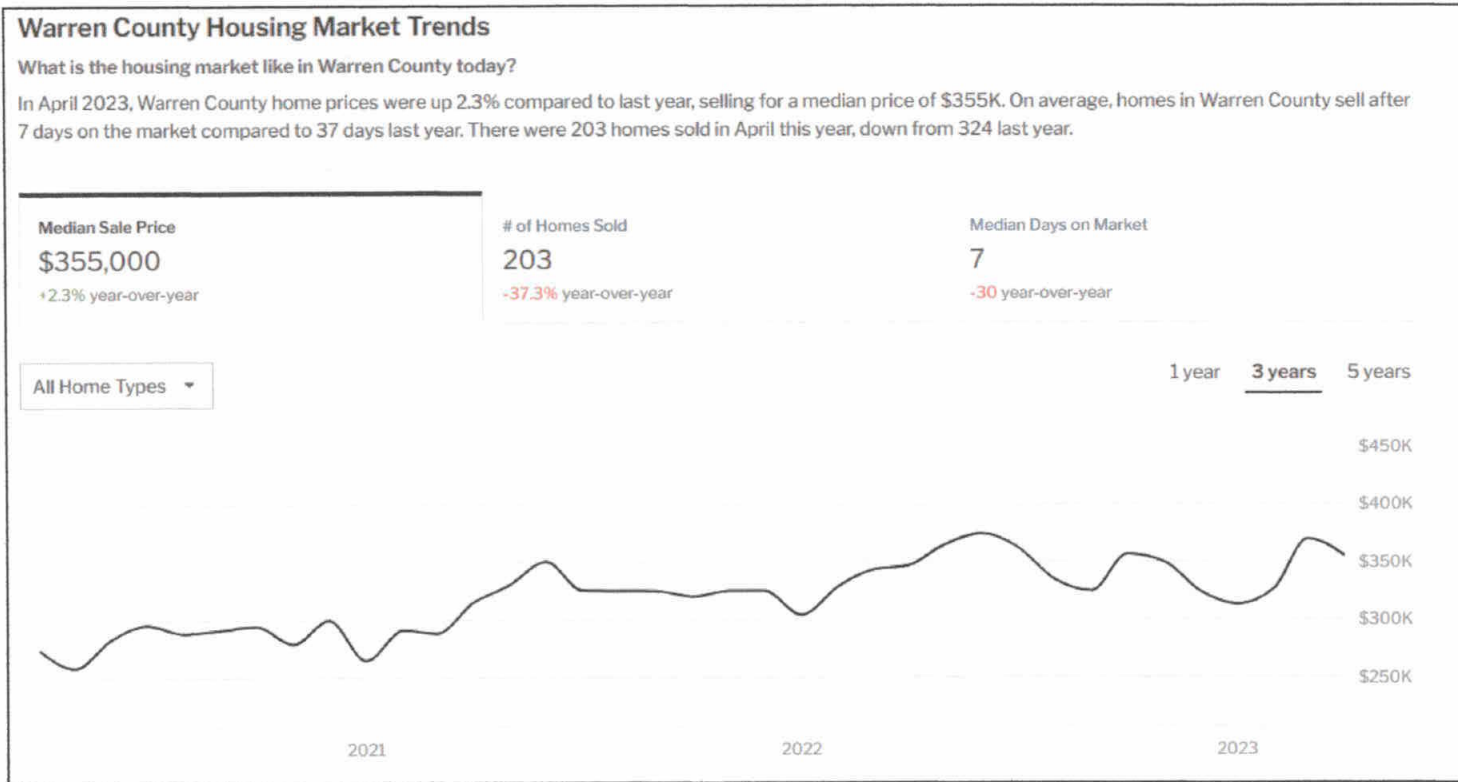


Warren County School costs are below the State Average. High Quality, Low Cost providers.



What is the current trend in the Warren County Housing Market?

➤ Using data from Redfin.com



Median Sale Price of \$355,000 year-over-year



- Using the Median Home Sale Price, what is our break even point for new housing?
 - Assuming 1 new student per new home
 - Current tax rates
 - Current State Funding support

District	Median Sale Price	New Students	New Local Revenue	New State Revenue	Additional Cost Per Pupil	Breakeven
Clinton-Massie	355,000	1.0	2,485	-	11,538	(9,053)
Little Miami	355,000	1.0	3,491	-	12,499	(9,008)
Mason	355,000	1.0	4,538	-	13,471	(8,933)
Loveland	355,000	1.0	4,585	3,970	13,452	(8,867)
Lebanon	355,000	1.0	3,683	-	12,005	(8,322)
Kings	355,000	1.0	4,936	-	13,033	(8,097)
Wayne	355,000	1.0	3,616	-	11,329	(7,713)
Springboro	355,000	1.0	3,160	-	10,262	(7,102)
Franklin	355,000	1.0	4,175	6,148	16,108	(5,785)
State of Ohio	355,000	1.0	3,408	5,849	14,686	(5,429)
Carlisle	355,000	1.0	3,057	6,583	14,074	(4,434)
Monroe	355,000	1.0	2,485	3,970	10,259	(3,804)

Majority of Warren County Schools are on a State Funding Guarantee.



➤ How is the funding gap closed for new students?

- Class II Development
 - Commercial Real Estate
 - Industrial Real Estate
 - Public Utility Property
- Local Levies



Questions?

Thank you

