



BOARD OF COUNTY COMMISSIONERS

WARREN COUNTY, OHIO

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C. MICHAEL KILBURN

PAT ARNOLD SOUTH

DAVID G. YOUNG

BOARD OF COUNTY COMMISSIONERS

WARREN COUNTY, OHIO

MINUTES: Regular Session – July 27, 2010

The Board met in regular session pursuant to adjournment of the July 22, 2010, meeting.

David G. Young - present

Pat Arnold South - present

C. Michael Kilburn - present

Tina Davis, Clerk - present

Minutes of the July 22, 2010 meetings were read and approved.

- 10-1068 A resolution was adopted to approve End of 365-day Probationary Period and approve a Pay Increase for Sarah Robers within the Warren County Department of Emergency Services. Vote: Unanimous
- 10-1069 A resolution was adopted to accept Resignation of Crystal Koenig, Eligibility Referral Specialist II within the Warren County Department of Human Services, effective August 4, 2010. Vote: Unanimous
- 10-1070 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with A. June Shafor for the Greentree Road Phase 1 Improvement Project. Vote: Unanimous
- 10-1071 A resolution was adopted to declare various items within Juvenile Court/Mary Haven Youth Center as surplus and authorize the disposal of said items. Vote: Unanimous
- 10-1072 A resolution was adopted to declare various items within Health Department Common Pleas Court as surplus and authorize the disposal of said items. Vote: Unanimous

- 10-1073 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 10-1074 A resolution was adopted to approve a Sidewalk Bond Reduction for J.A. Development, LLC, for completion of improvements in Fox Ridge Subdivision Franklin Township. Vote: Unanimous
- 10-1075 A resolution was adopted to approve Appropriation Adjustment within Juvenile Court Fund #101-1240. Vote: Unanimous
- 10-1076 A resolution was adopted to approve Appropriation Adjustment within the Auditor's Fund #237. Vote: Unanimous
- 10-1077 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 10-1078 A resolution was adopted to approve the Site Plan Review Application of Harlan Township Trustees, Harlan Township. Vote: Unanimous
- 10-1079 A resolution was adopted to approve the Site Plan Review Application of Kings Domain / Wendel Deyo, Washington Township. Vote: Unanimous
- 10-1080 A resolution was adopted to acknowledge payment of Bills.
Vote: Mrs. South - yea; Mr. Young - yea; Mr. Kilburn - nay
- 10-1081 A resolution was adopted to approve and authorize the Submittal of a Grant Application and Agreement to the Ohio Emergency Management Agency for Funding through the FY2010 Emergency Management Performance Grant Program and authorize the Director of the Emergency Services Department to Sign Documents relative thereto.
Vote: Mrs. South - yea; Mr. Young - yea; Mr. Kilburn - nay
- 10-1082 A resolution was adopted to Cancel regularly scheduled Commissioners' Meeting of Thursday, July 29, 2010. Vote: Unanimous
- 10-1083 A resolution was adopted to authorize payment of Bills.
Vote: Mr. Kilburn - yea; Mr. Young - yea; Mrs. South - abstain
- 10-1084 A resolution was adopted to approve Appropriation Adjustment from Commissioners General Fund #101-1110 into Board of Elections Fund #101-1300. Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:00 a.m. to discuss matters required to be kept confidential per Federal or State Law pursuant to Ohio Revised Code Section 121.22 (G) (5) and exited at 10:26 a.m.

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

On motion, bids were closed at 10:00 a.m. this 27th day of July and the following bids were received, opened and read aloud for Columbia Rd & Socialville-Fosters Rd for the Warren County Engineer's Office:

RB Jergens - Vandalia Vandalia, Ohio	\$ 749,395.33
WG Stang LLC Hamilton, Ohio	\$ 717,847.00
Barrett Paving - Cincinnati Cincinnati, Ohio	\$ 600,639.45
Mt. Pleasant Blacktopping Fairfield, Ohio	\$ 629,021.65
John R. Jurgenson Co. Cincinnati, Ohio	\$ 643,351.91

Neil Tunison, Engineer, will review bids for a recommendation at a later date.

Mike Yetter, Zoning Supervisor, was present for the site plan review application of the Harlan Township Trustees relative to the addition to a fire house and the construction of a salt storage building on behalf of the County Engineer.

Mr. Yetter reviewed the application and the comments and concerns from departments and officials.

There was discussion relative to the need for a landscape buffer relative to the adjacent properties.

Neil Tunison, County Engineer, stated they are trying to leave as many existing trees and vegetation as possible. It was also stated that there is already salt storage on this property so they are already loading trucks on this site.

Mr. Ware, Regional Planning Commission, stated the concern with the back up beepers in the middle of the night on behalf of the adjacent residential properties. He suggested possibly removing the beepers on the loaders and replacing with a strobe light.

Commissioner Kilburn stated his opinion that it is too dangerous to remove the beeper and a possible OSHA violation.

Andy Mitten, Fire Chief and Township Administrator, stated the Township is excited with the activities going on in the Township and thanked the Board of Commissioners for their continued support.

Upon further discussion, the Board resolved (Resolution #10-1078) to approve the site plan review application subject to five conditions.

Mike Yetter, Zoning Supervisor, was present for the site plan review application of Kings Domain/Wendel Deyo in Washington Township.

Mr. Yetter reviewed the site plan to construct six primitive cabins, 18 x 18 each, and one 24' x 24' cabin. He then stated that the Board has given Mr. Deyo pre-approval to begin construction and this is the following up needed to complete the project.

Mr. Yetter reviewed the comments and concerns from departments and officials. He stated that the Regional Planning Commission would like to see locator signs for directions to locations within the facility for emergency response purposes.

Upon further discussion, the Board resolved (Resolution 10-1079) to approve the site plan review application subject to five conditions.

Neil Tunison, County Engineer, was present along with Dave Mick, Assistant Engineer, to discuss the following matters:

1. Reserves of Waynesville—Mr. Frank, principal owner, was present and requested the Board to grant additional time to complete the final paving. He requested the Board to reconsider the declaration of default. Upon discussion, the Board stated that if the work is completed by the September 15th deadline given by the County Engineer, they will rescind the default resolution. If not, they will collect the funds from the bank at that time.
2. Mr. Mick presented an updated estimate of the potential property owner/County out of pocket cost on subdivisions that have deficient security agreements.
3. Mr. Mick reviewed the proposed plan to have all of the open subdivisions completed within four years. There was discussion relative to the options available to the Board:
 - a. do nothing
 - b. pull the performance bonds and have the taxpayers pay the difference in cost
 - c. pull the performance bonds and assess the lots within the subdivision the difference in cost
 - d. any combination of the above options
4. Mr. Mick reviewed the flow chart he created to rank priority of subdivisions relative to needed improvements
5. Mr. Mick reviewed the list of priority subdivisions
6. The Board discussed the assessment process and determined to begin the process on the determined subdivision as soon as possible due to the six month turn around time for improvements to be completed.
7. Mr. Mick reviewed the 8 subdivisions on the “watch” list that are “upside down” on the performance bond due to the increase in asphalt costs

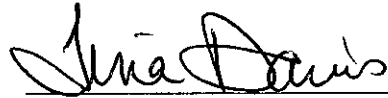
Upon motion the meeting was adjourned.

David G. Young, President

Pat Arnold South

C. Michael Kilburn

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 July 27, 2010, in compliance with Section 121.22 O.R.C.

A handwritten signature in black ink, appearing to read "Tina Davis", written over a horizontal line.

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