



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 – October 19, 2010

The Board met in regular session pursuant to adjournment of the October 14, 2010, meeting.

David G. Young - present

Pat Arnold South - present

C. Michael Kilburn - present

Tina Davis, Clerk - present

- 10-1528 A resolution was adopted to hire Amber L. Pleasant, as Investigative Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 10-1529 A resolution was adopted to hire Richard E. Lundy, as a Temporary Custodial Worker I, within the Building Services Department. Vote: Unanimous
- 10-1530 A resolution was adopted to hire Jessica C. Stohlman, as a Temporary Custodial Worker I, within the Building Services Department. Vote: Unanimous
- 10-1531 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 10-1532 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 10-1533 A resolution was adopted to approve Bond Release for Greens of Bunnell Hill, LLC for completion of improvements in Greens of Bunnell Hill, Section 1 situated in Clearcreek Township. Vote: Unanimous

- 10-1534 A resolution was adopted to approve a Street and Appurtenances Bond Release for Misty Meadows Development Company, LLC for completion of improvements in Misty Meadows Subdivision situated in Harlan Township. Vote: Unanimous
- 10-1535 A resolution was adopted to approve Misty Meadows Court in Misty Meadows Subdivision for public maintenance by Harlan Township. Vote: Unanimous
- 10-1536 A resolution was adopted to approve a Street and Appurtenances Bond Release for Laurel Glen Development Company, LLC for completion of improvements in Laurel Glen Subdivision situated in Hamilton Township. Vote: Unanimous
- 10-1537 A resolution was adopted to Laurel Glen Drive and Laurel Glen Court in Laurel Glen Subdivision for public maintenance by Hamilton Township. Vote: Unanimous
- 10-1538 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 10-1539 A resolution was adopted to approve Appropriation Adjustment within Motor Vehicle Fund #202. Vote: Unanimous
- 10-1540 A resolution was adopted to approve Appropriation Adjustment within Commissioners Grants Fund #101-1112 into Franklin Municipal Fund #101-1271. Vote: Unanimous
- 10-1541 A resolution was adopted to approve Appropriation Adjustment within Human Services Fund #203. Vote: Unanimous
- 10-1542 A resolution was adopted to approve Supplemental Appropriation within Probate/Juvenile Fund #247. Vote: Unanimous
- 10-1543 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 10-1544 A resolution was adopted to Amend Resolution 06-1533 and establish minimum bi-monthly water and sewer usages for the Woods on Wilkens. Vote: Unanimous
- 10-1545 A resolution was adopted to approve the Site Plan Review Application of Alvin Armstrong/Spurlino Materials, Turtlecreek Township. Vote: Unanimous
- 10-1546 A resolution was adopted to nominate Jeff Thomas, Warren County Soil and Water Conservation District, to serve on the Natural Resource Assistance Council of the Green Space Conservation Program. Vote: Unanimous

- 10-1547 A resolution was adopted to approve and authorize the submission of the Warren County Consolidated Annual Performance and Evaluation Report relative to the Community Development Block Grant Entitlement Program.
Mrs. South - yea; Mr. Young - yea; Mr. Kilburn - abstain
- 10-1548 A resolution was adopted to authorize the posting of the "Protective Services Caseworker I, II and III" positions, within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous

DISCUSSIONS

Chris Brausch, Sanitary Engineer, was present for a work session and discussed the following matters:

1. Water service for a portion of Hathaway Road—There have been several calls for water service for the middle portion of Hathaway Road. Staff has estimated the numbers to provide water service to the area to be \$9510, if the County contributes \$85,000 to the project. There was discussion relative to the contribution relative to what benefit the Water Department would get and it was determined that there is no benefit to extending this waterline. Upon discussion, the Board determined they could not contribute to the project.
2. Water service for a portion of Pekin Road-- There have also been several calls for water service for a portion of Pekin Road. Staff has estimated the numbers to provide water service to the area to be \$9585, if the County contributes \$70,000 to the project. There was discussion relative to the contribution relative to what benefit the Water Department would get and it was determined that there is no benefit to extending this waterline. Upon discussion, the Board determined they could not contribute to the project.
3. Woods of Wilkins—The developer has requested an extension to the minimum bill provision they have been receiving until such time as the project is completed due to the economy. Upon discussion, the Board resolved (Resolution 06-1533) to approve an extension of the minimum billing for The Woods of Wilkins in Deerfield Township.
4. Lytle Five Points Tower Painting—The Board determined that they will not approved an added expenditure to identify this water tower when it is repainted.
5. Village of South Lebanon Bulk Water Sale—The Water and Sewer Department has been in negotiations with the Village relative to a reduce rate to purchase water from Warren County. They are currently paying \$3.35 per 1000 gallons which is scheduled to increase to \$3.40 next years. Mr. Brausch stated that they have agreed to lower the rate to \$3.00 per 1000 gallons but the Mayor believes the rate should be lower. Upon discussion, the Board requested Mayor Smith be placed on the agenda to discuss this matter further.

Mike Yetter, Zoning Supervisor, was present for the site plan review application of Spurlino Materials in Turtlecreek Township.

Mr. Yetter presented the map of the proposed area and reviewed the existing zoning of Light Industry "M-1". He stated that the request is to construct a temporary concrete batching plant on the property for the construction of the Jeremiah Morrow Bridge on Interstate 71 in Turtlecreek Township.

Mr. Jim Spurlino, owner of Spurlino Materials, stated that the original location was proposed to be adjacent to Country Kitchen but they determined the property across SR 123 to be more amenable to their operation. He stated that the proposed project completion date is 2015 and they plan to employ between 5 and 15 people at that site daily.

There was discussion relative to the proposed six conditions recommended by the Zoning Staff for the approval.

Upon discussion, the Board resolved (Resolution #10-1545) to approve the site plan review application subject to six conditions with amending condition #5 as follows:

Only Spurlino Material is to operate the site only for the construction of the Jeremiah Morrow Bridge project and shall terminate upon completion of project.

Dave McElroy, Soil and Water Conservation District, was present to introduce Jeff Thomas, his replacement upon retirement, and request the Board approve a nomination for Mr. Thomas to serve as his replacement on the Natural Resource Assistance Council.

There was discussion relative to the appointment of Mr. Thomas as well as a discussion relative to Mr. McElroy's pay increase received from the Soil and Water Conservation Board.

The Board requested Mr. McElroy and/or Board members meet with the County Administrator to review the funding of the Conservation District as it pertains to the County contribution and Mr. McElroy's pay increase.

Upon further discussion, the Board resolved (Resolution #10-1546) to nominate Jeff Thomas, Warren County Soil and Water Conservation District, to serve on the Natural Resource Assistance Council of the Green Space Conservation Program.

Dave Mick, Assistant County Engineer, was present for a work session to discuss several requests from developers to be permitted to construct their final course of asphalt and not be required to provide a two year maintenance bond.

There was discussion relative the current economy and the Board's desire to see subdivisions finalized rather than pull a performance bond that may or may not have adequate funds available to complete the necessary improvements or have developers file bankruptcy.


Mr. Mick stated his recommendation to temporarily suspend the maintenance bond requirement for certain subdivisions until December 31, 2011 subject to the following conditions:

1. Subdivision must have been platted in 2007 or prior
2. Sub grade and pavement base deemed to be in good condition by the County Engineer
3. County Engineer pre-approval of contractor and equipment with consideration of the contractor's performance on similar public and/or private contracts


The Board stated they are in agreement with the temporary suspension of the maintenance bond requirement if the above criteria is met and requested the County Engineer to review the proposed policy with the township trustees.

The Board convened the meeting into the conference room in order to conduct a conference call with CGI Communications relative to concerns with their sales tactics when selling ads/sponsorships for the Warren County Promotional Video being created by CGI Communications.

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 October 19, 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