



# **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**

**(513) 261-1250**

**(513) 925-1250**

**(937) 783-4993**

**(937) 425-1250**

**Facsimile (513) 695-2054**

**C. MICHAEL KILBURN**

**PAT ARNOLD SOUTH**

**DAVID G. YOUNG**

**BOARD OF COUNTY COMMISSIONERS**

**WARREN COUNTY, OHIO**

**MINUTES: Regular Session – June 1, 2010**

The Board met in regular session pursuant to adjournment of the May 25, 2010, meeting.

David G. Young - present

Pat Arnold South - present

C. Michael Kilburn - present

Tina Davis, Clerk - present

Minutes of the May 18, and May 25, 2010 meetings were read and approved.

- 10-0746      A resolution was adopted to hire Emilee Trester Part-time Customer Advocate I, within Workforce One of Warren County. Vote: Unanimous
- 10-0747      A resolution was adopted to hire Amberly Crisp as Part-time Customer Advocate I, within Workforce One of Warren County. Vote: Unanimous
- 10-0748      A resolution was adopted to approve Claire Hackman for the Co-op position of Environmental Technician, within the Warren County Water and Sewer Department. Vote: Unanimous
- 10-0749      A resolution was adopted in support of the Application of Daniel V. and Jodi L. Uetrecht to participate in the Ohio Agricultural Easement Purchase Program. Vote: Unanimous
- 10-0750      A resolution was adopted in support of the Application of Daniel V. and Jodi L. Uetrecht to participate in the Ohio Agricultural Easement Purchase Program. Vote: Unanimous
- 10-0751      A resolution was adopted to authorize participation in Ohio Department of Transportation Cooperative Purchasing Program. Vote: Unanimous

- 10-0752 A resolution was adopted to request Director of Transportation to review the Engineering and Traffic Investigation and to determine and declare a reasonable and safe Prima Facie Speed Limit on Mason-Montgomery Road (CR#21)  
Vote: Unanimous
- 10-0753 A resolution was adopted to approve Engineering Agreement with the Black & Veatch Corporation for Elevated Storage Tank Inspection Services.  
Vote: Unanimous
- 10-0754 A resolution was adopted to approve replacement of Bridge WA 81-0.05 under Force Account. Vote: Unanimous
- 10-0755 A resolution was adopted to approve County Motor Vehicle Tax (CVT-309) for the Village of Morrow in the amount of \$5,000.00. Vote: Unanimous
- 10-0756 A resolution was adopted to enter into Contract for the Food Service for the Warren County Jail and Juvenile Justice Facility. Vote: Unanimous
- 10-0757 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 10-0758 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(d)(1). Vote: Unanimous
- 10-0759 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(d)(1). Vote: Unanimous
- 10-0760 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 10-0761 A resolution was adopted to approve Bond Release for Cincinnati United Contractors for completion of improvements in replat of Lot 13 of Arbor Square situated in Deerfield Township. Vote: Unanimous
- 10-0762 A resolution was adopted to approve Bond Release for SASI, LLC for completion of improvements in HI Five Parcel ID 16322860141 situated in Deerfield Township. Vote: Unanimous
- 10-0763 A resolution was adopted to approve Bond Release for US Bank National Association for completion of improvements in Lot 18 Arbor Square North situated in Deerfield Township. Vote: Unanimous
- 10-0764 A resolution was adopted to approve Bond Release for Cincinnati United Contractors for completion of improvements in Arbor Square Section C (aka Arbor Square Lot 30) situated in Deerfield Township. Vote: Unanimous

- 10-0765 A resolution was adopted to approve a Street and Appurtenances Bond Release for Rhein Interest, LLC for completion of improvements in Rosemont South Subdivision situated in Deerfield Township. Vote: Unanimous
- 10-0766 A resolution was adopted to approve a Sidewalk Bond Release for Rhein Interest, LLC, for completion of improvements in Rosemont South situated in Deerfield Township. Vote: Unanimous
- 10-0767 A resolution was adopted to approve a Sidewalk Bond Reduction for Welsh Development Company, Inc., for completion of improvements The Trails of Shaker Run, Section 5 Turtlecreek Township. Vote: Unanimous
- 10-0768 A resolution was adopted to approve Supplemental Appropriation into the Workforce Investment Act Fund #258. Vote: Unanimous
- 10-0769 A resolution was adopted to approve Appropriation Adjustment from Commissioners Grants Fund #101-1112 into Board of Elections Funds #101-1300 and #101-1301. Vote: Unanimous
- 10-0770 A resolution was adopted to approve Appropriation Adjustment within Common Pleas Fund #101-1220. Vote: Unanimous
- 10-0771 A resolution was adopted to approve an Appropriation Adjustment within Prosecutor Fund 245-2450. Vote: Unanimous
- 10-0772 A resolution was adopted to approve an Appropriation Adjustment within the Workforce Investment Act Fund #258. Vote: Unanimous
- 10-0773 A resolution was adopted to authorize Payment of Bills. Vote: Unanimous
- 10-0774 A resolution was adopted to approve the Site Plan Review Application of Midwest Children's Home, Harlan Township. Vote: Unanimous

#### DISCUSSIONS

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Mike Yetter, Zoning Supervisor, was present for the site plan review application of Mid-Western Childrens' Home in Harlan Township.

Mr. Yetter reviewed the location and zone of the property and explained the purpose of the site plan review is to receive approval to construct a new cottage with a resident/caretaker apartment, four efficiency units and a future addition of four more efficiency units. He stated they plan to remove an existing trailer from the site. He then reviewed the comments and concerns from officials and departments and stated the recommendation to approve the site plan review subject to nine conditions.

Randy Plikart, architect and representative of Mid-Western Childrens' Home, stated that these apartments are being constructed due to a change in Ohio law that said at age 18, regardless of what grade of school they are in, they cannot live on campus. He then requested the Board to consider waiving the recommendation from Zoning relative to the need to screen the parking area. He explained that they do not have any neighbors that they need to screen themselves from.

They Board concurred with the removal of the screening requirement and upon further discussion, the Board resolved (Resolution #10-0774) to approve the site plan review application subject to eight conditions.

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The Board again discussed their concern relative to the food stamp program rules in Ohio allowing a family to have \$100,000 in the bank and own a home and two luxury cars and still qualify to receive food stamps.

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On motion, bids were closed at 10:15 a.m. this 1<sup>st</sup> day of June and the following bids were received, opened and read aloud for Common Pleas Court Building - Energy Efficiency Improvements for the Warren County Building Services:

**PACKAGE NO 1 - GENERAL TRADES**

BIDDER	BASE BID	ALT #1
Kramer & Feldman Inc. Cincinnati, Ohio	\$ 389,416.00	

**PACKAGE NO 2 - PLUMBING TRADES**

BIDDER	BASE BID	ALT #1
S & D Osterfeld Dayton, Ohio	\$ 54,800.00	
Progressive Plumbing Co. Hamilton, Ohio	\$ 53,900.00	
Frye Mechanical Dayton, Ohio	\$ 56,985.00	

Queen City Mechanicals  
Cincinnati, Ohio \$ 64,300.00

**PACKAGE NO 3 - MECHANICAL TRADES**

BIDDER	BASE BID	ALT #1
Langdon Inc. Cincinnati, Ohio	\$ 436,800.00	\$ 17,300.00
Triton Services Inc. Mason, Ohio	\$ 424,100.00	\$ 9,050.00
S & D Osterfeld Dayton, Ohio	\$ 408,600.00	Alt Bid = \$ 3,200.00 Mech. & Plumb Combined Bid \$ 446,500.00
Progressive Plumbing Co. Hamilton, Ohio	\$ 548,239.00	Alt Bid = \$ 19,000.00 Mech. & Plumb Combined Bid \$ 633,139.00
Frye Mechanical Dayton, Ohio	\$ 414,129.00	\$ 7,521.00
Three Rivers Sheet Metal, Inc. Cincinnati, Ohio	\$ 436,000.00	\$24,000.00

**PACKAGE NO 4 - ELECTRICAL TRADES**

BIDDER	BASE BID	ALT #1
Saturn Electric Dayton, Ohio	\$ 413,800.00	
ESI Inc Cincinnati, Ohio	\$ 389,000.00	
Sidewinder Electric Co., Inc. Clarksville, Ohio	\$ 485,000.00	
Chapel Electric Dayton, Ohio	\$ 364,500.00	
Wagner - Smith Electric Dayton, Ohio	\$ 438,779.00	

**PACKAGE NO 5 - COMBINATION TRADES**

BIDDER                      BASE BID                      ALT #1

**NO BIDS**

Jake Jones, Director, Warren County Building Services will review bids for a recommendation at a later date.

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

1. Shaker Road Non-Participant Charge—The County completed the waterline project in order to complete the North/South water interconnections. There are residents that want to connect and Mr. Brausch questioned what the Board desires to establish as a non-participant charge.

Randy Fall, Greentree Road resident, stated the residents had petitioned for water in 2005 and at that time the cost was going to be \$7950 and included a ½ tap fee waiver. He requested the Board consider the ½ tap fee waiver for their connection to the water at this time as well.

There was also discussion relative to the resident's ability to assess the cost to connect to the waterline. It was determined that they cannot due to the County paying the cost of construction rather than the residents.

Upon discussion, the Board stated their consideration of a \$3000 non-participant charge which is consistent with other projects within the County but stated they will notify the residents of the time and date when they will make a final determination.

2. Dave and Nancy Forste, 2324 Hollyhock Drive, Loveland Park, were present to discuss the ongoing problems they are having with discolored water. They also presented a sample of the water that they receive from their faucet.

Mr. Brausch stated that the county has been working with Mr. and Mrs. Forste for quite some time. He stated that a year and a half ago, staff replaced 900 – 1000 feet of the feeder line to their meter pit in hopes that would correct the problem but it did not. He also stated that they are on a continuous meter flush schedule which does not seem to be fixing the problem either.

Upon discussion, the Board stated their desire to install a filter from the meter pit to their home to determine if the brown water is coming from Warren County water or their pipes. The Board also stated their desire to waive the water charges from January 2, 2010 until such time as the brown water is fixed or determined to not be the responsibility of Warren County.

Bill Duning, attorney for the Forste's, stated that the property owners give their consent for County employees to enter upon their property to install the filter.

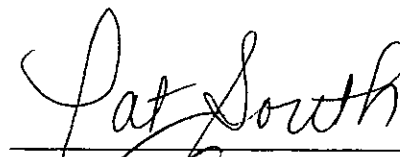
3. Mr. Brausch stated that the property owners at 2889 Phaeton Lane had a leak in this rental property and didn't know of the leak until the water/sewer bill was \$2700. He stated their request for a bill adjustment. Upon discussion, the Board agreed to waive the excess sewer charges due to the clean water going directly into the sanitary sewer.
4. The Village of Waynesville would like to purchase wholesale water from Warren County while they are having their elevated water tower painted. The Board agreed to the sale at the same rate in which we purchase water from them.
5. Mr. Brausch stated that Hartz Mountain would like the Board to begin the RFQ process for an engineering firm to design their sanitary sewer lines. Upon discussion, the Board stated that at such time as we are in receipt of the Petition, Statement and Waiver from them, we will issue the RFQ.

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Upon motion the meeting was adjourned.

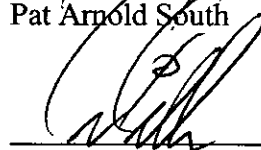
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David G. Young, President



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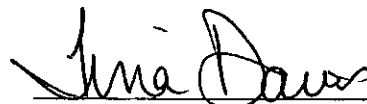
Pat Arnold South



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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 June 1, 2010, in compliance with Section 121.22 O.R.C.



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