



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

**406 Justice Drive, Lebanon, Ohio 45036**

**[www.co.warren.oh.us](http://www.co.warren.oh.us)**

**[commissioners@co.warren.oh.us](mailto:commissioners@co.warren.oh.us)**

**Telephone (513) 695-1250**

**(513) 261-1250**

**(513) 925-1250**

**(937) 425-1250**

**Facsimile (513) 695-2054**

**TOM ARISS**

**PAT ARNOLD SOUTH**

**DAVID G. YOUNG**

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

**MINUTES: Regular Session – May 13, 2014**

The Board met in regular session pursuant to adjournment of the May 6, 2014, meeting.

Pat Arnold South - present

Tom Ariss - present

David G. Young - present

Tina Osborne, Clerk - present

Minutes of the May 6, 2014 meeting were read and approved.

- 14-0701      A resolution was adopted to approve end of 180-day Probationary Period and approve a Pay Increase for David Shiverdecker, Data Technician, within the Warren County Telecommunications Department. Vote: Unanimous
- 14-0702      A resolution was adopted to Prohibit Fishing on County Property.  
Vote: Unanimous
- 14-0703      A resolution was adopted to declare various items within Clerk of Courts, Dog & Kennel, Prosecutor's Office, Records Center, Sheriff's Office, Telecom and Veterans as surplus and authorize the disposal of said items.  
Vote: Unanimous
- 14-0704      A resolution was adopted to approve Notice of Intent to Award Bid to John R. Jurgensen for FY2012 South Lebanon Mason-Morrow-Millgrove Road CDBG Phase II Project. Vote: Unanimous
- 14-0705      A resolution was adopted to approve Notice of Intent to Award Bid to Universal Transportation Systems, LLC dba UTS for the Transportation Services for the Warren County Department of Human Services. Vote: Unanimous

- 14-0706 A resolution was adopted to approve and enter into a TANF Summer Youth Employment Program Worksite Agreement with Warren County Regional Planning Commission on behalf of Warren County Department of Human Services. Vote: Unanimous
- 14-0707 A resolution was adopted to approve County Motor Vehicle Tax (CVT-337) for the City of Lebanon in the amount of \$96,041.52. Vote: Unanimous
- 14-0708 A resolution was adopted to Advertise for Electronic Sealed Bids for the purchase of up to 9,000 tons of Bulk Ice Control Salt. Vote: Unanimous
- 14-0709 A resolution was adopted to approve and enter into a Contract with Community Mental Health Centers of Warren County (dba Solutions Community Counseling and Recovery Centers) for Mental Health Services on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 14-0710 A resolution was adopted to enter into Agreement with SoundCom Systems on behalf of Warren County Facilities Management. Vote: Unanimous
- 14-0711 A resolution was adopted to enter into Contract with Miller-Mason Paving Co. for the 2014 Chip Seal Project. Vote: Unanimous
- 14-0712 A resolution was adopted to approve an Emergency Purchase needed for Tower Repair by Warren County Telecommunications. Vote: Unanimous
- 14-0713 A resolution was adopted to approve and authorize the President of the Board of County Commissioners to enter into an Agreement with Networkfleet, Inc., a Service Provider with Verizon for a free sixty day trial of a GPS Monitoring System. Vote: Unanimous
- 14-0714 A resolution was adopted to enter into a Geotechnical Engineering Services Contract with Terracon Consultants, Inc. Vote: Unanimous
- 14-0715 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41 (D) (1). Vote: Unanimous
- 14-0716 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 14-0717 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 14-0718 A resolution was adopted to enter into Street and Appurtenances Security Agreement with HiFive Development, Inc., for installation of the Westbound Left Turn Lane on Natorp Blvd situated in Deerfield Township. Vote: Unanimous

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- 14-0719 A resolution was adopted to approve the following Record Plat.  
Vote: Unanimous
- 14-0720 A resolution was adopted to approve Appropriation Decreases within various  
Funds. Vote: Unanimous
- 14-0721 A resolution was adopted to accept an Amended Certificate, approve a  
Supplemental Appropriation and approve a Cash Advance within Fund #432 for  
the Middletown Road Improvement Project. Vote: Unanimous
- 14-0722 A resolution was adopted to accept Amended Certificate for Fund #289-1226  
(Community Based Corrections – Smart Grant) and approve Supplemental  
Appropriation. Vote: Unanimous
- 14-0723 A resolution was adopted to approve Cash Advance into Fund #479 Airport  
Construction. Vote: Unanimous
- 14-0724 A resolution was adopted to approve an Operational Transfer from Motor Vehicle  
Fund #202 into State OPWC Loan Fund #360. Vote: Unanimous
- 14-0725 A resolution was adopted to approve Supplemental Appropriation into Warren  
County Garage Parts Fund #619. Vote: Unanimous
- 14-0726 A resolution was adopted to approve Supplemental Appropriation into Human  
Services Fund #203. Vote: Unanimous
- 14-0727 A resolution was adopted to approve Supplemental Appropriations in the  
Auditors Special Assessment Fund #327 to allow for the 2014 for the 2014  
Principal and interest Payments on the 2013 Bellbrook Chenoweth Road Water  
Issue. Vote: Unanimous
- 14-0728 A resolution was adopted to approve Appropriation Adjustment from  
Commissioners General Fund #101-1110 into Juvenile Probation Fund #101-  
2500. Vote: Unanimous
- 14-0729 A resolution was adopted to approve Appropriation Adjustment within Sheriff's  
Office Fund #101-2200. Vote: Unanimous
- 14-0730 A resolution was adopted to approve Appropriation within Juvenile Court Fund  
#101-1240. Vote: Unanimous
- 14-0731 A resolution was adopted to approve Appropriation Adjustments within Telecom  
Funds #101-2810 and #101-2812. Vote: Unanimous

- 14-0732 A resolution was adopted to approve Appropriation Adjustments within Warren County Adult Probation Fund #101-1223 and Warren County Community Corrections Fund #101-1224. Vote: Unanimous
- 14-0733 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 14-0734 A resolution was adopted to enter into Consulting Agreement between this Board and Advocate Consulting Group, Ltd. Vote: Unanimous
- 14-0735 A resolution was adopted to accept Fact-Finder award relative to Warren County Sheriff and Warren County Deputy Sheriff Benevolent Association. Vote: Unanimous
- 14-0736 A resolution was adopted to Waive Zoning Board of Appeals Application Fee for Thomas Taylor in Harlan Township. Vote: Unanimous
- 14-0737 A resolution was adopted to approve Vacation of Mabrey Road in Turtlecreek Township. Vote: Unanimous
- 14-0738 A resolution was adopted to approve the Transfer of Rodney Wheelen to the position of Warehouse Utility Worker within the Water and Sewer Department from Custodial Worker I within the Facilities Management Department. Vote: Unanimous
- 14-0739 A resolution was adopted to adopt Classifications Specifications and Point Factor Assessments of Emergency Communications Call Taker for the Warren County Emergency Services Department. Vote: Unanimous
- 14-0740 A resolution was adopted to promote Susan Walther to the position of Protective Services Supervisor within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 14-0741 A resolution was adopted to accept Resignation, of Taylor Mabry, Protective Services Caseworker I, within the Warren County Job and Family Services Department, Children Services Division, effective May 16, 2014. Vote: Unanimous

#### DISCUSSIONS

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

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On motion, bids were closed at 9:05 a.m. this 13<sup>th</sup> day of May and the following bids were received, opened and read aloud for the Fosters-Maineville Rd Butterworth Rd Project for the Warren County Engineer's Office:

WG Stang LLC Hamilton, Ohio	\$ 685,436.00
Ford Development Cincinnati, Ohio	\$ 658,072.50
John R. Jurgensen Cincinnati, Ohio	\$ 707,304.40
Barrett Paving Middletown, Ohio	\$ 733,430.42

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

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PUBLIC HEARING  
VACATION OF MABREY ROAD IN TURTLECREEK TOWNSHIP

The public hearing to consider the vacation of Mabrey Road in Turtlecreek Township was convened this 13<sup>th</sup> day of May 2014.

Commissioner South opened the public hearing by giving background information of the area and stated the Board has viewed the property and feels it is appropriate to vacate.

There was discussion relative to a barrier being placed on the vacated road right of way to allow only the farmers to utilize the paved area to access their fields. The Board requested Mr. Tunison to make the appropriate arrangements for the barrier.

Upon discussion, the Board resolved (Resolution #14-737) to approve the vacation of Mabrey Road in Turtlecreek Township with the reservation of a utility easement.

Chris Brausch, Sanitary Engineer, was present along with staff for a work session to discuss the following matters:

1. Mr. Brausch updated the Board on complaint calls his office has been receiving relative to restoration of property. He stated that these restorations are needed due to various breaks that occurred over the winter and that staff is actively working on yard repairs, weather permitting.
2. Chris Wojnicz, Assistant Sanitary Engineer, presented information relative to a subdivision constructed in the late 1990's (Village on the Green) that did not stub the waterline to their property line. He then stated that a new subdivision is being platted (Hawthorn Manor, Section 5) that is being required to stub the lines to the end of their property line but will be approximately 100' short of a loop due to the error in the review process of Village on the Green. Upon discussion, the Board approved the Water/Sewer Department to pay the cost of approximately \$15,000 - \$20,000 to connect the waterlines and repave the road.
3. Deerfield Township Sewer Study—Bill Becker, Township Administrator, was present along with Lois McKnight, Development Director, to request the Board's consideration in hiring a consultant to conduct a sewer study of the area along Montgomery Road relative to available capacity for the two remaining parcels without sanitary sewer if /when Mendards locates next to the existing Meijer store. Ms. McKnight explained that they looking at the entire corridor rather than individual parcels and want to know if a mixed use that would include commercial with a secondary use of multifamily residential would be feasible.

Mr. Brausch stated that, as the property is zoned today, there is capacity in the pump station and lines to accommodate development. He then stated that if you change to any type of residential use, it would require additional capacity and a study would be required to determine how much capacity would be available.

Commissioner Young stated that he has 0% interest in encouraging apartments in this area. He stated that this Board does not control zoning for this area but they do control sanitary sewers. Mr. Young stated his opinion that if additional sewer capacity is required, his answer is no.

Mr. Becker requested the Board to consider performing a study to model uses and determine what upgrades will be required.

Commissioner South stated that if Warren County can provide sanitary sewer service as it is zoned today, it is not appropriate to expend taxpayers dollars on a study. She then stated that if Deerfield Township is convinced that a senior housing complex or low density housing is appropriation, then the developer should pick up the expense of the study.

Mr. Becker explained that he is not requesting the County to make expensive upgrades, he is requesting the study to see what available capacity is as the system is designed today.

Commissioner Young stated his agreement with Commissioner South that Warren County will not pay for a study. He stated that if the developer would like to pay for the study, the answer may still be no in his opinion.

4. Union Township Proposed Development— Mr. Brausch stated that High Point Custom Homes has an option to purchase the Rapp Property (127 acres), located within the Kings School District. He stated that the preliminary plans are to construction high end homes on 1 or 2 acres lots and they have been working with the City of Lebanon on availability of sanitary sewer service. He then stated that the developer would be making a similar request as the Tordov property to amend the OKI Water Quality Map (209 Plan) to release this area to the City of Lebanon. He stated that this property is adjacent to the City of Lebanon sewers with access from Grant Drive.

The Board stated that prior to any amendment request to OKI, they would require a concept plan to be presented.


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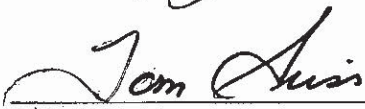
On motion, upon unanimous call of the roll, the Board entered into executive session at 10:31 a.m. to discuss personnel matters relative to hiring within the Water and Sewer Department and discipline within Warren County Children Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 11:40 a.m.

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Upon motion the meeting was adjourned.

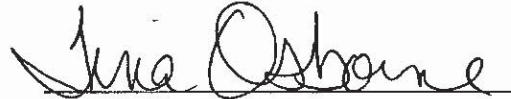
  
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Pat Arnold South, President

  
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David G. Young

  
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Tom Ariss

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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 May 13, 2014, in compliance with Section 121.22 O.R.C.

A handwritten signature in black ink that reads "Tina Osborne". The signature is written in a cursive style with a large, looped initial "T".

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