



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

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LARRY CRISENBERY

C. MICHAEL KILBURN

PAT ARNOLD SOUTH

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Session--September 16, 2003

The Board met in regular session pursuant to adjournment of the September 11, 2003, meeting.

Larry Crisenbery - present

Pat Arnold South - present

C. Michael Kilburn - present

Tina Davis, Clerk – present

- 03-1353 A resolution was adopted to authorize the President of this Board to sign a Satisfaction of Mortgage for Erin Gabbard.
Vote: Mr. Kilburn - yea; Mr. Crisenbery - yea; Mrs. South - absent
- 03-1354 A resolution was adopted to designate Family and Medical Leave of Absence to Julie McGeorge, Administrative Support, within the Office of Management and Budget. Vote: Mr. Kilburn - yea; Mr. Crisenbery - yea; Mrs. South - absent
- 03-1355 A resolution was adopted to waive Site Plan Review Application Fee for Riverview Baptist Church.
Vote: Mr. Kilburn - yea; Mr. Crisenbery - yea; Mrs. South - absent
- 03-1356 A resolution was adopted to approve a Bond Release for Timbercreek Associates, Inc., for completion of improvements in Timbercreek III, Section Three, situated in Turtlecreek Township.
Vote: Mr. Kilburn - yea; Mr. Crisenbery - yea; Mrs. South - absent
- 03-1357 A resolution was adopted to approve Release of Subdivision Public Improvement Performance and Maintenance Security Agreement with Gallenstein Bros., Inc., for completion of water and/or sewer improvements in Indian Lake, Section 4,

situated in Hamilton Township.

Vote: Mr. Kilburn - yea; Mr. Crisenbery - yea; Mrs. South - absent

03-1358 A resolution was adopted to approve Release of Subdivision Public Improvement Performance and Maintenance Security Agreement with Gallenstein Bros., Inc., for completion of water and / or sewer improvements in Indian Lake, Section 5, situated in Hamilton Township.

Vote: Mr. Kilburn - yea; Mr. Crisenbery - yea; Mrs. South - absent

03-1359 A resolution was adopted to approve a Bond Reduction for Timbercreek Associates, Inc., for completion of improvements in Timbercreek III, Section Four, in Turtlecreek Township.

Vote: Mr. Kilburn - yea; Mr. Crisenbery - yea; Mrs. South - absent

03-1360 A resolution was adopted to approve a Bond Reduction for Timbercreek Associates, Inc., for completion of improvements in Timbercreek III, Section Three, in Turtlecreek Township.

Vote: Mr. Kilburn - yea; Mr. Crisenbery - yea; Mrs. South - absent

03-1361 A resolution was adopted to approve a Bond Reduction for Hunters Green, LLC., for completion of improvements in Greenfield Place, Phase I, in Deerfield Township. Vote: Mr. Kilburn - yea; Mr. Crisenbery - yea; Mrs. South - absent

03-1362 A resolution was adopted to approve the Replat of Lot Number 1, Linzie Estates – Phase One. Vote: Mr. Kilburn - yea; Mr. Crisenbery - yea; Mrs. South - absent

03-1363 A resolution was adopted to approve various Refunds.

Vote: Mr. Kilburn - yea; Mr. Crisenbery - yea; Mrs. South - absent

03-1364 A resolution was adopted to approve Supplemental Appropriation within Construction Fund #467.

Vote: Mr. Kilburn - yea; Mr. Crisenbery - yea; Mrs. South - absent

03-1365 A resolution was adopted to accept an Amended Certificate and approve a Supplemental Appropriation into Fund #271 Drug – Law Enforcement.

Vote: Mr. Kilburn - yea; Mr. Crisenbery - yea; Mrs. South - absent

03-1366 A resolution was adopted to approve Appropriation Adjustment from Commissioners Fund #101-1110 into Juvenile Probation Fund #101-2500.

Vote: Mr. Kilburn - yea; Mr. Crisenbery - yea; Mrs. South - absent

03-1367 A resolution was adopted to approve Appropriation Adjustment within Dog and Kennel Fund #206.

Vote: Mr. Kilburn - yea; Mr. Crisenbery - yea; Mrs. South - absent

03-1368 A resolution was adopted to approve Appropriation Adjustment within the

Telecommunications Department #101-2810.
Vote: Mr. Kilburn - yea; Mr. Crisenbery - yea; Mrs. South - absent

03-1369 A resolution was adopted to approve Appropriation Adjustments within Sheriff Fund #101-2200.
Vote: Mr. Kilburn - yea; Mr. Crisenbery - yea; Mrs. South - absent

03-1370 A resolution was adopted to Declare Default in Performance of Improvements to Northridge Village Subdivision, and authorize Notice of Default to the Surety Company to applying Performance Bond to complete uncompleted and/or unapproved improvements and pursuing deficiency per the terms of Security Agreement No. 99-002 (P). Vote: Unanimous

03-1371 A resolution was adopted to authorize payment of Bills. Vote: Unanimous

03-1372 A resolution was adopted to approve the Site Plan Review Application of the Midwestern Children's Home in Harlan Township. Vote: Unanimous

DISCUSSIONS

Commissioner South entered the meeting at 10:12 a.m.

Neil Tunison, County Engineer, was present to give an update on the progress of Brookfield Development/Matt Daniels, developer.

Mr. Tunison stated that the developer is working on getting figures to correct the problem to the specifications of his office but stated that this Board needs to move forward on the legislation to declare the developer in default and notify the surety company as a precaution.

Upon further discussion, the Board resolved (Resolution #03-1370) to declare Brookfield Development in default and notify the surety company of said default.

On motion, bids were closed at 10:15 a.m. this 16th day of September and the following bids were received, opened and read aloud for the HVAC Portion of the Old Warren County Administration Building for the Warren County Building Services Department:

BIDDER	LEAD	ALT.1
Langdon Inc Cincinnati, Ohio	\$379,400.00	Deduct \$30,700.00
DeBra – Kuempel Cincinnati, Ohio	\$469,800.00	Deduct \$31,000.00
Perfection Mechanical Services Cincinnati, Ohio	\$391,184.00	Deduct \$36,522.00
Triton Service, Inc. Cincinnati, Ohio	\$378,440.00	Deduct \$30,700.00
RPC Mechanical Cincinnati, Ohio	\$401,000.00	Deduct \$30,700.00

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

Jerry Spurling, Chief Building Official, was present for the site plan review of Midwestern Children's Home in Harlan Township.

Mr. Spurling stated the desire of the applicant to construct two duplexes for staff, add onto the existing high school and construct a new picnic shelter. He then stated the Zoning Department's recommendation to approve the site plan review application.

Barry Sullivan, Zoning Supervisor, stated that no one has contacted his office in opposition to the proposal.

There was discussion relative to the Regional Planning Commission's recommendation to require landscaping around the structures. It was determined that this parcel is not within sight of any adjacent property owners and therefore, landscaping is not necessary.

Upon further discussion, the Board resolved (Resolution #03-1372) to approve the site plan review application.

Upon motion the meeting was adjourned.

Larry Crisenbery, President

C. Michael Kilburn

Pat Arnold South

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 September 16, 2003, in compliance with Section 121.22 O.R.C.

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