



**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 – May 27, 2008

The Board met in regular session pursuant to adjournment of the May 15, 2008, meeting.

Pat Arnold South - present

C. Michael Kilburn - present

David G. Young - present

Tina Davis, Clerk – present

Minutes of the May 13, 15, and 20, 2008, meetings were read and approved.

- 08-792 A resolution was adopted to approve and enter into Contract between the Warren County Commissioners, for and on behalf of Warren County Children Services with Maximus, Inc. for software maintenance services. Vote: Unanimous
- 08-793 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 08-794 A resolution was adopted to acknowledge extension of Bid Pricing for the Uniform Purchase between Warren County, on behalf of the Warren County Water and Sewer Department and Touchstone Merchandise Group, LLC. Vote: Unanimous
- 08-795 A resolution was adopted to acknowledge receipt of Bills. Vote: Unanimous
- 08-796 A resolution was adopted to Waive Electrical Permit Fees associated with the installation of electric to nine existing cabins for YMCA Camp Kern in Turtlecreek Township. Vote: Unanimous
- 08-797 A resolution was adopted to designate Extended Illness Leave to Lisa McFarland, HazMat Planner, within the Department of Emergency Services. Vote: Unanimous

- 08-798 A resolution was adopted to accept Resignation of Elizabeth McBride, Emergency Communication Operator, within the Warren County Emergency Services Communication Department, effective May 19, 2008. Vote: Unanimous
- 08-799 A resolution was adopted to approve Change Order #GC-13 with Better Built Construction Services, Inc. relevant to the East Street Building Renovation Project. Vote: Unanimous
- 08-800 A resolution was adopted to Advertise for Bids for the Schlottman Road Bridge Replacement Project. Vote: Unanimous
- 08-801 A resolution was adopted to approve Emergency Replacement of a Motor at the Lower Little Miami Wastewater Treatment Plant. Vote: Unanimous
- 08-802 A resolution was adopted to enter into Engineering Services Contract with Entran, PLC. Vote: Unanimous
- 08-803 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Charles and Peggy Cope for the Hendrickson Road and Union Road Intersection Project. Vote: Unanimous
- 08-804 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Michael S. Cope for the Hendrickson Road and Union Road Intersection Project. Vote: Unanimous
- 08-805 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Michael S. Rogers for the Hendrickson Road and Union Road Intersection Project. Vote: Unanimous
- 08-806 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Willis and Grace Daniel for the Hendrickson Road and Union Road Intersection Project. Vote: Unanimous
- 08-807 A resolution was adopted to approve and enter into an Agreement with Scott Noll on behalf of the Warren County Juvenile Court for a Summer School Teacher for Mary Haven Youth Center. Vote: Unanimous
- 08-808 A resolution was adopted to approve Change of Township Boundaries of Lebanon Township to make them, in part, identical to those of the City of Lebanon. Vote: Unanimous
- 08-809 A resolution was adopted to approve Operational Transfer from Fund #205 MR/DD into Fund #204 MR/DD Residential Services. Vote: Unanimous

- 08-810 A resolution was adopted to approve Appropriation Adjustment within CSEA Fund #263. Vote: Unanimous
- 08-811 A resolution was adopted to approve a Supplemental Appropriation into Common Pleas Court Fund #280. Vote: Unanimous
- 08-812 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 08-813 A resolution was adopted to authorize County Administrator to enter into Lease Termination and Release with the Warren County Convention & Visitor's Bureau. Vote: Unanimous
- 08-814 A resolution was adopted to establish Minimum Bi-monthly usage during construction of Otterbein Retirement Living Communities – Maineville. Vote: Unanimous
- 08-815 A resolution was adopted to establish minimum Bi-Monthly billing usage during construction of Otterbein Retirement Living Communities – Bunnell Hill Road. Vote: Unanimous
- 08-816 A resolution was adopted to establish minimum Bi-Monthly usage during construction of Otterbein Retirement Living Communities – Middletown. Vote: Unanimous

DISCUSSIONS

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

Neil Tunison, County Engineer, was present along with Bruce McGary, Chief Deputy Prosecutor, Robert Craig, Regional Planning Commission, Mr. Groh, property owner in Turtlecreek Township, and Mr. Rhodenbeck, Civil Engineer for Mr. Groh, to discuss a funding agreement for improvements to Greentree Road in Turtlecreek Township.

Mr. Tunison stated that he had discussed this proposed agreement with the Board at a previous meeting and stated the need to discuss the proposal with the property owners present.

Commissioner Kilburn stated his concern with the proposed 850 homes being too much for the Lebanon City Schools to accommodate.

Commissioner Young stated that the property owner is requesting this Board to enter into an agreement which would allow him to pass along the cost of improvements to Greentree Road to the proposed homeowners and in exchange, this Board is requesting the property owner to consider a lesser amount of homes on the property.

Robert Craig, Regional Planning Commission, reviewed the conditions of the Executive Committee and stated that one of the conditions for approval is a funding agreement to address improvements to the roadway that will be affected by the proposed development.

The Board questioned Mr. McGary regarding the legality of requiring these improvements.

Mr. McGary stated that the Board has a constitutional right to require a property owner to pay for upgrades in order to keep a roadway at the current level of service due to a development.

Mr. Rhodenbeck, Engineer for the property owner, stated that they are in negotiations with the Lebanon City School relative to the designation of 15 to 18 acres of this property for a school to be built.

Upon discussion, the Board requested the property owner to continue negotiations with the Lebanon Schools and if they donate land to the schools and consider a reduction in the number of lots proposed, they will look favorably on an agreement.

Kimm Coyner, Economic Development Director, was present along with Calvin Brown, Director of Small Business Development Center at the University of Cincinnati, to discuss the agreement between this Board and the University of Cincinnati relative to Small Business Administration Services.

Mr. Brown reviewed the services that are being provided to Warren County including the expertise to help small business get off the ground and reviewed the numbers relative to the Warren County residents he has provided services to.

Commissioner Kilburn stated the need for government to get out of the "program" business as it is costing taxpayer's money that they cannot afford.

Commissioner South stated her opinion that these services are available through the local chamber of commerce's as well as other entities and stated the need to focus local tax dollars are things such as roadway improvements.

Commissioner Young stated he questions whether government should be paying for these type of services. He stated he feels they should not.

Upon further discussion, the Board stated their desire to terminate this agreement with the University of Cincinnati effective October 1, 2008.

Richard Renneker, Sanitary Engineer, was present for a work session and discussed the following matters:

Ida Dees—property owner had a leak in a location that did not provide any water into the sanitary sewer system. Ms. Dees is requesting the Board consider her leak as if she had filled a swimming pool. The Board approved her request.

Otterbein Retirement Living Communities – Middletown, Maineville, Bunnell Hill Road—they have requested the Board to consider a smaller minimum bill for the use of water during construction only—The Board agreed to bill water at the amount used for 9 months or until a occupancy permit is issued.

Neil Tunison, County Engineer, was present along with Dave Mick, Assistant County Engineer, and Neal Strawser, Parrott and Strawser, to discuss the Morrow Meadows Farm Subdivision in Salem Township.

Mr. Mick stated that the Morrow Meadows Farm Subdivision is in the final punch list of items to complete and they will be ready to have the Board accept the roadways for public maintenance by Salem Township. He then presented a slide show of the subdivision showing the final items that need to be completed. Mr. Mick then discussed the policy of the Commissioners that no streets will be accepted without the “sign off” of the Township Trustees and stated that the Salem Township Trustees policy to not “sign off” on any roadways to be accepted within the Township.

Upon discussion, the Board directed Mr. Strawser to complete the final items that are deemed necessary by the County Engineer and they will accept the roadways for public maintenance by Salem Township.

The Board discussed the applications for the 08 funding year of the Community Development Block Grant funds and chose the following:

Warren County Community Services	\$95,000
Interfaith Hospitality	\$32,000
Village of Morrow	\$62,800
Village of Corwin	\$73,800

Upon motion the meeting was adjourned.

Pat Arnold South, President

C. Michael Kilburn

David G. Young

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 27, 2008, in compliance with Section 121.22 O.R.C.

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