



**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 – August 5, 2008

The Board met in regular session pursuant to adjournment of the July 31, 2008, meeting.

Pat Arnold South - present

C. Michael Kilburn - absent

David G. Young - present

Tina Davis, Clerk – present

Minutes of the July 8, 15, 17, and 29, 2008, Commissioners' Meetings were read and approved.

- 08-1187 A resolution was adopted to Transfer 1996 Ford Explorer being utilized by the Warren County Sheriff to the Union Township/Village of South Lebanon Fire Department. Vote: Unanimous
- 08-1188 A resolution was adopted to authorize Amendment No. 3 to the Engineering Agreement with Malcolm Pirnie, Inc. increasing Purchase Order No. 66232 for the Lower Little Miami Wastewater Treatment Plant Phase III Upgrade, Project Fund No. 574. Vote: Unanimous
- 08-1189 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 08-1190 A resolution was adopted to Cancel various County Commissioners regularly scheduled meetings. Vote: Unanimous
- 08-1191 A resolution was adopted to approve Appropriation Adjustment within County Court Fund #253. Vote: Unanimous
- 08-1192 A resolution was adopted to authorize payment of Bills. Vote: Unanimous

- 08-1193 A resolution was adopted to approve and authorize the President of this Board to execute a Subgrant Agreement with the State of Ohio Department of Job and Family Services on behalf of the Warren County Juvenile Court.
Vote: Unanimous
- 08-1194 A resolution was adopted to authorize the issuance of not to exceed \$2,092,851.47 of Special Assessments Bonds (McNK Properties, LLC/Grandin Commercial Development Project). Vote: Unanimous
- 08-1195 A resolution was adopted to authorize the issuance of not to exceed \$673,502.53 of Special Assessment Bonds (Caesar's Creek Sewer Improvement Project).
Vote: Unanimous
- 08-1196 A resolution was adopted to consolidate Two Bond Issues of the County of Warren, Ohio. Vote: Unanimous
- 08-1197 A resolution was adopted to levy Special Assessments for the cost of the improvements of Grandin Road in the County. Vote: Unanimous

DISCUSSIONS

Susan Spencer, Personnel Officer, was present to introduce the new hires for the month of July 2008.

On motion, bids were closed at 10:15 a.m. this 5th day of August and the following bids were received, opened and read aloud for the FY07 Village of Harveysburg Street & Sidewalk Project for the Warren County Office of Grants Administration:

Melvin Asphalt Paving Wilmington, Ohio	\$ 57,475.00
Adleta Construction Cincinnati, Ohio	\$ 79,370.00
Jackson Construction Trenton, Ohio	\$ 60,980.00

Jerry Haddix, Coordinator, Warren County Office of Grants Administration, will review bids for a recommendation at a later date.

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

The Board stated their desire for County Administrator Dave Gully to continue monitoring the meetings relative to the creation of a county-wide municipal court being lead by the City of Franklin.

Allen Fore, Rockies Express Pipeline, was present to update the Board of their project to construct a 1679 mile natural gas pipeline system designed to transport 1.8 billion cubit feet of natural gas per day from Rio Blanco County, CO, through Warren County, Ohio, and terminating at Monroe County, Ohio.

Mr. Fore stated that they have completed 2/3 of the project. He stated that they are currently at the Illinois/Indiana state line and hope to begin in Ohio soon. He stated there is a public hearing on September 24, 2008, at Edgewood High School required by the Ohio Environmental Protection Agency and that the commend prior from the public hearing ends on October 1, 2008. He then stated that they have acquired all but 6% of the easements needed within Warren County and then presented a DVD presentation on the project.

The Board stated their appreciation for the update of the project and encouraged Rockies Express Pipeline employees to please do everything they can to accommodate our Warren County residents to make this construction project as painless as possible.

Pastor Steve Craft, Heritage Baptist Church, was present along with Neil Tunison, County Engineer, to discuss safety concerns for members of his congregation relative to traffic congestion on US 42 in Turtlecreek Township.

Pastor Craft stated his desire for the approval of a right in/right out on US 42 and requested the Board to support his request to the Ohio Department of Transportation.

The Board requested Mr. Tunison to work with the State of Ohio along with Pastor Craft to help alleviate some of the congestion problems.

Pastor Craft then discussed the property that is adjacent to the church acquired by the County for the road realignment project. He stated his interest in working with the County to place a park for the neighborhood children. He then stated his concern that a business such as a gas station does not locate on the property. He then stated his interest in acquiring this property from the County to ensure that nothing is located on the parcel that will cause further congestion.

There was discussion relative to the County not being interested in a business being located on this parcel either and, upon discussion, the Board requested Pastor Craft to submit his request in writing for future consideration if the Board ever determines the property is no longer needed.

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

1. Old SR 122 & Utica Road Water Project—Mr. Brausch presented figures to the Board relative to their request to contribute money in order to reduce the proposed assessment from approximately \$12,000 to \$8000. He then presented information relative to the last few assessment projects that Commissioner South had requested.

It was determined that in 2005, residents along a different portion of Utica Road had received an assessment for a water line in the amount of approximately \$9500.

The Board determined that the assessment should not be less than the prior project and stated their desire to contribute to the project in order to reduce the assessment to \$9500 rather than \$8000.

The Board then requested Mr. Brausch to complete a new property owner survey to determine interest in the project at a cost of \$9500 per property rather than \$12,000 and follow up at a later time with the results of the survey.

2. Waterline Relocation on SR 122 in the City of Middletown—Warren County is in process of relocating a water line along SR 122 due to road improvements needed in order to accommodate the businesses adjacent to Atrium Medical Center.

Mr. Brausch stated that Neyer Development need access to water by November of this year and Warren County is not able to accommodate that deadline.

Mr. Brausch stated that the City of Middletown desire to construct a small portion of our waterline in order to accommodate the deadline needed by the developer. He then stated

that we would reimburse the City of Middletown \$55,000 (the cost of the portion they would be constructing on our behalf).

Upon discussion, the Board stated their approval of the reimbursement project.

Mike Sanderson, Riverwalk Subdivision in Union Township, was present along with Neil Tunison, County Engineer, Chuck Petty, Assistant County Engineer, and Robert Craig, Regional Planning Commission, to discuss the drainage problems he has had on his property.

Mr. Sanderson stated that he has an easement on his property that contains a 48 inch drainage pipe that collapsed. He stated that because it was located on his property, the Homeowners' Association nor the County or Township would fix the problem.

Mr. Sanderson then stated his desire to change the stormwater management policy to address problems such as these rather than leave it up to the property owner to fix a pipe that carries several other property owners' stormwater. He also stated his dissatisfaction with the County's policy on easements and/or drainage.

There was discussion relative to the procedure that Butler and Hamilton Counties utilize when subdivisions are created relative to utilizing the "ditch petition" method.

Upon discussion, the Board stated their desire to consider the "ditch petition" procedure at a future time.

On motion, upon unanimous call of the roll, the Board entered into executive session at 12:45 p.m. to discuss acquisition of property relative to Armco Park pursuant to Ohio Revised Code Section 121.22 (G)(2) and exited at 1:00 p.m.

Upon motion the meeting was adjourned.

Pat Arnold South, President

C. Michael Kilburn

David G. Young

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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 August 5, 2008, in compliance with Section 121.22 O.R.C.

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