



**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) 425-1250  
Facsimile (513) 695-2054**

***TOM ARISS  
PAT ARNOLD SOUTH  
DAVID G. YOUNG***

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

**MINUTES: Regular Session – April 23, 2013**

The Board met in regular session pursuant to adjournment of the April 18, 2013, meeting.

Tom Ariss - present

David G. Young - present

Pat Arnold South - present

Tina Davis, Clerk - present

Minutes of the April 18, 2013 meeting were read and approved.

- 13-0584      A resolution was adopted to Advertise for Bids for the 2013 Chip Seal Project.  
Vote: Unanimous
- 13-0585      A resolution was adopted to approve County Motor Vehicle Tax (CVT-324) for  
the City of Mason in the amount of \$745,276.00. Vote: Unanimous
- 13-0856      A resolution was adopted to Cancel regularly scheduled Commissioners' Meeting  
of Thursday, June 27, 2013. Vote: Unanimous
- 13-0587      A resolution was adopted to approve and authorize the President of the Board to  
enter into Crop Rental Agreement relative to the Jameson Farm in Turtlecreek  
Township. Vote: Unanimous
- 13-0588      A resolution was adopted to Waive Permit Fees associated with the Butterfly  
Walk for Cancerfree Kids Event in Deerfield Township. Vote: Unanimous
- 13-0589      A resolution was adopted to Waive Permit Fees associated with YMCA Camp  
Kern in Washington Township. Vote: Unanimous
- 13-0590      A resolution was adopted to approve a Subgrant Agreement on behalf of the  
Child Support Enforcement Agency. Vote: Unanimous

- 13-0591 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 13-0592 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 13-0593 A resolution was adopted to approve Appropriation Adjustments within Warren County Adult Probation Fund #101-1223 and Community Corrections Fund #101-1224. Vote: Unanimous
- 13-0594 A resolution was adopted to approve Appropriation Adjustments within Prosecutor Fund #101-1150. Vote: Unanimous
- 13-0595 A resolution was adopted to approve Appropriation Adjustment from Veterans Fund #101-5220 into #101-5210. Vote: Unanimous
- 13-0596 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 13-0597 A resolution was adopted to accept Resignation of James Mulford, Custodian, within the Warren County Facilities Management Department, effective April 19, 2013. Vote: Unanimous
- 13-0598 A resolution was adopted to designate Family and Medical Leave of Absence to Doris Bishop, Director, within the Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 13-0599 A resolution was adopted to Rescind Resolution #13-0581 approving an Appropriation Adjustment within Fund #619. Vote: Unanimous
- 13-0600 A resolution was adopted to approve and enter into Contract with FES Fire Extinguisher Services LLC on behalf of Warren County Facilities Management. Vote: Unanimous
- 13-0601 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Russell D. and M. Lanette Stevens for the Morningstar Culvert Replacement. Vote: Unanimous
- 13-0602 A resolution was adopted to approve an Appropriation Adjustment within Motor Vehicle Fund #202. Vote: Unanimous
- 13-0603 A resolution was adopted to approve Appropriation Adjustment within Facilities Management Fund #101-1600. Vote: Unanimous
- 13-0604 A resolution was adopted to approve Appropriation Adjustment within Recorder's Office Fund #101-1160. Vote: Unanimous

- 13-0605        A resolution was adopted to Cancel Regularly Scheduled Commissioners' Meeting of Thursday, April 25, 2013. Vote: Unanimous
- 13-0606        A resolution was adopted to approve a Street and Appurtenances Bond Release for Buckeye Field, LLC for completion of improvements in Buckeye Fields situated in Turtlecreek Township. Vote: Unanimous
- 13-0607        A resolution was adopted to approve Fiesta Drive, Katie Drive and Buckeye Field Court in Buckeye Fields for Public Maintenance by Turtlecreek Township. Vote: Unanimous

#### DISCUSSIONS

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

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

1. Little Muddy Lift Station—Patrick Merten, developer for the subdivision adjacent to the lift station, is inquiring if Warren County would like to purchase the lot adjacent to the lift station property. Upon discussion, the Board stated their desire for a nominal fee.
2. 2013 Capital Project:
  - a. North Water Improvements – proposed \$6.5 million
  - b. Fields Ertel Booster Station Relocation – proposed \$1.2 million
  - c. North-South Phase 1 – Dwire Road to Turtlecreek Road – proposed \$1.02 million

Due to the time schedule, the Board determined to continue this discussion with Mr. Brausch upon completion of the last scheduled agenda item today.

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On motion, bids were closed at 9:15 a.m. this 23<sup>rd</sup> day of April and the following bids were received, opened and read aloud for 2013 Striping Project for the Warren County Engineer's Office:

Aero-Mark Inc. Streetsboro, Ohio	\$ 134,841.92
A & A Safety Amelia, Ohio	\$ 130,634.14
Oglesby Construction Inc. Norwalk, Ohio	\$ 133,949.51

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

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Jerry Spurling, Chief Building Official, was present for a work session and discussed the following:

1. In 2006, the Board adopted the State of Ohio Residential Building Code. Prior to 2006, the Board of Commissioners served as the Residential Building Code Board of Appeals. In 2006, the State of Ohio became the Appeals Board. The State is now "giving back" the appeal process to the local jurisdictions and the Board has the opportunity to either appoint a three person Board of Appeals or become the Board of Appeals themselves. Upon discussion, the Board determined that they three County Commissioners would serve as the Residential Building Code Board of Appeals.
  2. ISO Evaluation—The insurance agency evaluates local building departments every year. The higher the rating, the lower the insurance rates for the residents. Warren County is currently rated a 4. Mr. Spurling stated his opinion that until such time as Warren County becomes overstaffed; we will continue to be ranked in the 4 to 5 range. Upon discussion, the Board requested a copy of the inspection report.
  3. Mr. Spurling informed the Board of a new Building Code being proposed that will include more strict energy regulations.
  4. Mr. Spurling requested the Board to consider some personnel matters within his department. The Board stated that would discuss his request at a later time during an executive session for personnel matters.
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Neil Tunison, County Engineer, was present along with staff members and the Turtlecreek Township Trustees to discuss the request of the County Engineer to release the performance and sidewalk bonds and accept streets for public maintenance by Turtlecreek Township within Buckeye Fields Subdivision.

Mr. Tunison explained that the township does not desire to accept the streets for public maintenance due to the high water table of the soil causing the ditches to stay wet. He explained that the ditches are graded at the 1% slope which complies with the design standards for subdivisions and therefore, all requirements have been met. He stated that the design standards are to keep water off the roadways, not keep the ditches dry.

Mr. Tunison then stated his willingness to work with the township to install a perforated drain on two streets with the biggest problem of sitting water. He stated that the township would purchase the pipe and the county would install it.

There was discussion relative to the need to change the language within the desire standard to accommodate the different soils within the County as it relates to drainage.

Jim VanDeGrift, Turtlecreek Township Trustees, clarified Mr. Tunison's agreement to help with the drainage problem.

Jonathan Sams, Turtlecreek Township Trustee, discuss the philosophical question of "should government get involved" as well the need to think about corrections for the future and if the design standards need to be changed.

There was discussion relative to the regulations speaking to the final condition that needs met rather than a minimum requirement.

Upon discussion, Mr. Sams stated that if the township begins to receive complaints from within the subdivision relative to the standing water, they will purchase the pipe for the County to install.

Upon further discussion, on motion, upon unanimous call of the roll, the Board resolved (Resolution #13-0606 and #13-0607) to release the performance and sidewalk bonds and accept the streets for public maintenance by Turtlecreek Township.

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The Board conducted a conference call with Abbott Thayer, Peck, Shaffer & Williams, relative to the request from Otterbein Home to refinance their Ohio Healthcare Facilities Revenue bonds.

Upon discussion, the Board stated their desire to adopt a fee schedule relative to the issuance of revenue bonds and stated their desire to authorize the refinancing for Otterbein Home.

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Chris Brausch, Sanitary Engineer, was present and discussed the following matters:

1. Socialville Water system—Mr. Brausch explained that we currently purchase water wholesale from Cincinnati and sell it at retail to our customers in the Socialville area with a contract that expires in 2033. He explained that we sell the water cheaper than we buy it due to the desire for a uniform rate. He stated that we pay approximately \$400,000 more per year than we collect. He then stated it would cost approximately \$400,000 to serve the area from the RAR Water Treatment Plant. There was then discussion relative to the softened water received from Cincinnati and the cost associated with softening Warren County Water. He explained the 2033 proposed flow average of 7 mgd and 15 mgd max. He then reviewed the following long range options for the Board to consider:
  - a. Continue to purchase water from Cincinnati Water Works
  - b. Provide hard water from the RAR Water Treatment at a proposed cost of \$10 - \$13 million
  - c. Provide softened water from the RAR Water Treatment Plan at a proposed cost of \$28 - \$32 million

Upon discussion, the Board stated they will consider the options provided for a decision at a later date.

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Commissioners South exited the meeting at 11:30 a.m.

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Upon motion the meeting was adjourned.

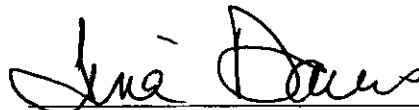
  
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Tom Ariss, President

  
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Pat Arnold South

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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 April 23, 2013, in compliance with Section 121.22 O.R.C.

A handwritten signature in black ink, appearing to read "Tina Davis", written over a horizontal line.

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