



**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 -- December 20, 2005

The Board met in regular session pursuant to adjournment of the December 15, 2005, meeting.

Pat Arnold South - present David G. Young - present

C. Michael Kilburn - present Tina Davis, Clerk – present

Minutes of the December 1, 6, 8, 15, 2005, meetings were read and approved.

- 05-1999 A resolution was adopted to approve Amendments to the Policies within the Warren County Building Department relative to Electrical Registrations and Amend Resolution #05-3555 adopted March 15, 2005 relative thereto.
Vote: Unanimous
- 05-2000 A resolution was adopted to approve a Supplemental Appropriation into General Fund #101-1112, an Operational Transfer from General Fund #101-1112 into County Construction Projects Fund #467, Telecommunications Project Fund #492 & Road Infrastructure Fund #451. Vote: Unanimous
- 05-2001 A resolution was adopted to approve Reclassification of Richard Johnson from the position of Service Worker I to the position of Service Worker II.
Vote: Unanimous
- 05-2002 A resolution was adopted to approve Reclassification of Ed Walker from the position of Service Worker I to the position of Service Worker II.
Vote: Unanimous
- 05-2003 A resolution was adopted to approve 2006 Annual Appropriations.
Vote: Unanimous

- 05-2004 A resolution was adopted to approve Vacation of a Portion of Country Brook Court in Clearcreek Township. Vote: Unanimous
- 05-2005 A resolution was adopted to declare, to be public purpose, certain public improvements which are necessary for the further development of certain parcels within the County, authorizing the execution of a Tax Incentive Agreement and establishing a Redevelopment Tax Equivalent Fund.
Vote: Mr. Kilburn – yea; Mrs. South – yea; Mr. Young - abstain
- 05-2006 A resolution was adopted to approve the Site Plan Review Application of John C. Cooke, Turtlecreek Township. Vote: Unanimous
- 05-2007 A resolution was adopted to administer Disciplinary Action against Kevin Curran, Water & Sewer Repair Worker III within the Water & Sewer Department.
Vote: Unanimous
- 05-2008 A resolution was adopted to Amend Pay Schedule relative to the Warren County Compensation Plans. Vote: Unanimous
- 05-2009 A resolution was adopted to approve Salary Adjustments for Department Heads under the Warren County Board of Commissioners. Vote: Unanimous
- 05-2010 A resolution was adopted to approve Salary Increases relative to Commissioners Employees. Vote: Unanimous
- 05-2011 A resolution was adopted to approve Salary Increases for Warren County Department of Human Services Employees. Vote: Unanimous
- 05-2012 A resolution was adopted to approve and enter into an Agreement effective January 1, 2006, with Dental Care Plus, Inc. for services related to the administration of the Warren County Dental Benefit Program. Vote: Unanimous
- 05-2013 A resolution was adopted to Transfer Computer and Monitor no longer being utilized by the Warren County Telecommunications Department to the Clearcreek Township Fire District. Vote: Unanimous
- 05-2014 A resolution was adopted to authorize the President of this Board to sign a Satisfaction of Mortgage for James and Michelle Kranzmayr. Vote: Unanimous
- 05-2015 A resolution was adopted to approve and authorize the President of this Board to enter into a Loan Agreement with Bobbie Legg, Christopher Lovely and Regina Lovely relative to the Warren County Homebuyer Assistance Program.
Vote: Unanimous

- 05-2016 A resolution was adopted to approve and authorize the President of this Board to enter into a Cooperation Agreement with the Interfaith Hospitality Network of Warren County relative to the FY 2005 Community Development Block Grant Formula Program. Vote: Unanimous
- 05-2017 A resolution was adopted to enter into an Exclusive and Permanent Drainage Easement Agreement with Gary A. Goode, "Grantor" of 449 W. Lytle Five Points Road, Springboro, Ohio for the Lytle-Five Points and Yankee/Crossley Road Intersection Improvement Project. Vote: Unanimous
- 05-2018 A resolution was adopted to approve and enter into Amendment No. 3 to Food Service Agreement with Aramark Correctional Services, Inc., on behalf of the Warren County Juvenile Detention Center and Mary Haven Youth Center aka Juvenile Treatment Center for Meal Pricing. Vote: Unanimous
- 05-2019 A resolution was adopted to Amend Personnel Policy Manual Section 10 Form 10.21 "Employee Expense Reimbursement". Vote: Unanimous
- 05-2020 A resolution was adopted to approve Increase in Hourly Labor Rate Charged by the Warren County Garage to Non-Warren County Entities. Vote: Unanimous
- 05-2021 A resolution was adopted to approve Transfer of Steve Jacobs to the Economic Development as Economic Development Specialist. Vote: Unanimous
- 05-2022 A resolution was adopted to Amend Classification Specification and Point Factor Assignment of Deputy Dog Warden within the Dog & Kennel Department. Vote: Unanimous
- 05-2023 A resolution was adopted to approve Repayment of a Cash Advance from State Homeland Security Program FFY04 Grant Fund #260-0008 into County General Fund #101. Vote: Unanimous
- 05-2024 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 05-2025 A resolution was adopted to approve Repayment of a Cash Advance from Gasoline Rotary Fund #650. Vote: Unanimous
- 05-2026 Due to clerical error this number was inadvertently omitted.
- 05-2027 A resolution was adopted to approve Supplemental Appropriation into Coroner's Fund #101-2100. Vote: Unanimous
- 05-2028 A resolution was adopted to approve Supplemental Appropriation into Benefits Fund #632-0100. Vote: Unanimous

- 05-2029 A resolution was adopted to approve Appropriation Adjustment within Fund #101-1600. Vote: Unanimous
- 05-2030 A resolution was adopted to approve Appropriation Adjustment from Economic Development Fund #101-1116 into Data Processing Fund #101-1403. Vote: Unanimous
- 05-2031 A resolution was adopted to approve Appropriation Adjustment within Garage Fund #101-1620, Data Processing Fund #101-1401 and Coroner's Fund #101-2100. Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, executive session was entered into at 9:43 a.m. to discuss personnel matters pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 10:35 a.m.

On motion, bids were closed at 10:15 a.m. this 20th day of December and the following bids were received, opened and read aloud for the East Street Building Alteration Project for the Warren County Building Services Department:

PACKAGE NO. 1 - GENERAL

BIDDER	GENERAL	ALT. 1	ALT. 2	ALT. 3	ALTERNATE DESCRIPTION
Fryman-Kuck General Contractors Dayton, Ohio	\$1,700,000.00		\$124,786.00		1. Emergency Generator 2. Exterior Curtain Wall Replacement 3. Lighting Protection Deduct
Mullhall Becker General Contractors Dayton, Ohio	\$1,694,800.00		\$127,600.00		
Robert A. Saurber General Contractors Inc. Hamilton, Ohio	\$1,324,900.00	\$133,700.00			
RLE Construction Inc. Cincinnati, Ohio	\$1,410,000.00		\$128,000.00		
Joe Becks & Associates Dayton, Ohio	\$1,424,200.00		\$132,000.00		
Better Built Construction Trenton, Ohio	\$1,345,000.00		\$75,000.00		

PACKAGE NO. 2 - PLUMBING

BIDDER	PLUMBING
Frye Mechanical, Inc. Waynesville, Ohio	\$189,194.00
GM Mechanical, Inc. Covington, Ohio	\$ 198,000.00
A Perfect Enterprise, LLC Union City, Ohio	\$ 120,000.00

PACKAGE NO. 3 –MECHANICAL

BIDDER	MECHANICAL
Starco, Inc. Dayton, Ohio	\$1,735,000.00
Debra-Kuempel Dayton, Ohio	\$1,785,000.00
Langdon Inc. Cincinnati, Ohio	\$1,556,000.00
Frye Mechanical, Inc. Waynesville, Ohio	\$1,615,150.00
GM Mechanical Inc. Covington, Ohio	\$1,600,000.00

PACKAGE NO. 4 - ELECTRICAL

BIDDER	ELECTRICAL	ALT. 1	ALT. 2	ALT. 3	ALTERNATE DESCRIPTION
ESI Electrical Contractors Cincinnati, Ohio	\$ 632,000.00	\$ 49,300.00		\$ 10,000.00	1. Emergency Generator 2. Exterior Curtain Wall Replacement 3. Lighting Protection Duct

PACKAGE NO. 5 - COMBINATION

BIDDER	COMBINED	ALT. 1	ALT. 2	ALT. 3	ALTERNATE DESCRIPTION
Mulhall Becker General Contractor Dayton, Ohio	\$3,887,000.00	\$61,000.00	\$127,600.00		1. Emergency Generator
Joe Becks & Associates Dayton, Ohio	\$3,774,400.00	\$60,000.00	\$127,600.00	\$28,000.00	2. Exterior Curtain Wall Replacement
Frye Becks & Associates, Inc. Waynesville, Ohio	\$1,802,132.00	\$60,000.00	\$132,000.00		3. Lighting Protection Deduct
Starco, Inc. Dayton, Ohio	\$1,902,300.00				

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

PUBLIC HEARING #2

CONSIDER AMENDMENTS TO THE POLICIES AND PROCEDURES WITHIN
 THE WARREN COUNTY BUILDING DEPARTMENT RELATIVE TO
 ELECTRICAL REGISTRATIONS

The second public hearing to consider amendments to policies and procedures within the Warren County Building Department was convened this 20th day of December 2005, in the Commissioners' Meeting Room.

The Board reviewed the purpose of the proposed amendments.

There was no one present to speak in favor of or in opposition to the proposed amendments.

Upon further discussion, the Board resolved (Resolution #05-1999) to approve Amendments to the Policies within the Warren County Building Department relative to Electrical Registrations and Amend Resolution #05-3555 adopted March 15, 2005 relative thereto.

PUBLIC HEARING
CONSIDER VACATION OF A PORTION OF COUNTRY BROOK COURT
IN CLEARCREEK TOWNSHIP

The Board met this 20th day of December 2005 to consider the vacation of a portion of Country Brook Court in Clearcreek Township.

Commissioner South acknowledged that the Board viewed the portion of roadway being considered for vacation on November 1, 2005.

Commissioner South read an e-mail relative to an objection to the vacation of the roadway by Linda Hay, proposed property owner.

Bob Abernathy, developer of the subdivision, stated he has spoken to Mrs. Hay and presented a quit claim deed from Mrs. Hay for her portion of the property once the vacation is approved.

Neil Tunison, County Engineer, spoke in favor of the vacation.

Upon further discussion, the Board resolved (Resolution #05-2004) to approve the vacation of a portion of Country Brook Court in Clearcreek Township subject to the reservation of easement for public utilities purposes.

Abbott Thayer, Peck Shaffer & Williams, was present to present final legislation for the residential incentive district relative to The Greens of Bunnell Hill in Clearcreek Township.

Upon discussion, the Board resolved (Resolution #05-2005) to declare, to be public purpose, certain public improvements which are necessary for the further development of certain parcels within the County, authorizing the execution of a Tax Incentive Agreement and establishing a Redevelopment Tax Equivalent Fund.

The Board questioned Bruce McGary, Chief Deputy Prosecutor, relative to what authority a private developer has to create a private sewer project without the Board of Commissioner approval.

Mr. McGary reviewed several scenarios and case history and stated he will get back to the Board with specific answers.

Barry Sullivan, Zoning Supervisor, was present for the site plan review application of Heritage Baptist Church in Turtlecreek Township.

Mr. Sullivan stated that the church desires to construct an addition for a nursery, sanctuary, and classrooms along with additional parking. He reviewed the comments from other departments and elected officials and stated his recommendation to approve the site plan review subject to six conditions.

Rick Pancier, Utica Road resident, stated his concern relative to the existing driveway location.

Upon discussion, the Board stated they would send a letter to the Ohio Department of Transportation requesting approval of a right in/right out access off State Route 42.

Upon further discussion, the Board resolved (Resolution #05-2006) to approve the site plan review application subject to certain conditions.

Representatives from the Humane Association of Warren County, Inc. were present for a work session to discuss financial matters relative to the Animal Shelter.

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 December 20, 2005, in compliance with Section 121.22 O.R.C.

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