



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

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TOM ARISS

PAT ARNOLD SOUTH

DAVID G. YOUNG

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

MINUTES: Regular Session – January 10, 2012

The Board met in regular session pursuant to adjournment of the January 9, 2012, meeting.

David G. Young - present

Pat Arnold South - present

Tom Ariss - present

Tina Davis, Clerk - present

Minutes of the January 5, 2012, meeting were read and approved.

- 12-0038 A resolution was adopted to approve Leave Donation for Jennifer Yeazel, Eligibility Referral Specialist II within the Warren County Job and Family Services, Human Services Division. Vote: Unanimous
- 12-0039 A resolution was adopted to hire Kayla R. Brock as a Temporary Social Service Worker II, within the Warren County Job and Family Services Department, Human Services Division. Vote: Unanimous
- 12-0040 A resolution was adopted to authorize County Administrator to execute Memorandum of Understanding relative to the Union Contract between the Warren County Sheriff and the Warren County Sheriff's Office Benevolent Association. Vote: Unanimous
- 12-0041 A resolution was adopted to approve and authorize the processing of various Purchase Orders. Vote: Unanimous
- 12-0042 A resolution was adopted to acknowledge receipt of December 2011 Financial Statement. Vote: Unanimous

- 12-0043 A resolution was adopted to approve Change Order #GT-05 with Kramer & Feldman Inc. General Trades Contractor relevant to the Warren County Common Pleas Court Building Energy Efficiency Improvement Project at 500 Justice Drive Common Pleas Court Building. Vote: Unanimous
- 12-0044 A resolution was adopted to establish Non-Participant Fees for the Old Route 122 and Utica Road Waterline. Vote: Unanimous
- 12-0045 A resolution was adopted to declare various items within Building Services as surplus and authorize the disposal of said items. Vote: Unanimous
- 12-0046 A resolution was adopted to declare various items within Juvenile as surplus and authorize the disposal of said items. Vote: Unanimous
- 12-0047 A resolution was adopted to modify various Sections of the Rules and Regulations of the Warren County Water and Sewer Department. Vote: Unanimous
- 12-0048 A resolution was adopted to approve Bond Release for J.P.S. Development, for completion of improvements in Saddlebrook, Section 4, situated in Hamilton Township. Vote: Unanimous
- 12-0049 A resolution was adopted to approve 2012 Budget Correction by approving Appropriation Decreases in Sheriff's Construction Safety Grant Fund #248, Sheriff Grant Fund #293, various Water Assessment Projects Fund #439 and Bethany Road Construction Project Fund #490. Vote: Unanimous
- 12-0050 A resolution was adopted to approve Repayment of a Cash Advance from TASC Grant Fund #284 into the County General Fund and approve a New Cash Advance from the General Fund #101 into TASC Grant Fund. Vote: Unanimous
- 12-0051 A resolution was adopted to approve Operational Transfer from Commissioners Fund #101-1112 into Children Services Fund #273. Vote: Unanimous
- 12-0052 A resolution was adopted to approve Operational Transfer from County Commissioners' Fund #101-1112 into Mary Haven Youth Treatment Center Fund #270. Vote: Unanimous
- 12-0053 A resolution was adopted to approve Appropriation Adjustments from Commissioners General Fund #101-1110 into Veteran's Fund #101-5210. Vote: Unanimous
- 12-0054 A resolution was adopted to approve Appropriation Adjustment within Children Services Fund #273. Vote: Unanimous

- 12-0055 A resolution was adopted to approve Supplemental Appropriation into Health Insurance Fund #632. Vote: Unanimous
- 12-0056 A resolution was adopted to approve Supplemental Appropriation in Courts Building Energy Conservation Grant Fund #494. Vote: Unanimous
- 12-0057 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 12-0058 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, January 12, 2012. Vote: Unanimous
- 12-0059 A resolution was adopted to approve an Appropriation Adjustment within Prosecutor Fund #245-2450. Vote: Unanimous

DISCUSSIONS

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

David Young, President of the Board as of yesterday, thanked Pat South again for her leadership during 2011. He stated that the Zoning Code and Map Re-write was a difficult process and Pat's leadership helped things go smoothly.

Commissioner Young then stated his top three objectives for 2012:

1. Work with the County Administrator on the space needs of the Common Pleas Court and Juvenile Court.
2. Upgrades to the 9-11/Telecommunications equipment through regional cooperation
3. Major infrastructure improvements

Commissioner Ariss thanked all of the political subdivisions within Warren County for their cooperative work ethic and stated he looks forward to completing future projects together.

Commissioner South stated that economic development is still at the top of the list here in Warren County and they will continue to work on new jobs and major investments from companies.

Kurt Weber, Sheila Withrow and Phil Ginther, Engineer's Office, were present along with Stan Williams, RPC, Mike Yetter, Zoning Department, Chris Brausch, Sanitary Engineer, Jeff Thomas, Soil and Water Conservation, and Bruce McGary, Prosecutor's Office, for a work session to discuss a proposed subdivision bonding policy and procedure change.

Mr. Weber stated he would like to reduce the amount of time it takes to accept streets for public maintenance. He stated that rather than waiting for 80% completion of a subdivision, they are proposing only allowing two years to complete the top course of asphalt and a one year maintenance bond, resulting in completed subdivisions being accepted for public maintenance of three to four years.

There was discussion relative to if we can require a bond for sections of subdivisions that have been completed and accepted but are being utilized for access to future sections being constructed.

Mr. McGary stated the need to meet with townships trustees to get their take on the new time line. He stated that they may not agree with the earlier maintenance responsibilities but it was stated that earlier acceptance helps protect the rest of the taxpayers.

Mr. Weber then reviewed the following proposed changes for discussion:

- Combine Streets and sidewalks into one security agreement
- Change required bond amount to performance (cash bond = 130% of uncompleted improvements + maintenance (conventional bond = 20% of total improvements)
- Cash bond for performance (cash bond = 130% of uncompleted improvements at the time of platting, basically just top course of asphalt
- Consider the banning of Letters of Credit
- Consider adding wording for Snow and Ice agreements so that townships can get reimbursed for Snow and Ice removal bills that developer doesn't pay

There was discussion relative to the rewording of the agreements to make it clear to surety companies that these bonds are Forfeiture bonds.

There was discussion relative to the number of subdivisions that have been turned over to the townships due to the Board agreeing to waive the maintenance requirements for older outstanding subdivisions in exchange for the developers completing the improvements to the satisfaction of the County Engineer's Office.

Mr. Weber requested the Board to continue this policy for subdivisions that were platted in 2008 or prior. Upon discussion, the Board agreed to continue the policy.

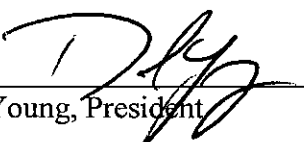
There was discussion relative to the necessary subdivision improvements discussed last week within Spring Haven, Hopewell Meadows, Spartan Meadows and Bello Vista.

Mr. McGary stated that the condo that was owned by Villa Mortgage (the surety company that defaulted on payment of the bond) has closed and we collected \$88,522.89. We also received \$24,712.24 from the court rather than \$17,000.

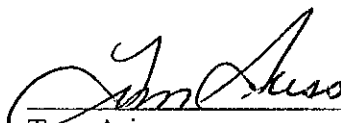
Upon discussion, the Board rescheduled the discussion that to the defaulted subdivision improvements until January 17, 2012, at 11:00 a.m. and requested the Engineer's Office to meet with the Homebuilder's Associations and Township Trustees to get their feedback on the proposed subdivision bonding policy and procedure changes.

On motion, upon unanimous call of the roll, the Board entered into executive session at 11:24 a.m. to discuss pending litigation pursuant to Ohio Revised Code Section 121.22 (G)(2) and matters required to be kept confidential per state or federal law pursuant to Ohio Revised Code Section 121.22 (G)(5) and exited at 12:55 p.m.

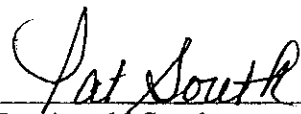
Upon motion the meeting was adjourned.



David G. Young, President




Tom Ariss



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 January 10, 2011, in compliance with Section 121.22 O.R.C.



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