



**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 – January 3, 2012

The Board met in regular session pursuant to adjournment of the December 27, 2011, meeting.

David G. Young - present

Pat Arnold South - present

Tom Ariss - present

Tina Davis, Clerk - present

- 12-0001 A resolution was adopted to establish January 9, 2012, at 9:00 a.m. as the time and date for the Annual Organizational Meeting. Vote: Unanimous
- 12-0002 A resolution was adopted to declare the Intent of the Board of Commissioners to dispose of surplus personal property, including Motor Vehicles by Internet Auction. Vote: Unanimous
- 12-0003 A resolution was adopted to approve Reappointments to the Warren County Airport Authority. Vote: Unanimous
- 12-0004 A resolution was adopted to declare various items within Common Pleas as surplus and authorize the disposal of said items. Vote: Unanimous
- 12-0005 A resolution was adopted to declare an Emergency and Waive competitive Bidding Process for Emergency Temporary Cooling and Air Handling Due to Failure of the compressor at Common Pleas Court Building. Vote: Unanimous
- 12-0006 A resolution was adopted to approve and authorize the Processing of various Purchase Orders. Vote: Unanimous

- 12-0007 A resolution was adopted to approve and enter into Renewal Contract and Amendment to Contract with Dental Care Plus for the Administration of the Warren County Dental Benefit Program Effective January 1, 2012.
Vote: Unanimous
- 12-0008 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 12-0009 A resolution was adopted to acknowledge Payment of Bills. Vote: Unanimous
- 12-0010 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 12-0011 A resolution was adopted to begin Thursday, January 5, 2012, Commissioners Meeting at 4:00 p.m. Vote: Unanimous

DISCUSSIONS

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

Suzanne Mason, Solid Waste Management Director, was present along with Kelly Coleman, representative from Sunstar Engineering of Americas Inc. for a work session to discuss Sunstar's desire for Warren County to apply for a 2012 Market Development Grant from the Ohio Department of Natural Resources Division of Recycling and Littler Prevention.

Mr. Coleman reviewed the history of his company stating that they have two divisions located in Warren County. The motorcycle Division is in Franklin and supplies brake rotors and discs to Harley Davidson, Honda, Yamaha and Kawasaki. The Automotive Division is located in Springboro and supplies Toyota, Honda, Subaru and their tier one suppliers with specialty adhesives and coatings such as body sealers, underbody coating and interior adhesives. The grant is being requested for the Springboro location.

Mr. Coleman stated that the automotive division produces large batches of recipe based products in 1000 and 2000 gallon mixing and blending tanks. He stated that the waste generated from this process is primarily the empty bags that contain the various types of powders used in the recipe. The annual gross generation of landfill waste is 220 tons per year with an estimated 95% (195 tons) is composed of the materials that can be diverted from the landfill. The annual tonnage is

expected to continue to grow substantially as Sunstar is positioned to receive increasing market share and enter new adhesive markets over the next 3 years.

Mr. Coleman stated that Waste Management currently handles the waste stream's accumulation, transportation and disposal using a self-contained compactor dumpster that ships each week to the Stony Hollow Landfill.

Mr. Coleman stated that they have met obstacles in their efforts to recycle these empty bags as traditional paper and plastic recycling companies have been unable to process the material due to the interwoven lining of a plastic layer in the bag as well as the remains of "dusting" powder residue of the former contents. He also stated that the waste to energy facilities are located too far away and the freight costs and their processing fees combine to be several times that of current landfill costs.

Mr. Coleman then stated that Sunstar has found a solution to the dilemma with Vexor technologies, a fuel blending company in Medina, Ohio. Vexor's finished product is a dry mulch-like fuel that is sold to various concrete kiln companies.

Mr. Coleman stated that Sunstar is requesting Warren County to submit a 50/50 grant to purchase horizontal bailing equipment in order to bundle the paper bags in a manner which allows the cost effective recycling of the paper bags into fuel used for firing kilns.

Upon further discussion, the Board agreed to sponsor the ODNR Recycling Grant Application on behalf of Sunstar Engineering of Americas Inc.

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:17 a.m. to discuss personnel matters pursuant to Ohio Revised Code Section 121.22 (G)(1) and union negotiations pursuant to Ohio Revised Code Section 121.22 (G)(4) and exited at 10:52 a.m.

Neil Tunison, County Engineer, was present along with Kurt Weber, Chief Deputy Engineer, and Bruce McGary and Roger Sorey, Prosecutor's Office, to discuss costs and financing relative to the necessary improvements within four subdivisions that have been declared to be in default relative to the performance bond agreement and the developer's have declared bankruptcy.

Mr. Tunison stated that he and the Board of Commissioners viewed these four subdivisions last year (Bello Vista, Hopewell Meadows, Spartan Meadows and Spring Haven Subdivisions). He then informed the Board that he has applied and been approved for a 0% interest loan from the Ohio Public Works Commission in the amount of \$190,064.

Mr. Tunison reviewed the assessment project with the Board in case they choose to fund the improvements through that mechanism. He then stated his opinion that the developer of Spring Haven Subdivision should have been required to complete the subdivision and the roads accepted for public maintenance many years prior to the declaration of default on the performance bond.

There was discussion regarding the Hopewell Meadows Subdivision relative to the lawsuit filed to force the collection on the defaulted bond from the bonding company (Villa Mortgage). Mr. McGary informed the Board that he has garnished the assets of Villa Mortgage and the courts have approximately \$17,000 in their possession and is awaiting disbursement to us. He also stated he is in process of attaching the proceeds from the pending sale of a condo which he anticipates to be approximately \$100,000.

There was discussion relative to the cost of the required improvements vs. the amount of money that has been or is anticipated to be collected from the defaulted performance bonds.

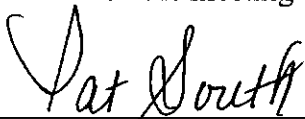
Mr. Tunison stated that the plans and specifications for the needed improvements are completed and questioned how the Board desires to proceed.

There was discussion relative to the possibility of only needing \$109,000 for all of the improvements within the four subdivisions if the debt is satisfied from Villa Mortgage.

There was then discussion relative to what is the fairest way to proceed with the improvements whether it be paid through an assessment on the lots within each subdivision or by the taxpayers.

Upon further discussion, the Board stated their desire to defer a final decision on how to proceed until such time as more information is available relative to the Villa Mortgage collection.

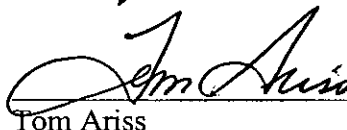
Upon motion the meeting was adjourned.



Pat Arnold South, President




David G. Young



Tom Ariss

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 3, 2011, in compliance with Section 121.22 O.R.C.

A handwritten signature in black ink that reads "Tina Davis". The signature is written in a cursive style with a horizontal line underneath it.

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