



**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 – June 4, 2013**

The Board met in regular session pursuant to adjournment of the May 28, 2013, meeting.

Tom Ariss - present

David G. Young - present

Pat Arnold South - present

Tina Osborne, Clerk - present

Minutes of the May 28, 2013 meeting were read and approved.

- 13-0795      A resolution was adopted to designate Family and Medical Leave of Absence to Ronald Kronenberger, Emergency Communications Operator, within the Emergency Services Department. Vote: Unanimous
- 13-0796      A resolution was adopted to designate Family and Medical Leave of Absence to Stephanie Austin, Cashier/Receptionist, within the Building and Zoning Department. Vote: Unanimous
- 13-0797      A resolution was adopted to set Public Hearing to consider a Text Amendment to the Warren County Rural Zoning Code initiated by the Warren County Rural Zoning Commission (Case 2013-02) relative to Boarding Houses and Sleeping Rooms. Vote: Unanimous
- 13-0798      A resolution was adopted to approve Notice of Intent to Award Bid to A & A Safety, Inc. for Warren County 2013 Safety Project (WAR-HRRR-Task 4, WAR-CR23/7-0.43/3.74; ODOT PID No. 94520). Vote: Unanimous
- 13-0799      A resolution was adopted to approve Notice of Intent to Award Bid to Miller Mason Paving Co. for the 2013 Chip Seal Project. Vote: Unanimous

- 13-0800 A resolution was adopted to Advertise for Electronic Sealed Bids for the purchase of 5,000 tons of Bulk Ice Control Salt delivered to the Warren County Engineer, with the option to purchase up to an additional 4,000 tons delivered to the Warren County Engineer. Vote: Unanimous
- 13-0801 A resolution was adopted to declare an Emergency and waive competitive bidding process for Emergency Replacement of Compressor at Juvenile Justice Center. Vote: Unanimous
- 13-0802 A resolution was adopted to approve an Emergency Repair of the Air Conditioning Unit in the Maintenance Building of the RAR Water Treatment Plant. Vote: Unanimous
- 13-0803 A resolution was adopted to declare various items within Sheriff's Office, Engineer's Office, Mary Haven and Telecom as surplus and authorize the disposal of said items. Vote: Unanimous
- 13-0804 A resolution was adopted to approve and enter into an Agreement with Prosource on behalf of Warren County Building & Zoning Department. Vote: Unanimous
- 13-0805 A resolution was adopted to approve Service Agreement by and between Prosource and the Warren County Board of Commissioners on behalf of the Warren County Building and Zoning Department. Vote: Unanimous
- 13-0806 A resolution was adopted to approve Amendment No. 3 to Food Service Agreement with Aramark Correctional Services, LLC. Vote: Unanimous
- 13-0807 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 13-0808 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 13-0809 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 13-0810 A resolution was adopted to approve a Subdivision Public Improvement Performance and Maintenance Security Agreement with Rhein Natorp Development Co., LLC for installation of certain Water and Sanitary Sewer Improvements in Long Cove Phase 4c situated in Deerfield Township. Vote: Unanimous
- 13-0811 A resolution was adopted to enter into Street and Appurtenances (including Sidewalks) Security Agreement with Rhein Natorp Development Co., LLC. for installation of certain improvements in Long Cove Phase 4C situated in Deerfield Township. Vote: Unanimous

- 13-0812 A resolution was adopted to enter into Erosion Control Bond Agreement with Rhein Natorp Development Co., LLC. for improvements in Long Cove, Phase 4C situated in Deerfield Township. Vote: Unanimous
- 13-0813 A resolution was adopted to approve following Record Plats. Vote: Unanimous
- 13-0814 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 13-0815 A resolution was adopted to approve Operational Transfer from Fund #202 into Butler Warren Bridge Project Fund #456. Vote: Unanimous
- 13-0816 A resolution was adopted to approve Appropriation Adjustments from Commissioners General Fund #101-1110 into Detention – Sheriff’s Fund #101-2210. Vote: Unanimous
- 13-0817 A resolution was adopted to approve Appropriation Adjustment within the P&G TIF Road Construction Fund. Vote: Unanimous
- 13-0818 A resolution was adopted to approve Appropriation Adjustment within Grants Administration Fund #265. Vote: Unanimous
- 13-0819 A resolution was adopted to approve Appropriation Adjustment within the Sewer Revenue Fund No. 580. Vote: Unanimous
- 13-0820 A resolution was adopted to approve an Appropriation Adjustment within Prosecutor Fund #101-1150. Vote: Unanimous
- 13-0821 A resolution was adopted to approve Appropriation Adjustments within Prosecutor Fund #245. Vote: Unanimous
- 13-0822 A resolution was adopted to approve Appropriation Adjustments within Common Pleas Court Fund #280. Vote: Unanimous
- 13-0823 A resolution was adopted to approve Appropriation Adjustments within Children Services Fund #273 and Building & Zoning Inspection Fund #101-2300. Vote: Unanimous
- 13-0824 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 13-0825 A resolution was adopted to set Public Hearing to consider Text Amendments to the Warren County Rural Zoning Code “A” pursuant to Ohio Revised Code Section 303.12. Vote: Unanimous

- 13-0826 A resolution was adopted to approve the Site Plan Review Application of Camp Kern in Turtlecreek Township. Vote: Unanimous
- 13-0827 A resolution was adopted to hire Jeffrey B. Cazzell as HVAC Tech I within the Warren County Facilities Management Department. Vote: Unanimous
- 13-0828 Due to clerical error, this number was inadvertently omitted.
- 13-0829 A resolution was adopted to hire Kristen A. Stover, Investigative Caseworker, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 13-0830 A resolution was adopted to approve a Lateral Transfer of Melissa Bour to the position of Emergency Communications LEADS Coordinator from the position of Emergency Communications Supervisor within the Emergency Services Department. Vote: Unanimous
- 13-0831 A resolution was adopted to approve Promotion of Chris Dill to the position of Emergency Communications Supervisor within the Emergency Services Department. Vote: Unanimous
- 13-0832 A resolution was adopted to approve Modification of the Rezoning Application initiated by the Warren County Board of Commissioners (Case 2013-03), to Rezone approximately 16.292 acres in Turtlecreek Township from Light Industry "I-1" with an Interstate Highway Overlay to Neighborhood Commercial Business "B-1" with an Interstate Highway Overlay and approximately 4.9 acres in Turtlecreek Township from Light Industry "I-1" with an Interstate Highway Overlay to Rural Residence "R-1" with an Interstate Highway Overlay.  
Vote: Unanimous

#### DISCUSSIONS

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

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Susan Spencer, Personnel Officer, was present to introduce the new hires and intern employees to the Board of Commissioners.

On motion, bids were closed at 9:15 a.m. this 4<sup>th</sup> day of June and the following bids were received, opened and read aloud for Fields Ertel Booster Station Relocation for the Warren County Water and Sewer Department:

	GENERAL CONTRACT	ELECTRICAL CONTRACT	COMBINED
Triton Services Mason, Ohio	\$ 1,052,168.00	NO	\$ 1,124,200.00
PAE & Associates Brookville, Ohio	\$ 997,000.00	NO	\$ 1,197,200.00
Brackney, Inc. Brookville, Indiana	NO	NO	\$ 1,182,200.00
Perkins Carmack Milford, Ohio	\$ 1,099,200.00	NO	\$ 1,197,200.00
Lake Erie Electric Franklin, Ohio	NO	\$ 68,815.00	NO
Fields Excavating Kitts Hill, Ohio	\$1,030,000.00	NO	NO
Hilvert and Pope Electric Walton, Kentucky	NO	\$ 91,535.00	NO
RG Zachrich Defiance, Ohio	\$ 1,056,707.00	NO	NO
York Electric Dayton, Ohio	NO	\$ 77,700.00	NO
Ford Development Cincinnati, Ohio	\$957,200.00	NO	NO
NeKamp Construction Maineville, Ohio	\$ 1,090,000.00	NO	NO
Sidewinder Electric Clarksville, Ohio	NO	\$ 81,870.00	NO

Chris Brausch, Sanitary Engineer, Warren County Water and Sewer Department will review bid for a recommendation at a later date.

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On motion, upon unanimous call of the roll, the Board entered into executive session at 9:30 a.m. to discuss personnel matters pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 10:08 a.m.

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On motion, bids were closed at 9:30 a.m. this 4<sup>th</sup> day of June and the following bids were received, opened and read aloud for Sale of Various Scrap Metal for the Warren County Water and Sewer Department:

Quantum Metals Lebanon, Ohio	\$ 180.00 Per Ton
Cohen Brothers Inc. Middletown, Ohio	\$ 215.00 Per Ton

Chris Brausch, Sanitary Engineer Warren County Water and Sewer Department will review bid for a recommendation at a later date.

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On motion, bids were closed at 9:45 a.m. this 4<sup>th</sup> day of June and the following bids were received, opened and read aloud for Single Axle Trucks for the Warren County Engineer's Office:

Dexter Co. Bucyrus, Ohio	\$ 95,295.00
Kaffenbarger Truck Equipment Cincinnati, Ohio	\$ 102,270.00

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

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PUBLIC HEARING  
SITE PLAN REVIEW APPLICATION OF CAMP KERN IN WASHINGTON TOWNSHIP

The public hearing to consider the site plan review application of Camp Kern in Washington Township to request approval to relocate and construct a replica of the Hart School Building was convened this 4<sup>th</sup> day of June 2013, in the Commissioners Meeting Room.

Commissioner Ariss confirmed with the Clerk of Commissioners and the Zoning Supervisor that all required notices were completed and requested the Zoning Supervisor to present the request.

Mike Yetter, Zoning Supervisor, stated that the intended use of the Hart School Replica building is to demonstrate a historic classroom operation of the 1800's. He stated that children will sit and be instruction on the 1800 curriculum and procedures and that the building will also be used to recreate the Underground Railroad scenarios.

Bob Reynolds, Camp Kern, was present to answer any questions the Board may have.

Upon discussion, upon unanimous call of the roll, the public hearing was closed and the Board resolved (Resolution #13-0826) to approve the site plan review application.

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PUBLIC HEARING

REZONING APPLICATION INITIATED BY THE BOARD OF COMMISSIONERS TO (CASE 2013-03), TO REZONE APPROXIMATELY 16.292 ACRES IN TURTLECREEK TOWNSHIP FROM LIGHT INDUSTRY "I-1" WITH AN INTERSTATE HIGHWAY OVERLAY TO NEIGHBORHOOD COMMERCIAL BUSINESS "B-1" WITH AN INTERSTATE HIGHWAY OVERLAY AND APPROXIMATELY 4.9 ACRES IN TURTLECREEK TOWNSHIP FROM LIGHT INDUSTRY "I-1" WITH AN INTERSTATE HIGHWAY OVERLAY TO RURAL RESIDENCE "R-1" WITH AN INTERSTATE HIGHWAY OVERLAY

The public hearing to consider the rezoning application initiated by the Warren County Board of Commissioners to consider the rezoning of approximately 16.292 acres (parcel # 13234000060, 1322000080, 13222000170, 13222000160, and the western portion of 13222000032) in Turtlecreek from Light Industrial "I-1" with an Interstate Highway Overlay to Neighborhood Commercial Business "B-1" with an Interstate Highway Overlay and approximately 4.9 acres (Parcel # 1322200031 and the eastern portion of 13222000032) in Turtlecreek Township from

Light Industrial "I-1" with an Interstate Highway Overlay to Rural Residence "R-1" with an Interstate Highway Overlay was convened this 4<sup>th</sup> day of June 2013.

Mike Yetter, Zoning Supervisor, reviewed the location of the property and the property owners within the rezoning area and stated that the Rural Zoning Commission approved a modification of the application to rezone the approximate 4.9 acre parcel to be rezoned to Rural Residence "R-1A" with the removal of the interstate highway overlay.

Commissioner Ariss confirmed that there was no one present to speak in favor of or in opposition to the rezoning application.

Upon discussion, the Board resolved (Resolution #13-0832) to approve the modification of the rezoning application initiated by the Warren County Board of Commissioners to consider the rezoning of approximately 16.292 acres (parcel # 13234000060, 1322000080, 13222000170, 13222000160, and the western portion of 13222000032) in Turtlecreek from Light Industrial "I-1" with an Interstate Highway Overlay to Neighborhood Commercial Business "B-1" with an Interstate Highway Overlay and approximately 4.9 acres (Parcel # 1322200031 and the eastern portion of 13222000032) in Turtlecreek Township from Light Industrial "I-1" with an Interstate Highway Overlay to Rural Residence "R-1A".

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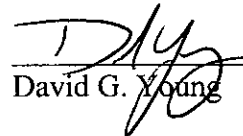
Upon motion the meeting was adjourned.



Tom Ariss, President



Pat Arnold South



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 June 4, 2013, in compliance with Section 121.22 O.R.C.



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