



**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 – May 1, 2012

The Board met in regular session pursuant to adjournment of the April 24, 2012, meeting.

David G. Young - absent

Pat Arnold South - present

Tom Ariss - present

Tina Davis, Clerk - present

Minutes of the April 24, 2012 meeting was read and approved.

- 12-0572 A resolution was adopted to approve end of 240-day Probationary Period and approve a Pay Increase for Elizabeth Labelle, Foster Care Adoption Caseworker within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 12-0573 A resolution was adopted to approve End of 180-Day Probationary Period and Approve a Pay Increase for Rob Lepley, within the Workforce One of Warren County. Vote: Unanimous
- 12-0574 A resolution was adopted to approve Permanent Employment for Shelia Butkus as Eligibility Referral Specialist II within the Job and Family Services, Human Services Division. Vote: Unanimous
- 12-0755 A resolution was adopted to approve Permanent Employment for Debbie Smith as Eligibility Referral Specialist II within the Job and Family Services, Human Services Division. Vote: Unanimous
- 12-0576 A resolution was adopted to designate Family and Medical Leave of Absence to Eric Hancock, Deputy Dog Warden, within the Dog and Kennel Department. Vote: Unanimous

- 12-0577 A resolution was adopted to designate Family and Medical Leave of Absence to Elizabeth Gerhardt, Protective Services Caseworker, within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 12-0578 A resolution was adopted to hire Taylor A. Mabry as Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 12-0579 A resolution was adopted to hire Phyllis A. Davidson as Custodial Foreman for the Building Services Department of Warren County. Vote: Unanimous
- 12-0580 A resolution was adopted to declare various items within Water & Sewer as surplus and authorize the disposal of said items. Vote: Unanimous
- 12-0581 A resolution was adopted to declare various items within Engineer's Office and Sheriff's Office as surplus and authorize the disposal of said items
Vote: Unanimous
- 12-0582 A resolution was adopted to Waive Permit Fees associated with the Butterfly Walk for CancerFree Kids Event in Deerfield Township. Vote: Unanimous
- 12-0583 A resolution was adopted to Transfer Vehicle Title to the Warren County Park Board. Vote: Unanimous
- 12-0584 A resolution was adopted to Advertise for Bids for the FY2011 Village of South Lebanon Section Street Water Main CDBG Re-Bid Project. Vote: Unanimous
- 12-0585 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with General Electric Credit Union (Grantor) for the Butler-Warren Road Improvement Project. Vote: Unanimous
- 12-0586 A resolution was adopted to approve Application and Agreement with Municipay Nationwide Payment Solutions Associated with the Credit Card Acceptance within the Building and Zoning Department. Vote: Unanimous
- 12-0587 A resolution was adopted to enter into Contract with Lake Erie Electric, Inc. for the Little Muddy Pump Station Improvements Project, Contract B.
Vote: Unanimous
- 12-0588 A resolution was adopted to enter into Contract with Doll Layman Ltd. for the Little Muddy Pump Station Improvements Project, Contract A. Vote: Unanimous
- 12-0589 A resolution was adopted to approve County Motor Vehicle Tax (CVT-319) for the City of Carlisle in the amount of \$20,000.00. Vote: Unanimous

- 12-0590 A resolution was adopted to approve Notice of Intent to Award Bid to Roberts Paving Inc. for the Improvements to Various Township Roads. Vote: Unanimous
- 12-0591 A resolution was adopted to enter into a Geotechnical Engineering Services Agreement with Terracon Consultants, Inc. Vote: Unanimous
- 12-0592 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 12-0593 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 12-0594 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 12-0595 A resolution was adopted to approve Expense Adjustment within the Workforce Investment Act Fund #258. Vote: Unanimous
- 12-0596 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 12-0597 A resolution was adopted to approve an Appropriation Decrease in Engineer's Office Fund #430. Vote: Unanimous
- 12-0598 A resolution was adopted to create New Fund relative to capturing expenditures and revenue associated with the Warren County Property and Casualty Insurance, accept an Amended Certificate for Fund #637 Property and Casualty Insurance, Appropriation Adjustments, Operational Transfer and Supplemental Appropriations. Vote: Unanimous
- 12-0599 A resolution was adopted to accept Amended Certificate, Approve a Supplemental Appropriation and Create a New Fund No. 453 for the Township Road Repairs North OPWC Project. Vote: Unanimous
- 12-0600 A resolution was adopted to accept Amended Certificate, Approve a Supplemental Appropriation and create a New Fund No. 475 for the Township Road Repairs East OPWC Project. Vote: Unanimous
- 12-0601 A resolution was adopted to accept an Amended Certificate and approve a Supplemental Appropriation for the Township Road Repairs East OPWC Project Fund #475. Vote: Unanimous
- 12-0602 A resolution was adopted to approve Supplemental Appropriation within the Water Construction Projects Fund No. #583. Vote: Unanimous
- 12-0603 A resolution was adopted to approve Supplemental Appropriation into Community Corrections Grant Fund #289. Vote: Unanimous

- 12-0604 A resolution was adopted to approve Appropriation Adjustments from Commissioners General Fund #101-1110 into Building Services Fund #101-1600. Vote: Unanimous
- 12-0605 A resolution was adopted to approve Appropriation Adjustment within Auditor's Fund #237 in order to pay for Software for Real Estate. Vote: Unanimous
- 12-0606 A resolution was adopted to approve Appropriation Adjustment within Commissioners Fund #101-1110. Vote: Unanimous
- 12-0607 A resolution was adopted to approve Appropriation Adjustment within Emergency Services/ Communications Center Fund #101-2850. Vote: Unanimous
- 12-0608 A resolution was adopted to approve Appropriation Adjustments within Warren County Probate-Juvenile Court. Vote: Unanimous
- 12-0609 A resolution was adopted to approve Appropriation Adjustment within Economic Development Fund #101-1116. Vote: Unanimous
- 12-0610 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 12-0611 A resolution was adopted to approve the Shaker Run PUD Stage 2 Revised Preliminary Site Plan. Vote: Unanimous

DISCUSSIONS

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

On motion, bids were closed at 9:15 a.m. this 1st day of May and the following bids were received, opened and read aloud for 2012 Resurfacing Project for the Warren County Engineer's Office:

Barrett Paving Middletown, Ohio	\$ 2,663,285.97
John R. Jurgensen Cincinnati, Ohio	\$ 2,388,096.35

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

On motion, bids were closed at 9:30 a.m. this 1st day of May and the following bids were received, opened and read aloud for 2012 Chip Seal Project for the Warren County Engineer's Office:

Miller - Mason Paving Co Hillsboro, Ohio	\$ 388,502.50
Ray Hensley, Inc. Springfield, Ohio	\$ 389,507.42
Paul Rohe Aurora, Indiana	\$ 487,418.29

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

Jerry Spurling, Chief Building Official, was present for a work session to discuss permit requirements within his office.

Mr. Spurling stated that regulations require a \$200 temporary electric cash bond, held until such time the home is completed and released by a County inspector. He stated his desire to eliminate the temporary electric cash bond requirement and instead require a \$200 Certificate of Occupancy cash bond for all single family units, room additions, and in ground swimming pool

permits, to be released to payee upon final approval and issuance of Certificate of Occupancy or forfeited upon the three year anniversary of permit being issued.

Upon discussion, the Board agreed to the change in requirements within the Building and Zoning Department.

Robert Ware, Regional Planning Commission, was present to discuss for the Board to consider the Stage 2 Revised Preliminary Site Plan for the Shaker Run PUD in Turtlecreek Township.

Mr. Ware stated that the revision to the PUD affects 117 acres of the 787.6 acres PUD and summarized that proposed changes as follows:

- Proposed reconfiguration of the lots and streets layout in Pods A-2, E, F, G, H, I, J-2, N and O in accordance with zoning approval resolutions for the Shaker Run PUD;
- Providing for multi-family dwellings in combination with single-family detached dwellings as the zoning approved option for Pod F;
- The routing and use of the alternative pedestrian circulation hiking trail that is proposed;
- Provisions for location and use of a boat dock proposed in Pod N at the northeast end of Shaker Lake;
- Standards to be applied for determining the minimum width and yard setbacks on the lots;
- Standards to be applied for development of the multi-family dwellings proposed in part of Pod F; and
- Emergency access and park access provisions.

Mr. Ware reviewed the proposed revisions on the map and pointed out the various new access connections between pods which would provide alternative ingress/egress within the subdivision. He reviewed the emergency connections proposed to be constructed as well as the language written in conjunction with the County Engineer's Office and the Developer's Engineer which will trigger when the additional access must be completed in order to eliminate any future traffic congestion.

Mr. Ware then reviewed the proposed 17 conditions of, including condition #17 which was added after the RPC Executive Committee's recommendation, in conjunction with the Prosecutor's Office and Warren County Park Board.

The Board questioned the dock access as it relates to the adjacent property relative to future complaints.

David Letterman, VP of Development and Design of Fischer Homes, stated that the dock being proposed is a passive open space area, not an active one. He stated that the entrance is steep and

the only access permitted would be for canoes or kayaks which would request a person to carry both down and up the steep stairway.

Mr. Letterman then stated that he is proud of the proposed redesign of the PUD and they have worked with both RPC staff and residents to find the best plan for all involved.

There was discussion relative to the lack of signage for the Golf Course Clubhouse from Greentree Road and the numerous "wrong turns" which require vehicles to enter the residential section and then realize that they cannot access the clubhouse from that section.

Todd Huss, President of Fischer Development Company, stated he has no opposition to working with the Shaker Run Golf Course to have better signage to the clubhouse for events.

James Perry, 1481 Shaker Run Boulevard resident and member of the Shaker Run Homeowners Association, requested if the "boat dock" is not permitted to be utilized as a boat dock, the name should be removed from the advertisement brochure. He then stated his desire for additional directional signage to be posted for the Shaker Run Golf Course Clubhouse to eliminate the excess traffic into the residential section of the PUD that does not connect.

Bill Schretter, 4923 Eagle Ridge, stated he likes the proposed changes within the PUD but is concerned with the "trigger point" for the roadway connection to be required. He stated his desire for the roadways to be connections before any traffic congestion take place and not after it has occurred.


Keith Scherbarth, 1389 Rose Creek Court, questioned when the pool and workout center will be construction.

Mr. Huss stated the trigger for that construction will probably be when the condos are built.


Upon further discussion, the Board resolved (Resolution #12-0611) to approve the Shaker Run PUD Stage 2 Revised Preliminary Site Plan subject to 17 conditions.

On motion, upon unanimous call of the roll, the Board entered into executive session to discuss imminent litigation pursuant to Ohio Revised Code Section 121.22 (G)(3) and exited at 1:35 p.m.

Upon motion the meeting was adjourned.



David G. Young, President

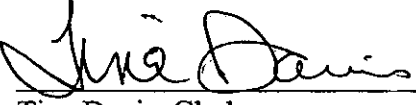


Tom Ariss



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 May 1, 2012, in compliance with Section 121.22 O.R.C.



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