



**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 – September 18, 2012**

The Board met in regular session pursuant to adjournment of the September 13, 2012, meeting.

David G. Young - present

Pat Arnold South - present

Tom Ariss - present

Tina Davis, Clerk - present

Minutes of the September 13, 2012 meeting were read and approved.

- 12-1262      A resolution was adopted to approve end of 240-day Probationary Period and approve a Pay Increase for Kayla Brock, Social Services Worker II, within the Department of Job and Family Services, Human Services Division.  
Vote: Mrs. Ariss – yea; Mr. Young – yea; Mrs. South - absent
- 12-1263      A resolution was adopted to Establish minimum Bi-Monthly Water and Sewer Charges for Penguin Ventures, LLC Carwash, account #0339825.  
Vote: Mrs. Ariss – yea; Mr. Young – yea; Mrs. South - absent
- 12-1264      A resolution was adopted to approve Notice of Intent to Award Contract to Jim Clark & Sons Excavating, LLC for the Bellbrook and Chenoweth Road Water Main Extension Project.  
Vote: Mrs. Ariss – yea; Mr. Young – yea; Mrs. South - absent
- 12-1265      A resolution was adopted to approve following Record Plats.  
Vote: Mrs. Ariss – yea; Mr. Young – yea; Mrs. South - absent
- 12-1266      A resolution was adopted to approve Supplemental Appropriation in Courts Building Energy Conservation Grant Fund #495.  
Vote: Mrs. Ariss – yea; Mr. Young – yea; Mrs. South - absent

- 12-1267        A resolution was adopted to approve Supplemental Appropriations into Human Services Fund #203.  
Vote: Mrs. Ariss – yea; Mr. Young – yea; Mrs. South - absent
- 12-1268        A resolution was adopted to approve Appropriation Adjustment within the Workforce Investment Act Fund #258-5800.  
Vote: Mrs. Ariss – yea; Mr. Young – yea; Mrs. South - absent
- 12-1269        A resolution was adopted to approve an Appropriation Adjustment within Facilities Management Fund #101-1600.  
Vote: Mrs. Ariss – yea; Mr. Young – yea; Mrs. South - absent
- 12-1270        A resolution was adopted to authorize payment of Bills.  
Vote: Mrs. Ariss – yea; Mr. Young – yea; Mrs. South - absent
- 12-1271        A resolution was adopted to promote Lindsay Perrin to the position of Protective Services Supervisor within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 12-1272        A resolution was adopted to Administer Disciplinary Action against Jason Shatto, Emergency Communications Supervisor within the Emergency Services Department. Vote: Unanimous
- 12-1273        A resolution was adopted to authorize the Posting of the “Investigative Caseworker I or II” positions, within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous

DISCUSSIONS

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

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PUBLIC HEARING

SITE PLAN REVIEW APPLICATION OF HUNTER PIZZERIA IN FRANKLIN TOWNSHIP

The public hearing to consider the site plan review application of Hunter Pizzeria in Franklin Township was convened this 18<sup>th</sup> day of September 2012, in the commissioners Meeting Room.

Mike Yetter, Zoning Supervisor, reviewed the request of the applicant requesting to finish an area 30' x 50' to add seating and a stage to the existing pizzeria and add an additional office and bathroom area 17' x 30'. He then stated that unfortunately, the applicant has already expanded without the required permits and has executed a lease with the landlord.

Mr. Yetter reviewed the comments from departments and officials and stated.

There was discussion relative to a parking concern with the adjacent property owner. Mr. Yetter stated that the classification of the business meets the zoning compliance relative to parking but he has recommended the grassy area be paved to eliminate dust.

Mr. Yetter then stated his recommendation to approve the site plan review application subject to five (5) conditions.

Randy Chatterton, adjacent property owner, stated that he owns the carpet business directly next to the pizzeria. He stated that there is an ongoing conflict over parking spaces during music nights at the pizzeria. He then stated that their parking is encroaching onto his property and that they do not have adequate parking to accommodate the business they have.

Mr. Patel, adjacent property owner, stated that he owns the drive-thru adjacent to this property and the parking will at times interfere with his business.

Upon further discussion, on motion, the Board continued this public hearing to October 2, 2012, at 9:30 a.m. to allow the applicant to be present and further discuss the parking concerns.

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Cindy Heitman, Solutions Community Counseling and Recovery Center, was present along with staff and clients for the Board to proclaim "National Mental Health Week" in Warren County.

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Jerry Haddix, Grants Coordinator, was present along with Richard Coleman, Next Level Transportation Services, Randy Filkins, AJ Automotive Group, Inc., Randy Daniel, Ferrelgas, and Mike Bastin, Green Solutions Autogas LLC, for a work session to discuss the possibility of propane conversions kits being utilized on Warren County Transit vehicles.

Mr. Coleman stated that UTS, Warren County's Transit Service Provider, is proposing to upgrade the transit vehicles to utilize both propane and gasoline which would save between 40 – 60 percent in fuel costs.

Mr. Coleman then presented the attached PowerPoint presentation.

Upon discussion it was determined that there is an approximate 18 month Return on Investment if Warren County retrofits the current fleet of vehicles at a cost of approximately \$130,000.

Upon further discussion, the Board requested staff to further investigate this possibility and get back on the agenda upon completion.

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On motion, upon unanimous call of the roll, the Board entered into executive session at 10:20 a.m. to discuss personnel matters relative to specific compensation within Human Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and imminent litigation pursuant to Ohio Revised Code Section 121.22 (G) (3) and exited at 1:22 p.m.

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Commissioner South entered the meeting at 10:21 a.m.


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Upon motion the meeting was adjourned.

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David G. Young, President

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Tom Ariss

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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 September 18, 2012, in compliance with Section 121.22 O.R.C.

A handwritten signature in black ink, appearing to read "Tina Davis", written over a horizontal line.

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



# XSSI

Alternative  
Fuel  
Upgrades

Go Green - Save Green!

Warren County

*"The Incredible County"*



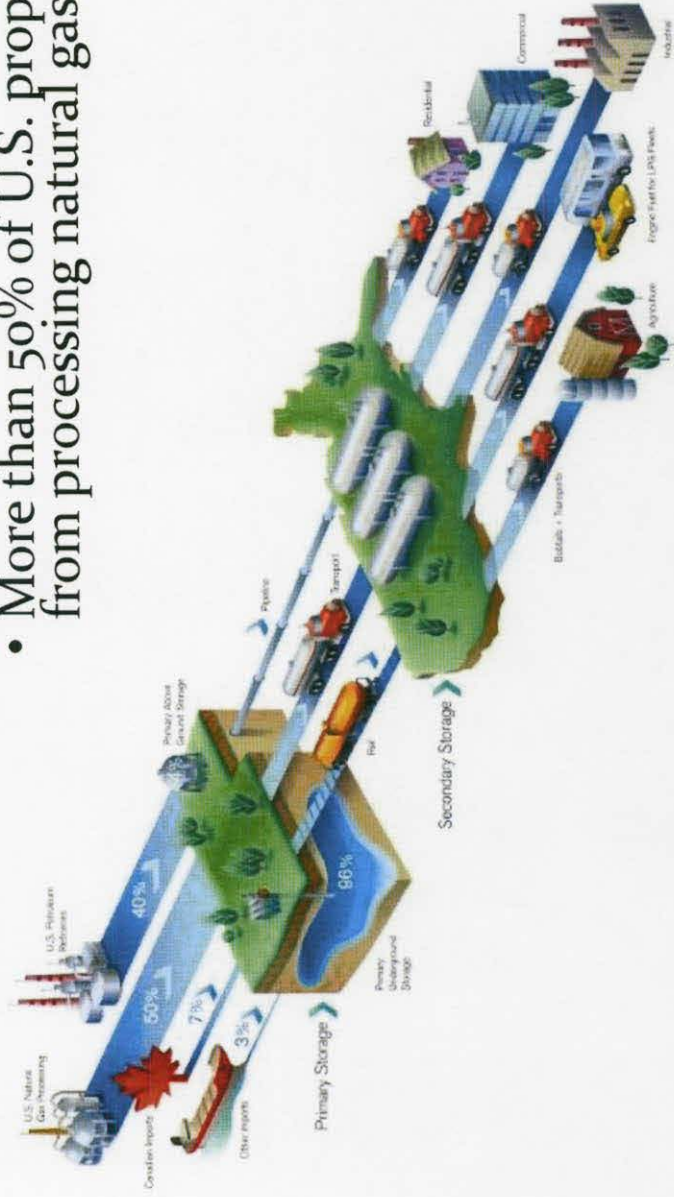
# Alternative Fuel Options

- **Ethanol/E-85**
  - Cost, performance, & engine maintenance concerns
- **CNG Compressed Natural Gas**
  - Safety requirements, driving range, certifications, building codes
- **Bio-Diesel**
  - Cost, performance, & government subsidies
- **Propane/Autogas**
  - Over 17 Million vehicles worldwide
  - Best R.O.I. of all alternative fuels without incentives
- **Electric**
  - High initial cost + limited range= limited uses

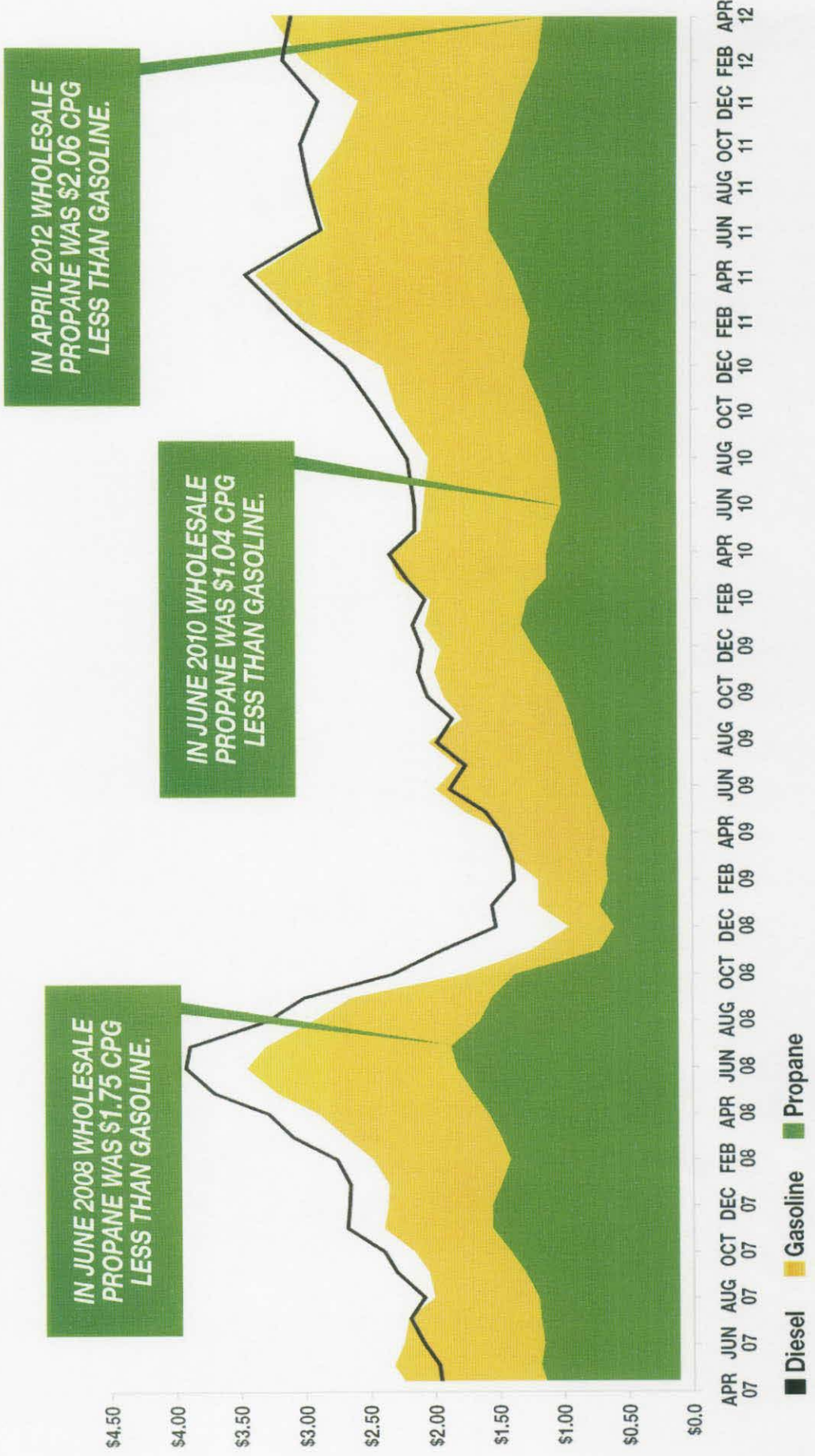


# Clean & Green: Where Does Propane Come From?

- More than 90% of domestic propane consumed is produced in the U.S.
- One third of the world supply is produced in Texas
- More than 50% of U.S. propane comes from processing natural gas







■ Diesel ■ Gasoline ■ Propane

# Why the XSI Alternative Fuel Upgrade?

- All makes and models
- Non-invasive installation & operation
- 100% compliant
- Ease of operation & maintenance.



- **Benefits of the XSI Alternative Fuel Upgrade**
  - Substantial savings on fuel cost
  - 2 to 3 times longer engine life
  - Plug & Play installation
  - Self Calibration based on environmental changes
  - Not vehicle specific – move it to another vehicle
  - Reduce vehicle maintenance costs



# The XSI Alternative Fuel Upgrade vs. Standard Conversions

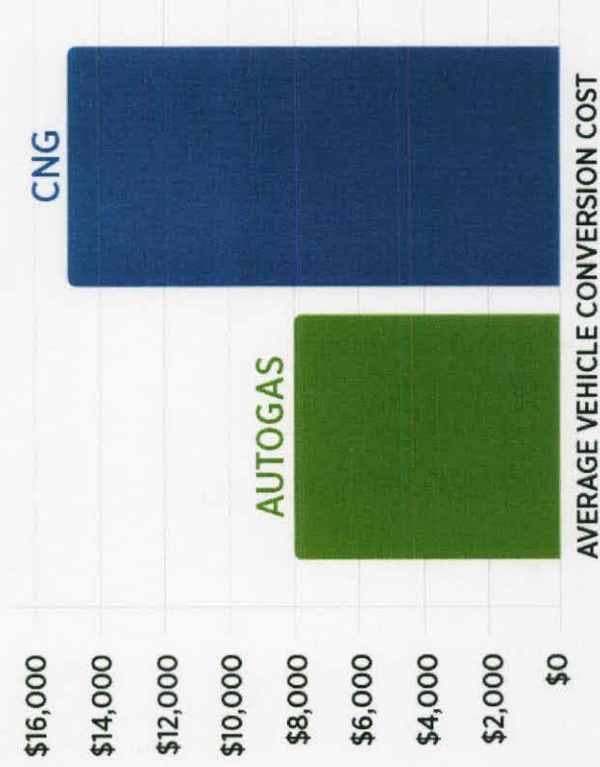


Gasoline Engine Alternative  
Fuel Upgrade

XSI Alternative Fuel  
Upgrades are less  
expensive than  
conversions available  
today.

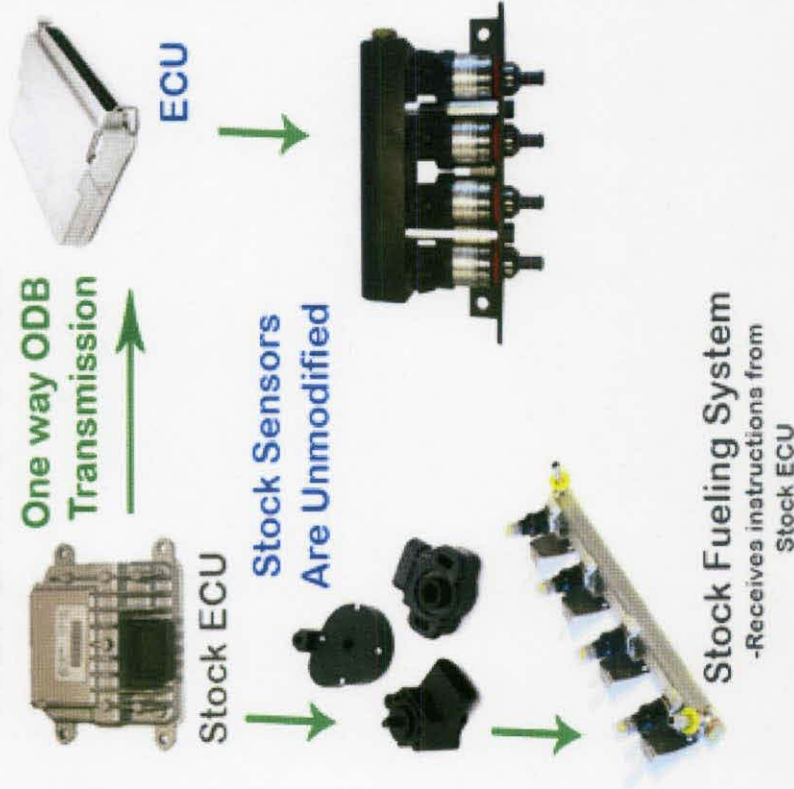


LIGHT-DUTY VEHICLE  
CONVERSION COST COMPARISON



Source: US DOE Study and NGV America

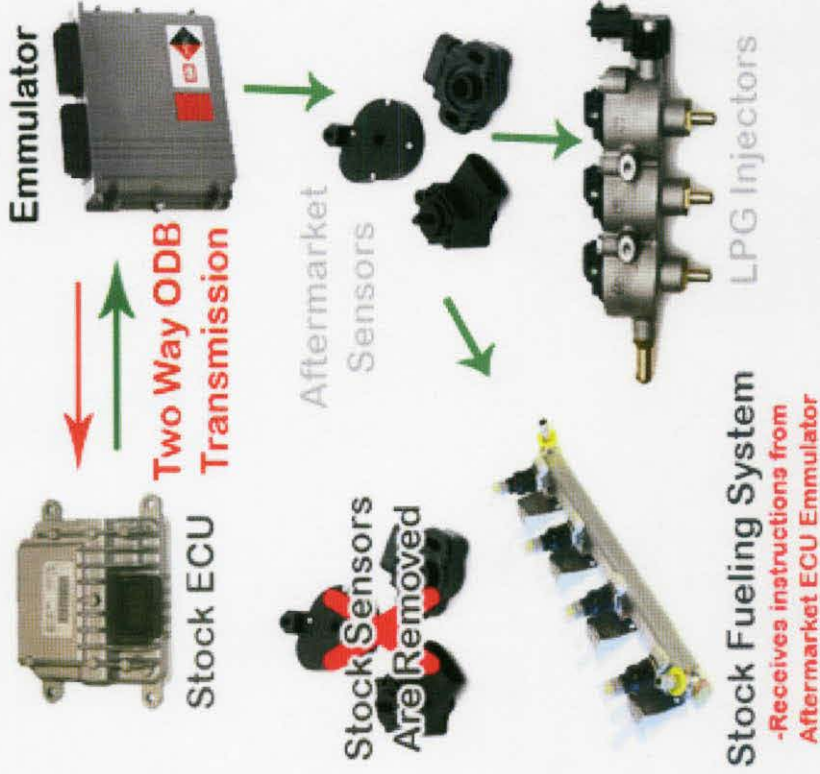
## XSI Difference



By not replacing the stock sensors, or trying to send false information to the Stock ECU, the XSI Alternative Fuel Upgrade is able to maintain all of the OEM Safety, Diagnostic and Emissions controls.

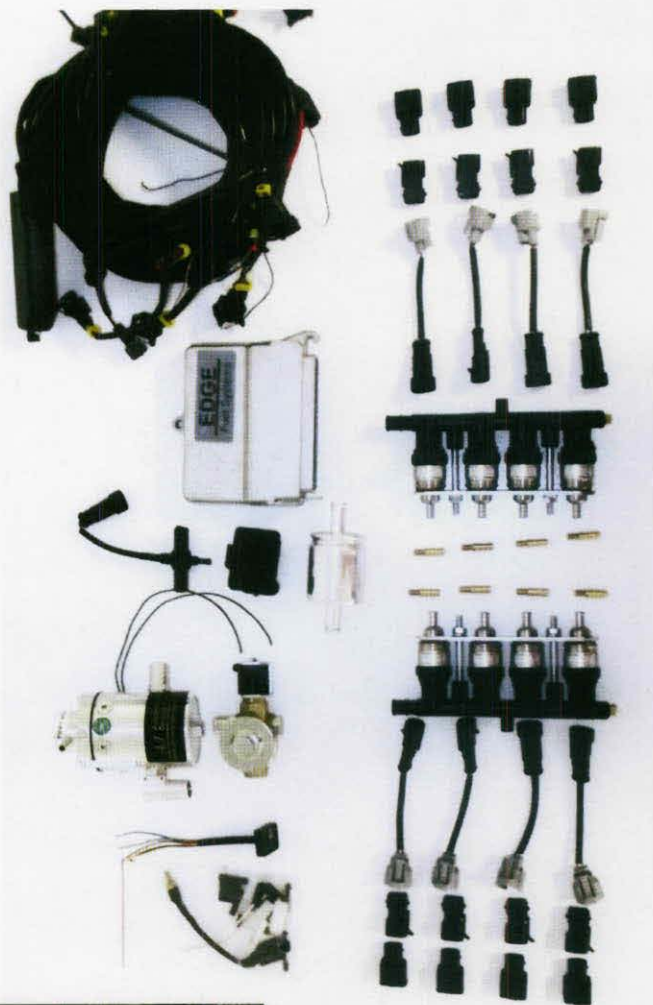
Upgraded vehicles can be serviced by technicians with standard equipment, without the worry of additional steps to diagnose system errors because of false readings.

## Other Alt Fuel Systems



By replacing many, and in some cases all of the Safety, Diagnostics and Emissions sensors, other alternative fuel systems have to send false or tampered readings to the Stock ECU. This faulty information is being supplied to the Stock ECU whether on gasoline or propane.

**Precision components that assure the longevity  
and reliability of the upgrade.**





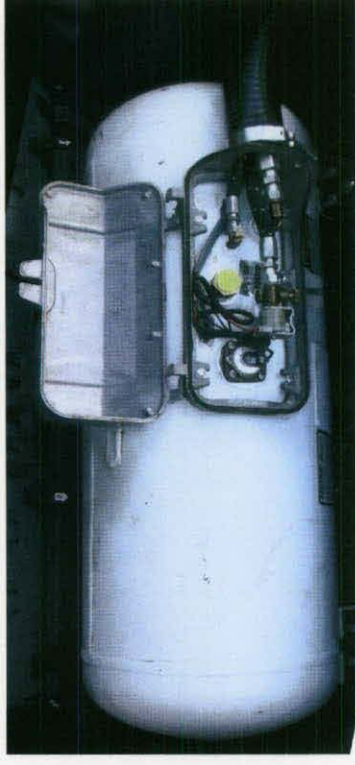
## Safety: How Safe is Propane Autogas?

- Propane is used in over 17 million vehicles worldwide
- One of best safety records of any fuel based on worldwide per capita use
- Propane tanks are 20 times stronger than gasoline tanks
- Lower flammability rating than gasoline
- Low operating pressure
- Automatic shut-off valves

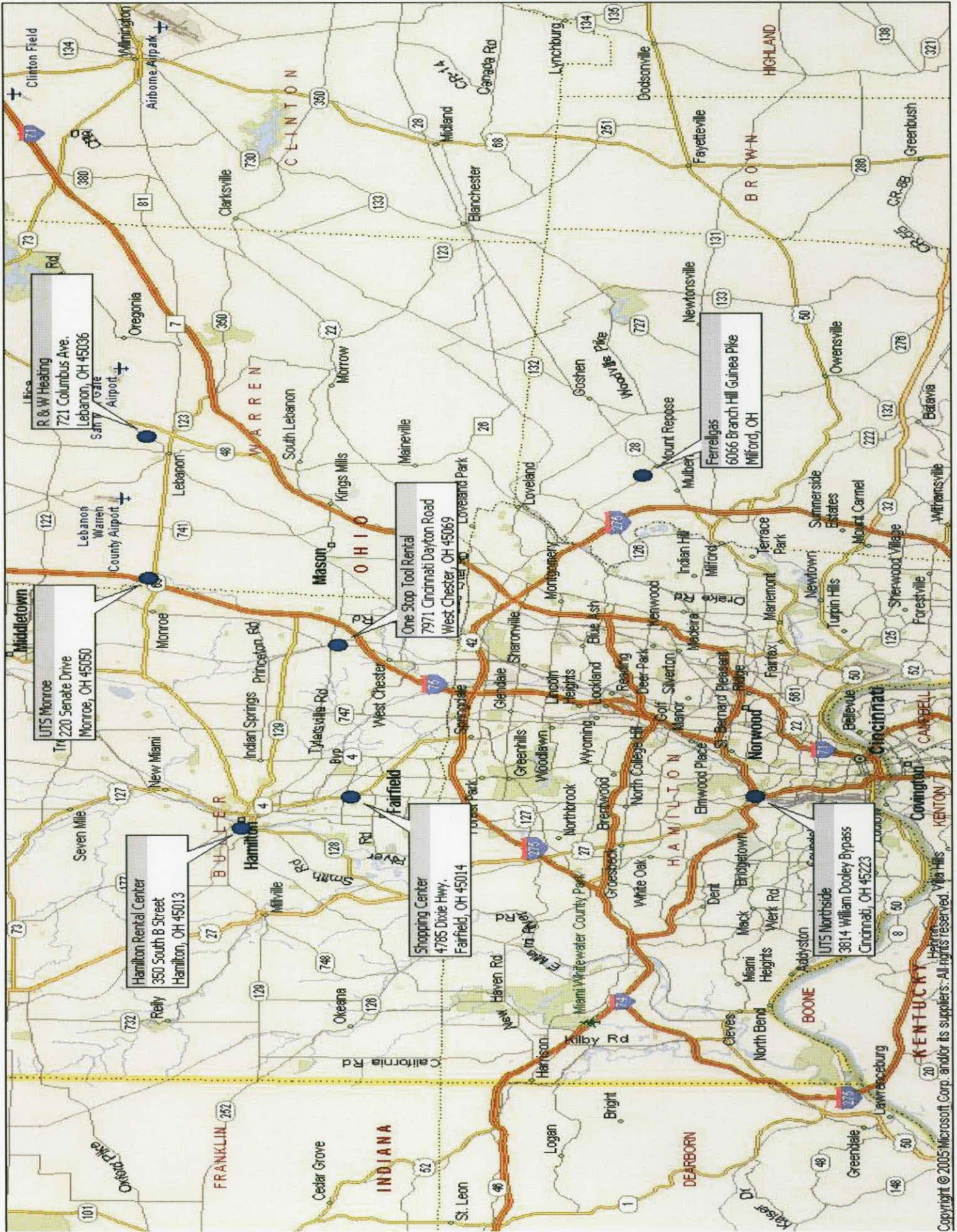


# SAFETY

- Tanks are ASME Certified
  - Safer than gasoline tanks
- Low pressure on fuel rails (less than 20psi)
- Redundant safety controls on feeds from tank
- 80% stop fill device to prevent over filling
- Seal welded stainless steel ASME nameplates
- Vapor seal meets NFPA #58 for use in enclosed spaces
- Direct or remote fill option







# Refueling Options: Dispenser Examples



Ford Assembly Plant, Wayne MI



Positive Connections, MN



Shell Gas Station, Phoenix, AZ



ROUSH CleanTech, MI



Portland Schools, OR



Prospect Schools, TX