



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

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***C. MICHAEL KILBURN  
PAT ARNOLD SOUTH  
DAVID G. YOUNG***

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

**MINUTES: Regular Session – May 20, 2008**

The Board met in regular session pursuant to adjournment of the May 15, 2008, meeting.

Pat Arnold South - absent

C. Michael Kilburn - present

David G. Young - present

Tina Davis, Clerk – present

- 08-770      A resolution was adopted to temporarily Reclassify Michael Yetter to the position of Zoning Inspector II within the Department of Building and Zoning.  
Vote: Unanimous
- 08-771      A resolution was adopted to hire Jennifer Yeazel, as Eligibility Referral Specialist I, within the Warren County Job and Family Services Department, Human Services Division. Vote: Unanimous
- 08-772      A resolution was adopted to hire Sylvia Outland, as Eligibility Referral Specialist I, within the Warren County Job and Family Services Department, Human Services Division. Vote: Unanimous
- 08-773      A resolution was adopted to approve end of 240-day Probationary Period and approve a Pay Increase for Hollie Gordley, Eligibility Referral Specialist I, within the Department of Job and Family Services, Human Services Division.  
Vote: Unanimous
- 08-774      A resolution was adopted to approve Reclassification for Derek Leak from Warehouse Utility Worker to Meter Reader I within the Water Department.  
Vote: Unanimous

- 08-775 A resolution was adopted to authorize the Posting of the “Warehouse Utility Worker” position, within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (a). Vote: Unanimous
- 08-776 A resolution was adopted to enter into Contract for the FY2007 Franklin Township Street Improvements CDBG Project. Vote: Unanimous
- 08-777 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 08-778 A resolution was adopted to approve and authorize the Board to enter into a Reconfiguration Planning Phase Agreement with Motorola on behalf of Warren County Telecommunications. Vote: Unanimous
- 08-779 A resolution was adopted to declare various items within Juvenile Court as surplus and authorize the disposal of said items. Vote: Unanimous
- 08-780 A resolution was adopted to authorize the President and/or Vice President of the Board to sign a Reaffirmation Agreement to be filed regarding a Client in the First Time Home Buyer Program. Vote: Unanimous
- 08-781 A resolution was adopted to approve a Street and Appurtenances Bond Reduction for Welsh Development Company, Inc. for completion of improvements in Trails of Shaker Run, Section Three situated in Turtlecreek Township. Vote: Unanimous
- 08-782 A resolution was adopted to approve a Street and Appurtenances Bond Release for Roy Ward for completion of improvements for the Charleston Place, Section 1, situated in Turtlecreek Township. Vote: Unanimous
- 08-783 A resolution was adopted to approve Charleston Place Drive in Charleston Place, Section 1, for public maintenance by Turtlecreek Township. Vote: Unanimous
- 08-784 A resolution was adopted to approve Appropriation Adjustment from Commissioners Fund #101-1110 into Juvenile Detention Center Fund #101-2600. Vote: Unanimous
- 08-785 A resolution was adopted to approve Supplemental Appropriations within the Bond Retirement Special Assessment – Fund 327 to pay principal and interest payments for 2008 for the 2007 Debt Issue. Vote: Unanimous
- 08-786 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 08-787 A resolution was adopted to approve Supplemental Appropriation into Fund #461. Vote: Unanimous

- 08-788 A resolution was adopted to approve Discipline Settlement Agreement for Stephanie Newkirk, Intake Supervisor, within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 08-789 A resolution was adopted to approve Annexation of 98.881 acres to the City of Lebanon, Mark Florence, agent, pursuant to Ohio Revised Code Section 709.023 [a.k.a. Expedited Type 2 Annexation]. Vote: Unanimous
- 08-790 A resolution was adopted to approve Rezoning Application of Fred Seeger, owner of record, to Rezone approximately 1.437 acres in Turtlecreek Township from Flood Zone "F" to Rural Residence "R-1". Vote: Unanimous
- 08-791 A resolution was adopted for River's Bend Towne Center – establish Non-Participant Charges. Vote: Unanimous

#### DISCUSSIONS

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On motion, bids were closed at 10:05 a.m. this 20<sup>th</sup> day of May and the following bids were received, opened and read aloud for Self Supporting Tower for the Warren County Telecommunications Department:

Sabre Towers and Poles Sioux City, IA	\$ 115,089.00
Quality Antenna Service, Inc. Powell, OH	\$ 78,163.00
Apex Contracting Harrison, OH	\$ 136,400.00
Glen Martin Towers Boonville, MO	\$ 99,895.00
Bowlin Communications Walton, KY	\$ 94,549.00

Paul Kindell, Director, Warren County Telecommunications Department, will review bids for a recommendation at a later date.

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On motion, bids were closed at 10:15 a.m. this 20<sup>th</sup> day of May and the following bids were received, opened and read aloud for the 2008 Resurfacing Project – Phase II for the Warren County Engineer’s Office:

Barrett Paving Materials, Inc. Cincinnati, OH	\$ 1,078,937.75
John R. Jurgensen Company Cincinnati, OH	\$ 1,064,697.15

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

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

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Mark Florence, Agent for the expedited type 2 annexation petition to annex 98.881 acres to the City of Lebanon, was present for the Board to consider the petition.

Mr. Florence stated that the petition includes two properties (Ullrich and Bailey) with 100% of signatures. He then stated that all matters required by law have been complied with.

Jim Vandergrift, Turtlecreek Township Trustee, stated that the township has no objection to the annexation.

Upon further discussion, the Board resolved (Resolution #08-789) to approve the annexation petition.

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Richard Renneker, Sanitary Engineer, was present along with staff to discuss the following matters:

1. Changing the policy relative to renters placing service in their name. There was much discussion relative to the continuance of the policy or requiring service to stay in the name of the property owner similar to the way some other jurisdiction require. The Board took the matter under advisement.
2. Water and Sewer Service to the Meijer Store Outlot and/or Mason-Montgomery Road and Irwin Simpson Rd. parcel—The Board authorize the County Administrator to sign a letter stating services are available.
3. Emergency interchange water agreement with Western Water—The Board agreed to the agreement.
4. Union Township Water Treatment Plant—The Board authorized the Water/Sewer staff to begin the process to sell the plant.

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## PUBLIC HEARING

### REZONING APPLICATION OF FRED SEEGER TO REZONE 1.437 ACRES IN TURTLECREEK TOWNSHIP FROM FLOOD ZONE “F” TO RURAL RESIDENCE “R-1”

The public hearing to consider the rezoning application of Fred Seeger, owner of record, to rezone 1.437 acres in Turtlecreek Township from Flood Zone “F” to Rural Residence “R-1” was convened this 20<sup>th</sup> day of May 2008, in the Commissioners’ Meeting Room.

Robert Ware, Regional Planning Commission, stated the RPC Executive Committee’s recommendation to approve a modification to the application to only rezone the land located outside the 100- year flood plain, subject to the confirmation by the applicant’s surveyor.

There was discussion relative to if the zoning on this property is changed, if it would take the property outside of the flood plain. It was determined that it would not remove the property from the flood plain and even if the zoning is changed from Flood Zone “F” to Rural Residence “R-1” the property owner would be required to comply with Flood Damage Regulations for anything proposed to be built within the 100 year flood plain.

Mike Yetter, Zoning Department, stated the recommendation of the Rural Zoning Commission to approve the application as submitted.

Upon further discussion, the Board resolved (Resolution #08-790) to approve the rezoning application to rezone 1.437 acres in Turtlecreek Township from Flood Zone "F" to Rural Residence "R-1".

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Upon motion the meeting was adjourned.

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Pat Arnold South, President

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C. Michael Kilburn

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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 May 20, 2008, in compliance with Section 121.22 O.R.C.

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