



**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) 783-4993**

**(937) 425-1250**

**Facsimile (513) 695-2054**

***C. MICHAEL KILBURN***

***PAT ARNOLD SOUTH***

***DAVID G. YOUNG***

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

**MINUTES: Regular Session – March 16, 2010**

The Board met in regular session pursuant to adjournment of the March 11, 2010, meeting.

David G. Young - present

Pat Arnold South - present

C. Michael Kilburn - present

Tina Davis, Clerk - present

Minutes of the March 11, 2010, meeting were read and approved.

- 10-0372      A resolution was adopted to Advertise for Bids for the 1.0 Million Gallon Dearth Elevated Storage Tank and Booster Station Building Protective Coating. Vote: Unanimous
- 10-0373      A resolution was adopted to approve various Refunds. Vote: Unanimous
- 10-0374      A resolution was adopted to accept the resignation of Jenny Seals, Court Liaison, within Warren County Job and Family Services, Children Services Division, effective March 12, 2010. Vote: Unanimous
- 10-0375      A resolution was adopted to approve and enter into Waterline & Appurtenance Easement Agreements with Roger C. Eckert & Linda L. Eckert for the Beal Road Waterline Improvements Project. Vote: Unanimous
- 10-0376      A resolution was adopted to approve and enter into Agreement between the Warren County Commissioners and the City of Mason, Ohio regarding reimbursement for Public Defender Expenditures. Vote: Unanimous
- 10-0377      A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous

- 10-0378 Due to clerical error this number was inadvertently omitted.
- 10-0379 A resolution was adopted to approve Modification to Fee Schedule within the Warren County Building and Zoning Department. Vote: Unanimous
- 10-0380 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 10-0381 A resolution was adopted to authorize payment of Bills.  
Vote: Mrs. South - yea; Mr. Young - yea; Mr. Kilburn - nay
- 10-0382 A resolution was adopted to authorize the Board to enter into a Change Order Agreement with Motorola on behalf of Warren County Telecommunications.  
Vote: Unanimous
- 10-0383 A resolution was adopted to Rescind Resolution No. 10-0344 adopted March 9, 2010 authorizing the President of the Board to sign Corporate Resolutions with Lebanon Citizens National Bank (LCNB) to open and make withdrawals on accounts for retainage held on Water and/or Sewer Contracts. Vote: Unanimous
- 10-0384 A resolution was adopted to authorize the President of the Board to sign Corporate Resolutions with 1<sup>st</sup> National Bank in Lebanon, Ohio to open and make withdrawals on accounts for retainage held on Water and/or Sewer Contracts.  
Vote: Unanimous

#### DISCUSSIONS

---

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:04 a.m. to discuss matters requested to be kept confidential per Federal or State Law pursuant to Ohio Revised Code Section 121.22 (G)(1) and personnel matters relative to disciplinary actions within Building Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 10:44 a.m.

---

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

---

PUBLIC HEARING  
CONTINUATION OF THE PUBLIC HEARING  
TO CONSIDER MODIFICATIONS TO THE FEE SCHEDULE WITHIN THE WARREN  
COUNTY BUILDING AND ZONING DEPARTMENT

The Board met this 16<sup>th</sup> day of March 2010, in the Commissioners' Meeting Room, to consider modifications to the fee schedule within the Warren County Building and Zoning Department.

Jerry Spurling, Chief Building Official, explained that errors in verbiage of the fee schedule have been discovered that need to be corrected in order to accurately reflect how fees are charged. He stated that the schedule should stated valuation rather than estimated cost and also the need to clarify costs relative to commercial hoods and fire suppression so they are not double billed.

Mike Yetter, Zoning Supervisory, stated the need for clarification of square footage for cost relative to zoning permits. He then stated the following changes he would like considered:

## Zoning Department Fees

**Was:**

0-200, 200-400, 400-960, 960 and above

**Now:**

0-200, 201-400, 401-960, 961 and above

**Was:**

All additions/ remodels/ basement finishes

See chart above

**Now:**

Basement finishes

Flat fee \$35.00

**Was:**

Commercial/ Industrial (plus .10 sq. ft.)

Min. \$300.00

**Now:**

Commercial/ Industrial (plus .10 sq. ft. over 3,000 sq. ft.)

Min. \$300.00

**Was:**

Tenant finish (plus .10 sq. ft.)

\$150.00

**Now:**

Tenant finish (plus .10 sq. ft. over 1,500 sq. ft.)

Min. \$150.00

**Was:**

Multi- Family

(Per Unit) \$150.00

**Now:**

Two- Family, Three - Family and Multi- Family

(Per Unit) \$150.00

**Was:**  
Signs (plus 1.00 sq. ft.) \$100.00  
**Now:**  
Signs (one or multiple)(plus 1.00 per sq. ft. over 100 sq. ft.) Min. \$100.00 Max. \$180.00

**Was:**  
New category  
**Now:**  
Billboards (plus 1.00 per sq. ft. over 100 sq. ft.) Min. \$100.00

**Was:**  
Zoning Code \$25.00  
**Now:**  
Zoning Codes (Code "A", "B", and Airport Code) \$25.00

### **These Fees were left out completely**

Aquifer/ Wellhead		\$100.00
Bed and Breakfast		\$100.00
Construction Trailer		\$100.00
Home Occupation		\$100.00
Solid Waste		\$100.00
Tents/ Commercial	(one or multiple on same permit)	\$50.00
Tents/ Residential	(one or multiple on same permit)	\$50.00

There was discussion relative to the requirement of legislation relative to sheds. It was determined that, due to proposed zoning violation issues, the fee would remain required.

There was also discussion relative to the need for a permit for erecting a tent on a residential property. Upon discussion, the Board eliminated the need for a zoning permit and fee relative to tents on residential property.

Upon further discussion, the Board resolved (Resolution #10-379) to approve modifications to the fee schedule within the Warren County Building and Zoning Department.

---

On motion, bids were closed at 10:00 a.m. this 16<sup>th</sup> day of March and the following bids were received, opened and read aloud for the Food Service for the Warren County Jail for the Warren County Sheriff's Office:

ABL Management Baton Rouge, LA	\$ 1.1336 (200 - 230 Inmates) \$ 1.0316 (250 - 299 Inmates)
Aramark Correctional Services Downers Grove, IL	\$ 1.063 (200 - 230 Inmates) \$ 1.011 (250 - 299 Inmates)
Canteen Correctional Services Louisville, KY	\$ 1.198 (200 - 230 Inmates) \$ 1.097 (250 - 299 Inmates)

Sheriff Larry Sims, Warren County Sheriff, will review bids for a recommendation at a later date.

---

On motion, bids were closed at 10:15 a.m. this 16<sup>th</sup> day of March and the following bids were received, opened and read aloud for the Beal Road Water Main Extension for the Warren County Water and Sewer Department:

Adleta Construction Cincinnati, Ohio	\$ 181,962.08
Beauty Ridge General Contractors South Shore, Kentucky	\$ 119,704.00
CG Construction & Utilities Miamisburg, Ohio	\$ 140,872.00
Charles Hamilton Co. Maineville, Ohio	\$ 115,115.00
Diggitt Excavating Lebanon, Ohio	\$ 111,976.52

Donald May Construction Leesburg, Ohio	\$ 139,067.00
Freeze Underground Goshen, Ohio	\$ 109,695.00
GM Pipeline West Chester, Ohio	\$ 126,565.08
J.R. Herdman Excavating Lebanon, Ohio	\$ 124,198.65
Neal Excavating & Construction Middletown, Ohio	\$ 120,070.61
Plainville Equipment Rental Miami, Ohio	\$ 147,344.00
Rhule Excavating, Inc. Franklin, Ohio	\$ 129,966.00
RJ Shutts Morrow, Ohio	\$ 113,058.85
Rose Excavation & Development Inc. New Richmond, Ohio	\$ 144,151.35
Rock River Construction Lancaster, Ohio	\$ 132,561.00
Safety First Morrisville, Kentucky	\$ 117,500.00
W.G. Stang Hamilton, Ohio	\$ 136,575.00
CA Shindel Decker & Sons West Alexandria, Ohio	\$ 121,693.00
iConstruct LLC Enon, Ohio	\$ 198,036.00

Chris Brausch, Sanitary Engineer, will review bids for a recommendation at a later date.

---

On motion, bids were closed at 10:30 a.m. this 16<sup>th</sup> day of March and the following bids were received, opened and read aloud for the Food Service for the Warren County Probate-Juvenile Court:

Canteen Charlotte, NC	\$ 2.22 per meals \$ 0.68 snacks \$ 1.25 staff \$ 160,746.00
--------------------------	---

ABL Baton Rouge, LA	\$ 2.19 per meal \$ 0.79 snacks \$ 161,184.00
------------------------	---

Aramark Downers Grove, IL	\$ 2.83 per meal \$ 0.45 snacks \$ 195,786.00
------------------------------	---

Tony Miller, Superintendent, Juvenile Dentition Center and Kevin Kincer, Superintendent Mary Haven Youth Center will review bids for a recommendation at a later date.

---

On motion, upon unanimous call of the roll, the Board entered into executive session at 10:15 a.m. to discuss matters requested to be kept confidential per Federal or State Law pursuant to Ohio Revised Code Section 121.22 (G)(1) and personnel matters relative to disciplinary actions within Building Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 11:15 a.m.

---

There was discussion relative to the recent announcement relative to the approval of double bunking within the Warren County Jail.

The Board requested the Clerk to schedule a work session relative to costs within the Warren County Jail.

---


Patti Solinski, Business Manager within the Warren and Sewer Department, was present to present legislation to the Board relative to their desire to no longer utilize Lebanon Citizens National Bank as the bank for escrow accounts within the Water and Sewer Department and to utilize 1<sup>st</sup> National Bank.

---

Upon motion the meeting was adjourned.

---

David G. Young, President



---


Pat Arnold South



---

C. Michael Kilburn

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 March 16, 2010, in compliance with Section 121.22 O.R.C.



---

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