



**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--August 9, 2005

The Board met in regular session pursuant to adjournment of the August 4, 2005, meeting.

Pat Arnold South - present

David G. Young - present

C. Michael Kilburn - present

Tina Davis, Clerk – present

- 05-1141 A resolution was adopted to approve Annexation of 14.065 acres to the City of Middletown, Richard Brahm, Agent, pursuant to Ohio Revised Code Section 709.023 [a.k.a. Expedited Type 2 Annexation]. Vote: Unanimous
- 05-1142 A resolution was adopted to a Resolution authorizing the issuance of not to exceed \$2,300,000 Industrial Development Revenue Bonds, Series 2005 (High Concrete Technology, LLC Project) of the County of Warren, Ohio, the proceeds of which shall be loaned to High Concrete Technology, LLC to finance the acquisition, renovation and equipping of a facility and related equipment located within the County of Warren, Ohio to be owned and operated by High Concrete Technology, LLC as a Manufacturing Facility; providing for the Pledge of Revenues for the payment of such Bonds; authorizing a Financing Agreement Appropriate for the protection and disposition of such revenues and to further secure such Bonds; authorizing a Tax Regulatory Agreement and authorizing other actions in connection with the issuance of such Bonds. Vote: Unanimous
- 05-1143 A resolution was adopted to approve and authorize the President of this Board to execute a Fiscal Year 2006 and 2007 Ohio Department of Youth Services Juvenile Court Funding Application and Grant Agreement on behalf of the Warren County Juvenile Court. Vote: Unanimous
- 05-1144 A resolution was adopted to approve end of 270-day Probationary Period and

- approve a Pay Increase for Tramel Waddell within the Warren County Department of Emergency Services. Vote: Unanimous
- 05-1145 A resolution was adopted to Amend Resolution 02-1796 to Modify Boundaries of the Shaker Road-Dicks Creek Water Improvement Area, Warren County Water District. Vote: Unanimous
- 05-1146 A resolution was adopted to Amend Resolution 03-157 and approve Revised General Plans for Waterworks Facilities in the Warren County Water District, to include water main extensions in the Shaker Road-Dicks Creek Water Improvement Area. Vote: Unanimous
- 05-1147 A resolution was adopted to Amend Resolution 03-158 and Re-Declaration of Official Intent with respect to reimbursement of Temporary Advances made for Capital Expenditures to be made from subsequent borrowings for Shaker Road-Dicks Creek Water Improvement Area. Vote: Unanimous
- 05-1148 A resolution was adopted to approve Annexation of 53.62 acres to the City of Middletown, Richard Brahm, Agent, pursuant to Ohio Revised Code Section 709.023 [a.k.a. Expedited Type 2 Annexation]. Vote: Unanimous
- 05-1149 A resolution was adopted to enter into Professional Engineering Contract with KMS & Associated, Ltd. Vote: Unanimous
- 05-1150 A resolution was adopted to Amend Resolution 03-398 and ratify and confirm Modified Tentative Assessments, declare the necessity for the construction of the water main extension and determine to proceed with (in accordance with the Petition of Benefited Property owners) the design and construction of water main extension in the Shaker Road/Dicks Creek Water Improvement Area, Warren County Water District. Vote: Unanimous
- 05-1151 A resolution was adopted to declare various items within Common Pleas General as surplus and authorize the disposal of said items. Vote: Unanimous
- 05-1152 A resolution was adopted to declare various items within Sheriff's Office as surplus and authorize the disposal of said items. Vote: Unanimous
- 05-1153 A resolution was adopted to enter into Street and Appurtenances Security Agreement with Reserves of Timbercreek LLC for installation of certain improvements in Reserves of Timbercreek situated in Turtlecreek Township. Vote: Unanimous
- 05-1154 A resolution was adopted to enter into Erosion Control Bond Agreement with Reserves of Timbercreek LLC for improvements in Reserves of Timbercreek Section Four situated in Turtlecreek Township. Vote: Unanimous
- 05-1155 A resolution was adopted to approve following Record Plats. Vote: Unanimous

- 05-1156 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 05-1157 A resolution was adopted to approve Supplemental Appropriations into Office of Economic Development Fund #101-1116. Vote: Unanimous
- 05-1158 A resolution was adopted to approve Supplemental Appropriation into Fund #491. Vote: Unanimous
- 05-1159 A resolution was adopted to Amending Resolution 04-1881 to establish and/or approving the Modification of Boundaries of the Lower Little Miami Sewer Improvement Area of the Warren County Sewer District adopted December 16, 2004. Vote: Unanimous
- 05-1160 A resolution was adopted to approve Release of Subdivision Public Improvement Performance and Maintenance Security Agreement with Shepherd's Ridge Development, LLC for completion of water and/or sewer improvements in Shepherd's Ridge situated in Massie Township. Vote: Unanimous
- 05-1161 A resolution was adopted to approve Leave Donation for Rebecca Morton, Switchboard Operator II within the Warren County Telecommunications Department. Vote: Unanimous
- 05-1162 A resolution was adopted to Hire John McIntosh, Water Sewer Repair Worker I, within the Warren County Department of Water and Sewer. Vote: Unanimous
- 05-1163 A resolution was adopted to approve Partial Release of Subdivision Public Improvement Performance and Maintenance Security Agreement with OLH, Ltd., for completion of water and/or sewer improvements the Villages at Rivers Bend Village of Fredericks Stand, Section One & Grants Settlement Section One, situated in the Village of South Lebanon. Vote: Unanimous
- 05-1164 A resolution was adopted to authorize payment of Bills. Vote: Unanimous

DISCUSSIONS

On motion, bids were closed at 10:15 a.m. this 9th day of August and the following bids were received, opened and read aloud for One Diesel Generator for the Warren County Water and Sewer Department:

Buckeye Power Sales West Chester, Ohio	\$ 57,257.50
Ohio Cat Cincinnati, Ohio	\$ 47,729.00

Richard Renneker, Sanitary Engineer, Warren County Water / Sewer Department will review bids for a recommendation at a later date.

On motion, bids were closed at 11:00 a.m. this 9th day of August and the following bids were received, opened and read aloud for Grandin Road Widening and the State Route 48 & Grandin Road Improvements for the Warren County Engineer:

Barrett Paving Cincinnati, Ohio	\$ 1,480,199.54
R.B. Jergens Vandalia, Ohio	\$ 1,965,468.96
John R. Jurgensen Cincinnati, Ohio	\$ 1,238,050.89

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

PUBLIC HEARING

INDUSTRIAL DEVELOPMENT REVENUE BOND
FOR HIGH CONCRETE TECHNOLOGY IN THE
CITY OF SPRINGBORO

Kimm Coyner, Economic Development Director, was present along with Ian Koeffler, Peck Shaffer & Williams, to explain the request for industrial development revenue bonds by High Concrete Technology in the City of Springboro.

Mr. Koeffler stated the purpose of the bonds and stated that the company employs approximately 130 people. He then explained how the process works and that Warren County would have no financial obligations by issuing said bonds.

Jamie Schultz, Manager of High Concrete Technology, stated that this is basically a refinancing of existing debt.

Upon further discussion, the Board resolved (Resolution #05-1142) to authorize the issuance of industrial development revenue bonds for High Concrete Technology in the City of Springboro.

On motion, upon unanimous call of the roll, the Board entered into executive session to discuss personnel matters at 11:34 a.m. pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 12:02 p.m.

Jim Smith, Mayor of South Lebanon, was present to discuss the Village's request for the County to permanently provide water service to the Cedars of River's Bend apartment complex.

Commissioner South stated her request for the Village to provide sanitary sewer service to the Highland Park Subdivision without annexation and at the same rate as Village residents in exchange for the County doing the same with water service for the Cedars.

The Board requested Richard Renneker, Sanitary Engineer, to complete a sanitary sewer survey within Highland Park Subdivision to evaluate if the need and desire for sanitary sewer exists at the present time.

Upon further discussion, the Board agreed to sell South Lebanon bulk water for the apartment complex at the same rate as Warren County changes all existing customers. Mayor Smith agreed to provide sanitary sewer services to the residents within Highland Park Subdivision at the same rate as all the Village's existing customers.

Richard Renneker, Sanitary Engineer, was present along with Dave Walling, Assistant Sanitary Engineer, and Carl Gatton, Chief of Operations, for interviews with the top three engineering companies who submitted qualifications for the expansion of the Lower Little Miami Waste Water Treatment Plant.

Representatives from the following three engineering firms were interviewed:

Malcolm Pirnie, Inc.
Burgess & Niple
Tetra Tech

Upon discussion, the Board determined to make a decision at a later date.

Upon motion the meeting was adjourned.

Pat Arnold South, President

C. Michael Kilburn

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 August 9, 2005, in compliance with Section 121.22 O.R.C.

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