

The Board of Greene County Commissioners met in regular session at 9 A.M. Those present were: Richard D. Gould, Tom Koogler and Rick Perales.

The minutes of Thursday, March 18, 2021 previously circulated and available for public viewing were approved.

IN RE – APPROVAL OF VOUCHERS

Mr. Perales moved Resolution 21-3-23-1 for approval of vouchers.

Mr. Koogler seconded the motion, and on roll call the result was as follows:

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Mr. Gould-----Aye
Mr. Koogler-----Aye
Mr. Perales-----Aye

IN RE – APPROVAL OF TRAVEL/TRAINING EXPENSES

Mr. Koogler moved Resolution 21-3-23-2 for approval of travel or training.

Mr. Perales seconded the motion, and on roll call the result was as follows:

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Mr. Gould-----Aye
Mr. Koogler-----Aye
Mr. Perales-----Aye

IN RE – TRANSFER OF APPROPRIATIONS

Mr. Perales moved Resolution 21-3-23-3 authorizing the transfer of appropriations.

Mr. Koogler seconded the motion, and on roll call the result was as follows:

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Mr. Gould-----Aye
Mr. Koogler-----Aye
Mr. Perales-----Aye

IN RE – PERSONNEL ACTIONS

Mr. Koogler moved Resolution 21-3-23-4 approving the personnel actions as presented.

Mr. Perales seconded the motion, and on roll call the result was as follows:

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Mr. Gould-----Aye
Mr. Koogler-----Aye
Mr. Perales-----Aye

IN RE – HONORING STEVE BRYAN

Mr. Perales moved Resolution 21-3-23-5 honoring Steve Bryan, upon his retirement from the Greene County Engineer’s Office, effective March 31, 2021, after almost 34 years of dedicated service to the County.

Mr. Koogler seconded the motion, and on roll call the result was as follows:

Mr. Gould-----Aye
Mr. Koogler-----Aye
Mr. Perales-----Aye

IN RE – BOARD APPOINTMENTS (2): BUILDING CODE APPEALS BOARD – RESIDENTIAL

Mr. Koogler moved resolution 21-3-23-6 re-appointing Mike LeMarr and Denny Sargent to the Building Code Appeals Board – Residential for three-year terms beginning April 2, 2021 and ending April 1, 2024.

Mr. Perales seconded the motion, and on roll call the result was as follows:

Mr. Gould-----Aye
Mr. Koogler-----Aye
Mr. Perales-----Aye

IN RE – AUTHORIZING EXPENDITURE OF FUNDS: COUNTY ENGINEER

Mr. Perales moved Resolution 21-3-23-7 authorizing the expenditure of funds by the County Engineer for the annual Township Meeting on Tuesday, April 13, 2021, pursuant to Ohio Revised Code Section 5543.06, in an amount not to exceed \$2,000.

Mr. Koogler seconded the motion, and on roll call the result was as follows:

Mr. Gould-----Aye
Mr. Koogler-----Aye
Mr. Perales-----Aye

IN RE – AUTH. TO ADVERTISE: HVAC CONTROLS UPGRADE (PROJ. NO. SW19-3, SAN. ENG.)

Mr. Koogler moved Resolution 21-3-23-8 to advertise for Project No. SW19-3, HVAC Controls Upgrade for the Sanitary Engineering Department. Bids to be opened via Bid Express on Tuesday, April 20, 2021 at 11 a.m. Engineer’s estimate is \$550,000.

Mr. Perales seconded the motion, and on roll call the result was as follows:

Mr. Gould-----Aye
Mr. Koogler-----Aye
Mr. Perales-----Aye

Brandon Huddleson, County Administrator, presented background information on the next action item. He said 10 bids were received for the tank recoating project, and ordinarily, the Board is asked to award to the lowest and best bid, however, there were issues with the lowest bidder’s submission. Mr. Huddleson said the company did not include several items required such as the Disclosure Policy document or disclose any safety issues within the past seven years. According to Mr. Huddleson, a review of the Occupational Safety and Health Administration (OSHA) website showed the company had six separate inspections/ investigations over the last seven years and included 62 serious violations, nine repeat violations, six willful violations, seven other violations, and two fatalities.

He said while the company was the apparent low bidder and there is a letter in the Reading File submitted by the company’s attorney, the Prosecutor’s Office is comfortable with the Board not awarding to the apparent low bidder based on all the information provided.

Mr. Huddleson informed the Board that in instances such as this, the low bidder has the option to protest the bid award. He said there isn’t a comfort level in moving forward with this company, based on what has been shared today or for the difference in the bids, which is about \$20,000. He said the recommendation is to award the bid to American Suncraft Co., in the amount of \$637,700.

Mr. Perales said it seems like the County did its due diligence, but is there an urgency to awarding the bid, especially when a protest takes time. Mr. Huddleson said the urgency is to get on the contractor’s schedule for the work.

IN RE – BID AWARD: UPPER BELLBROOK & FERRY ROAD TANK RECOATING (SAN. ENG.)

Mr. Perales moved Resolution 21-3-23-9 accepting the bid of American Suncraft Co., Inc., for the Upper Bellbrook Tank Recoating, Project No. 2003WA, and the Ferry Road Tank Recoating, Project No. 2009WA, in the amount of \$637,700. Engineer’s estimate was \$920,000.

Mr. Koogler seconded the motion, and on roll call the result was as follows:

Mr. Gould-----Aye
Mr. Koogler-----Aye
Mr. Perales-----Aye

IN RE – APPROVING AMENDMENT NO. 1, BLUESCOPE AGREEMENT: SAN. ENG. ADMIN.

Mr. Koogler moved Resolution 21-3-23-10 approving Amendment No. 1 to the BlueScope Construction, Inc., agreement to provide design-build services for the remodeling of the Sanitary Engineering Administrative Offices, in the amount of \$143,458. During design of the HVAC system, it was discovered the structural design of the roof would not support the weight of the new units. A set of the as-built drawings of the building, which was built in the 1990s, couldn’t be located.

Mr. Perales seconded the motion, and on roll call the result was as follows:

Copy follows this page in journal.

Mr. Gould-----Aye
Mr. Koogler-----Aye
Mr. Perales-----Aye

IN RE – JOURNALIZING ANNEXATION PETITION: 2.2946 ACRES +/-, XENIA TOWNSHIP TO CITY OF XENIA, EXPEDITED TYPE 2

Mr. Perales moved Resolution 21-3-23-11 journalizing the annexation petition of 2.2946 acres, more or less, from Xenia Township to the City of Xenia, Expedited Type 2. This parcel is located on Hedges Road.

Mr. Koogler seconded the motion, and on roll call the result was as follows:

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Mr. Gould-----Aye
Mr. Koogler-----Aye
Mr. Perales-----Aye

Mr. Koogler commented that the COVID-positive cases by zip code increased to 166 this week from 147 last week. He asked residents to stay safe.

He asked that his request to reduce the County real estate taxes be discussed at the next work session. Mr. Koogler said this needs to be decided. Mr. Gould said it might be beneficial to wait until there is guidance from the Treasury for the next stimulus payment. He said it might impact what the Board decides to do. Mr. Huddleson said waiting to see about the stimulus impact is germane to the big picture, but having the conversation on a proposed reduction is still beneficial.

Mr. Huddleson said he just found out that John Soininen is no longer with Vesper Energy; he has not been informed who will be the County’s contact.

The most recent proposal from HDR for a site plan for the jail would mean the County would have to issue an RFP, Mr. Huddleson said, because of the dollar threshold. He said HDR was asked to reduce the scope to the barebones for a site plan and renderings of a new jail. He explained that there isn’t time to go through the RFP process; a new proposal with the reduced scope should be available soon from HDR.

Commissioners adjourned at 9:15 A.M. and will reconvene Thursday, April 1, 2021 at 1:00 P.M.

Attest: _____
Clerk

Contracts signed by Co. Admin., pursuant to Res. no. 17-7-27-7:
Cummins, Credit Application, Greenwood Manor
Bricker & Eckler, Legal Services, NW Reg. Water Treatment Plant Imp., nte \$25,000, San. Eng.