



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

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***LARRY CRISENBERY  
C. MICHAEL KILBURN  
PAT ARNOLD SOUTH***

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

**MINUTES: Regular Session--August 24, 2004**

The Board met in regular session pursuant to adjournment of the August 19, 2004, meeting.

Pat Arnold South - present                      Larry Crisenbery - present

C. Michael Kilburn - present                      Tina Davis, Clerk – present

04-1264                      A resolution was adopted to approve end of 120-day Probationary Period and approve a Pay Increase for Lisa Burdick, Deputy Clerk, within the Warren County Court. Vote: Unanimous

04-1265                      A resolution was adopted to accept Resignation of Shawn Mason, Emergency Communications Operator, within the Warren County Emergency Services Department, effective September 3, 2004. Vote: Unanimous

04-1266                      A resolution was adopted to accept Resignation of Bonnie Cresap, Emergency Communications Operator, within the Warren County Emergency Services Department, effective August 31, 2004. Vote: Unanimous

04-1267                      A resolution was adopted to approve and authorize the President of this Board to sign a Grant Agreement by and between the Federal Aviation Administration and the Warren County Board of Commissioners to update the Lebanon - Warren County Airport Master Plan Study Phase 2. Vote: Unanimous

04-1268                      A resolution was adopted to cancel regularly scheduled Commissioners Meeting August 26, 2004. Vote: Unanimous

- 04-1269 A resolution was adopted for Declaration of Official Intent with respect to reimbursement of Temporary Advances made for Capital Expenditures to be made from Subsequent Borrowings. Vote: Unanimous
- 04-1270 A resolution was adopted for Declaration of Official Intent with respect to reimbursement of Temporary Advances made for Capital Expenditures to be made from Subsequent Borrowings. Vote: Unanimous
- 04-1271 A resolution was adopted authorizing the Issuance of Not to Exceed \$152,600 of Special Assessment Sanitary Sewer Improvement General Obligation Bonds (Clover Avenue and Bonnie Lee Lane Sewer Improvement Areas).  
Vote: Unanimous
- 04-1271A A resolution was adopted authorizing the Issuance of Not to Exceed \$178,300 of Special Assessment Water System Improvement General Obligation Bonds (Shaker Road – Dicks Creek and Clarksville Road Water Improvement Areas).  
Vote: Unanimous
- 04-1272 A resolution was adopted consolidating Two Bond Issues of the County of Warren, Ohio. Vote: Unanimous
- 04-1273 A resolution was adopted to approve and enter into a Service Agreement with Indentix Incorporated for the Tenprinter Maintenance Service for the Warren County Sheriff's Office. Vote: Unanimous
- 04-1274 A resolution was adopted to Advertise for Bids for the Butterworth Road Culvert Replacement Project. Vote: Unanimous
- 04-1275 A resolution was adopted to approve a Bond Release for Harold Roberts for completion of improvements in Deer Wood Acres, Section Two, in Clearcreek Township. Vote: Unanimous
- 04-1276 A resolution was adopted to approve Deer Wood Court in Deer Wood Acres, Section Two, for public maintenance by Clearcreek Township. Vote: Unanimous
- 04-1277 A resolution was adopted to approve a Bond Release for Harold Roberts for completion of improvements in Deer Wood Acres, Section Three, in Clearcreek Township. Vote: Unanimous
- 04-1278 A resolution was adopted to approve Deer Wood Court in Deer Wood Acres, Section Three for public maintenance by Clearcreek Township.  
Vote: Unanimous

- 04-1279 A resolution was adopted to approve a Bond Release for Stoneridge Development, Ltd., for completion of improvements in Stone Ridge, Section Ten, in Clearcreek Township. Vote: Unanimous
- 04-1280 A resolution was adopted to enter into Erosion Control Bond Agreement with Buckeye Fields LLC., for completion of improvements in Buckeye Field, situated in Turtlecreek Township. Vote: Unanimous
- 04-1281 A resolution was adopted to enter into Street and Appurtenances Security Agreement with Buckeye Fields LLC., for installation of certain improvements in Buckeye Field, situated in Turtlecreek Township. Vote: Unanimous
- 04-1282 A resolution was adopted to enter into Street and Appurtenances Security Agreement with M/I Homes of Cincinnati, LLC., for installation of certain improvements in Regency Park, Section 3A, situated in Hamilton Township. Vote: Unanimous
- 04-1283 A resolution was adopted to enter into Sidewalk Security Agreement with M/I Homes of Cincinnati LLC., for installation of certain improvements in Regency Park, Section 3A, situated in Hamilton Township. Vote: Unanimous
- 04-1284 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with M/I Homes of Cincinnati LLC., to install certain water and/or sanitary sewer improvements in Regency Park, Section 3A, situated in Hamilton Township. Vote: Unanimous
- 04-1285 A resolution was adopted to enter into Erosion Control Bond Agreement with M/I Homes of Cincinnati LLC., for installation of certain improvements in Regency Park, Section 3A, situated in Hamilton Township. Vote: Unanimous
- 04-1286 A resolution was adopted to approve various Record Plats. Vote: Unanimous
- 04-1287 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 04-1288 A resolution was adopted to approve an Operational Transfer from Commissioners Fund #101 into Human Services Fund #203. Vote: Unanimous
- 04-1289 A resolution was adopted to approve Appropriation Adjustments from Commissioners Fund #101-1110 into Prosecutor's Fund #101-1150, Building Services Fund #101-1600 and Juvenile Detention Fund #101-2600. Vote: Unanimous
- 04-1290 A resolution was adopted to accept Amended Certificate and approve Supplemental Appropriation within Prosecutor's Drug Law Enforcement Fund #271. Vote: Unanimous

- 04-1291 A resolution was adopted to approve a Resolution for a Supplemental Appropriation within the Warren County Court Special Projects Fund #283. Vote: Unanimous
- 04-1292 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 04-1293 A resolution was adopted to approve Application to Advisory Council on Historic Preservation for the designation of Warren County as a Preserve America Community. Vote: Unanimous
- 04-1294 A resolution was adopted to create the Warren County Stormwater Management District and appoint Neil Tunison as the Warren County Drainage Engineer. Vote: Kilburn – absent, South – yea, Crisenbery - yea

#### DISCUSSIONS

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On motion, bids were closed at 10:15 a.m. this 24<sup>th</sup> day of August and the following bids were received, opened and read aloud for the State Route 741 Water Main and Fire Hydrant Relocation Project for the Warren County Water and Sewer Department:

G.M. Pipeline Cincinnati, Ohio	\$ 39,125.00
Armrel Byrnes Cincinnati, Ohio	\$ 39,070.00
Trend Construction Cincinnati, Ohio	\$ 61,375.00
R.J. Shutts Morrow, Ohio	\$ 42,381.25

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

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Larry Brigham, Morrow Cozaddale Road resident, stated he had found a survey for farmland preservation and questioned what actions had been taken as a result of the survey.

The Board informed Mr. Brigham that farmland preservation has been determined to be too costly on the county level, however, the State of Ohio is actively funding farmland preservation.

The Board then informed Mr. Brigham to contact Tom Spellmire at the Warren County Soil and Water Conservation District for further information.

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Jerry Haddix, Grants Coordinator, was present to discuss a grant application of behalf of the Warren County Historical Society to designate Warren County as a "Preserve America" Community.

Upon discussion, the Board resolved (Resolution #04-1983) to authorize the designation and approve the grant application.

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Barry Sullivan, Zoning Department, was present for the site plan review application for Jack Nixon, Nixon Glass, on State Route 42 in Union Township.

Mr. Sullivan stated that Mr. Nixon is proposing to construct an office addition and a 12' x 25' billboard sign (40 feet tall). He then stated his recommendation to approve the site plan review application.

Anita Todorov, 3758 S. US 42, stated she owns the 200 acres surrounding this property. She stated that they have been running a trucking company out of the property. She then stated her objection to the trucking business and stated complaints about junk cars and various items being placed on the property and requested the Board to have the property cleaned up.

Commissioner Crisenbery stated that the trucking company is an approved use for the property as it is zoned Heavy Industry "M-2".

There was additional conversation relative to the need for the property to be cleaned up.

Upon further discussion, the Board continued the site plan review application to August 31, 2004, at 10:45 a.m. to enable to property owners time to clean up the property prior to any decision being made relative to the site plan review application.

Neil Tunison, County Engineer, was present along with the Hamilton Township Trustees and representatives of Anchor Properties to discuss various projects within Hamilton Township including the proposed Grandin Road Extension Project.

The Board discussed the following issues with the trustees:

- A four-way traffic signal at Foster-Maineville/State Route 48—Mr. Tunison stated his desire to complete revised traffic study. He stated that the traffic study completed a few years ago did not warrant a traffic light.
- The Board discussed the traffic study, which the township is beginning the process of a request for qualifications to have completed. The Board wanted to ensure that the Hamilton Township Trustees were aware of the Southwest Warren County Transportation Study being conducted by OKI so that the Township did not pay a consultant complete work that has already been done. It was determined that the OKI study only included the portion of Hamilton Township that is west of State Route 48 to the Little Miami River.
- The Board discussed the Grandin Road Extension with the property owners present, Ronald and Jerry Knecht, and Mike Rickey and Bob Mooney, Anchor Properties, the proposed purchaser of the property.

Mr. Rickey stated their desire to close on the purchase of the property but stated concerns over placement and financing issues of the Grandin Road Extension.

Becky Ehling, Hamilton Township Trustee, stated that the property already has a TIF financing assessed for improvements and they are already using the financing in the area for sanitary sewers.

Ron Knecht stated his concern that tax increment financing (TIF) financing will not work. He stated his desire to finance the project any other way.

There was much discussion relative to the financing of the project. Mr. Tunison stated that the TIF assessment already in place in the area is not enough to pay the estimated cost of the entire project.

There was discussion relative to the desire of the Board to assess the property owners in the area the cost of the project not financed through a TIF.

Upon further discussion, Mr. Tunison stated he will estimate what Anchor Properties fair share would be on an assessment project based on a \$6 million cost estimate and the Board agreed to write a letter to Mr. Tunison stated their concurrence on the project.

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Commissioner Kilburn exited the meeting at 12:00 p.m.

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Neil Tunison, County Engineer, was present for a work session relative to stormwater management.

Mr. Tunison presented a power point presentation to outline the plan to address various issues within Warren County and presented the following information:

- Goals and objectives
- Scope of duties
- Projected annual costs
- Recommendations for funding
- Annual review of funding

Commissioner South stated her desire for the public to be made more aware of the proposed new fee.

Upon further discussion, the Board resolved (Resolution #04-1294) to create the Warren County Stormwater Management District and appoint Neil Tunison as the Warren County Drainage Engineer.

The Board requested a work session be scheduled on August 31, 2004, at 2:00 p.m. with the various township trustees, the County Auditor and Jerry Spurling, Chief Building Official, relative to the adoption of fees related to stormwater management.

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Commissioners Kilburn entered to meeting at 3:30 p.m.

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On motion, upon unanimous call of the roll, the Board entered into executive session at 3:22 p.m. to discuss union negotiations pursuant to Ohio Revised Code Section 121.22 (G) (6) and exited at 4:37 p.m.

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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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Larry Crisenbery

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 24, 2004, in compliance with Section 121.22 O.R.C.

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