



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

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TOM ARISS

PAT ARNOLD SOUTH

DAVID G. YOUNG

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

MINUTES: Regular Session – November 15, 2011

The Board met in regular session pursuant to adjournment of the November 8, 2011, meeting.

David G. Young - present

Pat Arnold South - present

Tom Ariss - absent

Tina Davis, Clerk - present

Minutes of the November 8, 2011 meeting were read and approved.

- 11-1571 A resolution was adopted to designate Family and Medical Leave of Absence to Jennifer Smithson-November, Eligibility Referral Specialist II, within the Job and Family Services, Human Services Division. Vote: Unanimous
- 11-1572 A resolution was adopted to designate Family and Medical Leave of Absence to Rhonda Roflow, Clerical Specialist, within the Job and Family Services, Human Services Division. Vote: Unanimous
- 11-1573 A resolution was adopted to designate Family and Medical Leave of Absence to James Hause, Control Systems Specialist, within the Warren County Water and Sewer Department. Vote: Unanimous
- 11-1574 A resolution was adopted to designate Family and Medical Leave of Absence to Kenneth Combs, Water Treatment Plant Operator III, within the Warren County Water and Sewer Department. Vote: Unanimous
- 11-1575 A resolution was adopted to approve Notice of Intent to procure Third Party Administration Services with Sedgwick CMS relative to the Warren County Self Insured Workers' Compensation Program. Vote: Unanimous

- 11-1576 A resolution was adopted to approve an Emergency Repair to the Fairbanks Morse Pump at the Upper Simpson Creek Lift Station. Vote: Unanimous
- 11-1577 A resolution was adopted to approve and adopt the Claims Run-Out Service Agreement relative to the Healthcare Plan by and between Custom Design Benefits and the Board of County Commissioners. Vote: Unanimous
- 11-1578 A resolution was adopted to declare various items within Juvenile Court, Drug Task Force and Prosecutors Office as surplus and authorize the disposal of said items. Vote: Unanimous
- 11-1579 A resolution was adopted to declare various items within Workforce One as surplus and authorize the disposal of said items. Vote: Unanimous
- 11-1580 A resolution was adopted to authorize the Warren County Law Library Resources Board pursuant to R.C. 307.51(F) to enter into Contracts with Private Entities for the provision of any services that the Board considers necessary in the year 2012 and that which is subject to the Warren County Board of County Commissioners approval. Vote: Unanimous
- 11-1581 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 11-1582 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 11-1583 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 11-1584 A resolution was adopted to approve a Sidewalk Bond Reduction for River's Bend Land Company, Ltd for completion of improvements in River's Bend, Section 8, situated in Hamilton Township. Vote: Unanimous
- 11-1585 A resolution was adopted to approve a Street and Appurtenances Bond Release for Big Foot Land Company, LLC, for completion of improvements for Big Foot Commercial, in Hamilton Township. Vote: Unanimous
- 11-1586 A resolution was adopted to approve a Street and Appurtenances Bond Reduction for Reserves of Timbercreek, LLC for completion of improvements in Reserves of Timbercreek situated in Turtlecreek Township. Vote: Unanimous
- 11-1587 A resolution was adopted to accept Amended Certificate for Funds 247, 249, 264, 266, 268, 283, 286, 287, 291 and 294. Vote: Unanimous
- 11-1588 A resolution was adopted to approve Appropriation Adjustment within Grants Administration Fund #265. Vote: Unanimous

- 11-1589 A resolution was adopted to approve Appropriation Adjustments within Coroner's Fund #101-2100. Vote: Unanimous
- 11-1590 A resolution was adopted to approve Appropriation Adjustment within the Auditor Real Estate Fund #237. Vote: Unanimous
- 11-1591 A resolution was adopted to approve Appropriation Adjustment within Emergency Services / EMA Fund #264. Vote: Unanimous
- 11-1592 A resolution was adopted to approve an Appropriation Adjustment within Prosecutor Fund #101-1150. Vote: Unanimous
- 11-1593 A resolution was adopted to approve Appropriation Adjustment within Building Services Fund #467. Vote: Unanimous
- 11-1594 A resolution was adopted to approve an Appropriation Adjustment within Building Services Fund #467. Vote: Unanimous
- 11-1595 A resolution was adopted to approve Appropriation Adjustments from Veterans' Fund #101-5220 and Fund #101-5210. Vote: Unanimous
- 11-1596 A resolution was adopted to approve Appropriation Adjustment within Children Services Fund #273. Vote: Unanimous
- 11-1597 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 11-1598 A resolution was adopted to approve a Street and Appurtenances Bond Release for G.T.R. Development, LLC for completion of improvements in Columbia Woods Situated in Deerfield Township. Vote: Unanimous
- 11-1599 A resolution was adopted to approve Meadow Trail and Scenic Court in Columbia Woods for public maintenance by Deerfield Township. Vote: Unanimous
- 11-1600 A resolution was adopted to approve the Adoption of the Warren County Comprehensive Plan adopted by the Warren County Regional Planning Commission on October 11, 2011. Vote: Unanimous
- 11-1601 A resolution was adopted to Waive one-half of the Warren County Zoning Board of Appeals Application Fee for Andrew Meyn in Turtlecreek Township. Vote: Unanimous

DISCUSSIONS

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

Sarah Hippensteel, Miami Conservancy District (MCD), was present along with Mike Ekberg for an update on the Aquifer Preservation Program.

Mr. Ekberg stated that the Aquifer Preservation Program monitors the water quality and quantity in the area. He stated that the goal is to protect the water resources in the area. He stated that MCD works with the local communities to protect their water resources through land use planning. He then commended Warren County for its Aquifer Protection Overlay through the zoning process.

Mr. Ekberg reviewed the various projects that Warren County and MCD have worked cooperatively on over the years.

Chris Brausch, Sanitary Engineer, stated that MCD has been great to work with and is always willing to help in any way possible.

Commissioner South questioned if MCD staff would be willing to review our current Aquifer Protection language and make recommendations where they feel any changes are needed.

Ms. Hippensteel stated that he would be pleased to review the language.

Upon discussion, the Board thanked them for the services they provide to Warren County.

Chris Brausch, Sanitary Engineer, was present to discuss the following matters:

1. A Turtlecreek Union Road Resident recently inquired about charges relative to connection to the water line for his home. It was discovered that many years ago, a Water and Sewer employee failed to charge the non-participation fee to his next door neighbor. The homeowner is requesting to have the non-participation fee charge waived so he does not pay more than his next door neighbor paid for the water. Upon discussion, the Board declined his request.
2. Western Row Road Waterline Project—many years ago, a property owner granted an easement for the construction of a private waterline along his property in exchange for their portion of a non-participation fee being waived if and when they ever connected to the waterline. The property owners now desire to connect to the water system. Upon discussion, the Board agreed to the waiver of the non-participation fee.

Bruce McGary, Assistant Prosecutor, was present to discuss the resolution for a performance bond release and acceptance of streets within Columbia Woods Subdivision in Deerfield Township.

The Board received a letter from a property owner within the subdivision stating his objection to the bond release due to unresolved issues with the developer regarding a large ditch that was constructed in his backyard. He stated that several large pine trees were dug up and destroyed during the digging of a ditch resulting in a significant financial loss on his part. He also stated that there are remaining questions about the size and correct dimensions of the ditch as well as other financial issues regarding the care and maintenance of the re-growth of grass and overall care of the property.

Mr. McGary stated that the situation is that the homeowner filled in a drainage swale within an existing easement and planted trees. In order to meeting the approved drainage plan and have the subdivision performance bond released, the County Engineer required the drainage ditch be constructed as the approved plan shows. The developer entered upon the easement and removed the obstructions to then have the drainage improvements be in compliance with the approved plan. He then recommended the Board approve the release of the maintenance bond and accept the streets for public maintenance as there is no legal authority for the Board to delay this process due to all the conditions of the bond being complied with.

Upon further discussion, the Board approved the street and appurtenances bond release for G.T.R. Development, LLC for completion of improvements in Columbia Woods situated in Deerfield Township and approved Meadow Trail and Scenic Court in Columbia Woods for public maintenance by Deerfield Township.

PUBLIC HEARING
CONSIDER THE ADOPTION OF THE WARREN COUNTY COMPREHENSIVE PLAN

The Board met this 15th day of November 2011, in the Commissioners Meeting Room, to consider the adoption of the Warren County Comprehensive Plan.

Stan Williams, Executive Director of the Regional Planning Commissioner (RPC), stated that the RPC Executive Committee held two public hearing regard the proposed plan and at the October 11, 2011, RPC Executive Committee Meeting, approved the adoption of the plan. He then stated the following major changes to the Comprehensive Plan from the 2007 approve plan:

1. The deletion of the SanMarGale Development
2. Franklin Township is changing from rural to suburban
3. The portion of Turtlecreek Township west of 741 is changing from rural to suburban
4. Updates relative to road right-of-way as approved in the Thoroughfare Plan

Mr. Williams then explained the Comprehensive Plan is a document that provides guidance for land use decisions, infrastructure improvements and housing location decisions. He stated the following elements are included in the plan:

1. Capital Improvement Report
2. 5 year Capital Improvement Plan – Maintenance Effort
3. Economic Development Element
4. Housing Plan Element
5. Land Use Plan Element
6. Open Space Element
7. Maps
8. Transportation Element

Commissioner Young stated that this is a much needed document that Commissioner South was in favor of for years but it took him being elected as County Commissioner to get the second vote to proceed with the plan. He then stated his desire to share this plan with the surrounding governmental jurisdictions in order for them to be adequately informed on what we see the future of Warren County will be.

Commissioner South commended former and current staff on the years of work and planning that have gone into this plan and stated her excitement to be moving forward with not only the adoption of the Comprehensive Plan but the impending approval of the amendments to the Warren County Rural Zoning Code Text and Maps.

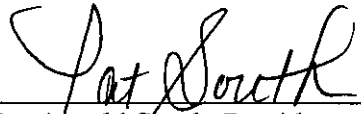
Robert Craig, South Lebanon Village Administrator and former Executive Director of the RPC, stated he is excited and supportive of the adoption of the Comprehensive Plan.

James Vandegrift, Turtlecreek Township Trustee, stated he is very supportive of the adoption of the Comprehensive Plan.

Upon further discussion, the Board approved the adoption of the Warren County Comprehensive Plan.

Tiffany Zindel, Director of OMB, was present for a work session to discuss the 2012 Annual Appropriations.


Upon motion the meeting was adjourned.



Pat Arnold South, President




David G. Young



Tom Ariss

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 November 15, 2011, in compliance with Section 121.22 O.R.C.



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