



**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--July 6, 2004

The Board met in regular session pursuant to adjournment of the June 29, 2004, meeting.

Pat Arnold South - absent                      Larry Crisenbery - present

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

Minutes of the June 8, 10, 17, 22, 24, and 29, 2004, meetings were read and approved.

04-962                      A resolution was adopted to approve Notice of Intent to Award the Contract for the 2004 Striping Project. Vote: Unanimous

04-963                      A resolution was adopted to approve and enter into Contract between the Warren County Commissioners, on behalf of the Warren County Children Services and the Warren County Prosecutor to assist with securing Title IV-E Funding available to the Prosecutor from the Ohio Department of Job and Family Services. Vote: Unanimous

04-964                      A resolution was adopted to approve and authorize the President of this Board to sign a Grant Application on behalf of the Warren County Sheriff's Office. Vote: Unanimous

04-965                      A resolution was adopted to authorize the President of this Board to sign a Satisfaction of Mortgage for David and Melissa Patterson. Vote: Unanimous

04-966                      A resolution was adopted to enter into a Temporary Entrance and Work

Agreement with John M. and Tracy Hugentober, of 3090 N. Shoemaker Road, Lebanon, Ohio 45036 for the Shoemaker Road Improvement Project.

Vote: Unanimous

- 04-967 A resolution was adopted to approve and enter into Contract between the Warren County Board of Commissioners and Warren County Family and Children First Council for pooled funding. Vote: Unanimous
- 04-968 A resolution was adopted to approve Change Order No. 2 to the Contract with J.R. Herdman Excavating for the Cochran Road Water Line Extension Project Fund No. 583-3206 increasing Purchase Order No. 57983. Vote: Unanimous
- 04-969 A resolution was adopted to Waive Building Permit Fees Associated for the St. Margaret of York Festival. Vote: Unanimous
- 04-970 A resolution was adopted to authorize Reimbursement to Deerfield Township Trustees and the Butler County Department of Environmental Services for System Capacity Charges for the Northwest Deerfield Area. Vote: Unanimous
- 04-971 A resolution was adopted to authorize Reimbursement to the Butler County Department of Environmental Services for System Capacity Charges for the Deerfield Area. Vote: Unanimous
- 04-972 A resolution was adopted to authorize Reimbursement to Deerfield Township Trustees and the Butler County Department of Environmental Services for System Capacity Charges for the Deerfield Area. Vote: Unanimous
- 04-973 A resolution was adopted to authorize Reimbursement to William Winzig for a portion of water main from Riley Wills Road to and in Pekin Road. Vote: Unanimous
- 04-974 A resolution was adopted to enter into Street and Appurtenances Security Agreement with M/I Schottenstein Homes, Inc., and M/I Schottenstein Homes of Cincinnati, LLC., for installation of certain improvements in Regency Park Estates, Section 1, Block B, situated in Hamilton Township. Vote: Unanimous
- 04-975 A resolution was adopted to enter into a Erosion Control Bond Agreement with M/I Schottenstein Homes, Inc., and M/I Schottenstein Homes of Cincinnati, LLC., for completion of improvements in Regency Park Estates, Section 1, Block B, situated in Hamilton Township. Vote: Unanimous
- 04-976 A resolution was adopted to enter into sidewalk Security Agreement with M/I Schottenstein Homes, Inc., and M/I Schottenstein Homes of Cincinnati, LLC., for installation of certain improvements in Regency Park Estates, Section 1, Block B, situated in Hamilton Township. Vote: Unanimous

- 04-977 A resolution was adopted to enter into a subdivision Public Improvement Performance and Maintenance Security Agreement with M/I Schottenstein Homes, Inc., and M/I Schottenstein Homes of Cincinnati, LLC., to install certain water and/or sanitary sewer improvements in Regency Park Estates, Section 1, Block B, situated in Hamilton Township. Vote: Unanimous
- 04-978 A resolution was adopted to approve following Record Plats.  
Vote: Unanimous
- 04-979 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with HDC II LLC., to install certain water and/or sanitary sewer improvements in Greycliff Landing, Section 1, situated in Franklin Township. Vote: Unanimous
- 04-980 A resolution was adopted to approve Final Release of Subdivision Public Improvement Performance Maintenance Security Agreement Escrow Amount with HDC II LLC., for completion of water and/or sanitary sewer improvements in Greycliff Landing, Phase I, situated in Franklin Township. Vote: Unanimous
- 04-981 A resolution was adopted to approve a Bond Reduction for Stoneridge Development, Ltd., for completion of improvements in Stone Ridge, Section 10, in Clearcreek Township. Vote: Unanimous
- 04-982 A resolution was adopted to approve a Bond Reduction for HDC II LLC., for completion of improvements in Greycliff Landing, Section 1, situated in Franklin Township. Vote: Unanimous
- 04-983 A resolution was adopted to approve a Bond Release for Grand Communities Ltd., for completion of improvements in Wedgwood, Block "I", situated in Hamilton Township. Vote: Unanimous
- 04-984 A resolution was adopted to approve a Bond Release for Grand Communities, Ltd., for completion of improvements in Replat Wedgwood, Block "E" Subdivision, situated in Hamilton Township. Vote: Unanimous
- 04-985 A resolution was adopted to approve a bond Release for grand Communities, Ltd., for completion of improvements in Wedgwood, Block "M", situated in Hamilton Township. Vote: Unanimous
- 04-986 A resolution was adopted to approve Final Release of Subdivision Public Improvement Performance and Maintenance Security Agreement with Stoneridge

- Development Ltd., for completion of water and/or sewer improvements in Stone Ridge, Section Nine, situated in Clearcreek Township. Vote: Unanimous
- 04-987 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 04-988 A resolution was adopted to approve Appropriation Decrease in Enterprise Zone Monitoring Fees Fund #266. Vote: Unanimous
- 04-989 A resolution was adopted to approve Operational Transfer from Commissioners Fund #101-1112 into children Services Fund #273. Vote: Unanimous
- 04-990 A resolution was adopted to approve Appropriation Adjustments within Engineer Fund #202 and sheriff Fund #285. Vote :Unanimous
- 04-991 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 04-992 A resolution was adopted to approve the Site Plan Review Application of the Salvation Army, Washington Township. Vote: Unanimous
- 04-993 A resolution was adopted to approve private construction by Springboro Station, LLC., of a Water Main Extension in Township Line Road, Warren County Water District with Reimbursement Provisions. Vote: Unanimous
- 04-994 A resolution was adopted to approve private construction by Terrance and Martha D. Laber., of a Water Main Extension in Utica Road, Warren County Water District with Reimbursement Provisions. Vote: Unanimous

#### DISCUSSIONS

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Judge Dallas Powers, County Court, was present to request permission to renovate the County Courtroom utilizing County Court funds.

Commissioner Kilburn stated that this Board is conservative and must be convinced that the renovation is necessary.

Judge Powers stated that the seating within the courtroom is thirty years old and needs to be replaced. He stated that the seating is hard plastic chairs and stated his desire to replace with upholstered seating. He also stated his desire to replace the lighting and lower the ceiling to allow better acoustics within the courtroom.

Jake Jones, Building Services Director, stated if the Board approves these renovations, an architect must be hired due to the HVAC changes and structural changes that would be required if the ceiling is lowered.

Upon further discussion, the Board agreed to have an architect review the proposed changes and provide an estimate.

The Board stated their approval if the estimate is a reasonable amount, which can be paid by County Court funds.

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PUBLIC HEARING #2  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

The second public hearing relative to the proposed projects selected for the 2005 Community Development Block Grant Program was convened with 6<sup>th</sup> day of July 2004, in the Commissioners' Meeting Room.

Jerry Haddix, Grants Coordinator, reviewed the selected projects and proposed dollar amounts.

There being no one present to speak in favor of or in opposition to the selected project, on motion, upon unanimous call of the roll, the public hearing was closed.

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Virgil Hunt, 5326 Union Road in Franklin Township, was present to discuss the Manchester Road project, which will involve road frontage adjacent to his property.

Mr. Hunt stated his desire to place a culvert along the road frontage to allow the water to run through a pipe rather than an open ditch. He stated the proposed ditch will be too steep to be mowed and also stated his willingness to purchase the pipe for the Engineer's contractor to install.

Neil Tunison, County Engineer, was requested by telephone to attend the meeting.

The Board recessed this discussion until Mr. Tunison arrived at 11:20 a.m.

Upon discussion with Mr. Tunison, it was determined that potential run-off problems may occur if the culvert is installed, as Mr. Hunt desires.

Mr. Tunison stated he will proceed with the project as engineered, and if it is determined upon completion of the project that the culvert will not interfere with run-off, he will allow the culvert to be installed.

Barry Sullivan, Zoning Inspector, was present for the site plan review application of Camp Swonokey (The Salvation Army Camp) in Washington Township.

Mr. Sullivan stated that they are proposing to construct a manufactured home on the site for the housing of the camp director and his family. He reviewed comments from all departments and officials concerned and stated his recommendation to approve the site plan review application.

Bonnie True, adjacent property owner, questioned if they were proposing multiple houses or just one house.

It was determined that only one house is being proposed at this time.

Upon further discussion, the Board resolved (Resolution #04-992) to approve the site plan review application.

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John Lazares and Michael Virelli, MR/DD, were present for a work session to discuss the renovations proposed for the old Urbancrest building.

Commission Kilburn stated his feeling that the general public will criticize the Board if they do away with the gymnasium to create additional offices and classrooms.

Jake Jones, Building Services Director, stated that the gym is 20% of the space with a proposed cost of 10% of the estimate to renovate.

There was then discussion that the estimate stated by MR/DD does not include any HVAC or electrical improvements associated with the addition of the second story to the gymnasium.

Commissioner Kilburn stated his desire to not spend any more than \$220,000 on the gymnasium. He stated that he cannot see taking a perfectly good open space and renovating it into space that can never be turned back.

Mr. Jones then stated his proposed actual estimate for the addition of a second floor to be approximately \$400,000.

Mr. Virelli stated that a gymnasium will never be needed by the MR/DD program. He stated that a needs assessment has been done and that the best utilization for the gymnasium space is for classroom space for the early intervention program.

Upon much discussion, the Board was convinced that the best use of the space is to allow the addition of the second story on the gymnasium and the creation of classrooms within the space.

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Aaron Rourke, 325 Elmwood, Springboro, Ohio, was present to bring attention to the Board of a project being proposed by Allen Development within the Morrow Area where they are proposing to construct numerous residential lots within a wetland.

Mr. Rourke stated that it has come to his attention that the developer desires to “hurry up and build” before the appropriate authorities figure out the “wetland” status of the area.

The Board directed Mr. Rourke to contact Mr. McElroy, Soil and Water Conservation District, as well as the Village of Morrow with his concerns.

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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 July 6, 2004, in compliance with Section 121.22 O.R.C.

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