



**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 7, 2007**

The Board met in regular session pursuant to adjournment of the August 2, 2007, meeting.

David G. Young - present

Pat Arnold South - present

C. Michael Kilburn - present

Tina Davis, Clerk – present

- 07-1182      A resolution was adopted to approve the Site Plan Review Application of Walter D. Shipman (Oregonia-Harveysburg United Methodist Church), Washington Township. Vote: Unanimous
- 07-1183      A resolution was adopted to approve Promotion of Craig Gabbard to the position of Water/Sewer Repair Worker III within the Water and Sewer Department. Vote: Unanimous
- 07-1184      A resolution was adopted to enter into a Temporary Construction Easement with Beth D. Jamison (Grantor) for the Bunnell Hill Road and Patton Drive Intersection Improvement Project. Vote: Unanimous
- 07-1185      A resolution was adopted to enter into a Temporary Entrance and Work Agreement with William C. Cramer for the Bunnell Hill Road and Patton Drive Roadway/Intersection Project. Vote: Unanimous
- 07-1186      A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Faun L. Miracle for the Bunnell Hill Road and Patton Drive Roadway/Intersection Project. Vote: Unanimous

- 07-1187 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Russell Williams, Trustee and ISA Frances Williams, Trustee, for the Bunnell Hill Road and Patton Drive Roadway/Intersection Project. Vote: Unanimous
- 07-1188 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Danny and Julie Good for the Bunnell Hill Road and Patton Drive Roadway/Intersection Project. Vote: Unanimous
- 07-1189 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Gary and Linda Russell for the Bunnell Hill Road and Patton Drive Roadway/Intersection Project. Vote: Unanimous
- 07-1190 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Mary Scheitzer and Joseph Urman for the Bunnell Hill Road and Patton Drive Roadway/Intersection Project. Vote: Unanimous
- 07-1191 A resolution was adopted to enter into an Exclusive and Permanent Highway Easement with Thomas W. Haas for the Morrow-Woodville Road Culvert Replacement Project. Vote: Unanimous
- 07-1192 A resolution was adopted to acknowledge receipt of July 2007 Financial Statement. Vote: Unanimous
- 07-1193 A resolution was adopted to approve and Engineering Agreement between Jones Warner Consultants, Inc. and Warren County for Professional Engineering Services Associated with the Beal Road & Grandin Ridge Watermain Project, Purchase Order No. 71369. Vote: Unanimous
- 07-1194 A resolution was adopted to Advertise for Bids for the Edwardsville Road Prestressed Concrete Box Beams Project. Vote: Unanimous
- 07-1195 A resolution was adopted to designate Family and Medical Leave of Absence to Tina Powell, Billing Clerk II, within the Water and Sewer Department. Vote: Unanimous
- 07-1196 A resolution was adopted to designate Family and Medical Leave of Absence to Jayne Lamar, Cashier Receptionist, within the Water and Sewer Department. Vote: Unanimous
- 07-1197 A resolution was adopted to designate Family and Medical Leave of Absence to Amy Hensley, Administrative Support, within the Water and Sewer Department. Vote: Unanimous

- 07-1198 A resolution was adopted to declare various items within Water and Sewer, Data Processing, Auditor's Office and Building & Zoning as surplus and authorize the disposal of said items. Vote: Unanimous
- 07-1199 A resolution was adopted to Levy Final Special Assessments on Benefited Property as shown on Exhibit A attached hereto and made a part hereof, for the purpose of paying a portion of the cost of constructing road improvements along Bunnell Hill Road, Clearcreek Township, Warren County, Ohio.  
Vote: Unanimous
- 07-1200 A resolution was adopted to Temporarily Terminate Bi-Monthly Sewer Billing to 7392 Skylark Circle in the Carlisle Sewer Improvements Area. Vote: Unanimous
- 07-1201 A resolution was adopted to approve and authorize the President of this Board to enter into a Loan Agreement with Warren County Balanced Housing relative to the Warren County Homebuyer Assistance Program. Vote: Unanimous
- 07-1202 A resolution was adopted to approve Bond Release for Penny Dixon, Successor Trustee for completion of improvements in Simpson Creek Farms, Section Six, situated in Deerfield Township. Vote: Unanimous
- 07-1203 A resolution was adopted to approve Bond Release for Welsh Development Company, Inc. for completion of improvements in Autumn Run situated in Hamilton Township. Vote: Unanimous
- 07-1204 A resolution was adopted to approve Bond Release for Salt Run, LLC for completion of improvements in Wellington Estates, Section 1, situated in Hamilton Township. Vote: Unanimous
- 07-1205 A resolution was adopted to approve a Subdivision Public Improvement Performance and Maintenance Security Agreement Release with Rivers Bend Land Company, Ltd. for Vista Pointe at River's Bend Section 4 in Hamilton Township. Vote: Unanimous
- 07-1206 A resolution was adopted to intent to Transfer Bobby Butcher to the position of Water and Wastewater Sample Collector I within the Water and Sewer Department. Vote: Unanimous
- 07-1207 A resolution was adopted to authorize the Posting of the "Sewer System Maintenance Worker I and II" positions, within the Water and Sewer Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (a).  
Vote: Unanimous

- 07-1208 A resolution was adopted to hire Crystal Palmer as Investigative Caseworker within the Warren County Job and Family Services, Children Services Division. Vote: Unanimous
- 07-1209 A resolution was adopted to enter into a New Sidewalk Security Agreement with Greens of Bunnell Hill, LLC. for the Greens of Bunnell Hill, Section 1, in Clearcreek Township, replacing the current Sidewalk Security Agreement. Vote: Unanimous
- 07-1210 A resolution was adopted to enter into a New Streets and Appurtenances Security Agreement with Greens of Bunnell Hill, LLC, for the Greens of Bunnell Hill, Section 1, in Clearcreek Township, replacing the current Street and Appurtenances Security Agreement #05-007 (P). Vote: Unanimous
- 07-1211 A resolution was adopted to authorize the President and/or Vice President of the Board to sign a Reaffirmation Agreement to be filed regarding a client in the First Time Home Buyer Program. Vote: Unanimous
- 07-1212 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 07-1213 A resolution was adopted to approve Appropriation Adjustments within Emergency Services/EMA Fund #264. Vote: Unanimous
- 07-1214 A resolution was adopted to approve an Appropriation Adjustment within the Water Revenue Fund No. 510. Vote: Unanimous
- 07-1215 A resolution was adopted to approve Appropriation Adjustments within Coroner's Fund #101-2100, Engineer's Fund #202 and Common Pleas Court Fund #101-1220. Vote: Unanimous
- 07-1216 A resolution was adopted to direct the Warren County Water and Sewer Department to develop an Agreement with Salt Run Ventures, Inc for the Design and Relocation of the Village on the Green Pump Station and Sewer Improvements to 92.1 acres along Foster-Maineville Road. Vote: Unanimous

#### DISCUSSIONS

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On motion, upon unanimous call of the roll, the Board entered into executive session at 9:34 a.m. to discuss personnel matters pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 11:05 a.m.

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On motion, upon unanimous call of the roll, the Board entered into executive session at 11:10 a.m. to discuss acquisition of property pursuant to Ohio Revised Code Section 121.22 (G)(2) and exited at 11:30 a.m.

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On motion, bids were closed at 10:15 a.m. this 7<sup>th</sup> day of August and the following bids were received, opened and read aloud for the FY 2006 Village of Pleasant Plain Storm Sewer Project for the Warren County Office of Grants Administration:

BIDDER	BASE BID	ALT. BID	TOTAL BID
Trend Construction Cincinnati, Ohio	\$ 37,945.00	\$ 9,940.00	\$ 47,885.00
Burns Construction Carlisle, Ohio	\$ 31,431.25	\$ 7,202.50	\$ 38,633.75
Water & Sewer Service Construction, Inc. Maineville, Ohio	\$ 25,163.25	\$ 6,984.84	\$ 32,148.09
R.B. Jergens Vandalia, Ohio	\$ 45,657.60	\$ 8,700.50	\$ 54,358.10
Freeze Underground Goshen, Ohio	\$ 21,865.00	\$ 4,410.00	\$ 26,275.00
CK Excavating Eaton, Ohio	\$ 29,401.10	\$ 6,578.98	\$ 35,980.08
Bray-Arnspurger Excavating Alexandria, Kentucky	\$ 36,674.20	\$ 7,499.00	\$ 44,172.00
Overstake Farm Drainage, Inc. Mowrystown, Ohio	\$ 29,666.00	\$ 5,890.00	\$ 35,556.00
R.J. Shutts Morrow, Ohio	\$ 34,094.10	\$ 7,657.00	\$ 41,751.10

Jerry Haddix, Coordinator, Warren County Office of Grants Administration will review bids for a recommendation at a later date.

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BID OPENING

August 7, 2007

BID OPENING – CRANE SERVICE PACKAGE FOR UTILIZATION

Bids were closed at 10:30 a.m. this 7<sup>th</sup> day of August and the following bids were received, opened and read aloud for the Crane Service Package for Utilization for the Warren County Water and Sewer Department:

Kaffenbarger Truck Equipment Cincinnati, Ohio	\$ 53,173.00
Ace Truck Body, Inc. Grave City, Ohio	\$ 51,215.00

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

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Barry Sullivan, Zoning Inspector, was present for the site plan review application of Oregonia-Harveysburg United Methodist Church in Washington Township.

Mr. Sullivan reviewed the application to construct a picnic shelter and reviewed the comments from all departments and officials concerned. He then stated the staff recommendation to approve the site plan review application.

Upon further discussion, the Board resolved (Resolution #07-1182) to approve the site plan review application.

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Mark Hildebrandt, Salt Run Ventures, was present to present the following proposal to the Board relative to the development of land on Foster Maineville Road in the Village of Maineville:

- Reduce density from 212 lots to 138
- 11.20-13.26 acres to be zoned commercial
- \$1500 per lot to Little Miami Schools
- \$250 per lot to Hamilton Township Parks
- Home prices to be from \$225,000 - \$295,000
- 5 – 10 acres of green space donated to the Village of Maineville

He then requested the Board to approve the following:

- 138 R-1 sewerred lots
- up to 13.26 acres of commercial
- relocation of a pumping station
- provide pump station upgrade funds that have been collected for the new pump station

Commissioner Kilburn stated that these developments are why Little Miami Schools are in the shape they are in today. He stated he will vote against 138 new homes in the Little Miami School District.

Chris Brausch, Deputy Sanitary Engineer, stated that if the Board approves the request, they will need an engineering study relative to the down hills sewers.

Robert Craig, RPC, stated his desire to confirm that there would be no multi-family developments and questioned the number of street stubs to Hamilton Township.

Mr. Hildebrant confirmed there would be no multi-family and stated there are four proposed street stubs to Hamilton Township.

Commissioner South stated that the property is inside the sewer improvement area and through creative use of the property, as well as the elimination of a pump stated and relocation and upgrade of the current pump stated, she is willing to support the concept with the buffering included and the conditions stated in the proposal.

Larry Brigham, Hamilton Township resident, questioned how this additional housing affects the sewer improvement project.

It was determined that these lots would have very little impact in the improvement project.

There was discussion relative to the number of homes that would be permitted without the relocation and upgrade of the pump station.

Lynn Carey, Hamilton Township resident, questioned what precedent is being set by approving this request.

Commissioner South stated that none would be set due to the policy of the Board to not allow any new pump stations.

Commissioner Young stated that with the increase in the commercial property as well as the reduction in the number of homes and all the additional consideration the developer is proposing including the donation of money to the schools and parks, this is a much better project. He then acknowledged a letter from the Mayor of Maineville in support of the project and stated his approval to move forward.

Upon discussion, Mr. Kilburn moved to approve the project with the conditions stated by Mr. Hildebrandt and with a limit in the number of homes to 93. The motion died for the lack of a second.

Commissioner Young stated his desire to place all the conditions and stipulations in an agreement between the developer and this Board.

The Board then reiterated that all sewerred lots must be within the Lower Little Miami Sewer Improvement Area.

Upon further discussion, the Board resolved (Resolution #07-1216) to direct the Warren County Water and Sewer Department to develop an Agreement with Salt Run Ventures, Inc for the Design and Relocation of the Village on the Green Pump Station and Sewer Improvements to 92.1 acres along Foster-Maineville Road to include 138 homes with Mr. Kilburn voting nay.

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Upon motion the meeting was adjourned.

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David G. Young, President

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Pat Arnold South

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C. Michael Kilburn



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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 7, 2007, in compliance with Section 121.22 O.R.C.

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