



**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 8, 2004

The Board met in regular session pursuant to adjournment of the July 6, 2004, meeting.

Pat Arnold South - absent Larry Crisenbery - present

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

- 04-995 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 04-996 A resolution was adopted to approve and enter into a Contract between the Warren County Commissioners on behalf of the Warren County Department of Human Services and Warren County Children Services. Vote: Unanimous
- 04-997 A resolution was adopted to acknowledge receipt of June 2004 Financial Statement. Vote: Unanimous
- 04-998 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 04-999 A resolution was adopted to declare various items within Drug Task Force as surplus and authorize the disposal of said items. Vote: Unanimous
- 04-1000 A resolution was adopted to enter into Street and Appurtenances Security Agreement with HDC II, LLC., for installation of certain improvements in Greycliff Landing, Section 1, situated in Franklin Township. Vote: Unanimous

- 04-1001 A resolution was adopted to approve a Bond Release for HDC II LLC., for completion of improvements in Greycliff Landing, Section 1, situated in Franklin Township. Vote: Unanimous
- 04-1002 A resolution was adopted to approve Bond Reduction for M/I Schottenstein Homes, Inc., for partial completion of improvements in Regency Park, Section 3, situated in Hamilton Township. Vote: Unanimous
- 04-1003 A resolution was adopted to approve Bond Release for M/I Schottenstein Homes, Inc., for completion of improvements in Regency Park, Section 4, situated in Hamilton Township. Vote: Unanimous
- 04-1004 A resolution was adopted to approve Bond Release Miami Striker, LLC., for completion of improvements in Miami Bluffs, Section 3, situated in Hamilton Township. Vote: Unanimous
- 04-1005 A resolution was adopted to approve Bond Release Miami Striker, LLC., for completion of improvements in Miami Bluffs, Section 5, situated in Hamilton Township. Vote: Unanimous
- 04-1006 A resolution was adopted to approve Bond Reduction Miami Striker, LLC., for partial completion of improvements in Miami Bluffs, Section 4, situated in Hamilton Township. Vote: Unanimous
- 04-1007 A resolution was adopted to approve Supplemental Appropriation within Construction Fund #467. Vote: Unanimous
- 04-1008 A resolution was adopted to accept Amended Certificate and approve Supplemental Appropriations in CCPB – TASC Grant Fund #284. Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, executive session was entered into at 3:02 p.m. to discuss pending litigation relative to the Stotler lawsuit pursuant to Ohio Revised Code Section 121.22 (G) (3) and exited at 5:03 p.m.

On motion, upon unanimous call of the roll, executive session was entered into at 5:04 p.m. to discuss personnel matters pursuant to Ohio Revised Code Section 121.22 (G) (1) and exited at 5:22 p.m.

Richard Renneker, Sanitary Engineer, was present for a work session to discuss the proposed amendments to the Rules and Regulations of the Water and Sewer Department which would require all water and sanitary sewer tap-in fees and non-participation charges as well as any capacity charges to be paid at the time of the final plat.

Mr. Renneker stated that the current tap-in fees are \$2,400 for water and \$2,400 for sewer. He stated that non-participation and capacity charges vary by location. He then stated that Butler County collects 1/3 or 1/4 of the total fees at the time of final plan and the remainder at the time of application of building permit. He stated this is a way for builders/developers to share in the cost of upgrades/construction of improvements to the water and sewer treatment plants.

There was much discussion relative to the draft resolution and proposed letter to developers and builders.

Mr. Renneker then recommended the adoption of the proposed amendments and stated that this is action he requested the Board to adopt ten years ago.

Commissioner Kilburn stated he does not have a problem not collecting the fees at the preliminary plat stage as long as the builders/developers understand they are not guaranteed water and sewer until the fees are paid at the final plat stage.

Mr. Renneker then clarified that these rule changes will only affect future platted subdivisions.

Beverly Massey, McIntire Road, Hamilton Township, questioned if the final plat had been approved on all sections except the final section of a subdivision and the County runs out of sewer capacity, will the developer be allowed to develop the final section of the subdivision.

The answer to her question was yes; however, they will have to re-plat the final section to bigger lots without sanitary sewer.

The Board then recessed this discussion in order to begin the work session with the Salem Township Trustees and stated they would reconvene the discussion immediately following the conclusion with the Township Trustees.

Richard Kilburn and Rob Glancy, Salem Township Trustees, were present along with Dan Corey, Assistant County Engineer, for a work session regarding Briarwood Subdivision in Salem Township.

Mr. Kilburn reviewed the history of the subdivision and stated that the roadways still not been accepted for public maintenance by the Township due to not being up to roadway and drainage standards.

The Township then presented photos of the erosion problems within the subdivision.

Upon further discussion, the Board directed staff to prepare a letter to the County Engineer requesting they complete the necessary improvements and send the bill to William Thornton, the developer of the subdivision.

The Board then reconvened the work session with the Sanitary Engineer relative to proposed amendments to the rules and regulations of the Water and Sewer Department.

Bev Massey stated that the area and local schools cannot handle the proposed lots already in existence.

Mr. Renneker stated that the sanitary sewers were constructed large enough to handle eastern Hamilton Township. He then stated that the treatment capacity is not there for the entire section.

Upon further discussion, upon unanimous call of the roll, the Board continued this discussion to July 29, 2004, at 5:30 p.m.

Upon motion the meeting was adjourned.

Pat Arnold South, President

C. Michael Kilburn

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 8, 2004, in compliance with Section 121.22 O.R.C.

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