



**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--February 17, 2004

The Board met in regular session pursuant to adjournment of the February 12, 2004, meeting.

Pat Arnold South - present Larry Crisenbery - present

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

04-263 A resolution was adopted to Advertise for Bids for the Clarksville Road – State Route 73 Water Line Extension Project. Vote: Unanimous

04-264 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Tri-State paper, Inc., for the Lytle-Five Points Road Ditch Line Improvement. Vote: Unanimous

04-265 A resolution was adopted to enter into a Temporary Entrance and Work Agreement with Kathryn E. Reid for the Lytle-Five Points Road Ditch Line Improvement. Vote: Unanimous

04-266 A resolution was adopted to approve and enter into Contract between the Warren County Commissioners on behalf of the Warren County Children Services Board, Administrative Agent for the Warren County Family and Children First Council with Options Treatment Center for placement costs. Vote: Unanimous

04-267 A resolution was adopted to approve and enter into Contract between the Warren County Commissioners on behalf of the Warren County Children Services Board,

Administrative Agent for the Warren County Family and Children First Council with Presbyterian Child Welfare Agency for placement costs. Vote: Unanimous

- 04-268 A resolution was adopted to approve and enter into Contract between the Warren County Commissioners on behalf of the Warren County Children Services Board, Administrative Agent for the Warren County Family and Children First Council with Community Mental Health for Sex Offender Program. Vote: Unanimous
- 04-269 A resolution was adopted to declare various items within Building Services Department as surplus and authorize the disposal of said items. Vote: Unanimous
- 04-270 A resolution was adopted to authorize President of the Board to sign Ohio Department of Development Grant Agreement. Vote: Unanimous
- 04-271 A resolution was adopted to approve a Bond Release for Towne Development Group, Ltd., for completion of improvements in Thornton Grove, Phase 3, Part 1, in Hamilton Township. Vote: Unanimous
- 04-272 A resolution was adopted to approve a Bond Release for Towne Development Group, Ltd., for completion of improvements in Thornton Grove, Phase 2, Part 1, in Hamilton Township. Vote: Unanimous
- 04-273 A resolution was adopted to approve a Bond Reduction for Towne Development Group, Ltd., for completion of improvements in Thornton Grove, Phase 4, Part 1, in Hamilton Township. Vote: Unanimous
- 04-274 A resolution was adopted to approve a Bond Reduction for Towne Development Group, Ltd., for completion of improvements in Thornton Grove, Phase 4, Part 2, in Hamilton Township. Vote: Unanimous
- 04-275 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Miami Striker, LLC., to install certain water and/or sanitary sewer improvements in Miami Bluffs, Section Six, situated in Hamilton Township. Vote: Unanimous
- 04-276 A resolution was adopted to enter into Street and Appurtenances Security Agreement with Miami Striker, LLC., for installation of certain improvements in the Miami Bluffs, Section Six, situated in Hamilton Township. Vote: Unanimous
- 04-277 A resolution was adopted to enter into Sidewalk Security Agreement with Miami Striker, LLC., for installation of certain improvements in Miami Bluffs, Section Six, situated in Hamilton Township. Vote: Unanimous
- 04-278 A resolution was adopted to authorize payment of Bills. Vote: Unanimous

- 04-279 A resolution was adopted to enter into Street and Appurtenances Security Agreement with Miami Striker, LLC., for installation of certain improvements in the Miami Bluffs, Section Seven, situated in Hamilton Township. Vote: Unanimous
- 04-280 A resolution was adopted to enter into Sidewalk Security Agreement with Miami Striker, LLC., for installation of certain improvements in Miami Bluffs, Section Seven, situated in Hamilton Township. Vote: Unanimous
- 04-281 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Miami Striker, LLC., to install certain water and/or sanitary sewer improvements in Miami Bluffs, Section Seven, situated in Hamilton Township. Vote: Unanimous
- 04-282 A resolution was adopted to approve following Record Plats. Vote: Unanimous
- 04-283 A resolution was adopted to approve Appropriation Adjustment within Commissioners Fund #101-1110. Vote: Unanimous
- 04-284 A resolution was adopted to approve Appropriation Adjustments within Building Department Fund #101-2300 and Clerk of Courts Fund #284. Vote: Unanimous
- 04-285 A resolution was adopted to approve the Road Name Change of Wildcat Drive to Wilkens Boulevard in Deerfield Township. Vote: Unanimous
- 04-286 A resolution was adopted to authorize and approve the Conveyance of Easement and Property to the City of Lebanon for the Lebanon Bike Path. Vote: Unanimous
- 04-287 A resolution was adopted to Cancel County Commissioners Regularly Scheduled Meeting. Vote: Unanimous

DISCUSSIONS

PUBLIC HEARING

COMMUNITY DEVELOPMENT BLOCK GRANT
AMENDMENT

The public hearing to consider an amendment to the Fiscal Year 2002 Community Development Block Grant Program was convened this 17th day of February 2004, in the Commissioners' Meeting Room.

Jerry Haddix, Grants Coordinator, stated that the amendment is to delete the curb, gutter and storm sewer activities from the Village of Corwin Main Street Project.

Mr. Haddix stated that the County Engineer feels the street improvement project is the only thing necessary at this time. He then stated that the estimated project cost will decrease from \$259,300 to \$79,335.

Upon further discussion, the public hearing was closed.

PUBLIC HEARING

CONSIDER ROAD NAME CHANGE OF WILDCAT DRIVE TO
WILKENS BOULEVARD IN DEERFIELD TOWNSHIP

The public hearing to consider the road name change of Wildcat Drive to Wilkens Boulevard in Deerfield Township was reconvened this 17th day of February 2004, in the Commissioners Meeting Room.

Commissioner South gave an overview of the questions and concerns from the previous public hearing and stated that the Board is in receipt of an e-mail stating that there was no previous agreement to name the road Wildcat Drive and all is in order to approve the road name change request.

Upon further discussion, the Board resolved (Resolution #04-285) to approve the road name change of Wildcat Drive to Wilkens Boulevard in Deerfield Township.

Jason Milliad, City of Lebanon, was present to review and explain the need for property as well as various easements from the Board of Commissioners for the purpose of constructing the bike trail.

The Board acknowledged this to be the final paperwork associated with a previous agreement with the City of Lebanon.

Upon further discussion, the Board resolved (Resolution #04-286) authorize and approve the Conveyance of Easement and Property to the City of Lebanon for the Lebanon Bike Path.

Several residents of Vista Point and River's Bend within the Village of South Lebanon were present to discuss their concerns with a road connection being proposed to their subdivision.

Commission South stated that the Board is receptive to hear their concerns; however, have no jurisdiction over this issue.

William Hines, President of River Bend Land Co. and developer of Vista Pointe, prevented the overall final approved preliminary plan which was approved by the Village of South Lebanon in December of 2000. He then gave an overview of the dates and approvals of the various phases of the development stating that all stages were approved with no road connection to the adjacent subdivision being proposed by Ed Rogerson.

Mr. Hines stated that in November of 2003, he questioned the road connection during the rezoning hearing for the adjacent property and was told by that Village that they knew nothing about a road connection and the purpose strictly a zoning question. He then stated that in January of 2004, he was the preliminary plat of Mr. Rogerson's development showing the connection and voiced opposition. He then requested the Board to intervene with South Lebanon and speak in opposition to a road connection.

Steve Mayshack, Vista Pointe resident, presented a copy of an annexation agreement between Mr. Rogerson's company and the Village of South Lebanon spelling out the interconnection of the two subdivisions.

Barry Brigoine, Vista Pointe resident, spoke in opposition to the road connection and stated the potential for a traffic nightmare if approved.

Dr. Paul Hogya, property owner within Vista Pointe, presented information relative to traffic issues if the road connection occurs.

Jeff Sturnavent, Vista Pointe, questioned the letters in favor of the road connection being written by the County Engineer, the Regional Planning Commission and the Water and Sewer Department.

Neil Tunison, County Engineer, stated he was requested to submit a letter in support of opening the cul-de-sac to connect the two subdivisions and stated he has a draft letter prepared which he will send.

Ed Rogerson, President of Oakleaf Homes and developer of the adjacent property owner, reviewed the time line of events leading up the platting of the adjacent property. He then stated that he and Mr. Hines initially worked together to develop the property and that Mr. Hines was aware of the two subdivision connection from day one. He then stated his willingness to work with the property owners within Vista Pointe.

The Board stated that the two developers need to work together to create a solution which works for all parties involved.

Mr. Hines stated he did not know anything about a pre-annexation agreement with the Ritchey property or the proposed road connection.

Carol Scudt, Vista Pointe property owner, stated they can not afford loss in property values if the connection occurs.

Dr. Hogya requested the Board to not allow County recommendations to influence the decision of the Village of South Lebanon.

Upon discussion, the Board stated their desire to write a letter of recommendation to the Village of South Lebanon encouraging them to not approve a road connection.

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 February 17, 2004, in compliance with Section 121.22 O.R.C.

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