



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

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

Telephone (513) 695-1250

(513) 420-4250

(513) 925-1250

(513) 783-4993

(937) 425-1250

Facsimile (513) 695-2999

C. MICHAEL KILBURN

PAT ARNOLD SOUTH

DAVID G. YOUNG

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

MINUTES: Regular Session--April 19, 2005

The Board met in regular session pursuant to adjournment of the April 14, 2005, meeting.

Pat Arnold South - present

David G. Young - present

C. Michael Kilburn - present

Tina Davis, Clerk – present

05-510 A resolution was adopted to Levy the Second Additional \$5.00 County Motor Vehicle License Tax on Motor Vehicles Registered in Warren County Pursuant to R. C. § 4504.16. Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn - absent

05-511 A resolution was adopted to approve the Site Plan Review Application of I-71 Self-Storage, LLC. Washington Township.
Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn – absent

05-512 A resolution was adopted to accept Draft Access Management Manual, establish Access Management Advisory Committee and authorize Neil Tunison, County Engineer to appoint members to said Committee.
Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn – absent

05-513 A resolution was adopted to authorize payment of Bills.
Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn - absent

05-514 A resolution was adopted to enter into Erosion Control Bond Agreement with VH

Deerfield, LLC for improvements in the Shoppes of Deerfield North situated in Deerfield Township.

Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn - absent

05-515 A resolution was adopted to enter into Street and Appurtenances Security Agreement with VH Deerfield, LLC for installation of certain improvements in the Shoppes of Deerfield North situated in Deerfield Township.

Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn - absent

05-516 A resolution was adopted to enter into Sidewalk Security Agreement with VH Deerfield, LLC for installation of certain improvements in the Shoppes of Deerfield North situated in Deerfield Township.

Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn - absent

05-517 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with VH Deerfield, LLC to install certain water and/or sanitary sewer improvements in the Shoppes of Deerfield North situated in Deerfield Township.

Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn – absent

05-518 A resolution was adopted to approve following record Plat.

Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn - absent

05-519 A resolution was adopted to approve various Refunds.

Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn - absent

05-520 A resolution was adopted to approve and enter into Professional Service Agreement with Kellie Williams, Transcriber, on behalf of the Warren County Sheriff's Office. Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn - absent

05-521 A resolution was adopted to approve Notice of Intent to Award Contract for the FY2003 City of Springboro East Street Improvements CDBG Project.

Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn - absent

05-522 A resolution was adopted to approve Appointments to the Impact Fee Task Force Committee. Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn - absent

05-523 A resolution was adopted to Reject Bids received for the Bardes Hotel Sanitary Sewer Project. Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn – absent

05-524 A resolution was adopted to enter into an Easement Agreement with Millard Byrd and Billie D. Byrd for an Exclusive and Permanent Highway Easement, an Exclusive and Permanent Drainage Easement and a Temporary Construction Easement for the Grandin Road Widening Project.

Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn - absent

- 05-525 A resolution was adopted to approve Bond Reduction for Traditions Investments-Deerfield, Ltd., for completion of improvements in the Chestnut Hill, Phase 1, situated in Deerfield Township.
Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn - absent
- 05-526 A resolution was adopted to approve Appropriation Adjustment within Commissioners Fund #101-1110 and into Sheriff’s Office Fund #101-2210.
Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn - absent
- 05-527 A resolution was adopted to approve Supplemental Appropriation into Fund #590. Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn - absent
- 05-528 A resolution was adopted to approve Appropriation Adjustments within Sheriff Fund #101-2200. Vote: Mr. Young – yea; Mrs. South – yea; Mr. Kilburn - absent

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board entered into executive session to discuss personnel matters at 9:32 a.m. pursuant to Ohio Revised Code Section 121.22 (G) (1) and exited at 10:25 a.m.

Joe Rippe, owner of Grandin Ridge Industrial Park on Grandin Road in Hamilton Township, was present to request the county to allow him to construct stormwater, water and sanitary sewer and roads within his industrial park as an assessment project.

The Board stated their support of the request and directed staff to work on the appropriate legislation to begin the project.

The Board met this 29th day of April 2005, to render a decision relative to the proposed additional \$5.00 increase in the Annual License Tax.

Neil Tunison, County Engineer, stated that South Lebanon has adopted the additional increase and Maineville has proceeded to collect the additional fee.

The Board stated their desire to levy the additional fee but not as an emergency so that the right of the people to referendum their decision is not taken away.

Upon further discussion, the Board resolved (Resolution #05-510) to approve and levy an additional \$5.00 fee to the Annual License Tax.

On motion, upon unanimous call of the roll, the Board entered into executive session to discuss personnel matters at 10:40 a.m. pursuant to Ohio Revised Code Section 121.22 (G) (1) and exited at 11:09 a.m.

Barry Sullivan, Zoning Supervisor, was present for the site plan review application of I-71 Self-Storage in Washington Township to construct a teen dance club as well as storage facilities.

Mr. Sullivan reviewed the location of the property as well as the topography of the area. He then stated his recommendation to approve the site plan review application subject to four conditions.

Bill Plagge, University of Cincinnati (UC) representative, stated that UC has no problem with the site plan review.

Mr. McKinney, property owner, stated that the teen dance club would be utilized in part by the Christian teen alliance as well as open to the general public. He also stated that it would have no alcohol and would only be open to teens age 19 and under.

Jim Wimmers, adjacent property owner, stated his concerns for the future aesthetics of the area and recommended the Board utilize whatever authority they have to preserve the area.

Mr. Plagge stated that the reason for the site plan review is that, at the request of UC, they are trading property with Mr. McKinney so that UC can obtain ownership of the property adjacent to I-71.

The Board stated that the proposed property complies with all zoning requirements and upon further discussion, the Board resolved (Resolution #05-511) to approve the site plan review application subject to four conditions.

Mr. Kilburn exited the meeting at 11:25 a.m.

Neil Tunison, County Engineer, was present to discuss and present the access management regulations.

Mr. Tunison presented a PowerPoint presentation to review the goals of the regulations and stated his recommendation for the Board to accept the draft as presented, establish the Access Management Advisory Committee and authorize him to appoint members to the committee.

Upon further discussion, the Board resolved (Resolution #05-512) to accept Draft Access Management Manual, establish Access Management Advisory Committee and authorize Neil Tunison, County Engineer to appoint members to said Committee.

Upon motion the meeting was adjourned.

Pat Arnold South, President

C. Michael Kilburn

David G. Young

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 April 19, 2005, in compliance with Section 121.22 O.R.C.

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