



**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--November 4, 2004

The Board met in regular session pursuant to adjournment of the November 3, 2004, meeting.

Pat Arnold South - absent

Larry Crisenbery - present

C. Michael Kilburn - present

Tina Davis, Clerk – present

- 04-1652      A resolution was adopted to approve Enterprise Zone Agreement between Warren County and MTP, Inc. Vote: Unanimous
- 04-1653      A resolution was adopted to approve Change Order #1 within Warren County Engineer and SK Construction for the Foster-Maineville Bridge Improvement Project. Vote: Unanimous
- 04-1654      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
- 04-1655      A resolution was adopted to approve end of 120-day Probationary Period and approve a Pay Increase for Kelly Greer, Cashier/Receptionist, within the Building and Zoning Department. Vote: Unanimous
- 04-1656      A resolution was adopted to declare various items within Building Services Department as Surplus and authorize the disposal of said items. Vote: Unanimous
- 04-1657      A resolution was adopted to approve County Motor Vehicle Tax (CVT-278) for

the Village of Morrow in the amount of \$ 8,436.00. Vote: Unanimous

- 04-1658 A resolution was adopted to acknowledge receipt of October 2004 Financial Statement. Vote: Unanimous
- 04-1659 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 04-1660 A resolution was adopted to enter into an Erosion Control Agreement with Towne Development Group, Ltd., for completion of improvements in Thornton Grove, Phase 5, Part 1, situated in Hamilton Township. Vote: Unanimous
- 04-1661 A resolution was adopted to enter into an Erosion Control Agreement with Towne Development Group, Ltd., for completion of improvements in Thornton Grove, Phase 5, Part 2, situated in Hamilton Township. Vote: Unanimous
- 04-1662 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Towne Development Group, Ltd., to install certain water and/or sanitary sewer improvements in Thornton Grove, Phase 5, Parts 1 and 2, situated in Hamilton Township. Vote: Unanimous
- 04-1663 A resolution was adopted to enter into Sidewalk Security Agreement with Towne Development Group, Ltd., for installation of certain improvements in Thornton Grove, Phase 5, Parts 1 & 2, situated in Hamilton Township. Vote: Unanimous
- 04-1664 A resolution was adopted to enter into Street and Appurtenances Security Agreement with Towne Development Group, Ltd., for installation of certain improvements in Thornton Grove, Phase 5, Parts 1 & 2, situated in Hamilton Township. Vote: Unanimous
- 04-1665 A resolution was adopted to enter into an Erosion Control Agreement with Traditions Investments-Deerfield, Ltd., for installation of certain improvements in Chestnut Hill, Phase Two, Block C, situated in Deerfield Township. Vote: Unanimous
- 04-1666 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Traditions Investment-Deerfield, Ltd., to install certain water and/or sanitary sewer improvements in Chestnut Hill, Phase Two, Block C, situated in Deerfield Township. Vote: Unanimous
- 04-1667 A resolution was adopted to enter into Sidewalk Security Agreement with Traditions Investments-Deerfield, Ltd., for installation of certain improvements in Chestnut Hills, Phase Two, Block C, situated in Deerfield Township. Vote: Unanimous

- 04-1668 A resolution was adopted to enter into Street and Appurtenances Security Agreement with Traditions Investments-Deerfield, Ltd., for installation of certain improvements in Chestnut Hill, Phase Two, Block C, situated in Deerfield Township. Vote: Unanimous
- 04-1669 A resolution was adopted to approve following Record Plats. Vote: Unanimous
- 04-1670 A resolution was adopted to approve Appropriation Decreases within Various Funds. Vote: Unanimous
- 04-1671 A resolution was adopted to approve an Operating Transfer within Water Revenue Fund 510 into the Drake-Miller Road Water Relocation Project, Fund No. 583. Vote: Unanimous
- 04-1672 A resolution was adopted to approve Appropriation Adjustment from County Court Fund #101-1280 into Clerk County Court Fund #101-1282.  
Vote: Unanimous
- 04-1673 A resolution was adopted to approve Appropriation Adjustment within Emergency Services / Communications Center Fund #101-2850.  
Vote: Unanimous
- 04-1674 A resolution was adopted to approve an Operational Transfer from MRDD Fund #205 into Fund #204, Appropriation Adjustment into Engineer Fund #202, Auditor Fund #327 and Supplemental Appropriation into Auditor Fund #327.  
Vote: Unanimous
- 04-1675 A resolution was adopted to authorize payment of Bills. Vote: Unanimous

#### DISCUSSIONS

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Karen Garrett, Economic Development Director, was present along with representatives from MTP, Inc. for the approval of the rural enterprise zone abatement agreement.

Mrs. Garrett reviewed the information presented at the November 2, 2004, meeting and upon further discussion, the Board resolved (Resolution #04-1652) to approve the enterprise zone abatement agreement with MTP, Inc. to relocated from Butler County to the City of Franklin, Warren County, Ohio.

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Robert Brown, Mayor of Morrow, was present along with various members of Village Council to discuss sanitary sewer capacity for the development being proposed on the "Alpine Property" along Woodville Road in the Village of Morrow.

Mr. Brown stated that a representative from Allen Development was present to discuss additional sanitary sewer capacity to provide sewers to his development of approximately 950 homes.

Mr. Allen, Allen Development, stated their understanding that the capacity within the trunk sewer lines is somewhere between 450 and 550 ERU's and stated he understands that there are things that must be done in order to provide sanitary sewer service to his entire development.

Jack Robinson, Morrow Council member, questioned how the Village of Morrow's sewer capacity was used. He stated that the Village has had little or no growth since the sewers were installed and did not understand how such little capacity could be remaining.

There was discussion relative to the capacity available within the Village of Morrow.

The Board directed Mr. Renneker to contract with an engineer to design the most economical route for this additional capacity to reach the Lower Little Miami Treatment Plant.

There was then discussion relative to the development of three additional parcels for residential homes within the Morrow Sanitary Sewer Improvement Area.

The Board stated their concern for the Little Miami School District, whose levy to construct two new schools just failed, to keep up with such a high amount of residential growth.

Upon further discussion, the Board determined to allow the area to develop with the amount of sanitary sewer capacity which is available at this time and to not allow the develop to construct a parallel trunk line to allow additional capacity for the area.

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Bev Massey, Hamilton Township resident, was present and questioned if it were possible to allow the Village of Morrow to have some of the capacity within Hamilton Township.

The Board stated they did not think it was possible to transfer the capacity due to two different pump stations.

She then questioned the status of their request to reduce the sewer improvement area in Hamilton Township to make it identical to the Hamilton Township Urban Service District of the Land Use Plan.

The Board directed the Clerk to request a status update on the information requested by Mrs. South to Mr. McGary for the next Commissioners' Meeting.

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 November 4, 2004, in compliance with Section 121.22 O.R.C.

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