



**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 – October 17, 2006**

The Board met in regular session pursuant to adjournment of the October 12, 2006, meeting.

C. Michael Kilburn - present

Pat Arnold South - present

David G. Young - present

Tina Davis, Clerk – present

Minutes of the September 19, 21, 26, October 3, 5, 10, 2006, meetings were read and approved.

- 06-1764      A resolution was adopted to approve Leave Donation for Debbie Hammiel, Administrative Assistant within the Warren County Telecommunications Department. Vote: Unanimous
- 06-1765      A resolution was adopted to Modify Rules and Regulations - Warren County Water and Sewer Department. Vote: Unanimous
- 06-1766      A resolution was adopted to approve and authorize the President of this Board to enter into a Loan Agreement with Charissa Diekmeyer relative to the Warren County Homebuyer Assistance Program. Vote: Unanimous
- 06-1767      A resolution was adopted to approve and enter into a Cooperative Agreement by and between the Warren County Board of Commissioners and Warren County Community Services. Vote: Unanimous
- 06-1768      A resolution was adopted to approve an Engineering Agreement between Jones Warner Consultants Inc. and Warren County for Professional Engineering Services associated with the Hoffman Drive and Drake Road Water Main Improvement Project and approve Purchase Order No. 68512. Vote: Unanimous

- 06-1769 A resolution was adopted to approve Change Order #1 with Oglesby Construction for the 2006 Striping Project. Vote: Unanimous
- 06-1770 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 06-1771 A resolution was adopted to approve Notice of Intent to Award Contract for the FY05 Village of Maineville – Maineville Road Improvement CDBG Project. Vote: Unanimous
- 06-1772 A resolution was adopted to declare various items within Clerk of Courts Title Division as surplus and authorize the disposal of said items. Vote: Unanimous
- 06-1773 A resolution was adopted to approve the following Record Plats. Vote: Unanimous
- 06-1774 A resolution was adopted to approve an Operating Transfer within Water Revenue Fund #510 into the Hoffman Drive and Drake Road Water Main Improvement Project, Fund #583-3218. Vote: Unanimous
- 06-1775 A resolution was adopted to approve Appropriation Adjustment within Commissioners Fund #101. Vote: Unanimous
- 06-1776 A resolution was adopted to approve Appropriation Adjustment within County Transit Fund #299. Vote: Unanimous
- 06-1777 A resolution was adopted to approve Appropriation Adjustment within Commissioners Fund #101-1110. Vote: Unanimous
- 06-1778 A resolution was adopted to approve Appropriation Adjustment within OMB Fund #101-1115. Vote: Unanimous
- 06-1779 A resolution was adopted to approve Appropriation Adjustments within Veteran's Office Funds #101-5220 and #101-5210 and a Supplemental Appropriation into Common Pleas Court Fund #280. Vote: Unanimous
- 06-1780 A resolution was adopted to approve the Planned Unit Development Preliminary and Final Site Plan for True Edge, Inc. Expansion (aka Therman Bennett PUD). Vote: Unanimous
- 06-1781 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 06-1782 A resolution was adopted to approve and authorize Application for the FY 2006 Community Development Block Grant (CDBG) Formula Program and authorize the President of this Board to sign documents relative thereto. Vote: Unanimous

- 06-1783        A resolution was adopted for selection of an Engineering Firm for the Warren County Career Center Force Main and Pump Station Project. Vote: Unanimous
- 06-1784        A resolution was adopted to Adjust Billing Method for Warren County Career Center. Vote: Unanimous

DISCUSSIONS

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On motion, upon unanimous call of the roll, the Board accepted and approved the consent agenda.

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Robert Craig, Regional Planning Commission, was present for the preliminary and final site plan of True Edge Inc. in Turtlecreek Township.

Mr. Craig explained the proposed site plan and stated the Regional Planning Commission recommendation to approve the site plan subject to three conditions.

Upon further discussion, the Board resolved (Resolution #06-1780) to approve the preliminary and final site plan of True Edge Inc. in Turtlecreek Township subject to three conditions.

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Dave McElroy, Soil and Water Conservation District, explained to the Board to opportunity to receive grant dollars to remove the low level dam located behind Der Dutchman Restaurant in Waynesville in order to reach water quality standards required by the Ohio EPA.

Mr. McElroy stated that the Village of Waynesville has adopted an ordinance in opposition to the removal of the dam.

There was discussion relative to the experts in these matters needing to be the decision makers relative to the removal of the dam and the need to keep politics out of the equation which in comes to the State and Scenic Little Miami River.

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PUBLIC HEARING #1  
AMENDMENTS TO THE WARREN COUNTY EROSION AND SEDIMENT CONTROL  
REGULATIONS

The first public hearing to consider amendments to the Warren County Erosion and Sediment Control Regulations.

Dave McElroy, Soil and Water Conservation District, stated that the amendments are necessary in order to conform to the Ohio EPA Phase 2 regulations. He then reviewed the changes proposed to the regulations including the requirements of additional bonding and the minimum acreage disturbance going from five acres to just one.

The Board discussed the need for a final check off by a private engineer that certifies that final grading complies with the site plan prior to any occupancy permit being issued.

Ralf Painter, Ohio Valley Development Council, stated that the Homebuilders Association does not agree with the \$1000 per lot bond being proposed in the amendments as in their opinion, it does not address the problems. He then stated it needs to be a builder issue, not a developer issue.

The Board suggested the staff conduct a work session to discuss the various suggestions from the public hearing as well as contact other counties to review their requirements.

Upon discussion, on motion, upon unanimous call of the roll, the Board closed the public hearing.

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PUBLIC HEARING

HEALTH CARE REVENUE BONDS FOR OTTERBEIN HOME

Tom Lottman, Peck Shaffer & Williams, was present for the public hearing to consider the issuance of \$20,000,000 in Healthcare Revenue bonds for Otterbein Home.

Mr. Lottman stated that the issuance of the bonds would be utilized to build 10 skilled nursing beds in Iowa County, 50 nursing home beds in Perrysburg, Ohio and 50 skilled beds in Lucas County. They also plan to renovate 50 skilled beds into 26 assisted living beds in Perrysburg, Ohio.

Upon further discussion, on motion, upon unanimous call of the roll, the public hearing was closed.

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PUBLIC HEARING #2

FY 06 COMMUNITY DEVELOPMENT BLOCK GRANT FORMULA PROGRAM

The second public hearing to consider the submittal of an application for FY06 Community Development Block Grant Formula Program was convened this 17<sup>th</sup> day of October 2006, in the Commissioners' Meeting Room.

Jerry Haddix, Grants Coordinator, reviewed the list of selected projects as follows:

\$75,000	Village of Harveysburg – Street Improvements
\$47,000	Village of Morrow – Curbs & Sidewalks
\$46,900	Village of Pleasant Plain – Storm Sewer Improvements
\$49,800	Union Township- Storm Sewer Improvements in Highland Park
\$38,500	Wayne Township – Street Improvements
\$20,000	Interfaith Hospitality Network – Public Service
\$51,900	City of Franklin – Street, Curb/Gutter & Storm Drainage Improvements along Park Avenue
\$63,900	Administration & Fair Housing

Upon discussion, the Board resolved (Resolution #06-1782) to approve and authorize Application for the FY 2006 Community Development Block Grant (CDBG) Formula Program and authorize the President of this Board to sign documents relative thereto.

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Commissioner Kilburn exited the meeting at 11:30 a.m.

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Richard Renneker, Sanitary Engineer, was present along with Maggie Hess, Warren County Career Center and representatives from CDM/Foppe, Woolpert and RA Consultants/Metcalf & Eddy, for the purpose of conducting interviews relative to the selection of an Engineering Firm for the Warren County Career Center Force Main and Pump Station Project.

Upon conclusion of the interviews, the Board resolved (Resolution #06-1783) to authorize the Sanitary Engineer to begin negotiations with CDM/Foppe for engineering services relative to the Warren County Career Center Force Main and Pump Station Project.

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Upon motion the meeting was adjourned.

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C. Michael Kilburn, President

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David G. Young

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Pat Arnold South

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 October 17, 2006, in compliance with Section 121.22 O.R.C.

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