



**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) 261-1250
(513) 925-1250
(937) 425-1250
Facsimile (513) 695-2054*

***C. MICHAEL KILBURN
PAT ARNOLD SOUTH
DAVID G. YOUNG***

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

MINUTES: Regular Session – March 11, 2008

The Board met in regular session pursuant to adjournment of the March 6, 2008, meeting.

Pat Arnold South - present

C. Michael Kilburn - present

David G. Young - present

Tina Davis, Clerk – present

Minutes of the March 6, 2008, meeting were read and approved.

- 08-448 A resolution was adopted to authorize publication of Notice to Public of a Finding of No Significant Impact on the Environment and Notice to Public of Request for Release of Funds relative to the Fiscal Year 2007 Community Development Block Grant Formula Program. Vote: Unanimous
- 08-449 A resolution was adopted to appoint Jerry Haddix, Vicki Perry, and Robert Craig to a Review Committee to evaluate the Statements of Qualifications for Consulting Services relative to the Community Housing Improvement Program. Vote: Unanimous
- 08-450 A resolution was adopted to appoint Jerry Haddix, Vicki Perry, and Robert Craig to a Review Committee to evaluate the Statements of Qualifications for Inspection Services relative to the Community Housing Improvement Program. Vote: Unanimous
- 08-451 A resolution was adopted to approve end of 240-day Probationary Period and approve a Pay Increase for Shelah Thompson, Protective Services Caseworker I, within the Department of Job and Family Services, Human Services Division. Vote: Unanimous

- 08-452 A resolution was adopted to approve and enter into Purchase Agreement between the Warren County Commissioners and Inter-Tel Technologies, Inc. on behalf of Warren County Emergency Services / Telecommunications. Vote: Unanimous
- 08-453 A resolution was adopted to approve an Emergency Pump Repair to the Foster Lift Station. Vote: Unanimous
- 08-454 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 08-455 A resolution was adopted to approve and enter into a Software Maintenance Agreement with DMG Maximus for the Program Expenditure Tracking System on behalf of the Warren County Department of Human Services.
Vote: Unanimous
- 08-456 A resolution was adopted to approve Notice of Intent to Award the Contract for the Socialville-Fosters Road & Wilkens Blvd New Signal Installation Project.
Vote: Unanimous
- 08-457 A resolution was adopted to approve Appropriation Decreases within Various Funds. Vote: Unanimous
- 08-458 A resolution was adopted to approve Appropriation Adjustments within the One-Stop Grant Fund #259. Vote: Unanimous
- 08-459 A resolution was adopted to approve Supplemental Appropriation within the Real Estates Assessment Fund 237 to Provide for Payment of Employee Overtime.
Vote: Unanimous
- 08-460 A resolution was adopted to approve Supplemental Appropriation into Fund #451. Vote: Unanimous
- 08-461 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 08-462 A resolution was adopted to Rescind Resolution Number 07-1875 and approve and authorize President of the Board to sign Revised Letter establishing Fair Market Value of a Portion of Parcel #08-14-300-001 owned by William C. Jameson and Eva Jane Jameson-Reeder and a Revised Real Estates Purchase Agreement relative to the same property. Vote: Unanimous
- 08-463 A resolution was adopted to Waive Rezoning Application Fee for Fred Seeger in Turtlecreek Township. Vote: Unanimous
- 08-464 A resolution was adopted to approve the Planned Unit Development Preliminary Site Plan Lake View Estates Company, LLC (a.k.a. William Stohlman PUD).
Vote: Unanimous

DISCUSSIONS

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:30 a.m. to discuss acquisition of property pursuant to Ohio Revised Code Section 121.22 (G)(2) and exited at 10:45 a.m.

On motion, bids were closed at 10:05 a.m. this 11th day of March and the following bids were received, opened and read aloud for the Roachester-Cozaddale Road Box Beams for the Warren County Engineer:

Prestressed Services Lexington, Kentucky	\$ 78,720.00
United Precast Mt. Vernon, Ohio	\$ 78,144.00

Neil Tunison, Warren County Engineer, will review bids for a recommendation at a later date.

On motion, bids were closed at 10:15 a.m. this 11th day of March and the following bids were received, opened and read aloud for the FY06 City of Franklin Park Avenue Project for the Warren County Office of Grants Administration:

Advanced Contractors & Engineers Cincinnati, Ohio	\$ 86,251.00
Mount Pleasant Blacktopping Fairfield, Ohio	\$ 87,362.05
Cox Paving, Inc. Leesburg, Ohio	\$ 59,950.00

1-800-Asphalt South Lebanon, Ohio	\$ 84,821.00
C.A. Stempfley Contractors Hamilton, Ohio	\$ 53,766.00
Adleta Construction Cincinnati, Ohio	\$ 76,886.70
L.J. DeWeese Co. Tipp City, Ohio	\$ 74,511.55
W.G. Stang, Inc. Hamilton, Ohio	\$ 82,475.00
Trend Construction Cincinnati, Ohio	\$ 83,089.00

Jerry Haddix, Coordinator, Warren County Office of Grants Administration, will review bids for a recommendation at a later date.

On motion, the Board accepted and approved the consent agenda.

Dennis Pickett and Ed Wade, Clearcreek Township, were present along with Dale Brunner and Mark D'Urso, Dayton YMCA, to present the concept of Miracle Park, a handicapped baseball park for both children and adults with mental retardation and developmental disabilities, proposed to be constructed on land donated by Springboro Schools along SR 741 in the City of Springboro.

Mr. Brunner stated that the park is being proposed as a cooperation between the City of Springboro, Clearcreek Township, Warren County MR/DD, the Dayton YMCA, and private donations from the public. He stated that CVS Pharmacy is raising funds in the amount of \$200,000 for the construction of a handicapped accessible playground adjacent to the baseball field.

Mr. Brunner stated his request for a donation from Warren County in the amount of \$100,000 but would accept any donation the Board feels appropriate.

Upon discussion, the Board requested Mr. Brunner submit a written request for the donation and stated their desire to cooperate with them on the project but stated the need to determine at a future time the amount of funding they are able to commit.

Robert Craig, Regional Planning Commission (RPC) Executive Director, was present for the preliminary site plan for Lakeview Estates, LLC (AKA William Stohlman PUD) in Turtlecreek Township.

Mr. Craig stated that the property was rezoning to Resort "H" with a planned unit development overlay last spring and the property consists of commercial recreational uses on 5.64 acres of a 14.03 acres parcel, including rental of a single story cabin, outdoor shelter, pond, sand volleyball, a gravel drive, parking and signage for fishing tournaments, reunions, retreats, seminars, company picnics, weddings and associated receptions.

Mr. Craig then reviewed the comments from departments and officials concerned and stated the RPC recommendation to approve the preliminary site plan subject to nine conditions.

Sue Jones, adjacent property owner, stated her concern relative to future uses. She stated the neighbors do not want this property turned into a campground stating that on certain occasions, there are people who have brought campers and tents in order to stay overnight. She also stated concerns relative to time restrictions on how late the events can play loud music stating that at 2:00 a.m. they have been awakened by the noise from the property.

Upon discussion, the Board stated their desire to modify condition number 7 to restrict hours of operation for the outdoor shelter to be limited to between 9:00 A.M. and 2:00 A.M., with no public address system to be operated after midnight. They then added a 10th condition to state as follows:

Permitted uses shall not include a "for profit" campground. Overnight camping activities shall not exceed five (5) total units (i.e., tents or R.V. campers), and shall be shown on the final site plan for tents between the sand volleyball court and residence, and for R.V. campers along a gravel drive.

Upon further discussion, the Board resolved (Resolution #08-464) to approve the preliminary site plan subject to ten conditions.

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 March 11, 2008, in compliance with Section 121.22 O.R.C.

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