



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

TOM ARISS
PAT ARNOLD SOUTH
DAVID G. YOUNG

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Session – November 13, 2012

The Board met in regular session pursuant to adjournment of the November 8, 2012, meeting.

David G. Young - present

Pat Arnold South - present

Tom Ariss - absent

Tina Davis, Clerk - present

Minutes of the November 6, 2012 and November 8, 2012 meetings were read and approved.

- 12-1589 A resolution was adopted to cancel regularly scheduled Commissioners' Meetings of Thursday, February 28, 2013, Tuesday, March 5, 2013 and Thursday, March 7, 2013. Vote: Unanimous
- 12-1590 A resolution was adopted to Waive all Fees associated with the Construction of LED Sign at the Franklin Township Fire Department located on Robinson Vail Road in Franklin Township. Vote: Unanimous
- 12-1591 A resolution was adopted to Advertise for Bids for the FY2011 Village of Harveysburg – Harveysburg Road CDBG Project. Vote: Unanimous
- 12-1592 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 12-1593 A resolution was adopted to approve Supplemental Appropriations into Commissioners Fund #101. Vote: Unanimous
- 12-1594 A resolution was adopted to approve Appropriation Adjustment from Commissioners General Fund #101-1110 into Facilities Management Fund #101-1600. Vote: Unanimous

- 12-1595 A resolution was adopted to approve Appropriation Adjustment from Commissioners General Fund #101-1110 into Sheriff's Fund #101-2200. Vote: Unanimous
- 12-1596 A resolution was adopted to approve Appropriation Adjustments from Commissioners General Fund #101-1110 into Sheriff's Fund #101-2200. Vote: Unanimous
- 12-1597 A resolution was adopted to approve Appropriation Adjustments from Commissioners General Fund #101-1110 into Facilities Management Fund #101-1600. Vote: Unanimous
- 12-1598 A resolution was adopted to approve Appropriation Adjustment within Juvenile Probation Fund #101-2500. Vote: Unanimous
- 12-1599 A resolution was adopted to approve Appropriation Adjustment within Coroner's Fund #101-2100. Vote: Unanimous
- 12-1600 A resolution was adopted to approve Appropriation Adjustment within the Sewer Revenue Fund No. 580. Vote: Unanimous
- 12-1601 A resolution was adopted to approve Appropriation Adjustments within Motor Vehicle Fund #202 and Children Services Fund #273. Vote: Unanimous
- 12-1602 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 12-1603 A resolution was adopted to approve the Preliminary Site Plan for Miami Valley Gaming & Racing PUD within the Interstate Overlay District. Vote: Unanimous
- 12-1604 A resolution was adopted to authorize the reimbursement of costs of public infrastructure improvements (as defined in Ohio Revised Code Sections 5709.40(A)(7) and 5709.77(G) as more fully described on Exhibit A attached to this Resolution) paid by the County from the County's General Fund or other Funds of the County, which costs may be paid, in part, from a Tax Increment Financing Program to reimburse the County's General Fund or other funds of the County for moneys previously advanced for such purpose. Vote: Unanimous
- 12-1605 A resolution was adopted to enter into Engineering Service Contract with CESO, Inc. Vote: Unanimous

DISCUSSIONS

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

PUBLIC HEARING STAGE 2 PRELIMINARY SITE PLAN FOR MIAMI VALLEY GAMING & RACING PUD WITHIN THE INTERSTATE OVERLAY DISTRICT IN TURTLECREEK TOWNSHIP

This Board met this 13th day of November 2012, in the Commissioners' Meeting Room, to consider the Stage 2 Preliminary Site Plan for Miami Valley Gaming & Racing PUD proposed to be located within the Interstate Overlay District in Turtlecreek Township.

Joe Fenton, consultant for the applicant, Miami Valley Gaming & Racing, LLC, thanked the Board as well as all the other local jurisdictions for their cooperation and leadership.

Mike Timko, representative of the applicant, reviewed the history of the property and the topography of the area. He then stated the proposal to create a "racino" facility that will include 2500 slot machines and 4 – 5 restaurants within the 186,000 square foot building consisting of two floors. He stated their will also include a 400 seat grandstand, 10,000 square foot maintenance building and an 85 to 125 stall holding barn.

Jason Fisher, Woolpert Engineer, presented the traffic impact information and reviewed the proposed improvements that have been approved by the Ohio Department of Transportation and the City of Monroe.

Mr. Timko then reviewed the utilities proposed for the site including water service from Warren County, sanitary sewer service from the City of Monroe and the proposed drainage plan for the facility.

Jamie DeBrosse, representative of the applicant, reviewed the findings of the sound study that was conducted and provided comparisons for the Board relative to the affect on any surrounding residential properties.

There was discussion relative to what noise would be heard from Otterbein.

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Mr. DeBrosse stated that Otterbein was not used in his study but he could obtain levels if the Board desired.

Jeff Sellars, Delaware North, stated their desire to break ground in December with a 12 – 13 month construction length. He stated that offsite improvements would begin in the spring.

There was discussion relative to proposed improvements for Union Road.

Neil Tunison, County Engineer, stated that the traffic study showed that no direct county road would be affected in a way that would require the developer to make improvements. There was discussion relative to improvements desired to be made by Warren County.

Commissioner South questioned if it is correct to say that there will be no change to Union Road on the south end.

Mr. Tunison stated that there are none planned at this time but that area is within the jurisdiction of the City of Monroe.

Richard Glazer, attorney for the Frick family and Trader's World, stated his client's concerns relative to the relocation of Union Road in a west directions as well as the extension of Gateway Boulevard. He then stated his opposition to any extension that would utilize Trader's World land and any improvement that would eliminate road frontage along Union Road for his client. He then requested copies of all documents related to the Union Road relocation and to be included in any meetings that involve the realignment of the Gateway and Union Road realignment.

Bob Ware, Regional Planning Commission (RPC), reviewed the recommendation of the RPC Executive Committee to approve the preliminary site plan subject to thirteen (13) conditions.

Mike Yetter, Zoning Supervisor, presented a revised Exhibit A and Exhibit B to the resolution showing a more up to date rendering and the proposed signs as attached to the building as well as a modified sign request to meet the desires of the Commissioners and RPC.

Commissioner Young stated he does not have a problem with the 8 foot letter sign proposed on the building or the LED signs proposed to be located on the building. He stated his concern with the proposed pylon sign that could be seen from Wright Patterson Air Force Base.

Ron Sultemeier, Delaware North Companies, stated that the pylon sign is being kept as an alternate to the sign proposed to be located on the west/south side of the building facing Union Road. He stated his agreement that if the pylon sign is constructed, it will have a maximum height of 100 feet and will have no LED lighting.

There was then discussion relative to the proposed condition of the dedication of right of way along the west property line for the future relocation of Union Road.

Upon discussion, Mr. Sultemeier stated they have no problem with the condition as proposed.

There was then additional discussion relative to improvements along Union Road.

Mr. Tunison stated that there is a preliminary engineering agreement coming to the Commissioners for approval that would hire CESO Engineering to begin preliminary design of what the roadway should look like based upon the existing topography and railroad tracks. He then stated that the property owner and adjacent property owner would be involved in that process.

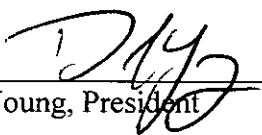
Commissioner South stated her participation in the RPC process as well as other meetings in regard to this development and stated her respect and appreciation for the applicant in their willingness to comply with all of the rules, regulations and concerns from all parties involved. She then stated her excitement for this project as well as the new jobs and economic growth that will come with it.

Commissioner Young personally thanked Jonathan Sams, Turtlecreek Township Trustee, on working cooperatively with the City of Monroe and Warren County on all the issues. He stated that all entities came together to speak with a unified voice and have represented the taxpayers of this area well. He then stated that the applicant will also be providing a significant amount of money that will come back to Warren County to be used towards the re-development of the Warren County Fairgrounds due the racing being relocated to the new site.

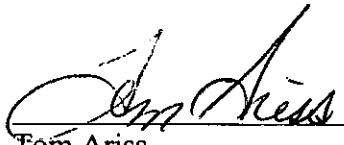
Upon further discussion, the Board resolved (Resolution #12-1603) to approve the preliminary site plan for Miami Valley Gaming & Racing PUD in Turtlecreek Township subject to thirteen (13) conditions.

Tiffany Zindel, Deputy County Administrator, was present for a work session to discuss the 2013 annual appropriations.

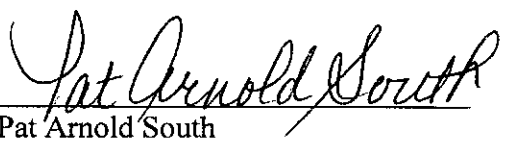
Upon motion the meeting was adjourned.



David G. Young, President



Tom Ariss



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 November 13, 2012, in compliance with Section 121.22 O.R.C.

A handwritten signature in black ink, appearing to read "Tina Davis", written over a horizontal line.

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