



**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 -- December 1, 2005**

The Board met in regular session pursuant to adjournment of the November 29, 2005, meeting.

Pat Arnold South - present                      David G. Young - present

C. Michael Kilburn - present                      Tina Davis, Clerk – present

- 05-1865            A resolution was adopted to authorize President of the Board to sign an OPWC Joint Cooperation Agreement with the City of Middletown. Vote: Unanimous
  
- 05-1866            A resolution was adopted to Temporarily Terminate Bi-Monthly Sewer Billing to 6704 Berwick Drive in the Carlisle Sewer Improvement Area. Vote: Unanimous
  
- 05-1867            A resolution was adopted to authorize President of the Board to sign a Roadway Maintenance Agreement with the City of Middletown, Ohio. Vote: Unanimous
  
- 05-1868            A resolution was adopted to enter into an Exclusive and Permanent Drainage Easement Agreement with the Board of Trustees of the Miami Cemetery Association, "Grantor" of 6379 Corwin Avenue, Waynesville, Ohio 45068 for the Road Culvert Replacement Project. Vote: Unanimous
  
- 05-1869            A resolution was adopted to enter into an Erosion Control Bond Agreement with Kyles, LLC., for improvements in Wilson Farms Section Two, situated in Franklin Township. Vote: Unanimous
  
- 05-1870            A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Kyles LLC for installation of certain improvements in Wilson Farms Section Two, situated in Franklin Township. Vote: Unanimous

- 05-1871 A resolution was adopted to enter into Sidewalk Security Agreement with Kyles, LLC., for installation of certain improvements in Wilson Farms, Section Two, situated in Franklin Township. Vote: Unanimous
- 05-1872 A resolution was adopted to enter into Street and Appurtenances Security Agreement with Kyles, LLC for installation of certain improvements in Wilson Farms, Section Two, situated in Franklin Township. Vote: Unanimous
- 05-1873 A resolution was adopted to enter into an Erosion Control Bond Agreement with Towne Development Group, Ltd., for completion of improvements in Thornton Grove Subdivision, Phase 5, Part 3, situated in Hamilton Township. Vote: Unanimous
- 05-1874 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Towne Development Group, Ltd., for installation of certain improvements in Thornton Grove Subdivision Phase 5, Part 3 situated in Hamilton Township. Vote: Unanimous
- 05-1875 A resolution was adopted to enter into Sidewalk Security Agreement with Towne Development Group, Ltd., for installation of certain improvements in Thornton Grove Subdivision, Phase 5, Part 3 situated in Hamilton Township. Vote: Unanimous
- 05-1876 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 Subdivision, Phase 5, Part 3, situated in Hamilton Township. Vote: Unanimous
- 05-1877 A resolution was adopted to approve following Record Plats. Vote: Unanimous
- 05-1878 A resolution was adopted to approve an Operational Transfer from Commissioners Fund #101 into Human Services Fund #203. Vote: Unanimous
- 05-1879 A resolution was adopted to approve Appropriation Adjustment within the Telecommunications Department Fund #101-2810. Vote: Unanimous
- 05-1880 A resolution was adopted to approve Appropriation Adjustments within Engineer Fund #590, Common Pleas Court Funds #101-1220 and #101-1223, Board of Elections Fund #101-1300 and Recorders Office Fund #101-1160. Vote: Unanimous
- 05-1881 A resolution was adopted to Temporarily Amend Resolution #91-1130 relative to Modifications to the Rules and Regulations of the Water and Sewer Department. Vote: Unanimous
- 05-1882 A resolution was adopted to authorize payment of Bills. Vote: Unanimous

DISCUSSIONS

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Richard Renneker, Sanitary Engineer, was present to report that the allotment of sanitary sewer tap in fees within the Lower Little Miami Wastewater Treatment Plant has reached the maximum allowed number of 600.

Mr. Renneker then stated that the 2006 Homerama Homes needed to pour foundations in order to meet the completion deadline for Homerama. He stated that they would not be tapping into the sanitary sewer until 2006 when the new allotment would be available.

Upon further discussion, the Board resolved (Resolution #05-1882) to temporarily amend Section 4 of Resolution #91-1130 adopted October 8, 1991 as follows:

4. That the Warren County Building Department is hereby directed to withhold the issuance of Building Permits for any structure within Warren County, [insert] with the exception of those residential properties located within the Lower Little Miami Wastewater Treatment Plant, until a release is issued by the Warren County Water and Sewer Department verifying that the above Fees and Charges, if applicable, have been posted. If such Charges are not applicable, a release shall be issued by the Water and Sewer Department; if said Fees are applicable, a release shall only be issued upon posting of said Fees and Charges.

and also placed the following conditions on the amendment:

1. Residential property owners within the Lower Little Miami Wastewater Treatment Plant Area seeking to obtain Building Permits between December 1, 2005 and December 31, 2005, will be issued their building permits without first obtaining water and sewer tap permits.
  2. Property Owners issued such permits shall be required to obtain water and sewer tap permits and to pay all applicable fees to the Water and Sewer Department during the month of January 2006.
  3. For property owners issued a building permit under these circumstances, if all applicable water and sewer fees are not paid in full during the month of January 2006 to the Warren County Water and Sewer Department, the Building Department shall not provide inspection services; and the building permit will be suspended until the fees are paid.
  4. Water and Sewer tap permits issued for these properties shall be counted against the 2006 allocation relative to the Lower Little Miami Wastewater Treatment Plant of not to exceed 600 total sewer tap fees as previously established by this Board.
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Julie Jamison, Deerfield Township resident, was present along with the County Engineer, representatives from the Kings Local School District and various other concerned citizens to discuss proposed improvements adjacent to the Kings High School necessitated by the development of Great Wolf Lodge.

Mr. Tunsion, County Engineer, explained the concept plan of Great Wolf Lodge.

Mrs. Jamison stated her concern for the safety of her children due to Great Wolf Lodge connecting to the roadway adjacent to the school.

Bonnie Baker-Hicks, Kings Local School Board member, also stated her concern relative to increased traffic and the safety of the school children.

There was discussion relative to the possibility of making a portion of the roadway a one-way road.

Toby Darkins, Kings Local School Board member, stated his concern with making the right recommendation on behalf of the school.

Upon further discussion, the Board recommended that the Kings Local School Board discuss this matter at the next meeting and contact this Board to schedule a meeting once a formal decision on a recommendation is made by the school board.

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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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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 December 1, 2005, in compliance with Section 121.22 O.R.C.

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