



**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 – February 8, 2007

The Board met in regular session pursuant to adjournment of the February 6, 2007, meeting.

David G. Young - present

Pat Arnold South - present

C. Michael Kilburn - absent

Tiffany Zindel, Acting Clerk – present

- 07-224 A resolution was adopted to approve the Site Plan Review Application of Franklin Township Board of Trustees, Franklin Township. Vote: Unanimous
- 07-225 A resolution was adopted to approve the Site Plan Review Application of Nick Flora (Key Ads, Inc.) Franklin Township. Vote: Unanimous
- 07-226 A resolution was adopted to acknowledge receipt of January 2007 Financial Statement. Vote: Unanimous
- 07-227 A resolution was adopted to designate Family and Medical Leave of Absence to Tom Slaven, Water and Sewer Inspector, within the Water and Sewer Department. Vote: Unanimous
- 07-228 A resolution was adopted to enter into Contract with NeCamp Construction Company for the Socialville-Fosters Road Retaining Wall Project. Vote: Unanimous
- 07-229 A resolution was adopted to enter into Contract for Food Service for the Warren County Jail and Juvenile Justice Facility. Vote: Unanimous

- 07-230 A resolution was adopted to approve and enter into Contract with Helmig Lienesch for Engineering Services related to the Transformer Upgrade at Common Pleas Court Building located at 500 Justice Drive Lebanon, Ohio 45036. Vote: Unanimous
- 07-231 A resolution was adopted to approve Bond Release for Robert C. Rhein Interests, Inc. for completion of improvements in Rosemont Section Five, situated in Deerfield Township. Vote: Unanimous
- 07-232 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 07-233 A resolution was adopted to approve Appropriation Adjustments from Commissioners Fund #101-1110 into Sheriff's Fund #101-2200. Vote: Unanimous
- 07-234 A resolution was adopted to approve Operational Transfer from Commissioners Fund #101-1112 into Child Support Enforcement Agency Fund #263. Vote: Unanimous
- 07-235 A resolution was adopted to approve Supplemental Appropriation of Funds into the Clerk of Courts Certificate of Title Administration Fund #250-1260. Vote: Unanimous
- 07-236 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 07-237 A resolution was adopted to authorize Bruce McGary, Assistant County Prosecutor on behalf of the Warren County Board of Commissioners to prepare and sign a letter to the Ohio Department of Rehabilitation and Corrections Regarding Sanitary Sewer Easement across the lands utilized as Lebanon Correctional Institution relative to the J-II Enterprises LLC. Vote: Unanimous
- 07-238 A resolution was adopted to Waive Building Permit Fees Associated with the Rehabilitation of 204 Marry Ellen Street, South Lebanon, Ohio for New Housing Opportunities, Inc. Vote: Unanimous

DISCUSSIONS

Mike Yetter, Zoning Inspector, was present for the site plan review of Franklin Township Board of Trustees relative to Woodhill Cemetery.

Mr. Yetter reviewed the location and comments from all departments and agencies concerned.

Elmo Rose, Franklin Township Trustee was present representing the township. There were no other comments from the public.

Mr. Yetter stated his recommendation to approve the site plan review application subject to two conditions.

Upon further discussion, the Board resolved (Resolution #07-224) to approve the site plan review application subject to two conditions.

Mike Yetter, Zoning Inspector was present for the site plan review of Nick Flora (Key Ads) in Franklin Township.

Mr. Yetter stated that the applicant desires to erect a billboard sign at 5435 Robinson Vail Road, Franklin Ohio. Mr. Yetter reviewed the location and comments from all departments and agencies concerned.

Mrs. South asked Mr. Yetter to clarify the height and width of the sign and exact sign location, which Mr. Yetter provided. Mr. Young then inquired as to the parked sign truck located on the property and possible safety concerns as well as the appearance of multiple signs with the erection of the billboard.

Nick Keys Jr., Key Ads was present to answer any questions the Board of Commissioners or the public may have had.

There were no other comments from the public. Mr. Yetter stated his recommendation to approve the site plan review applications subject to two conditions.

Mr. Young indicated that he would approve the site plan with a third added condition regarding safety. He would like staff to make sure the parked sign truck is properly licensed and parked in a legal location.

The Board resolution (Resolution #07-225) to approve the site plan review application subject to three conditions.

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

At 6:00 p.m. on motion and upon unanimous call of the roll, the Board moved to take a brief recess. The Board reconvened at 6:04pm.

Dan Bennett, Superintendent of the Little Miami School District was present to discuss recent reports concerning a financial transaction the Little Miami School Board made relative to a land purchase.

Mr. Bennett recapped the entire series of events beginning in 2002 with a search for land to build a new school in the Little Miami School District. Mr. Bennett detailed the search and subsequent conversations with Steve Wallace, Developer concerning a land donation by Mr. Wallace.

It was explained that Mr. Wallace was in the process of acquiring land to develop which included the thirty-five (35) acres promised to the school district. Mr. Bennett explained the thought process involved in the School Board placing \$945,000 in escrow with Fifth Third Bank.

In a previous County Commissioner meeting it was speculated that Mr. Wallace was not going to donate the land as originally announced. Mr. Wallace acknowledged that it is still his desire to donate the land, that the land deal was very complicated and that he feels confident it will be closed within thirty (30) days.

Commissioners Young recapped, with concurrence from Mr. Bennett, Mr. Wallace and Rob Giuffre, Little Miami School Treasurer that the financial transaction approved by the School Board merely placed money in escrow as an insurance policy to avoid losing the land in the event that Mr. Wallace and the other builder's project went "belly up". Worst case scenario should the project fail Little Miami School District will have acquired 35 acres of land valued at \$1.8M for \$945,000.

Upon motion the meeting was adjourned.

C. Michael Kilburn, President

David G. Young

Pat Arnold South

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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 February 8, 2007, in compliance with Section 121.22 O.R.C.

Tiffany Zindel, Acting Clerk
Board of County Commissioners
Warren County, Ohio