



**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

Facsimile (513) 695-2054

TOM GROSSMANN

SHANNON JONES

DAVID G. YOUNG

GENERAL SESSION AGENDA

August 1, 2023

- #1** ***Clerk — General***
- #2** **9:00** ***Consider Municipality Owned Annexation of 54.6772 Acres to the City of Lebanon***

The Board of Commissioners' public meetings can now be streamed live at [Warren County Board of Commissioners - YouTube](#)

CONSENT AGENDA*

August 1, 2023

Approve the minutes of the July 27, 2023, Commissioners' Meeting.

PERSONNEL

1. *Approve end of probationary period and pay increase for Bryanna Mize and Seth Sandlin within Facilities Management*

GENERAL

2. *Authorize Request for Proposal for Operation of the Warren County Transit Relative to Calendar Year 2024 on behalf of Transit Service*
3. *Approve Notice of Intent to award bid to John R. Jurgensen for the FY23 City of Franklin – Mackinaw Paving CDBG Project*
4. *Enter into agreement with the City of Mason relative to the Mason-Morrow-Millgrove Road Bridge Replacement Project*
5. *Approve 2023 funding agreement with OKI Regional Council of Governments*
6. *Approve Change Order #29 to the GMP agreement with Granger Construction relative to the New Jail and Sheriff's Office Administration Project*
7. *Acknowledge payment of bills*
8. *Approve W/S bond release for the Villages of Winding Creek in Clearcreek Township*
9. *Transfer performance bond to maintenance bond for Turning Leaf in Hamilton Township*
10. *Approve final plat*

FINANCIAL

11. *Approve appropriation adjustments within Common Pleas 11011223, Clerk of Courts 2250, Community Corrections 2289, and Garage 6619*

**Please contact the Commissioners' Office at (513) 695-1250 for additional information or questions on any of the items listed on the Consent Agenda*



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BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Session – July 27, 2023

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the July 25, 2023, meeting.

Shannon Jones – absent

Tom Grossmann – present

David G. Young – present

Krystal Powell, Deputy Clerk – present

Minutes of the July 25, 2023 meeting were read and approved.

- 23-0964 A resolution was adopted to approve end of 365- day probationary period and approve a pay increase for Breanna Brunsman within the Warren County Department of Job and Family Services, Children Services Division.
Vote: Unanimous
- 23-0965 A resolution was adopted to accept resignation, due to retirement, of Richard Johnson, Grounds Foreman, within the Warren County Facilities Management Department, effective September 9, 2023. Vote: Unanimous
- 23-0966 A resolution was adopted to authorize the internal posting of the “Grounds Foreman” position within the Facilities Management Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A).
Vote: Unanimous
- 23-0967 A resolution was adopted to authorize the posting for Administrative Support position, within the Warren County Office of Management and Budget, in accordance with Warren County Personnel Policy Manual, Section 2.02(A).
Vote: Unanimous

MINUTES
JULY 27, 2023
PAGE 2

- 23-0968 A resolution was adopted to hire Mitchell Viars as Wastewater Treatment Operator II, within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0969 A resolution was adopted to award the bid to McCluskey Chevrolet for the purchase of one (1) 2023 or newer Chevrolet Tahoe for the Warren County Prosecutor's Office. Vote: Unanimous
- 23-0970 A resolution was adopted to approve County Motor Vehicle Tax (CVT-385) for the City of Lebanon in the amount of \$99,065.48. Vote: Unanimous
- 23-0971 A resolution was adopted to approve agreements and addendums with various providers relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 23-0972 A resolution was adopted to enter into preliminary legislation with the Ohio Department of Transportation to repair inverts of the bridge size culverts HAM-71-1359 and WAR-0358E and extend paved invert to springline of HAM-71-1929 bridge size culvert with reinforced concrete and pave invert of small culver HAM-71-1350 (PID #112978). Vote: Unanimous
- 23-0973 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-0974 A resolution was adopted to approve a cash advance from the County Motor Vehicle Fund #2202 into the King Avenue Bridge #282-0.97 Over the Little Miami River Improvements Project Fund #4437. Vote: Unanimous
- 23-0975 A resolution was adopted to approve supplemental appropriation into Commissioners' Fund #11011110. Vote: Unanimous
- 23-0976 A resolution was adopted to approve supplemental appropriation from Commissioners' General Fund #11011110 into Sheriff Office Fund #11012200. Vote: Unanimous
- 23-0977 A resolution was adopted to approve supplemental appropriation from Commissioners' General Fund #11011110 into Sheriff Office Fund #11012200. Vote: Unanimous
- 23-0978 A resolution was adopted to approve appropriation adjustment within the Covid 19 Emergency Rental Assistance Fund #2204. Vote: Unanimous
- 23-0979 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous

DISCUSSIONS

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

Upon motion the meeting was adjourned.

Shannon Jones, President

David G. Young

Tom Grossmann

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 July 27, 2023, in compliance with Section 121.22 O.R.C.

Krystal Powell, Deputy Clerk
Board of County Commissioners
Warren County, Ohio

Contents of Petition

The petition to annex contiguous land owned by the municipality, a county, or the state must contain the following items:

- A. The petition must set forth that under an ordinance of the municipality the territory described in the petition was authorized to be annexed.
- B. An accurate legal description of the perimeter of the territory proposed to be annexed.
- C. An accurate map or plat of the territory proposed to be annexed.

ORC 709.15

Consideration of Petition

A. *Petition Entered Upon Journal*

- 1. After the petition is filed, the clerk shall cause the petition to be entered upon the board's journal at its next regular session. This entry is the first official act of the board on the petition.
- 2. The board must act on the petition within 30 days after its receipt.

B. *Action by County Commissioners*

1. LAND OWNED BY A MUNICIPALITY

If the only territory to be annexed is contiguous territory owned by the municipality, the board must adopt a resolution granting the petition.

2. LAND OWNED BY A COUNTY

If the only territory to be annexed is contiguous territory owned by a county, the board may grant or deny the petition, by resolution.

3. LAND OWNED BY THE STATE

If the only territory to be annexed is contiguous territory owned by the state and the Director of Administrative Services has filed a written consent to the granting of the annexation, the board must grant the annexation.

- C. In all cases, the annexation shall be complete upon the entry upon the journal of a resolution granting the annexation.
- D. The clerk has no duty to forward the resolution and complete file of the annexation proceedings to the municipal clerk or auditor. However, CCAO recommends forwarding a copy of the resolution and complete record to the municipal clerk or auditor.

ORC 709.16

Appeals

No appeal in law or in equity shall be allowed from the granting of this type of annexation.

ORC 709.16 (F)

RECEIVED

2023 JUL 18 PM 1:34

PETITION FOR ANNEXATION OF 54.6772 ACRES, MORE OR LESS,
IN TURTLECREEK TOWNSHIP, WARREN COUNTY, OHIO
TO THE CITY OF LEBANON, OHIO
UTILIZING THE SPECIAL PROCEDURE OF R.C. SECTION 709.16 ET SEQ.

TO: THE BOARD OF COUNTY COMMISSIONERS OF
WARREN COUNTY, OHIO

Now comes the undersigned petitioner, being a municipal corporation in the State of Ohio and one hundred percent (100%) owner of certain property as hereinafter described, containing 54.6772 acres, more or less, in Turtlecreek Township, Warren County, and requests that the subject property owned solely by the City of Lebanon, Ohio be annexed to the City of Lebanon, Ohio. By its signature, the undersigned elects to proceed under the "municipally owned" expedited process of Ohio Revised Code §709.16. The property is contiguous to the City of Lebanon, Ohio as required by Ohio Revised Code §709.16. As required by Ohio Revised Code §§ 709.14 and 709.15, under Ordinance No. 2023-049 passed by not less than a majority of the members elected to the Council of the City of Lebanon, Ohio, the territory described herein was authorized to be annexed to the City of Lebanon. Ordinance 2023-049 is attached hereto and made a part hereof as Exhibit "A".

An accurate description of the territory sought to be annexed is attached hereto and made a part hereof as Exhibit "B".

A plat of the above-described territory sought to be annexed is attached hereto and made a part hereof as Exhibit "C".

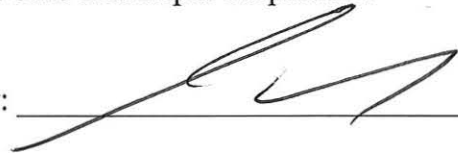
The number of owners in the territory sought to be annexed is one (1) and the number of owners who signed the petition is one (1).

Pursuant to Ordinance No. 2023-049, Scott C. Brunka, City of Lebanon, Ohio, 50 South Broadway Lebanon, OH 45036, (513) 228-3101, is hereby appointed Agent for the undersigned Petitioner. The Petitioner's Agent is hereby authorized to make any amendments and/or deletions in this petition, map, plat, or description in order to correct any discrepancy or mistake noted by the County Engineer or others in their examination of the petition, map, plat, or description. Amendments to correct the map, plat, or description may be made by the presentation of an amended map or plat and description to the Board of County Commissioners on, before, or after the date set for hearing of the petition unless otherwise specified by law.

ORIGINAL

“WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL ANY ACTION ON THE PETITION TAKEN BY THE BOARD OF COUNTY COMMISSIONERS. THERE ALSO IS NO APPEAL FROM THE BOARD’S DECISION IN THIS MATTER IN LAW OR EQUITY.”

City of Lebanon, Ohio
An Ohio Municipal Corporation

By:  _____

Date: 7/17/23

Print Name: Scott C. Brunka

Its: City Manager

EXHIBIT A

ORDINANCE NO. 2023-049

AN ORDINANCE RESCINDING ORDINANCE 2022-116 AND AUTHORIZING THE CITY MANAGER TO EXECUTE A PETITION FOR ANNEXATION WITH THE BOARD OF COUNTY COMMISSIONERS OF WARREN COUNTY, OHIO

WHEREAS, the City of Lebanon owns ±54.6772 acres of land (the "Property") in Turtlecreek Township on the north side of Turtlecreek-Union Road; and

WHEREAS, the Property is not currently within the City of Lebanon; and

WHEREAS, section 709.16 of the Ohio Revised Code allows for municipalities to file annexation petitions of territory owned by the municipality; and

WHEREAS, the City is able to provide municipal services to the Property; and

WHEREAS, authorization by City Council is necessary for the submission of a municipal annexation petition to the Board of Warren County Commissioners; and

WHEREAS, upon receipt of the petition by the City to annex the Property, the Board of Warren County Commissioners must take action within 30 days; and

WHEREAS, the City desires to add the Property as further described in "Exhibit A" to its boundaries if the petition is approved by the Board of Warren County Commissioners; and

WHEREAS, Ordinance No. 2022-116 which previously authorized the City Manager to execute a petition of annexation for the Property is to be rescinded.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEBANON, OHIO:


SECTION 1. That Ordinance No. 2022-116 is hereby rescinded and of no further force or effect.

SECTION 2. That the City Manager be authorized and directed to file a Petition for Annexation in accordance with section 709.16 of the Ohio Revised Code for ±54.6772 acres in Turtlecreek Township, Warren County, Ohio to the City of Lebanon, in substantially the same form as the Petition attached hereto as "Exhibit A".

SECTION 3. That the City of Lebanon will accept the territory described in Section 1 upon approval of the petition by the Board of Warren County Commissioners.

SECTION 4. That the City Clerk is hereby authorized and directed to perform such acts as set forth in O.R.C. 709.06, or as otherwise required by law, in order to ensure the proper recording of the annexation.

SECTION 5. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.



Mayor

Passed: June 13, 2023

Attest:



Clerk of Council

Sponsors:

Messer, Norris, Cope, Eggers, Sellers, Smith

City Manager	City Auditor	City Attorney
		

Certificate

The undersigned, Clerk of Council for the City of Lebanon, Ohio, hereby certifies that the foregoing to be a true and correct copy of Ordinance 2023-049, adopted June 13, 2023.



Clerk of Council

EXHIBIT B

DESCRIPTION OF PROPOSED ANNEXATION TO THE CITY OF LEBANON, OHIO TURTLECREEK-UNION ROAD 54.6772 ACRES

Date: August 26, 2022

Revised: April 4, 2023

Situated in Section 34, Town 5, Range 3, Turtlecreek Township, Warren County, Ohio, and being part of that real estate conveyed to The City of Lebanon, Ohio by deed recorded in Deed Record 2019-035127, (all references to deeds microfiche, plats, surveys, etc. refer to the records of the Warren County, Ohio Recorder's Office, unless noted otherwise), and being more particularly described as follows:

COMMENCING at the southwest corner of said Section 34;

Thence South eighty-four degrees seventeen minutes twenty seconds East (S 84°17'20" E), along the south line of said section 34 for a distance of two thousand two hundred ninety-eight and 62/100 feet (2,298.62') to an easterly corner of a 7.203 acre tract conveyed to Kathleen M. Colwell and Jeremy S. Colwell by deed recorded in Official Record Volume 5364, Page 234;

Thence North fifty-eight degrees twenty-seven minutes forty-two seconds East (N 58°27'42" E), leaving the south line of said Section 34, along the easterly line of said Colwell tract for a distance of twenty-four and 78/100 feet (24.78') to the existing corporation line between Turtlecreek Township and the City of Lebanon, said point also being the **TRUE PLACE OF BEGINNING** for the land herein described;

Thence along the easterly and northerly lines of said Colwell tract the following three (3) courses:

- 1) North fifty-eight degrees twenty-seven minutes forty-two seconds East (N 58°27'42" E) for a distance of six hundred ninety-seven and 04/100 feet (697.04');
- 2) North seventeen degrees fourteen minutes ten seconds West (N 17°14'10" W) for a distance of four hundred sixty-two and 91/100 feet (462.91');
- 3) North seventy-two degrees ten minutes fifty-two seconds West (N 72°10'52" W) for a distance of three hundred six and 36/100 feet (306.36') to a point in the east line of a tract of land conveyed to Susan Benza by deed recorded in Official Record Volume 1235 Page 907;

Thence leaving the north line of said Colwell tract along the north lines of said Benza tract the following four (4) courses:

- 1) North two degrees twenty-five minutes forty-five seconds East (N 02°25'45" E) for a distance of two hundred twenty-three and 38/100 feet (223.38');
- 2) North fifty-one degrees twenty-nine minutes forty-six seconds West (N 51°29'46" W) for a distance of two hundred ninety-one and 28/100 feet (291.28');
- 3) North fifty-eight degrees twenty-two minutes twenty-two seconds West (N 58°22'22" W) for a distance of three hundred fifty-three and 95/100 feet (353.95');

- 4) North eighty-one degrees sixteen minutes forty-six seconds West (N 81°16'46" W) for a distance of three hundred three and 19/100 feet (303.19') to the northwest corner of said Benza tract, also being in the east line of a tract of land conveyed to the State of Ohio by deed recorded in Deed Book 383, Page 80;

Thence leaving the northwest corner of said Benza tract along the east line of said State of Ohio tract the following two (2) courses:

- 1) North eighty degrees thirty-six minutes fifty-six seconds West (N 80°36'56" W) for a distance of eighteen and 07/100 feet (18.07');
- 2) North four degrees forty-seven minutes four seconds East (N 04°47'04" E) for a distance of two hundred twenty-eight and 42/100 feet (228.42') to a point in the south line of an 11.5156 acre (Deed) tract, 10.7172 acres (remainder) conveyed to the Fellowship Baptist Church as the same is recorded in Official Record Volume 4618, Page 845;

Thence South eighty-four degrees thirty-one minutes six seconds East (S 84°31'06" E), leaving the east line of said State of Ohio tract, along the south line of said Fellowship Baptist Church, extending along the south line of Oak Forge Section 2 Subdivision as the same is recorded in Plat Book 36, Pages 96 and 97 and Oak Forge Section 5 Subdivision as the same is recorded in Plat Book 43, Pages 60 and 61 for a distance of nine hundred seventy-seven and 82/100 feet (977.82') to a point;

Thence South sixty-three degrees forty-two minutes fifty-six seconds East (S 63°42'56" E), continuing along the south line of said Oak Forge Section 5 Subdivision for a distance of seven hundred seventy-five and 81/100 feet (775.81');

Thence South eighty-five degrees three minutes forty-eight seconds East (S 85°03'48"E) continuing along the south line of said Oak Forge Section 5 Subdivision and extending along the south line of Catalpa Ridge Section One Subdivision as the same is recorded in Plat Book 50, Pages 100 and 101 for a distance of seven hundred thirty-eight and 50/100 feet (738.50') to the northwesterly corner of an 82.9039 acre tract of land conveyed to Linda Ann Laubach and David V. Welsh by deed recorded in Deed Record 2017-022913;

Thence South five degrees fifty-four minutes thirty-seven seconds West (S 05°54'37" W), leaving the south line of said Catalpa Ridge Section One Subdivision, along the west line of said Laubach and Welsch tract for a distance of one thousand four hundred sixty-one and 67/100 feet (1,461.67') to the south line of said Section 34, also being in the centerline of Turtlecreek-Union Road;

Thence North eighty-three degrees thirty-two minutes forty-six seconds West (N 83°32'46" W) leaving the west line of said Laubach and Welsch tract along the south line of said Section 34 and the centerline of Turtlecreek-Union Road for a distance of nine hundred five and 17/100 feet (905.17') to a point in the existing corporation line between Union Township and the City of Lebanon;

Thence North six degrees thirty minutes twenty-four seconds East (N 06°30'24" E), leaving the south line of said Section 34 and the centerline of Turtlecreek-Union Road along the existing corporation between Union Township and the City of Lebanon for a distance of fifteen and 00/100 feet (15.00') to the existing corporation line between the City of Lebanon and Turtlecreek Township;

Thence along the existing corporation line between the City of Lebanon and Turtlecreek Township the following two (2) courses:

- 1) North eighty-three degrees thirty-two minutes forty-six seconds West (N 83°32'46" W) for a distance of twenty and 98/100 feet (20.98');
- 2) North eighty-four degrees seventeen minutes twenty seconds West (N 84°17'20" W) for a distance of six hundred eighty-five and 76/100 feet (685.76') to the **PLACE OF BEGINNING**.

The above describe parcel contains a total of fifty-four and 6772/10,000 acres (54.6772 acres) more or less, from Auditor's Parcel No. 13-34-400-006.

Instrument Reference as of the date of this survey is Deed Record 2019-035127 of the deed records of the Warren County, Ohio Recorder's Office.

This legal description was based upon a survey by Hasselbring & Associates, Engineers and Surveyors, dated April 3, 1991, with the Survey Plat filed in Volume 79, Page 67 of the Warren County Engineer's Record of Land Surveys.

Briggs Creative Services did not perform an actual field survey of the above described real estate.

BRIGGS CREATIVE SERVICES, LLC

By: Paul W. Feie 4/17/2023
Paul W. Feie Date
Ohio Registered Surveyor No. 6723



EXHIBIT C

**PLAT OF ANNEXATION
OF THE TURTLECREEK-UNION ROAD AREA
TO THE CITY OF LEBANON**
**TOTAL AREA
IN PROPOSED ANNEXATION
54.6772 ACRES**
 SITUATED IN
**SECTION 34,
TOWN 5, RANGE 3
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO**
 MARCH, 2023

CATALPA RIDGE
SECTION ONE
SUBDIVISION
PLAT BOOK 50
PAGES 100-101

COUNTY COMMISSIONERS:
 WE, THE BOARD OF COUNTY COMMISSIONERS
 OF WARREN COUNTY, OHIO DO HEREBY APPROVE
 THIS PLAT THIS _____ DAY OF _____, 20____

COMMISSIONERS

CITY APPROVAL:
 CITY OF LEBANON CLERK:

 DATE: _____

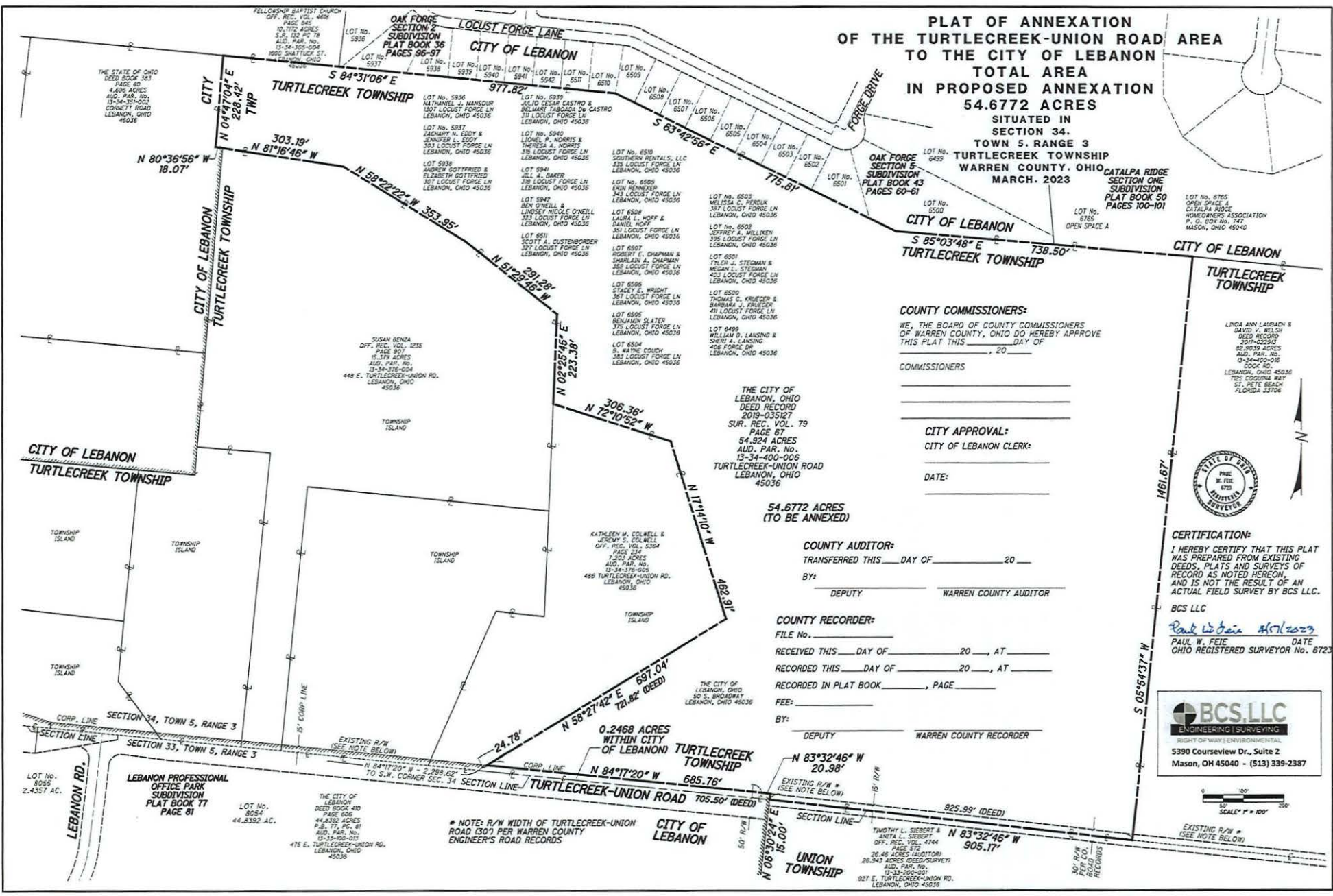
LINDA ANN LAUBACH &
 DAVID V. WELSH
 DEED RECORD
 2017-020013
 82.9039 ACRES
 AUD. PAR. NO.
 13-34-400-016
 COOP RD.
 LEBANON, OHIO 45036
 THIS CORNER MET
 WHITE BEACH
 FLORIDA 33706



CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAT
 WAS PREPARED FROM EXISTING
 DEEDS, PLATS AND SURVEYS OF
 RECORD AS NOTED HEREON,
 AND IS NOT THE RESULT OF AN
 ACTUAL FIELD SURVEY BY BCS LLC.

BCS LLC
Paul W. Feie 3/17/2023
 PAUL W. FEIE DATE
 OHIO REGISTERED SURVEYOR No. 6723

BCS LLC
 ENGINEERING | SURVEYING
 RIGHT OF WAY | ENVIRONMENTAL
 5390 Courseview Dr., Suite 2
 Mason, OH 45040 - (513) 339-2387



THE CITY OF
 LEBANON, OHIO
 DEED RECORD
 2019-035127
 SUR. REC. VOL. 79
 PAGE 67
 54.924 ACRES
 AUD. PAR. No.
 13-34-400-006
 TURTLECREEK-UNION ROAD
 LEBANON, OHIO
 45036

54.6772 ACRES
 (TO BE ANNEXED)

COUNTY AUDITOR:
 TRANSFERRED THIS _____ DAY OF _____, 20____
 BY: _____
 DEPUTY _____ WARREN COUNTY AUDITOR

COUNTY RECORDER:
 FILE No. _____
 RECEIVED THIS _____ DAY OF _____, 20____, AT _____
 RECORDED THIS _____ DAY OF _____, 20____, AT _____
 RECORDED IN PLAT BOOK _____, PAGE _____
 FEE: _____
 BY: _____
 DEPUTY _____ WARREN COUNTY RECORDER

* NOTE: R/W WIDTH OF TURTLECREEK-UNION
 ROAD (30') PER WARREN COUNTY
 ENGINEER'S ROAD RECORDS

CITY OF
 LEBANON

UNION
 TOWNSHIP

**LIST OF PARCELS
WITHIN AND ADJACENT TO ANNEXATION AREA**

PARCEL NO. 13-34-400-006

PARCEL NO.	PROPERTY OWNER	TAX MAILING ADDRESS	
1334400016	LINDA ANN LAUBACH	7125 COQUINA WAY	ST PETE BEACH, FL 33706
1334400016	DAVID V. WELSH	3525 GRINNELLE DRIVE	COLUMBUS, OH 43231
1334419010	CATALPA RIDGE HOMEOWNERS ASSOC.	PO BOX 747	MASON, OH 45040
1334338016	NATHANIEL J. MANSOUR	1307 LOCUST FORGE LN	LEBANON, OH 45036
1334338017	ZACHARY N. & JENNIFER L. EDDY	303 LOCUST FORGE LN	LEBANON, OH 45036
1334338018	ANDREW & ELZABETH GOTTFRIED	307 LOCUST FORGE DR	LEBANON, OH 45036
1334338019	JULIO CESAR CASTRO & BELMARI TABOADA DE CASTRO	311 LOCUST FORGE	LEBANON, OH 45036
1334338020	LIONEL P. & THERESA A. NORRIS	315 LOCUST FORGE DR	LEBANON, OH 45036
1334344002	JILL A. BAKER	319 LOCUST FORGE DR	LEBANON, OH 45036
1334344003	BEN & LINDSEY N. O'NEILL	323 LOCUST FORGE LN	LEBANON, OH 45036
1334344010	SCOTT A. CUSTENBORDER	327 LOCUST FORGE LN	LEBANON, OH 45036
1334344009	SOUTHERNRENTALS LLC	1182 WALNUT CREEK TR	LEBANON, OH 45036
1334344008	ERIN RENNEKER	430 DEERFIELD RD	LEBANON, OH 45036
1334351002	STATE OF OHIO	1790 CORNETT RD	LEBANON, OH 45036
1334400006	CITY OF LEBANON	50 S BROADWAY	LEBANON, OH 45036
1334344007	LAURA L. & DANIEL HOFF	351 LOCUST FORGE	LEBANON, OH 45036
1334408025	ROBERT E. & SHARLAIN A. CHAPMAN	359 LOCUST FORGE DR	LEBANON, OH 45036
1334408024	STACEY E. WRIGHT	367 LOCUST FORGE LN	LEBANON, OH 45036
1334408023	BENJAMIN SLATER	375 LOCUST FORGE LN	LEBANON, OH 45036
1334408022	B. WAYNE COUCH	383 LOCUST FORGE LN	LEBANON, OH 45036
1334408017	WILLIAM D. & SHERI A. LANSING	406 FORGE DR	LEBANON, OH 45036
1334408021	MELISSA C. PERDUK	387 LOCUST FORGE LN	LEBANON, OH 45036
1334408020	JEFFREY A. MILLIKEN	395 LOCUST FORGE LN	LEBANON, OH 45036
1334408018	THOMAS G. & BARBARA J. KRUEGER	411 LOCUST FORGE LN	LEBANON, OH 45036
1334408019	TYLER J. & MEGAN L. STEGMAN	403 LOCUST FORGE LN	LEBANON, OH 45036
1334376004	SUSAN BENZA	448 E TURTLECREEK UNION RD	LEBANON, OH 45036
1334376005	KATHLEEN M. & JEREMY S. COLWELL	486 TURTLECREEK UNION RD	LEBANON, OH 45036
1333200001	TIMOTHY L. & ANITA L. SIEBERT	927 E TURTLECREEK UNION RD	LEBANON, OH 45036
1333100013	CITY OF LEBANON	CITY BUILDING 50 S BROADWAY	LEBANON, OH 45036
1334305004	FELLOWSHIP BAPTIST CHURCH	PO BOX 164	LEBANON, OH 45036

FINAL REPORT

WARREN COUNTY ENGINEERS OFFICE
TAX MAP DEPARTMENT
ANNEXATION REVIEW REPORT
(In Accordance with O.R.C. 709.031)
"EXHIBIT F"

Annexation to: LEBANON

Date Filed: 07/18/23

Filed by: SCOTT C. BRUNKA

Total Acreage: 54.6772

I. MAP CONTENTS

- | | | | |
|---|-------------------------------------|----|-----|
| a) Section-Town-Range, or Military Survey, County, and State | <input checked="" type="checkbox"/> | NO | N/A |
| b) Boundary of Territory proposed for annexation to be in bold lines for ease in identification | <input checked="" type="checkbox"/> | NO | N/A |
| c) Lengths and bearings of the boundary of the territory. (May be obtained from county records) | <input checked="" type="checkbox"/> | NO | N/A |
| d) All roads and streets. | <input checked="" type="checkbox"/> | NO | N/A |
| e) All existing corporation lines. | <input checked="" type="checkbox"/> | NO | N/A |
| f) All section, quarter section or VMS lines correctly labeled. | <input checked="" type="checkbox"/> | NO | N/A |
| g) All property lines. | <input checked="" type="checkbox"/> | NO | N/A |
| h) Names of all allotments within the territory with plat book and page as recorded in the County plat records. | <input checked="" type="checkbox"/> | NO | N/A |
| i) Lot numbers on plotted property. | <input checked="" type="checkbox"/> | NO | N/A |
| j) On unplotted property, the names of owners and deed reference with the acreage and dimensions. | <input checked="" type="checkbox"/> | NO | N/A |
| k) Annexation must be contiguous to 5% of existing corp. line <u>~41%</u> | <input checked="" type="checkbox"/> | NO | N/A |

II. LEGEND CONTENTS

- | | | | |
|---|-------------------------------------|-------------------------------------|-----|
| a) Formal identification of territory | <input checked="" type="checkbox"/> | NO | N/A |
| b) Total acreage in annexation territory with acreage breakdown of each individual parcel. | <input checked="" type="checkbox"/> | NO | N/A |
| c) Lengths of each road in territory <u>ILLUSTRATED - NOT STATED</u> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | N/A |
| d) North arrow | <input checked="" type="checkbox"/> | NO | N/A |
| e) Scale of map | <input checked="" type="checkbox"/> | NO | N/A |
| f) Date and name of surveyor with certification, preparer of map shall state if map and description are prepared by new survey or if prepared by existing deeds and plats of records. | <input checked="" type="checkbox"/> | NO | N/A |
| g) Vicinity map to designate location of annexation. | YES | <input checked="" type="checkbox"/> | N/A |

III. OTHER REQUIREMENTS

- | | | | |
|---|-------------------------------------|----|-----|
| a) Map on 24" x 36" mylar or linen reproducible | <input checked="" type="checkbox"/> | NO | N/A |
| b) Accurate map | <input checked="" type="checkbox"/> | NO | N/A |
| c) Description accurate and in accordance with plat | <input checked="" type="checkbox"/> | NO | N/A |
| d) Number of property owners in territory | <input checked="" type="checkbox"/> | NO | N/A |
| e) Number of property owners signing the petition | <input checked="" type="checkbox"/> | NO | N/A |
| f) Signature Block for Warren County Commissioners | <input checked="" type="checkbox"/> | NO | N/A |
| g) Signature Block for City or Village Officials | <input checked="" type="checkbox"/> | NO | N/A |
| h) Signature Block for Warren County Auditor | <input checked="" type="checkbox"/> | NO | N/A |
| i) Signature Block for Warren County Recorder | <input checked="" type="checkbox"/> | NO | N/A |
| j) List parcels within and adjacent to annexation area. Include names, addresses and parcel numbers. This list should be contained in the petition. | <input checked="" type="checkbox"/> | NO | N/A |

Engineer's Office Comments: THIS ANNEXATION WILL CREATE A TOWNSHIP ISLAND THAT SHOULD BE ACCEPTABLE PER O.R.C. 709.023(E)(5).

Reviewed by: BOB FOX

Date: 07/20/23

Neil F. Tunison
Neil F. Tunison P.E., P.S.
Warren County Engineer

FINAL REPORT

WARREN COUNTY ENGINEERS OFFICE
TAX MAP DEPARTMENT
ANNEXATION REVIEW REPORT
(In Accordance with O.R.C. 709.031)
"EXHIBIT F"

Annexation to: LEBANON

Date Filed: 07/18/23

Filed by: SCOTT C. BRUNKA

Total Acreage: 54.6772

I. MAP CONTENTS

- | | | | |
|---|-------------------------------------|----|-----|
| a) Section-Town-Range, or Military Survey, County, and State | <input checked="" type="checkbox"/> | NO | N/A |
| b) Boundary of Territory proposed for annexation to be in bold lines for ease in identification | <input checked="" type="checkbox"/> | NO | N/A |
| c) Lengths and bearings of the boundary of the territory. (May be obtained from county records) | <input checked="" type="checkbox"/> | NO | N/A |
| d) All roads and streets. | <input checked="" type="checkbox"/> | NO | N/A |
| e) All existing corporation lines. | <input checked="" type="checkbox"/> | NO | N/A |
| f) All section, quarter section or VMS lines correctly labeled. | <input checked="" type="checkbox"/> | NO | N/A |
| g) All property lines. | <input checked="" type="checkbox"/> | NO | N/A |
| h) Names of all allotments within the territory with plat book and page as recorded in the County plat records. | <input checked="" type="checkbox"/> | NO | N/A |
| i) Lot numbers on plotted property. | <input checked="" type="checkbox"/> | NO | N/A |
| j) On unplotted property, the names of owners and deed reference with the acreage and dimensions. | <input checked="" type="checkbox"/> | NO | N/A |
| k) Annexation must be contiguous to 5% of existing corp. line <u>~41%</u> | <input checked="" type="checkbox"/> | NO | N/A |

II. LEGEND CONTENTS

- | | | | |
|---|-------------------------------------|-------------------------------------|-----|
| a) Formal identification of territory | <input checked="" type="checkbox"/> | NO | N/A |
| b) Total acreage in annexation territory with acreage breakdown of each individual parcel. | <input checked="" type="checkbox"/> | NO | N/A |
| c) Lengths of each road in territory <u>ILLUSTRATED - NOT STATES</u> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | N/A |
| d) North arrow | <input checked="" type="checkbox"/> | NO | N/A |
| e) Scale of map | <input checked="" type="checkbox"/> | NO | N/A |
| f) Date and name of surveyor with certification, preparer of map shall state if map and description are prepared by new survey or if prepared by existing deeds and plats of records. | <input checked="" type="checkbox"/> | NO | N/A |
| g) Vicinity map to designate location of annexation. | YES | <input checked="" type="checkbox"/> | N/A |

III. OTHER REQUIREMENTS

- | | | | |
|---|-------------------------------------|----|-----|
| a) Map on 24" x 36" mylar or linen reproducible | <input checked="" type="checkbox"/> | NO | N/A |
| b) Accurate map | <input checked="" type="checkbox"/> | NO | N/A |
| c) Description accurate and in accordance with plat | <input checked="" type="checkbox"/> | NO | N/A |
| d) Number of property owners in territory | <input checked="" type="checkbox"/> | NO | N/A |
| e) Number of property owners signing the petition | <input checked="" type="checkbox"/> | NO | N/A |
| f) Signature Block for Warren County Commissioners | <input checked="" type="checkbox"/> | NO | N/A |
| g) Signature Block for City or Village Officials | <input checked="" type="checkbox"/> | NO | N/A |
| h) Signature Block for Warren County Auditor | <input checked="" type="checkbox"/> | NO | N/A |
| i) Signature Block for Warren County Recorder | <input checked="" type="checkbox"/> | NO | N/A |
| j) List parcels within and adjacent to annexation area. Include names, addresses and parcel numbers. This list should be contained in the petition. | <input checked="" type="checkbox"/> | NO | N/A |

Engineer's Office Comments: THIS ANNEXATION WILL CREATE A TOWNSHIP ISLAND THAT SHOULD BE ACCEPTABLE PER O.R.C. 709.023(E)(5).

Reviewed by: BOB FOX

Date: 07/20/23

Neil F. Tunison P.E., P.S.
Warren County Engineer

Lebanon Annexation - Turtlecreek-Union Rd Area

Boundary	Contiguous
905.17	
15.00	15.00
20.98	20.98
685.76	685.76
697.04	
462.91	
306.36	
223.38	
291.28	
353.95	
303.19	
18.07	18.07
228.42	228.42
977.82	977.82
775.81	775.81
738.50	738.50
1461.67	
Total:	8465.31 3460.36

Percentage Contiguous: 40.87694 %