



BOARD OF COUNTY COMMISSIONERS

WARREN COUNTY, OHIO

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TOM GROSSMANN

PAT ARNOLD SOUTH

DAVID G. YOUNG

BOARD OF COUNTY COMMISSIONERS

WARREN COUNTY, OHIO

MINUTES: Regular Session – October 13, 2015

The Board met in regular session pursuant to adjournment of the October 6, 2015, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the September 24, 2015 and October 6, 2015 meetings were read and approved.

- 15-1569 A resolution was adopted to approve Temporary Pay Increase for Arlene Byrd, Eligibility Referral Specialist Supervisor, within the Warren County Job and Family Services Department, Human Services Division. Vote: Unanimous
- 15-1570 A resolution was adopted to approve Notice of Intent to Award Bid to Bansal Construction Inc. for the Wilkens Blvd and Deerfield Blvd Traffic Signal Project. Vote: Unanimous
- 15-1571 A resolution was adopted to approve Emergency Repair to the Check Valve Pit on State Route 22/3 and Steeplechase. Vote: Unanimous
- 15-1572 A resolution was adopted to Reject Bids received for the Clarksville Road Bridge #37-4.57 Replacement Project Design Build. Vote: Unanimous
- 15-1573 A resolution was adopted to Advertise for Bids for the Chemical Feed Building Equipment Modifications Project. Vote: Unanimous
- 15-1574 A resolution was adopted to Advertise for Bids for the FY12 Union Township - Riley Street Storm Sewer CDBG Project. Vote: Unanimous

- 15-1575 A resolution was adopted to Set and Advertise for Applications from Financial Institutions for the Deposit of Public Funds under the control of this Board. Vote: Unanimous
- 15-1576 A resolution was adopted to Set Public Hearing for Rezoning Application of Leslie Ratliff, Pendragon Homes (Case #2015-06), to rezone approximately 141.13 acres from Single Family Residential "R1A" to Planned Unit Development. Vote: Unanimous
- 15-1577 A resolution was adopted to authorize the President and/or Vice President of this Board to sign the Satisfaction of Mortgage for Douglas and Georgetta Boggs. Vote: Unanimous
- 15-1578 A resolution was adopted to declare various items within Auditor's Office, Building and Zoning, Board of Developmental Disabilities, Board of Elections, County Court, Drug Task Force, Emergency Services, Engineer's Office, Health Department, Water and Sewer, Sheriff's Office and Telecom as Surplus and authorize the disposal of said items. Vote: Unanimous
- 15-1579 A resolution was adopted to authorize the issuance of a County Credit Card for use by the Office of the Workforce Investment Board. Vote: Unanimous
- 15-1580 A resolution was adopted to enter into Agreement with Emerson Network Power, Liebert Services, Inc. on behalf of Warren County Telecommunications. Vote: Unanimous
- 15-1581 A resolution was adopted to approve and enter into Lease Agreement with Dayton Children's Hospital dba the Child Advocacy Center of Warren County relative to 320 E. Silver Street Lebanon Ohio. Vote: Unanimous
- 15-1582 A resolution was adopted to approve and authorize the President and/or Vice President of this Board to enter into a Cooperation Agreement with the Abuse and Rape Crisis Shelter of Warren County relative to the FY 2015 Community Development Block Grant Entitlement Program. Vote: Unanimous
- 15-1583 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 15-1584 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 15-1585 A resolution was adopted to enter into Erosion Control Bond Agreement with United Dairy Farmer, Inc. for improvements in United Dairy Farmers SR 122 situated in Clearcreek Township. Vote: Unanimous

- 15-1586 A resolution was adopted to approve a Street and Appurtenances Bond Reduction for Stoneridge Development, Ltd for completion of performance of construction of improvements and enter into the maintenance security for Country Brook North, Section Nine situated in Clearcreek Township. Vote: Unanimous
- 15-1587 A resolution was adopted to approve a Street and Appurtenances Bond Release for Soraya Farms, LLC for completion of improvements in Soraya Farms, Section 1 situated in Clearcreek Township. Vote: Unanimous
- 15-1588 A resolution was adopted to approve Lemans Blvd and Chaumont Ave in Soraya Farms, Section 1 for public maintenance by Clearcreek Township. Vote: Unanimous
- 15-1589 A resolution was adopted to approve a Street and Appurtenances Bond Release for Grant Communities, Ltd. for completion of improvements in Shaker Run, Section One, Phase "F" situated in Turtlecreek Township. Vote: Unanimous
- 15-1590 A resolution was adopted to approve a Sidewalk Bond Release for Grand Communities, Ltd. for completion of improvements in Shaker Run, Section One, Phase "F" situated in Turtlecreek Township. Vote: Unanimous
- 15-1591 A resolution was adopted to approve Fox Run Place and Rose Creek Court in Shaker Run, Section One, Phase "F" for public maintenance by Turtlecreek Township. Vote: Unanimous
- 15-1592 A resolution was adopted to approve a Street and Appurtenances (including sidewalks) Bond Release for Grand Communities, Ltd. for completion of improvements in Shaker Run, Section One, Phase "G" situated in Turtlecreek Township. Vote: Unanimous
- 15-1593 A resolution was adopted to approve Fox Run Place in Shaker Run, Section One, Phase "G" for public maintenance by Turtlecreek Township. Vote: Unanimous
- 15-1594 A resolution was adopted to approve Bond Release for Buckeye Field, LLC for completion of improvements in Buckeye Field situated in Turtlecreek Township. Vote: Unanimous
- 15-1595 A resolution was adopted to approve Bond Release for Salt Run, LLC for completion of improvements in Wellington Estates, Section 1 situated in Hamilton Township. Vote: Unanimous
- 15-1596 A resolution was adopted to approve Bond Release for Salt Run, LLC for completion of improvements in Wellington Estates, Section 2 situated in Hamilton Township. Vote: Unanimous

- 15-1597 A resolution was adopted to approve Bond Release for Miami Striker, LLC for completion of improvements in Miami Bluffs, Section 12 situated in Hamilton Township. Vote: Unanimous
- 15-1598 A resolution was adopted to approve Bond Release for Crossman Communities for completion of improvements in Michels Farm, Section 3 situated in Hamilton Township. Vote: Unanimous
- 15-1599 A resolution was adopted to approve Bond Release for Michels Farm LLC for completion of improvements in Michels Farm, Section 4 situated in Hamilton Township. Vote: Unanimous
- 15-1600 A resolution was adopted to approve Bond Release for SM&R Thirteen for completion of improvements in Rivers Edge situated in Hamilton Township. Vote: Unanimous
- 15-1601 A resolution was adopted to approve Bond Release for M/I Homes of Cincinnati, LLC for completion of improvements in Regency Park Section 9 Block A situated in Hamilton Township. Vote: Unanimous
- 15-1602 A resolution was adopted to approve Bond Release for J. Donald Sams for completion of improvements in Woodwind Acres situated in Turtlecreek Township. Vote: Unanimous
- 15-1603 A resolution was adopted to approve Bond Release for Lonnie Lisle for completion of improvements in Lisle Estates situated in Washington Township. Vote: Unanimous
- 15-1604 A resolution was adopted to approve Bond Release for Trailblazer Homes, Inc for completion of improvements in Hopewell Meadows, Section 3 situated in Washington Township. Vote: Unanimous
- 15-1605 A resolution was adopted to approve Bond Release for Trailblazer Homes, Inc. for completion of improvements in Hopewell Meadows, Section 4 situated in Washington Township. Vote: Unanimous
- 15-1606 A resolution was adopted to approve Bond Release for Brennan Builders, Inc. for completion of improvements in Waterstone, Section 18 situated in Deerfield Township. Vote: Unanimous
- 15-1607 A resolution was adopted to approve Bond Release for Landen Farm Company for completion of improvements in the Pointe situated in Deerfield Township. Vote: Unanimous

- 15-1608 A resolution was adopted to approve Bond Release for Landen Farm Company for completion of improvements in the Pointe situated in Deerfield Township. Vote: Unanimous
- 15-1609 A resolution was adopted to approve Bond Release for Cincinnati United Contractors, Inc. for completion of improvements in L&M Animal Farms/Hartz Mountain situated in Harlan Township. Vote: Unanimous
- 15-1610 A resolution was adopted to approve the following Record Plats. Vote: Unanimous
- 15-1611 A resolution was adopted to accept an Amended Certificate and approve a Supplemental Appropriation within Fund #484 for P&G TIF Road Construction. Vote: Unanimous
- 15-1612 A resolution was adopted to approve Operating Transfer from Commissioners Fund #101 into County Court Probation Fund #253. Vote: Unanimous
- 15-1613 A resolution was adopted to approve Supplemental Appropriations into Common Pleas Court CIP (Cognitive Intervention Program) Fund #284. Vote: Unanimous
- 15-1614 A resolution was adopted to approve Supplemental Appropriation into Property and Casualty Insurance Fund #637. Vote: Unanimous
- 15-1615 A resolution was adopted to approve Appropriation Adjustment within Commissioners Fund #101-1110. Vote: Unanimous
- 15-1616 A resolution was adopted to approve Appropriation Adjustments within Children Services Fund #273. Vote: Unanimous
- 15-1617 A resolution was adopted to approve Appropriation Adjustment within Common Pleas Court Fund #289. Vote: Unanimous
- 15-1618 A resolution was adopted to approve Appropriation Adjustment within Domestic Relations Court Fund #101-1230. Vote: Unanimous
- 15-1619 A resolution was adopted to approve Appropriation Adjustment within Dog and Kennel Fund #206. Vote: Unanimous
- 15-1620 A resolution was adopted to approve Appropriation Adjustment within Emergency Services/EMA Fund #264. Vote: Unanimous
- 15-1621 A resolution was adopted to approve Appropriation Adjustment within County Garage Fund #101-1620. Vote: Unanimous

- 15-1622 A resolution was adopted to approve an Appropriation Adjustment within Grants Administration Fund #265. Vote: Unanimous
- 15-1623 A resolution was adopted to approve Appropriation Adjustments within Juvenile Detention Fund #101-2600 and from Juvenile Probation Fund #101-2500 into Juvenile Court Fund #101-1240. Vote: Unanimous
- 15-1624 A resolution was adopted to approve Appropriation Adjustments within Common Pleas Court Mental Health Grant Fund #228-1220. Vote: Unanimous
- 15-1625 A resolution was adopted to approve Appropriation Adjustments within Common Pleas Pretrial Services Fund #101-1222. Vote: Unanimous
- 15-1626 A resolution was adopted to approve Appropriation Adjustments within the Water and Sewer Revenue Funds #510 and Fund #580. Vote: Unanimous
- 15-1627 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 15-1628 A resolution was adopted to approve Appropriation Adjustments from Commissioners General Fund #101-1110 into Domestic Relations Fund #101-1230. Vote: Unanimous
- 15-1629 A resolution was adopted to approve Appropriation Adjustment from Commissioners' General Fund #101-1110 into Facilities Management Fund #101-1600. Vote: Unanimous
- 15-1630 A resolution was adopted to approve Appropriation Adjustments within Children Services Fund #273. Vote: Unanimous
- 15-1631 A resolution was adopted to approve Amendment to the Warren County Comprehensive Plan to Adopt and Include the Lebanon-Turtlecreek Trails Initiative. Vote: Unanimous
- 15-1632 A resolution was adopted to approve Amendments to the Warren County Subdivision Regulations. Vote: Unanimous
- 15-1633 A resolution was adopted to approve Appropriation Adjustments from Board of Elections Fund #101-1301 to #101-1300. Vote: Unanimous
- 15-1634 A resolution was adopted to approve Temporary Pay Increase for Trevor Hearn, Facilities Manager, within the Facilities Management Department. Vote: Unanimous

- 15-1635 A resolution was adopted to approve a Lateral Transfer of Katie Pyle to the position of Alternative Caseworker I within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 15-1636 A resolution was adopted to Promote Randi Phillips to the position of Case Aide within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 15-1637 A resolution was adopted to authorize the posting of the “Clerical Specialist I”, within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02(a).
Vote: Unanimous
- 15-1638 A resolution was adopted to hire Jenny R. Dare as Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 15-1639 A resolution was adopted to authorize the posting of the “Director of Facilities Management” position, within the Facilities Management Department, in accordance with the Warren County Personnel Policy Manual, Section 2.02(A).
Vote: Unanimous
- 15-1640 A resolution was adopted to affirm “Then and Now” requests pursuant to Ohio Revised Code 5705.41(D)(1). Vote: Unanimous

DISCUSSIONS

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

Carol Mann, Colonial Dames of the 17th Century, was present for the Board to proclaim October as “Colonial Heritage Month” in Warren County.

PUBLIC HEARING
CONSIDER AMENDMENTS TO THE WARREN COUNTY COMPREHENSIVE PLAN
TO ADOPT AND INCLUDE THE LEBANON-TURTLECREEK TRAILS INITIATIVE

The public hearing to consider an amendment to the Warren County Comprehensive Plan to adopt and include the Lebanon-Turtlecreek Trails Initiative was convened this 13th day of October 2015, in the Commissioners' Meeting Room.

Matt Obringer, Regional Planning Commission, presented the attached PowerPoint presentation reviewing the following:

- In 2014, \$11 million in TA funds were available and \$4.5 million were applied for
- Mission Statement
- Reviewed the Trails Advisory Committee activities
- Vision Statement
- Goals
- Economic Impact
- Regional Trail Plans
- County Trail Plans
- Proposed trail map

The Board discussed the history of trails throughout Warren County including land disputes associated with the Clinton County Rails to Trails.

Mr. Obringer stated that everyone is very supportive of this trail, unlike the one discussed previously along the former railroad right of way.

Mr. Obringer then reviewed the key recommendations of the Lebanon-Turtlecreek Trails Initiative as follows:

- Establish right-of-way and easements for planned trails
- Utilize grants for purchase of right-of-way, construction, and trails facilities
- Provide safe areas for pedestrian and cyclists to cross buy roadways
- Establish primary trailhead locations at Union Village, downtown Lebanon, the Countryside YMCA, and the Native Ohio Center

Jonathan Sams, Turtlecreek Township Trustee, stated his desire to have this plan in place before the area begins to develop. He stated that there are grants available that are a 20% local match. He then stated that the trail in this plan goes from Armco Park to Union Center to the City of Lebanon.

Commissioner South questioned who would maintain the trails once they are built.

Mr. Sams stated that it would be the local jurisdictions' responsibility for maintenance.

Commissioner Young stated his opinion that trails are a worthwhile endeavor and that they spur tourism and economic development. He then stated his desire to be cautious and mindful that these trails do not go through people's back yards. He then stated his support of the concept of trails with the understanding that the trail locations will vary based upon specific circumstances.

Commissioner South stated she fully supports the establishment of the trail master plan as long as it is not burdensome on the local government or infringe upon property owner rights.

Richard Jones, Warren County resident, spoke in favor of the plan stating that the details of the plan are good, other communities were invited to participate in the process, the primary property owners are in favor of the plan and there is money available through grants.

Tom Groh, property owner, stated he has not been in contact with anyone regarding this trail plan and he is not in favor of it. He then stated there are several other property owners who were not contacted that own property along the proposed trail.

Commissioner South informed Mr. Groh that this is a conceptual plan and the exact location has not been determined.

Mr. Obringer stated that the conceptual plan follows the pipeline easement.

Commissioner Grossmann questioned if the Planning Commission invited major stakeholders into the discussion.

Mr. Obringer stated they did the best they could to invite participants including advertisements in the newspaper and on their website.

Commissioner Young stated they could make a policy that a grant will not be submitted without proper notice to a property owner that will be affected.

Commissioner South stated her desire for any future trail plans to include notification of any property owner with 50 or more acres to solicit input.

Larry Budd, Dayton Daily Newspaper Reporter, stated there have been multiple articles on this subject and even in today's news, this meeting is on page 3.

Joe Yurasek, Turtlecreek Township resident, stated his opinion that it makes sense to have bike trails in order to lead Warren County into the future.

Chris DeBoard, Hendrickson Road resident, stated his attendance on behalf of five property owners. He then questioned if Warren County could use eminent domain for the purposes of trails.

Mr. Obringer stated that they would not pursue eminent domain for trails.

Bruce McGary, Assistant Prosecutor, informed Mr. DeBoard that Warren County doesn't typically use eminent domain. He stated that the purpose of this plan is to put developers on notice that a conceptual plan exists that may require the dedication of right of way on a final plat.

Stan Williams, Regional Planning Commission, stated that the grant funding available precludes grant dollars to be used on property that involves eminent domain.

Mr. Sams stated the ability to remove the proposed trail along Hendrickson Road if the majority of the property owners are opposed.

Commissioner Grossmann stated his reluctance to remove a conceptual trail if a study/committee showed it should be there. He stated that taking it off the plan could have future consequences.

Commissioner Young also stated he is reluctant to remove that area from the plan. He stated his opinion that it will only help future property owners. He stated that the current property owners may not be interested now but in 20 years, that could change.

Commissioner Grossmann stated his support of bike trails and property owner rights. He stated he will not force an owner to have a trail on their property but he does believe it will enhance property values.

Upon further discussion, the public hearing was closed and the Board resolved (Resolution #15-1631) to approve an amendment to the Warren County Comprehensive Plan to adopt and include the Lebanon-Turtlecreek Trails Initiative.

PUBLIC HEARING

CONSIDER AMENDMENTS TO THE WARREN COUNTY SUBDIVISION REGULATIONS

The Board met this 13th day of October 2015, in the Commissioners' Meeting Room, to consider amendments to the Warren County Subdivision Regulations.

Daniel Geroni, Planning Commission, presented the proposed amendments to the Subdivision Regulations stating that the proposed changes are mostly clerical in nature. He stated that of the roughly 40 changes, only four are policy changes with 3 of the 4 having already been practiced for decades.

He then explained the following proposed changes:

1. Seasonal Variations in Traffic Impact Studies
2. Right of Way Waiver for Road Extensions

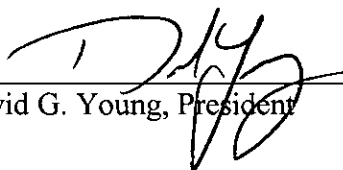
3. Minor changes to terminology, applications, plat drawing specifications, deed language, and recording processes
4. Changes relative to clarification when a replat requires submission of a revised concept plan and preliminary plan, waiver of Thoroughfare Plan right-of-way widths under certain circumstances, new text stating that a Minor Subdivision application expires after two years and the deletion of the obsolete term "planned development"

Mr. Geroni stated that the Cincinnati Homebuilders Association has submitted a letter in support of the proposed changes to the subdivision regulations.

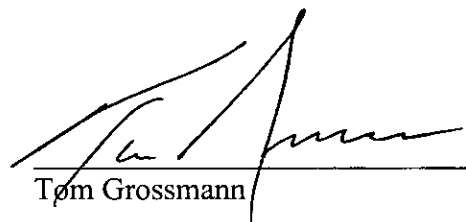
Upon further discussion, the public hearing was closed and the Board resolved (Resolution #15-1632) to approve amendments to the Warren County Subdivision Regulations.

On motion, upon unanimous call of the roll, the Board entered into executive session at 11:16 a.m. to discuss personnel matters relative to filling vacancies in Children Services and Facilities Management pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 12:15 p.m.

Upon motion the meeting was adjourned.



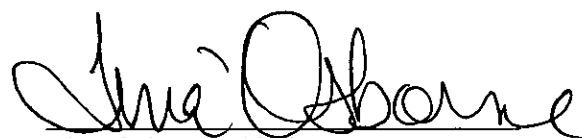
David G. Young, President



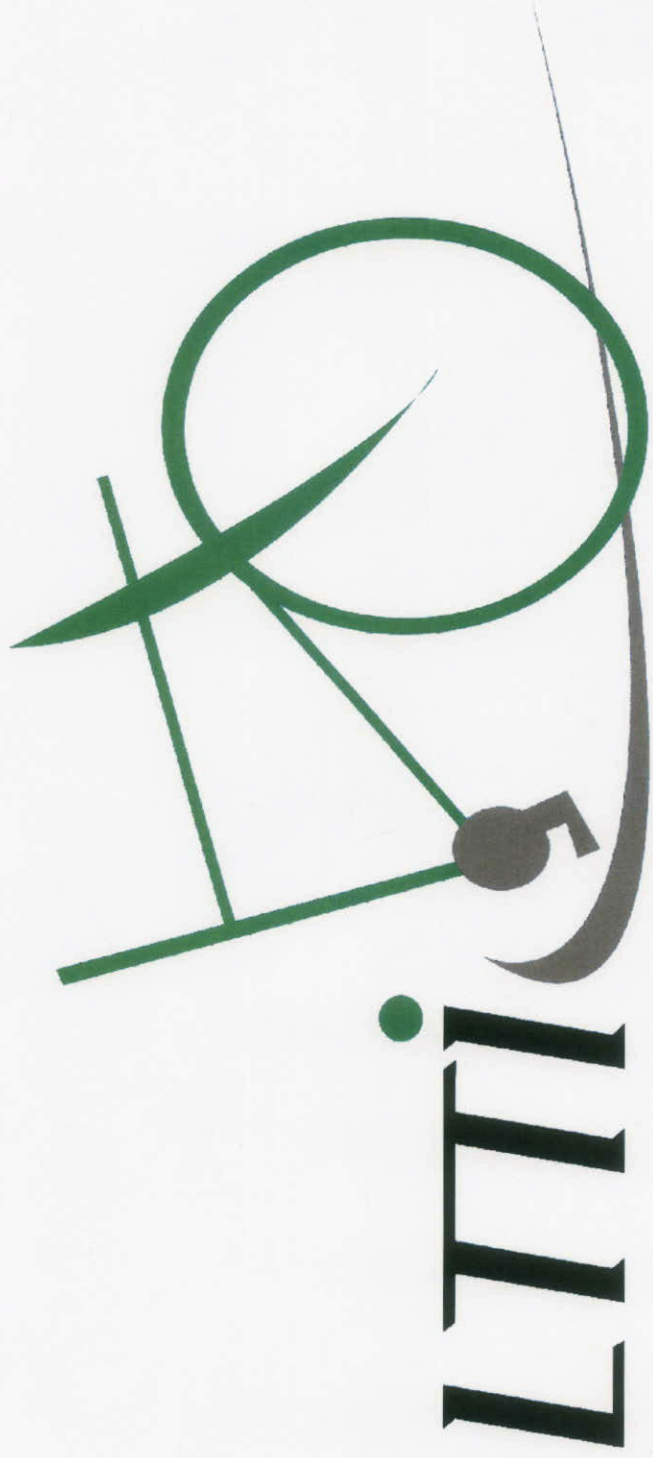
Tom Grossmann

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 October 13, 2015, in compliance with Section 121.22 O.R.C.



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



LEBANON-TURTLE CREEK
TRAILS INITIATIVE



BOCC Oct 13, 2015

CHAPTER 1: INTRODUCTION

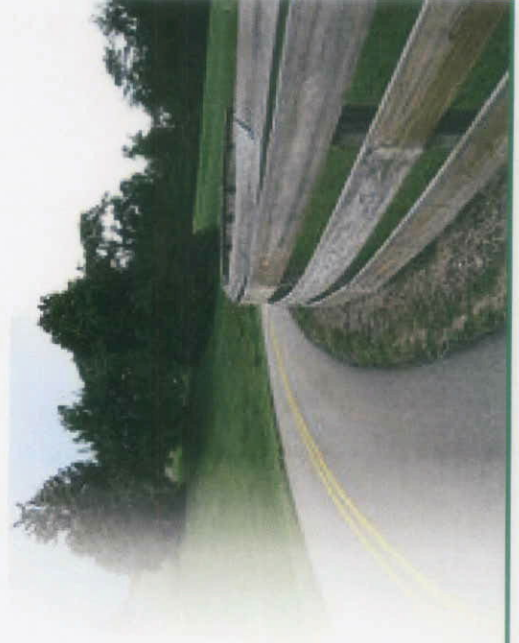


FUNDING

In 2014...

\$11 million in TA funds were available

\$4.5 million were applied for





MAP 1.1
Regional Vicinity

Legend

- Major Existing Trail Routes*
- █ Focus Area

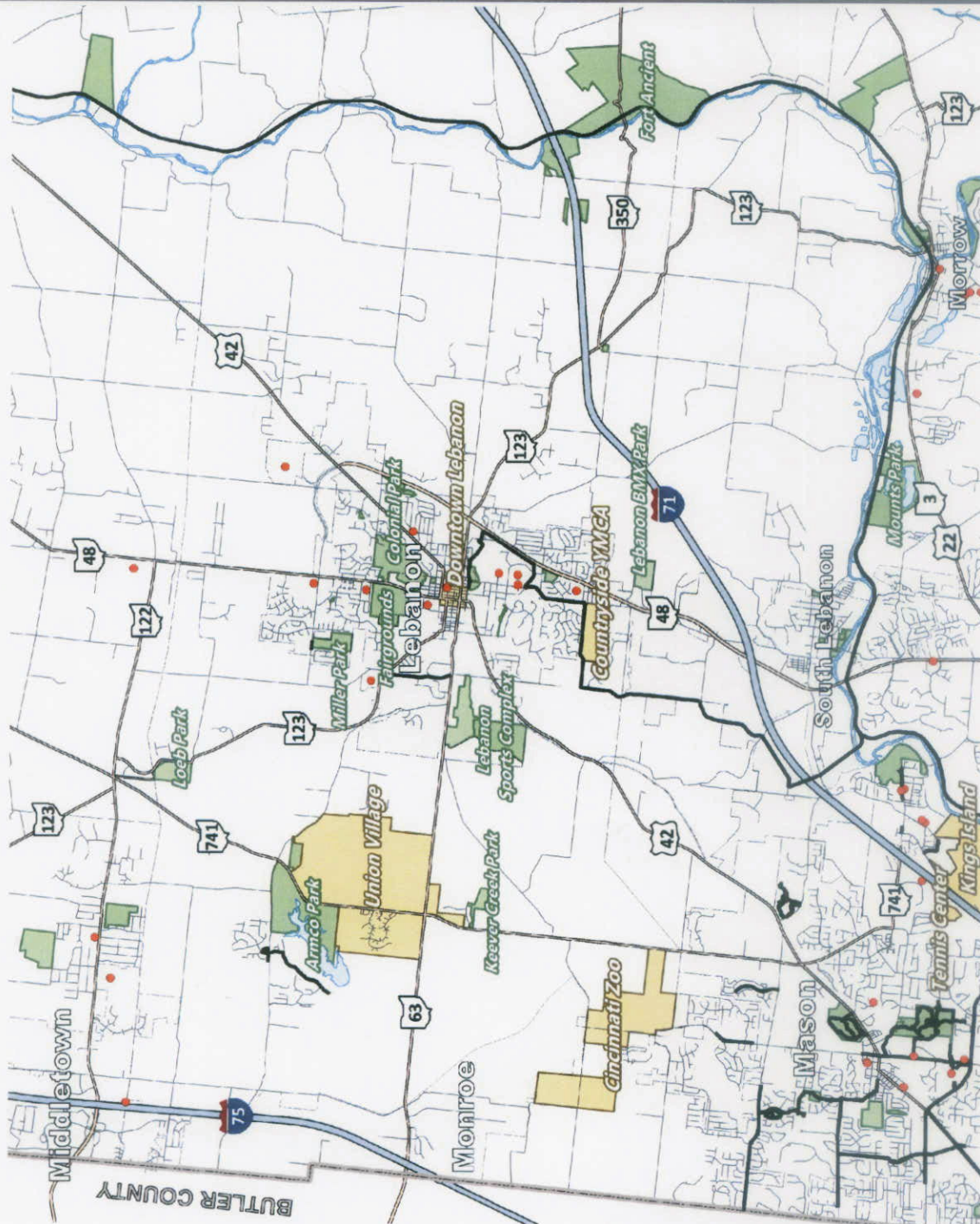
* Not all existing trails are shown on map





MAP 1.2
Destinations

- Legend**
- School Locations
 - Existing Trails
 - Existing Destinations
 - Existing Parks
 - Planned Parks





UNION VILLAGE



See inset at left





MISSION STATEMENT

The Lebanon-Turtlecreek Trails Initiative enhances the quality of life of residents, employees, and visitors through careful planning and implementation of trails.





Trails Advisory Committee





OPEN HOUSE (April)





OPEN HOUSE (April)





VISION STATEMENT

“We are known for our trails, a cherished amenity that links us to our scenic river, our beautiful countryside, our parks, our neighborhoods, our cultural centers, and our historic past.”





GOALS

1. A bicycle network that links Lebanon's historic core to growth areas and destinations within Turtlecreek Township and surrounding communities.
 2. Trails and bicycle routes that are pleasant and safe.
 3. Trailheads and bicycle facilities that adequately serve user needs.
-



ECONOMIC IMPACT

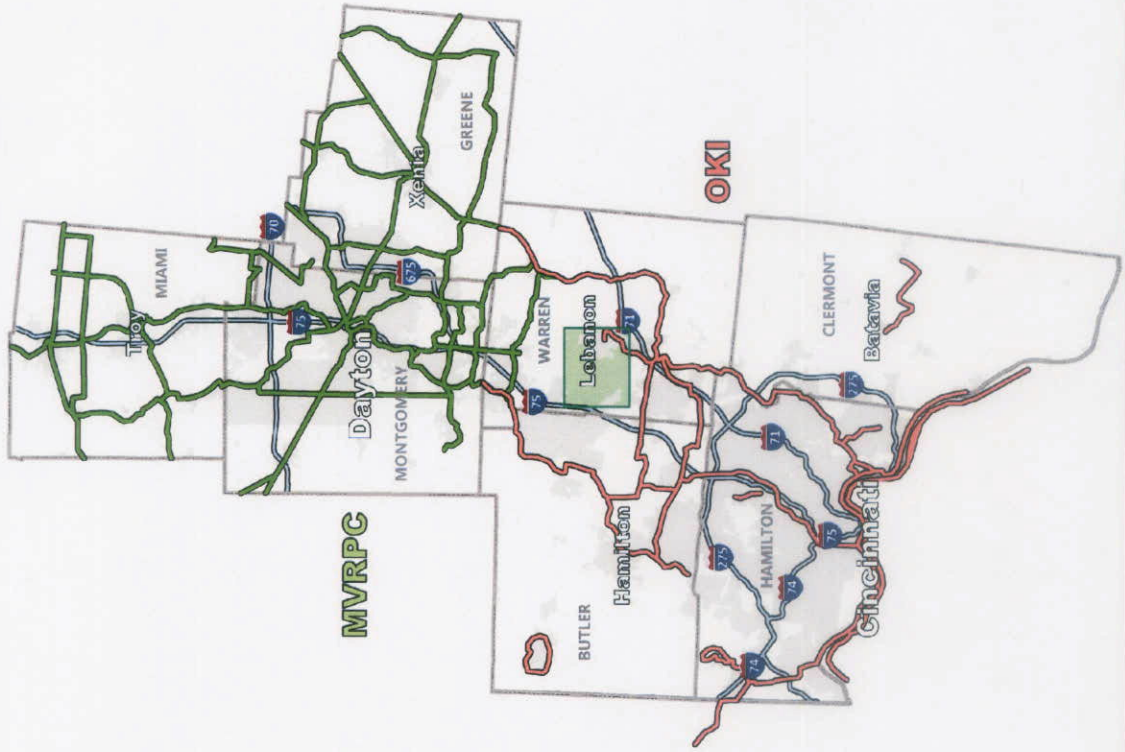
“Home values increase \$7.05 for every foot closer a property is located to the Little Miami Scenic Trail” - UC Study, 2008

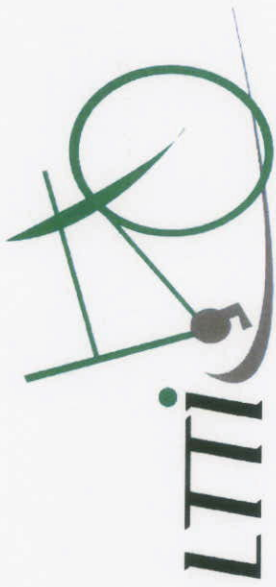
- Increased tourism
 - Increased customers to local businesses
 - Community pride
-

CHAPTER 2: EXISTING PLANS



REGIONAL PLANS





COUNTY PLAN





GATEWAY PLAN





LEBANON PLAN

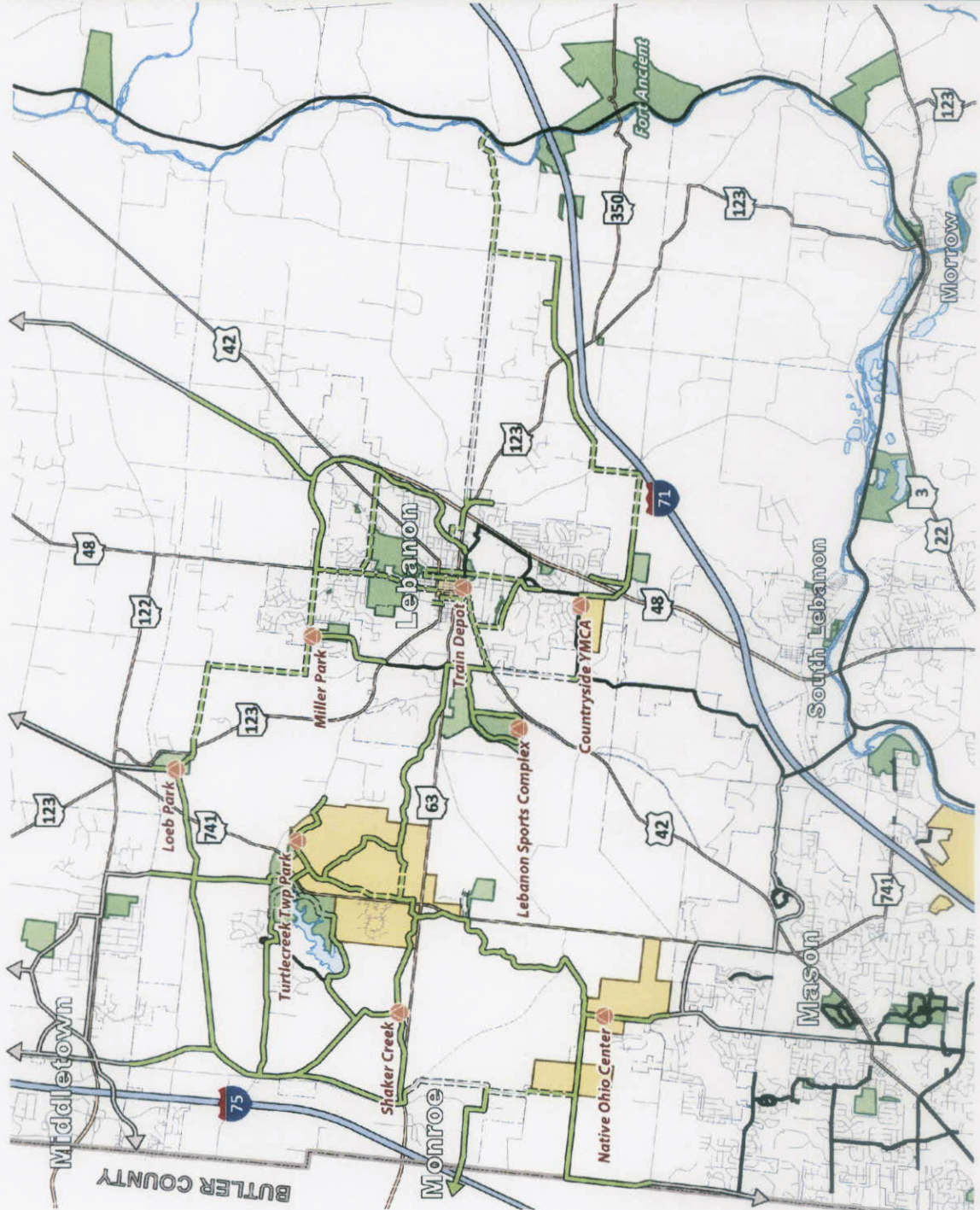
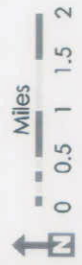


CHAPTER 3: THE PLAN



MAP 3.1
Proposed Trails

- Legend**
- SUGGESTED TRAIL TYPES**
- Multi-Purpose Trail
 - - - On-Street Bike Lane
 - - - Shared Road
- OTHER TRAILS**
- Outside Connections
 - Existing Trails
- Trailheads
- Destinations
 - Existing Parks
 - Planned Parks





MAP 3.2
Trail Priorities

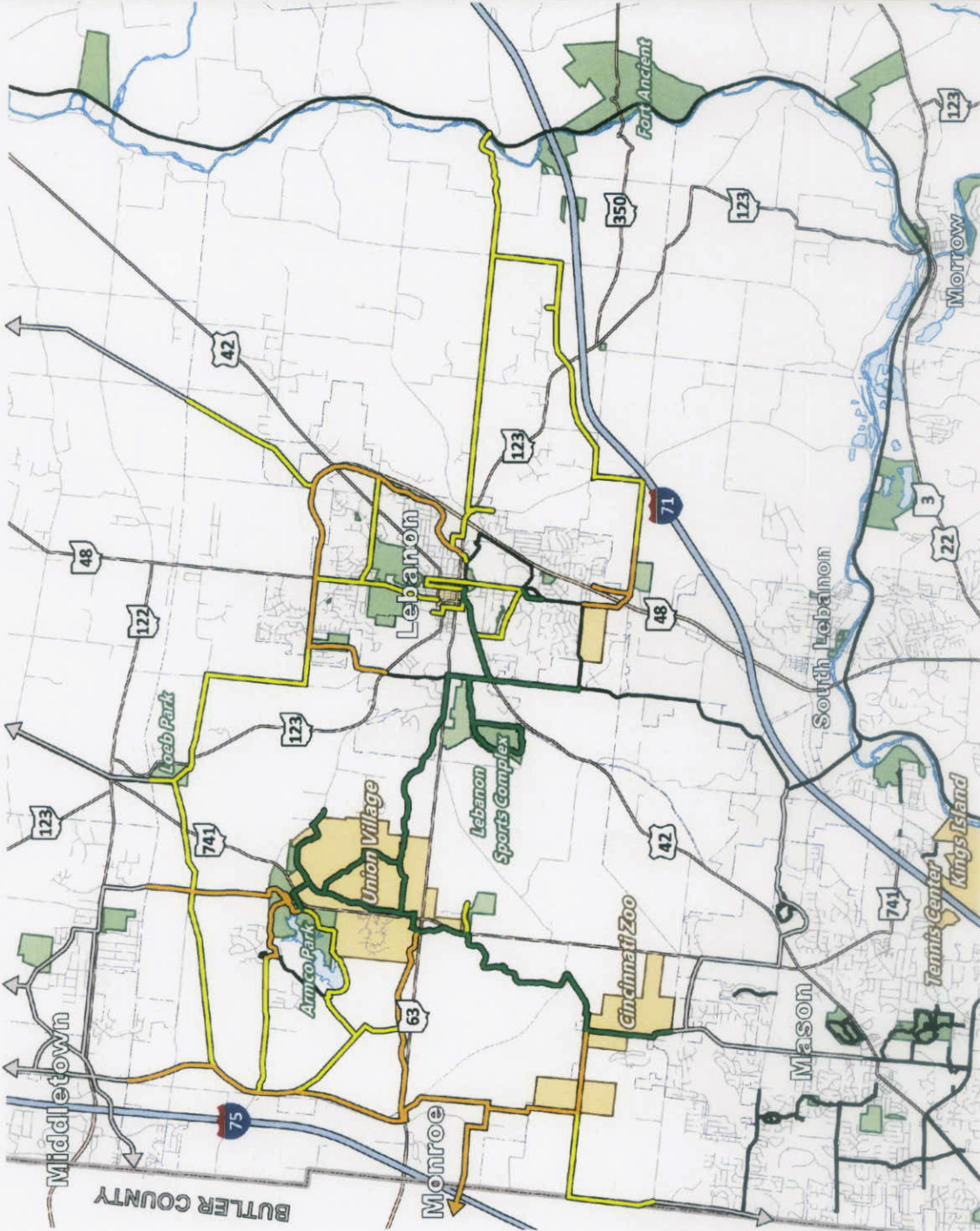
Legend

SUGGESTED TRAIL PRIORITIES

- High Priority
- Medium Priority
- Low Priority

OTHER TRAILS

- Outside Connections
- Existing Trails
- Destinations
- Existing Parks
- Planned Parks





MAP 3.3
Aerial View

Legend

LTTI TRAILS

- High Priority
- Medium Priority
- Low Priority

- Challenging Intersections
- Railroad Crossings
- Tunnels

OTHER TRAILS

- Outside Connections
- Existing Trails





MAP 3.4

Topography

Legend

LTTI TRAILS

- High Priority
- Medium Priority
- Low Priority

Steep Slopes
(arrows point uphill)

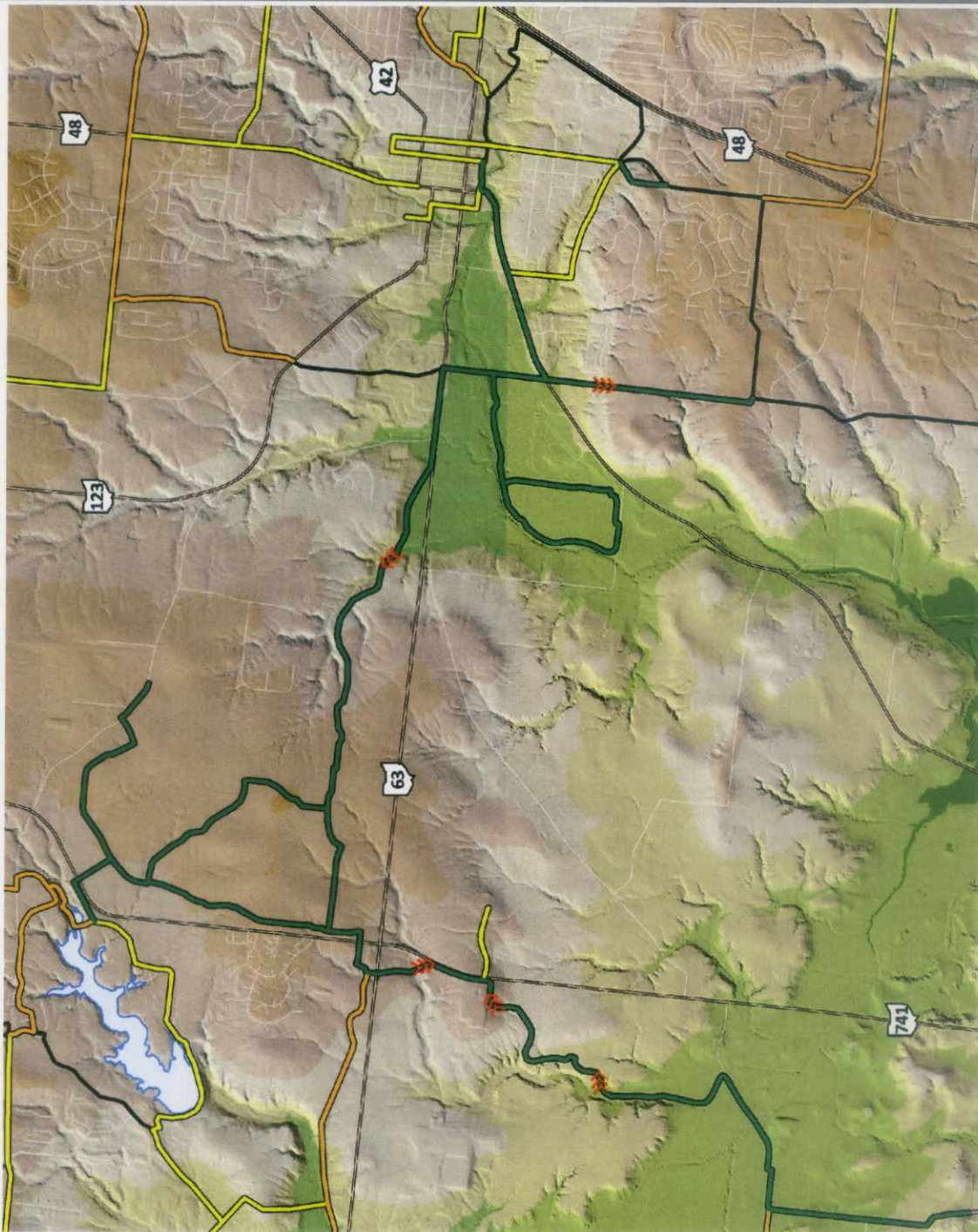
OTHER TRAILS

- Outside Connections
- Existing Trails

ELEVATION (feet above sea level)

- 900 - 950
- 850 - 900
- 800 - 850
- 750 - 800
- 700 - 750
- 650 - 700
- 600 - 650

Lakes and Rivers

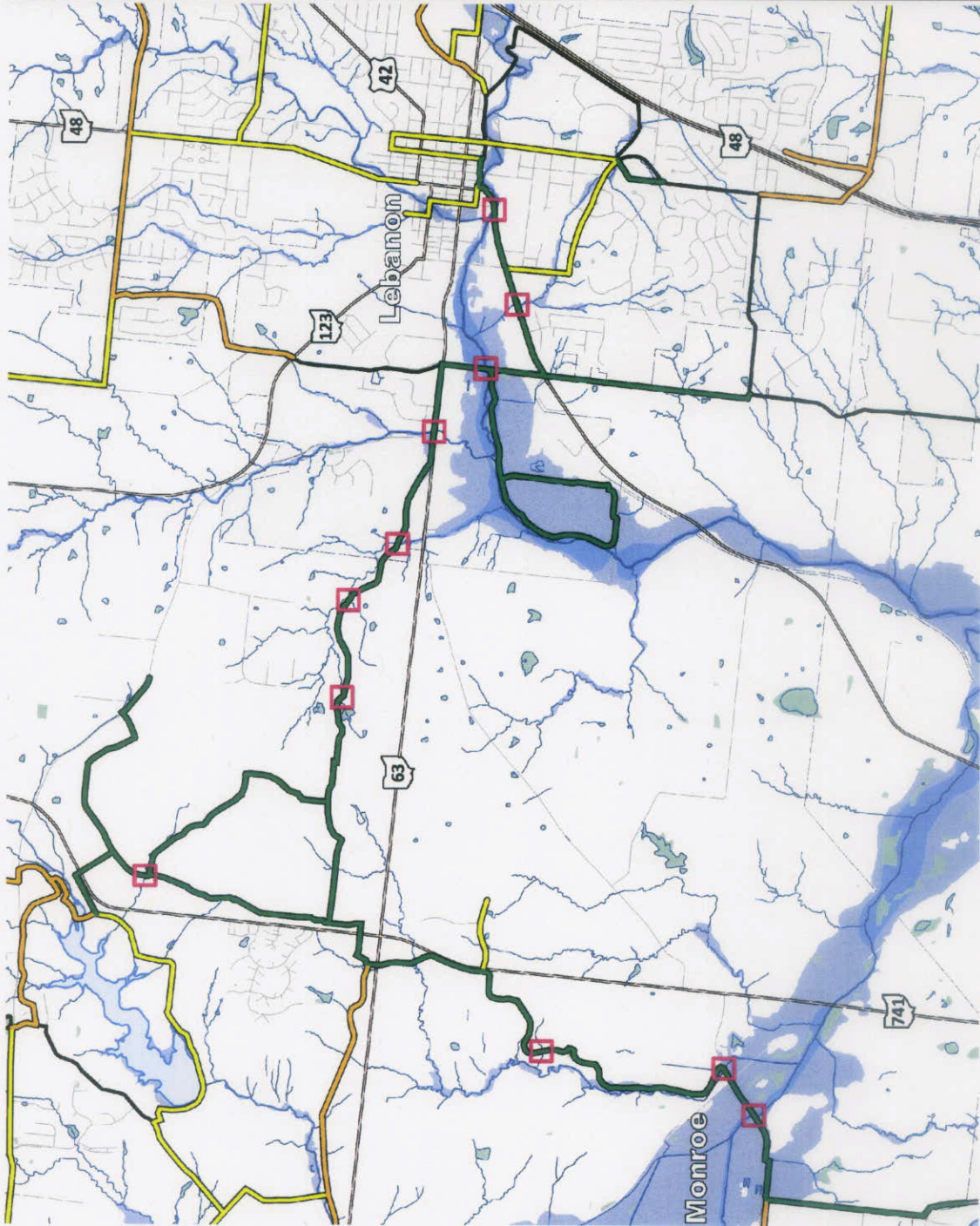




MAP 3.5
Natural Features

Legend

- LTI TRAILS**
- High Priority
 - Medium Priority
 - Low Priority
- OTHER TRAILS**
- Outside Connections
 - Existing Trails
- Potential Bridges
- Hydrology/Streams
- Lakes
 - Wetlands
 - Floodway
 - Floodplain



Active Subdivisions & Preliminary Plats

Map 2.3

Legend

- Study Area Boundary
- Municipal Boundaries
- Township Boundaries
- County Border
- Interstate
- State and US Routes
- Active Subdivisions
- Preliminary Plats
- Major Local Roads
- Existing Subdivision Streets
- Approved Subdivision Streets

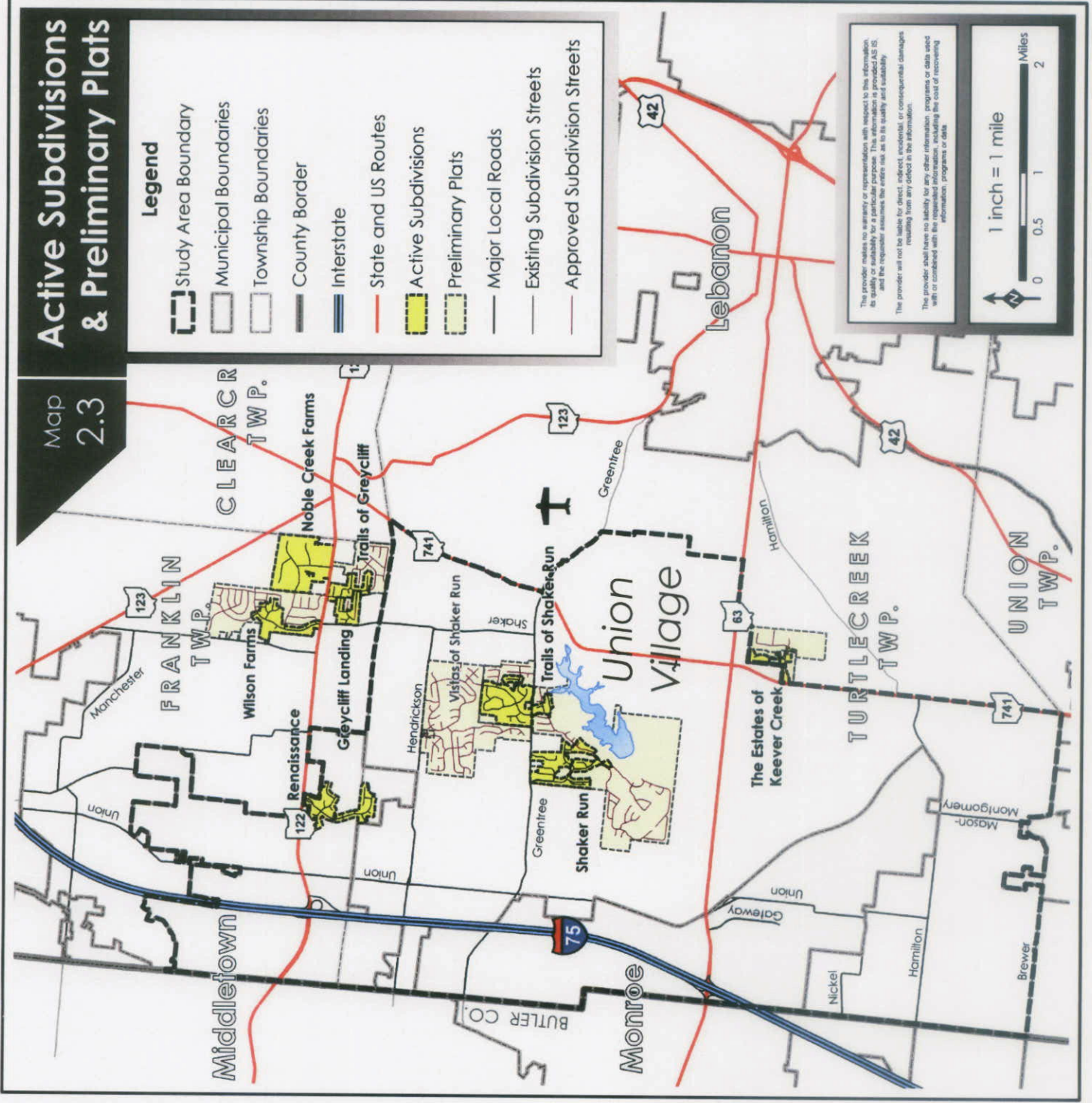
This provider makes no warranty or representation with respect to this information, its quality or suitability for a particular purpose. This information is provided AS IS, and the recipient assumes the entire risk as to its quality and suitability.

The provider will not be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information.

The provider shall have no liability for any other information, programs or data used with or combined with the requested information, including the cost of recovering information, programs or data.

1 inch = 1 mile

Miles





VISTAS OF SHAKER RUN



Proposed
Trails





THANK YOU!

<http://www.co.warren.oh.us/planning/>

Matt Obringer | Planner 1
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