



**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***

**BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO**

MINUTES: Regular Session – June 6, 2017

The Board met in regular session pursuant to adjournment of the May 30, 2017, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the May 30, 2017 meeting were read and approved.

- 17-0875 A resolution was adopted to hire Jomo Leing as Protective Services Supervisor, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 17-0876 A resolution was adopted to hire Bryant Presley as Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 17-0877 A resolution was adopted to hire Larry J. Dunlap as a Building and Electrical Inspector I within the Warren County Building and Zoning Department. Vote: Unanimous
- 17-0878 A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Jonathan Bright within the Warren County Department of Emergency Services. Vote: Unanimous
- 17-0879 A resolution was adopted to approve end 365-day probationary period and approve a pay increase for Misty Treadway within the Warren County Job and Family Services, Children Services Division. Vote: Unanimous

- 17-0880 A resolution was adopted to approve a pay increase for Cassidy Gatio within the Warren County Department of Emergency Services. Vote: Unanimous
- 17-0881 A resolution was adopted to accept resignation of Tina Powell, Fiscal Coordinator, within OhioMeansJobs Warren County, effective June 9, 2017. Vote: Unanimous
- 17-0882 A resolution was adopted to authorize the posting of "Fiscal Coordinator" position, within OhioMeansJobs Warren County, in accordance with Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 17-0883 A resolution was adopted to award the bid for the Rebid Sale of Various Scrap Metal. Vote: Unanimous
- 17-0884 A resolution was adopted to advertise and set July 11, 2017 at 9:00 A.M. for the Public Hearing to Consider the County's Year 2018 Tax Budget. Vote: Unanimous
- 17-0885 A resolution was adopted to set special meeting for Thursday, June 29, 2017. Vote: Unanimous
- 17-0886 A resolution was adopted to establish non-participant charges for the North-South Interconnection Waterline. Vote: Unanimous
- 17-0887 A resolution was adopted to approve amendment to Administrative Service Agreement with United Healthcare. Vote: Unanimous
- 17-0888 A resolution was adopted to enter into agreement with Ohio CSEA Director's Association (O.C.D.A) on behalf of Warren County CSEA. Vote: Unanimous
- 17-0889 A resolution was adopted to enter into contract with Oglesby Construction Inc. for the 2017 Striping Project. Vote: Unanimous
- 17-0890 A resolution was adopted to enter into an Engineering Services Contract with Jones Warner Consultants, Inc. Vote: Unanimous
- 17-0891 A resolution was adopted to approve and enter into an Office Space Reimbursement Agreement with OhioMeansJobs Warren County. Vote: Unanimous
- 17-0892 A resolution was adopted to authorize President of the Board to sign the Task Completion Report with TriTech Software Systems on behalf of Warren County Telecommunications. Vote: Unanimous

- 17-0893 A resolution was adopted to approve and authorize the President of the Board to enter into On-the-Job-Training Agreements on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 17-0894 A resolution was adopted to approve and authorize the President of the Board to enter into a Classroom Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 17-0895 A resolution was adopted to approve and authorize the Board of Warren County Commissioners to renew a Professional Services Contract to provide support services to Warren County in its role as Fiscal Agent for the Workforce Investment Board Butler · Clermont · Warren (WIBBCW). Vote: Unanimous
- 17-0896 A resolution was adopted to approve voucher add on. Vote: Unanimous
- 17-0897 A resolution was adopted to approve various refunds. Vote: Unanimous
- 17-0898 A resolution was adopted to affirm “Then and Now” requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 17-0899 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 17-0900 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for VWC Holding, LTD, for completion of performance of construction of improvements and enter into the maintenance security for The Villages of Winding Creek, The Meadows at Winding Creek, Section Two situated in Clearcreek Township. Vote: Unanimous
- 17-0901 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for VWC Holding, LTD, for completion of performance of construction of improvements and enter into the maintenance security for the Villages of Winding Creek, Turning Leaf at Winding Creek, Section Four situated in Clearcreek Township. Vote: Unanimous
- 17-0902 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for Grand Communities, LTD, for completion of performance of construction of improvements and enter into the maintenance security for Shaker Run, Section Five, Phase A situated in Turtlecreek Township. Vote: Unanimous
- 17-0903 A resolution was adopted to enter into Erosion Control Bond Agreement for Trails of Shaker Run Holdings, LLC for completion of improvements in Trails of Shaker Run Section 11 in Turtlecreek Township. Vote: Unanimous
- 17-0904 A resolution was adopted to approve Acorn Trail in Bishop’s Bend Subdivision for public maintenance by Hamilton Township. Vote: Unanimous

- 17-0905 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 17-0906 A resolution was adopted to approve operational transfer from Commissioners Fund #101-1112 into Child Support Enforcement Agency Fund #263. Vote: Unanimous
- 17-0907 A resolution was adopted to approve a supplemental appropriation into Fund 574 Lower Little Miami Wastewater Treatment Plant Expansion and approve an operating transfer from Fund 574 into Sewer Revenue Fund No. 580 for reimbursement of temporary advances made for sewer system improvements. Vote: Unanimous
- 17-0908 A resolution was adopted to approve supplemental appropriation into Juvenile Detention Addition and Renovation Fund #496. Vote: Unanimous
- 17-0909 A resolution was adopted to approve supplemental appropriations into Common Pleas Court Mental Health Grant Fund #228 and Community Based Corrections Fund #289. Vote: Unanimous
- 17-0910 A resolution was adopted to approve appropriation adjustments within Common Pleas Court Capital Cases Fund #101-1221 and Probation Services Fund #101-1223. Vote: Unanimous
- 17-0911 A resolution was adopted to approve appropriation adjustment within Treasurer's Office Fund #249. Vote: Unanimous
- 17-0912 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 17-0913 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #101-1110 into Facilities Management Fund #101-1600. Vote: Unanimous
- 17-0914 A resolution was adopted to approve modification of the revised Stage 2 PUD for Middletown Cardiovascular (AKA Glen McGraw PUD) in Franklin Township. Vote: Unanimous
- 17-0915 A resolution was adopted to set public hearing to consider levying additional sales and use taxes by the County for a specific period of time not to exceed five years for the purpose of supporting criminal and administrative justice services in Warren County. Vote: Unanimous

DISCUSSIONS

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

Dr. Steven Johnson, President and CEO of Sinclair Community College, was present along with Scott Markland, Vice President for Regional Centers, and Barney Wright, Sinclair Board of Trustees, to receive a scholarship check from Warren County for tuition assistance for Warren County residents who attend the college.

Dr. Johnson acknowledged Board of Trustee and Warren County appointment member Barney Wright and thanked him for his service as Trustee prior to his resignation to become Warren County Treasurer.

Mr. Markland presented the attached PowerPoint presentation outlining the number of residents and graduates from Sinclair that benefitted from the scholarship contributions from Warren County.

Brett Salyer, Lebanon/Franklin Township resident and student at Sinclair Community College Mason Campus, thanked the Board for the scholarship and stated that thanks to that and grants, he will graduate next year without any student loan debt.

Upon further discussion, the Board presented a check to Sinclair Community College in the amount of \$56,200.

ADMINISTRATIVE HEARING
REVISED STAGE 2 PUD OF MIDDLETOWN CARDIOVASCULAR
IN FRANKLIN TOWNSHIP

The administrative hearing to consider the Revised Stage 2 PUD of Middletown Cardiovascular in Franklin Township was convened this 6th day of June 2017 in the Commissioners Meeting Room.

Commissioner Grossmann requested the Clerk state how and when there was publication of this hearing, and whether written notice of this hearing was sent to the Applicant and all owners of property within 500 feet from the parcel lines of the Site.

Tina Osborne, Clerk of Commissioners, stated that the notice was advertised in Today's Pulse – Warren County on May 21, 2017, and a notice was mailed to the applicant and adjacent property owners on May 8, 2017.

Commissioner Grossmann administered the oath to those desiring to testify during today's hearing.

Zachary Moore, Regional Planning Commission, presented the attached PowerPoint presentation and reviewed the changes from the current plan vs. the plan that was approved in 2016. He then reviewed the proposed conditions and noted the changes to condition #7 relative to the access easement for the adjacent property within the PUD.

Bruce McGary, Assistant Prosecutor, reviewed the history of the PUD and explained condition #7. He then informed the Board that the owner and adjacent property owner have worked out language that is agreeable to both parties and presented the Term Sheet highlighting the agreement.

David Reed, Attorney for the applicant, stated that the agreed upon terms are as follows:

- The applicant will incur the cost to construct the access
- The adjacent property owner will provide compensation, up to \$300,000, for their proportional use of the access
- The adjacent property owner will pay their proportional share for maintenance

Mr. Reed stated the applicant is prepared to place an easement on the property that meets the terms of condition #7.

Mr. McGary requested the Board to add additional language to condition #7 that incorporates the Term Sheet into the resolution.

Commissioner Grossmann administered the oath to Dr. Najeed, adjacent property owner.

Dr. Najeed testified that he is in agreement with the Term Sheet presented and has no objection to condition #7.

Commissioner Young thanked both the property owner and adjacent property owner for their cooperation in this matter.

Upon further discussion, the Board resolved (Resolution #17-0914) to approve a modification to the Revised Stage 2 PUD of Middletown Cardiovascular in Franklin Township subject to the following conditions:

1. Compliance with the Warren County Rural Zoning Code (RZC) and PUD Stage 1 requirements provided in Resolution 05-8190.

2. Signage shall meet the requirements of RZC Section 3.6 and a signage plan shall be submitted for approval at PUD Stage 3.
 3. Unless the Applicant obtains a variance from the BZA, sidewalks and walkways shall meet the requirements of RZC 3.303, including but not limited to:
 - a. A sidewalk required for all portions of the parcel that fronts along a public street and a minimum of one side for all private drives internal to the site.
 - b. A pedestrian connection required from the proposed building to the sidewalk along the public street (SR 122).
 4. Buffers and landscaping shall meet all requirements of RZC Section 3.405, including but not limited to a mixture of tree types (coniferous and deciduous) along the road frontage.
 5. Existing trees along the site perimeter shall remain and will count towards the requirements for buffers and landscaping specified in condition 4.
 6. Site access and improvements to SR 122 shall be to the satisfaction of ODOT prior to PUD Stage 3 approval.
 7. If needed, the 40' access/utility easement is conditional upon the adjoining property owner requesting access, and the adjacent property owner contributing proportionately to the construction costs and maintenance of the access drive of the MCA parcel (Parcel 08-33-400-0370). If needed, applicant agrees to record an easement that satisfies the attached Term Sheet.
 8. Sanitary sewer and water services shall be to the satisfaction of the Warren County Water and Sewer Department prior to PUD Stage 3 approval.
 9. The stormwater management plan shall satisfy the Warren County Engineer's Office prior to PUD Stage 3 approval.
 10. The erosion and sediment control plan shall satisfy the Warren County Soil and Water Conservation District prior to PUD Stage 3 approval and commencement of earth-disturbing activities.
 11. Emergency access lanes and a fire suppression plan shall be to the satisfaction of the Franklin Fire/EMS Department and the Warren County Building Department prior to PUD Stage 3 approval.
 12. The dumpster shall be contained within the lot for the medical office building.
-

Jerry Haddix, South Lebanon Village Administrator, was present requesting the Board consider a pre-commitment of 2019 Community Development Block Grant funds in order for the Village to use the funding as local leverage in applying for Ohio Public Works Commission Project grant relative to storm sewers.

Commissioner Young stated his concern with pre-commitment of funds two years in advance stating the uncertainty of the availability of funds as well as not knowing what future project needs will be in 2019. He then stated he is not willing to pre-commit funds.

Commissioner Jones stated her concurrence with Commissioner Young and that she also is not willing to pre-commit Community Development Block Grant funds.

Upon discussion, Mr. Haddix thanked the Board for their consideration of his request.

Matt Nolan, Warren County Auditor, was present at the request of Commissioner Grossmann to provide a presentation relative to government finances relative to the financing of the new Warren County Jail.

Mr. Nolan presented the attached PowerPoint presentation showing a “snapshot” of 2016 cash financial statistics and whose funds are involved in that balance. He reviewed the various entities and the inability of the Board to expend anything other than county general fund dollars to pay for the debt service associated with the construction of the new jail.

Mr. Nolan reviewed the general fund financial reality of what the balance would be if the jail construction was funded with a five year repayment plan without any additional source of revenue. He then reviewed the amount of necessary budget cuts that would be required if the project were funded over 5 years and over 30 years.

Jim Aumann, Warren County Treasurer, explained how he invests and his responsibility to balance every day, identical to bank requirements. He then explained the need to keep enough liquidity of his funds to pay bills.

Mr. Nolan provided a partial list of departments and agencies that would bear the burden of budget cuts if the jail is constructed without an additional source of revenue including the Sheriff's Office and Emergency Services and reviewed the real world consequences as follows:

- Elimination of Services
- Imminent downgrade of Bond Rating
- Downgrade 1/3 of financial indicators of the State Auditor

Commissioner Young discussed the various options available relative to financing the jail project. He then stated the additional cost to taxpayers to finance the project over time vs. short term.

Commissioner Grossmann stated that it is also a cost to the taxpayers to increase taxes.

Commissioner Jones questioned the logic behind constructing a new jail and then being required to cut the Sheriff's annual budget by \$6 million.

Commissioner Young stated his unwillingness to commit to a \$2.5 million per year debt payment as the expense of public safety.

Commissioner Jones stated her goal of financing the shortest term possible at the lowest possible interest rate and pay for construction through a temporary sales tax increase that would sunset upon payoff of the debt. She stated her opinion that the least attractive financing model would be to pay for the debt through a property tax increase. She stated the bonus of paying for the project through a sales tax is that 50% of the jail occupants are from outside of Warren County and 60% of the sales tax Warren County receives is paid for by people from outside of Warren County.

Commissioner Grossmann questioned the ability/legality of financing the project through Warren County investments by issuing five year rolling notes.

Treasurer-Elect Barney Wright stated he is not willing to commit a future Treasurer to a specific investment and therefore, would not entertain that option even if it were determined legal.

Commissioner Young stated the project is now in the design phase and we must have a clear path of how we will pay for construction. He then stated his 100% commitment to a short timeframe repayment schedule.

There was discussion relative to the requirements needed for a sales tax increase.

Tiffany Zindel, County Administrator, stated her recommendation to begin the process now.

Bruce McGary, Assistant Prosecutor, stated that 5883 signatures would be required in order to file a referendum petition and place the matter on the ballot.

Commissioner Grossmann stated his preference to place this matter on the ballot without a referendum petition being filed.

There was discussion relative to a delay in the construction process if the issue did not pass as well as the criminals that are being released on a regular basis due to jail overcrowding.

Commissioner Jones stated her desire to set the hearings in order to begin the process.

Mr. McGary reviewed the language in the draft resolution stating the purpose of financing the construction of a jail and related matters.

There was discussion relative to the set period of time being no longer than five years being added to the resolution language.

Commissioner Young stated his desire to state that the tax will not be collected any longer than five years within the language which would prevent the continuation of the collection without a public hearing process.

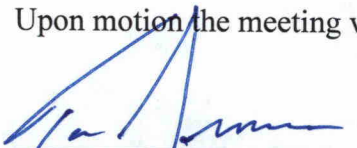
Commissioners Jones and Grossmann concurred with the addition of the five year language.

There was discussion relative to the proposed cost of the new jail.


Mrs. Zindel and Sheriff Sims both agreed they are comfortable using the \$50 million estimate for the project.

Upon further discussion, the Board resolved (Resolution #17-0915) to set July 11, 2017, at 9:30 a.m. and July 18, 2017, at 9:00 a.m. as the dates and times of the public hearings to consider a one-quarter of one percent sales tax increase for a specific time not to exceed five years.


Upon motion the meeting was adjourned.



Tom Grossmann, President

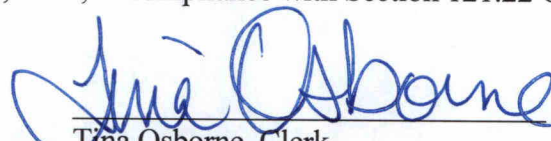


David G. Young



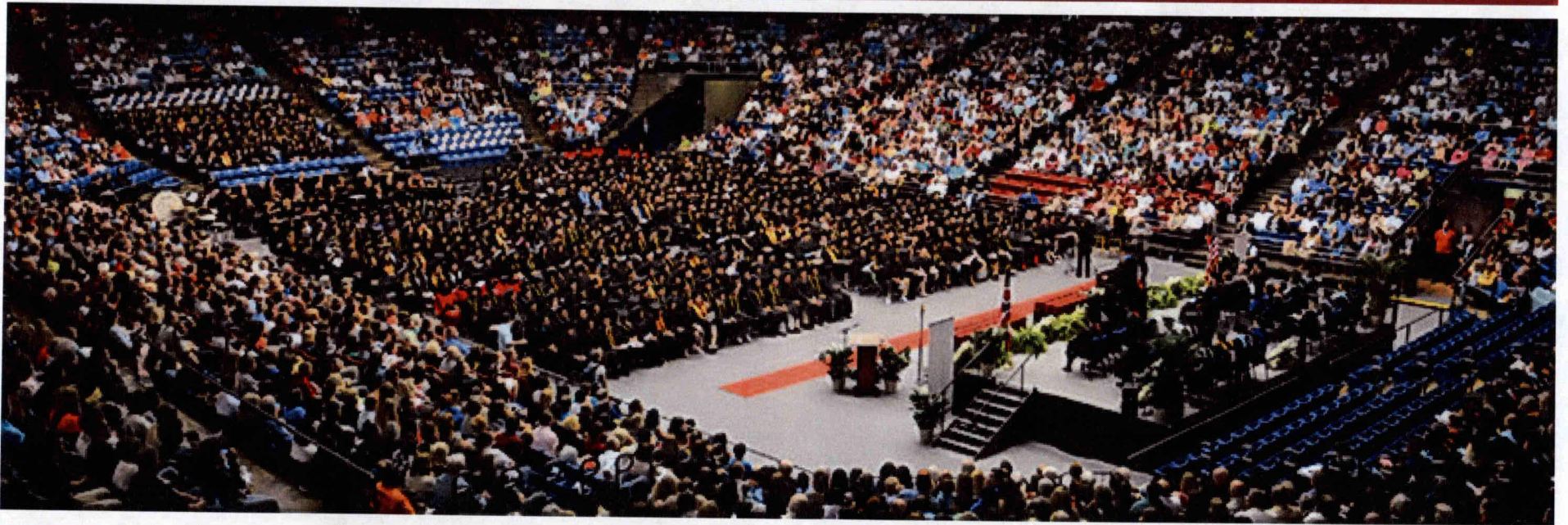
Shannon Jones

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 June 6, 2017, in compliance with Section 121.22 O.R.C.



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

Sinclair Courseview Campus Update for the Warren County Commissioners



June 6, 2017



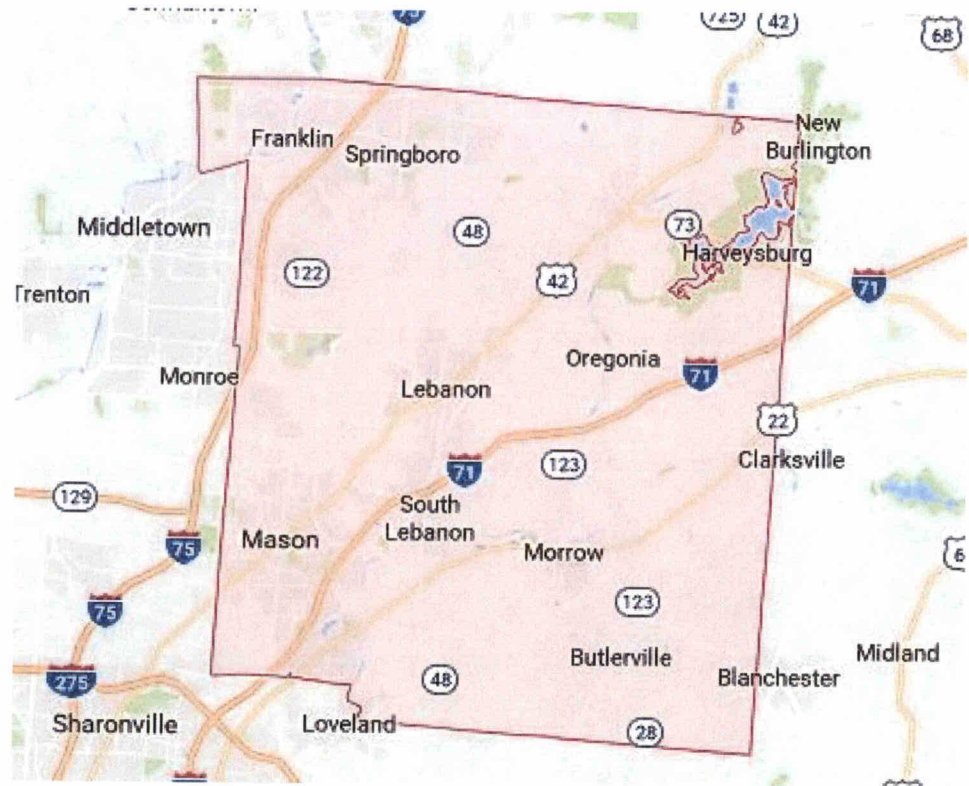
SINCLAIR
COMMUNITY COLLEGE

Warren County Scholarship

- \$536,123 Amount awarded since 2007
- \$4,967 Number of scholarships awarded since 2007

Priorities

- Academic programs to meet needs of regional workforce
- Student engagement and support
- Outreach to high school, community, and business partners



Courseview Fast Facts

Since 2007

1,554 Number of graduates

2,275 Number of transfers

Today

1,123 Fall 2016 enrollment (headcount)

55 Number of degree and certificate programs offered

7 New degrees and certificates

190 Number of graduates in 2016 - 2017

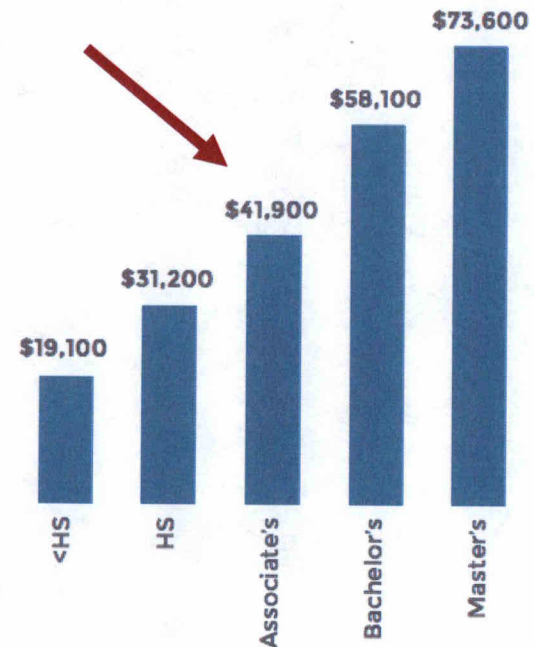
350 Number of transfers in 2015 - 2016

How Sinclair College Benefits Students

- For every one dollar a student spends on his or her community college education, he or she sees an ROI of \$3.80
- Those with associates degrees, on average, earn roughly \$10,000 per year more than those with only a high school diploma (US Census Bureau)
- Benefits beyond increased income include:
 - Higher levels of saving
 - Improved quality of life for their offspring
 - Better consumer decision making
 - More hobbies and leisure activities

(Institute for Higher Education Policy, 1998)

2012 ANNUAL INCOME BY EDUCATION LEVEL AT CAREER MIDPOINT



How Sinclair College Benefits Warren County

- Provides job-ready talent to support Warren County businesses
- Adds tax revenue from student's higher lifetime income
- Reduces demand for government-funded services
- Reduces crime
- Lowers unemployment
- Increases health and well-being

Programs to Meet Local Workforce Needs

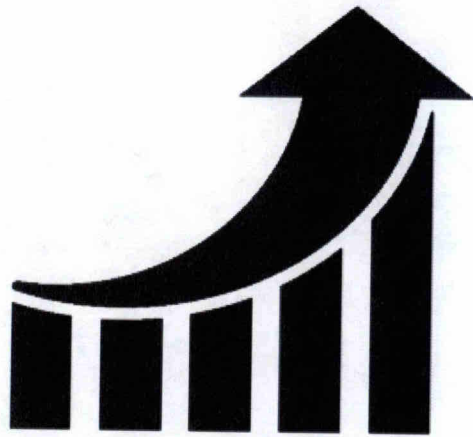
- Implemented new academic programs
- Developed a Mechatronics Apprenticeship program in partnership with local manufacturing companies
- Launched accelerated academic programs

Support for Local Schools

Sinclair in Mason has expanded high school outreach through embedded College Prep advisors to schools in Warren and Butler counties. Schools include:

- Warren County Career Center
- Lebanon
- Little Miami
- Mason
- Franklin

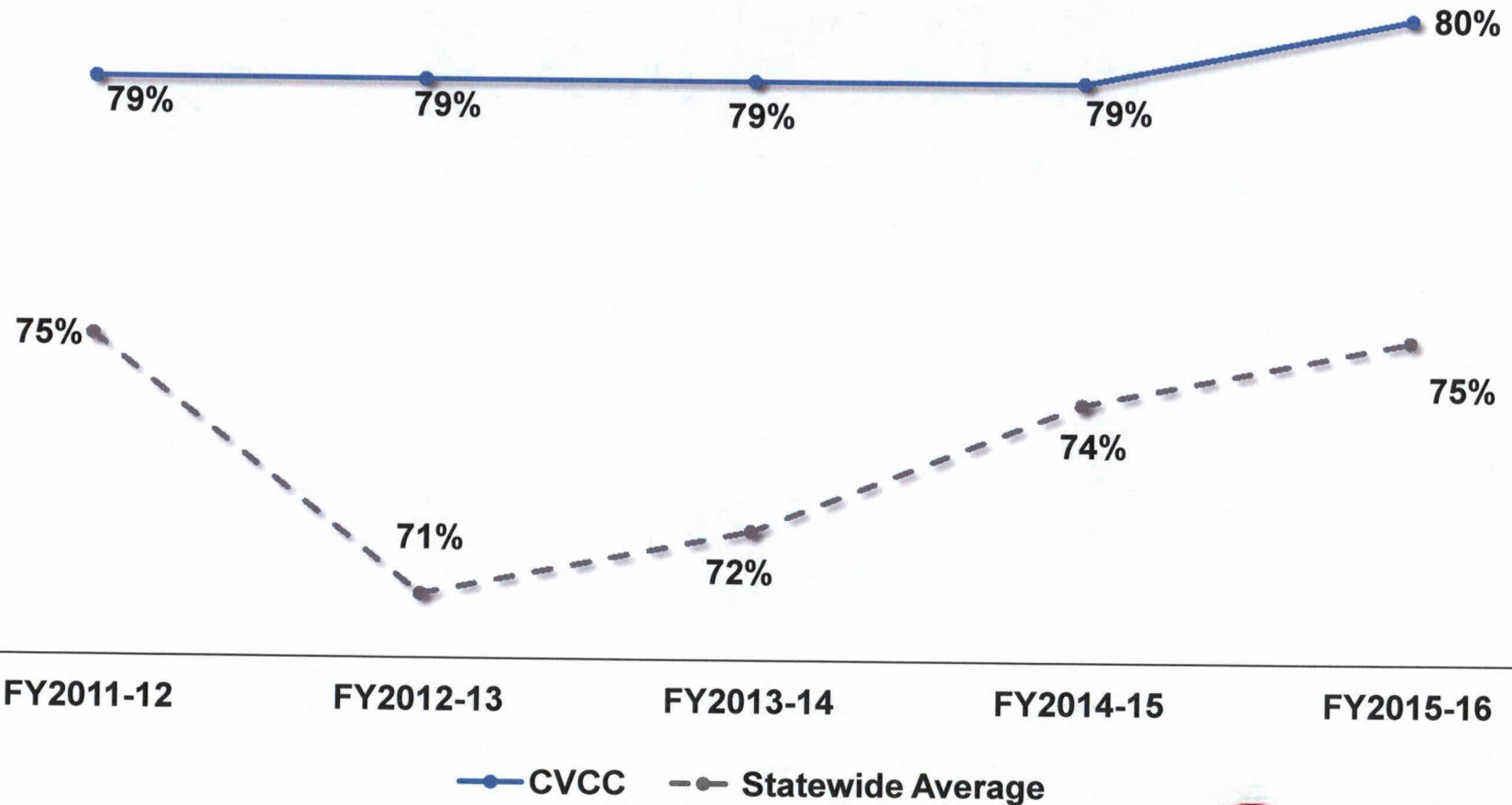
College Credit Plus (CCP)



44%

Increase in new College Credit Plus (CCP) students enrolled at the Courseview Campus

Course Completion Rates Remained Higher than State Averages



Transfer Opportunities

24% of students transferred to a four-year institution.

Signed articulation and co-location agreements with Antioch University Midwest (Data Analytics) and University of Cincinnati (three IT tracks).



Articulation Agreements are in place with Franklin University, Miami University, Wilmington College, Wright State University, University of Cincinnati, University of Cincinnati Blue Ash, and University of Dayton.

Community Involvement

Sinclair in Mason participates in the following community organizations:

- Annual D.C. Fly-In and Ohio Legislature Visit
- Area Progress Council Board
- Lebanon Rotary Club
- Mason Deerfield Chamber Board
- Mason Deerfield Rotary Club Board
- Project Excellence Recognition
- Warren Economic Outlook Breakfast
- Workforce Investment Board (WIB) – Area 8
- Women Walking West
- United Way of Warren County

Sinclair College Warren County master plan:

Vision 2035



SINCLAIR
courseview campus
vision 2035

Phase I

- 1,400 students
- 1 building
- 18,000 sq ft

Phase II

- 1,400 - 2,000 students
- 2 buildings (cumulative)
- 35,000 sq ft (cumulative)

Phase III

- 2,000 - 4,000 students
- 3 buildings (cumulative)
- 125,000 - 145,000 sq ft (cumulative)

Phase IV

- 4,000 - 6,000 students
- 5 buildings (cumulative)
- 265,000 - 325,000 sq ft (cumulative)

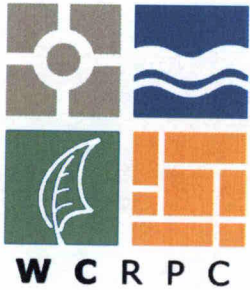
Phase V

- 6,000 - 8,000 students
- 6 buildings (cumulative)
- 385,000 - 465,000 sq ft (cumulative)

Phase VI

- 8,000 - 10,000 students
- 8 - 10 buildings (cumulative)
- 485,000 - 615,000 sq ft (cumulative)

When fully implemented, Sinclair in Mason will have **8-10,000 students** visiting the community daily and provide **700-900 jobs** in the community.



Middletown Cardiovascular Associates Revised PUD Stage 2

Prepared for the
Warren County Board of County Commissioners

Hearing Date: June 6, 2017

Quick Details

Owner	S4C Enterprises LLC
Agent	Fishbaugh & Sons Construction Co. Inc.
Planner/Engineer	Apex Engineering & Surveying Inc.
Parcel ID	08-33-400-037
Site Area	8.292 acres
Current Zoning	B-1 Planned Unit Development (PUD)

Site Location



PUD Approval Timeline

Stage 1

2005

JUN 7

County Commissioners approved rezoning from R-1 to B-1 PUD

Stage 2

2016

OCT 11

County Commissioners Approved PUD Stage 2

Revised Stage 2

2017

APR 27

RPC Executive Committee Recommends Approval, with Conditions (vote: 14 aye, 2 abstain)

JUN 6

TODAY – Consider Revised Stage 2 for Approval

Presentation Outline

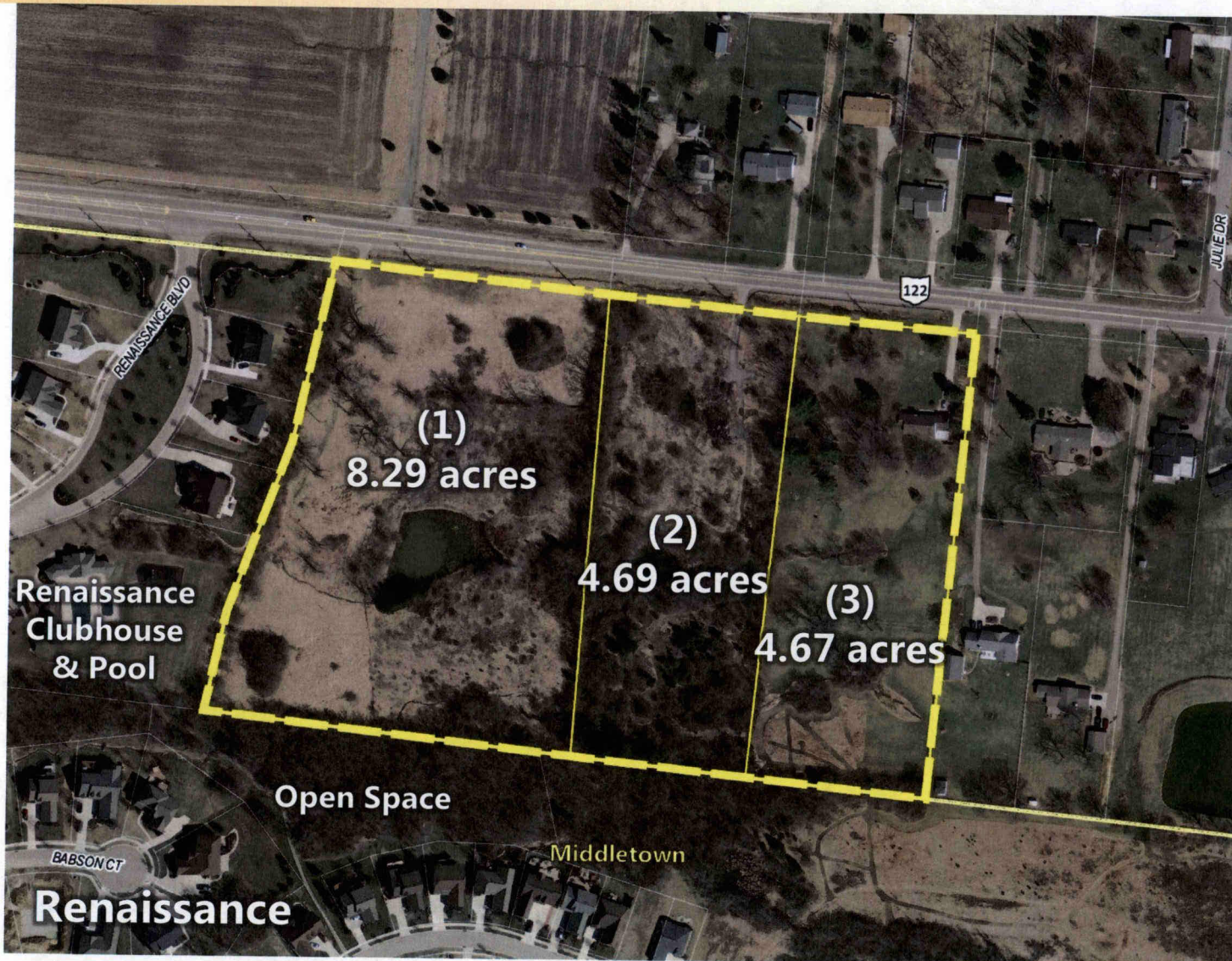


- 1** Existing Site and Zoning
- 2** Overview of Proposed Revisions to Stage 2 Plan
- 3** Conditions of Approval Recommended by RPC

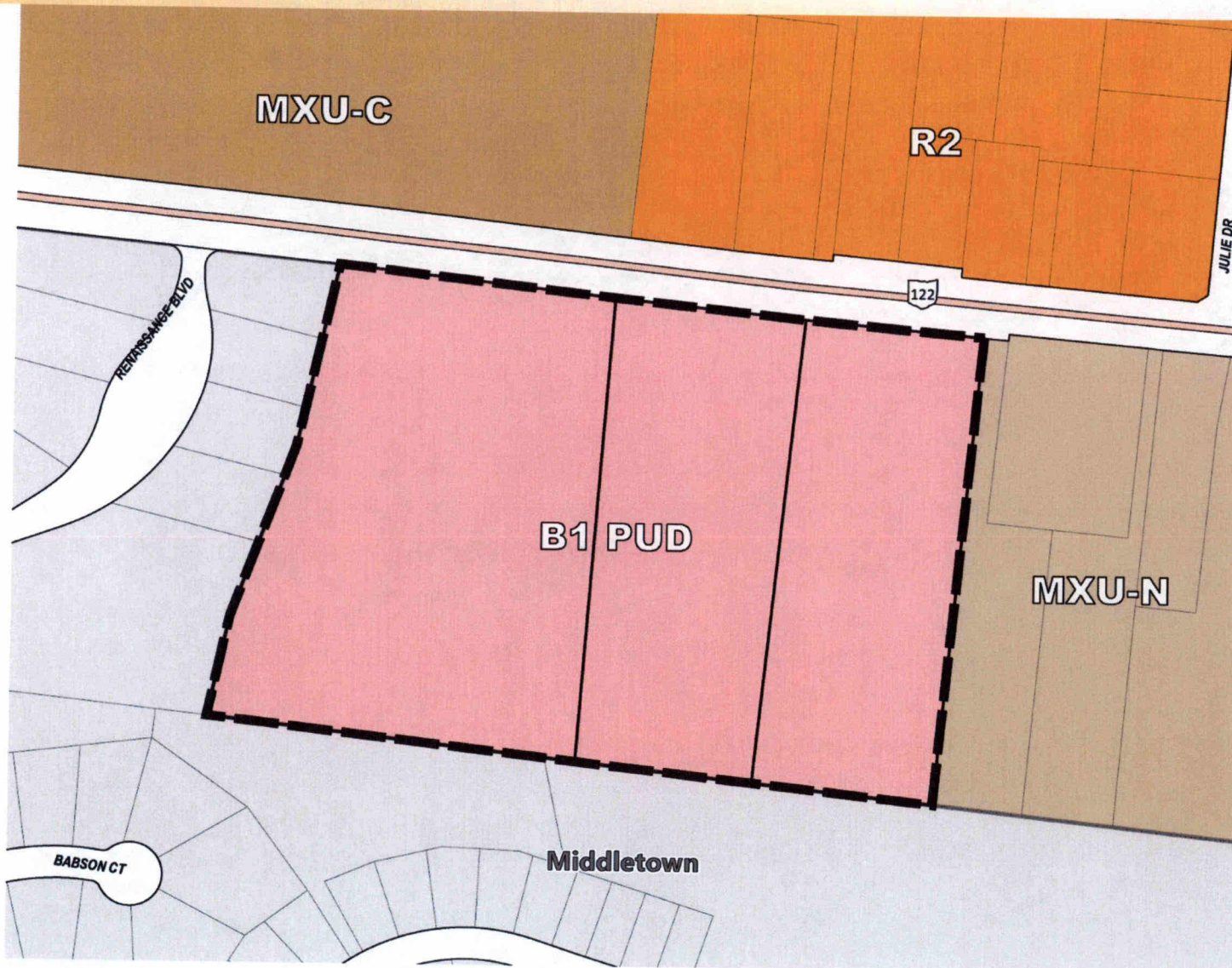



1 Existing Site and Zoning

Aerial



Existing Zoning Classifications





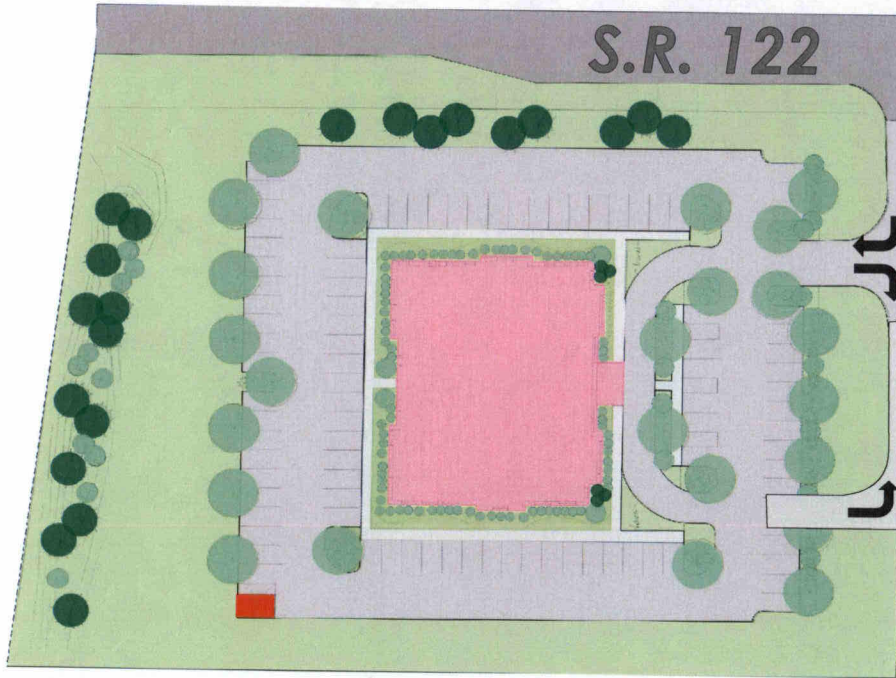
2 Overview of Proposed Revisions to Stage 2 Plan

Currently Approved Stage 2 Plan

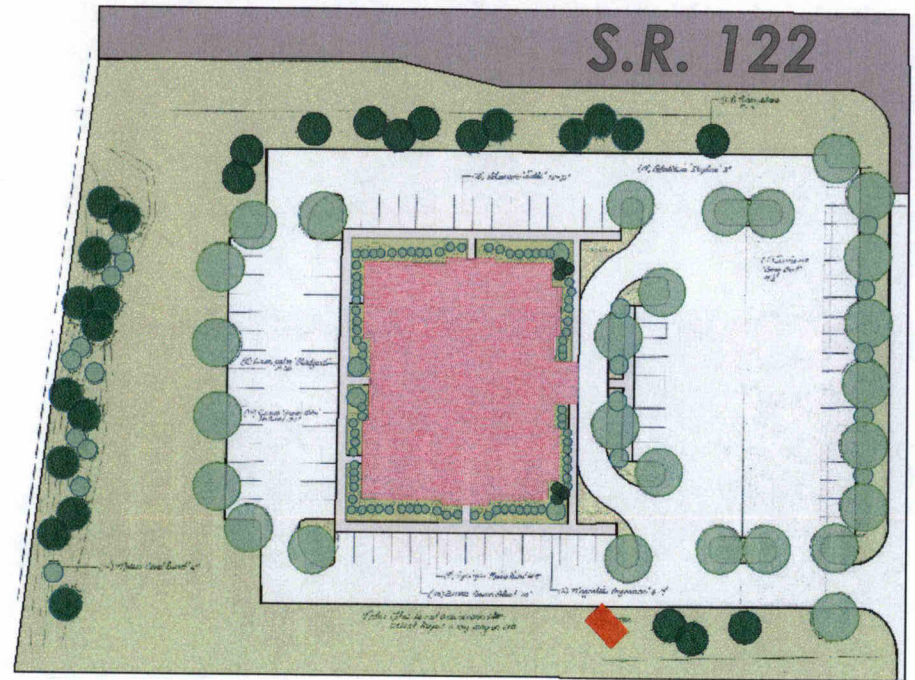


Stage 2 Plans Comparison

Current Approved



Proposed Revised



List of Changes

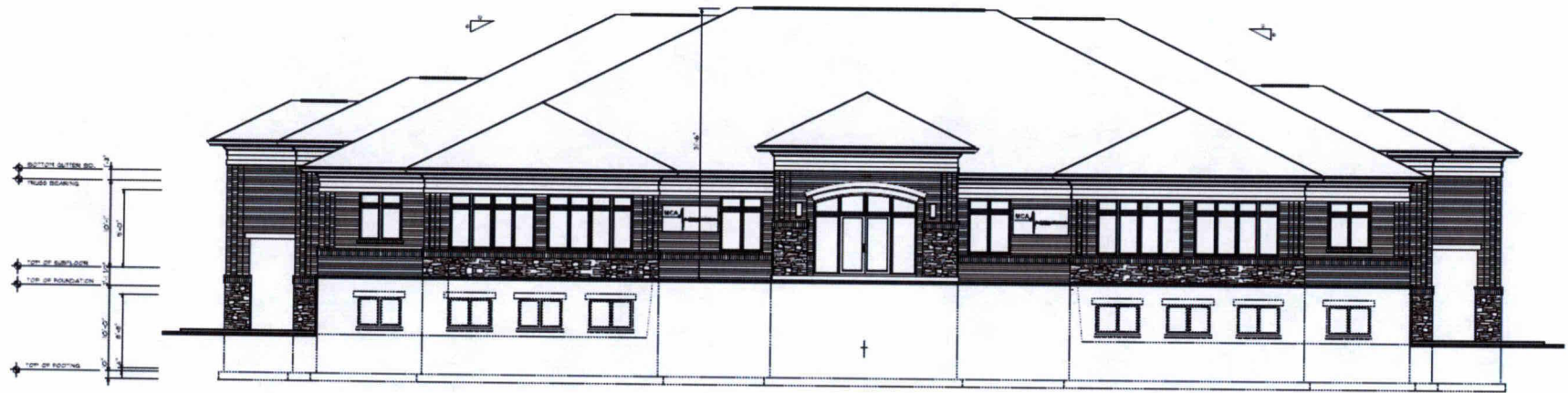
- Reduction of the access and utility easement width from 50 ft to 40 ft.
- Relocation of the lot access driveway to the south; elimination of right-in/right-out on north side
- Relocation of the building 60 ft further west

List of Changes



- Addition of a second row of parking in front of the building
- Subdivision of a 2.4 acre lot for the medical office building portion of the site

Building Elevations

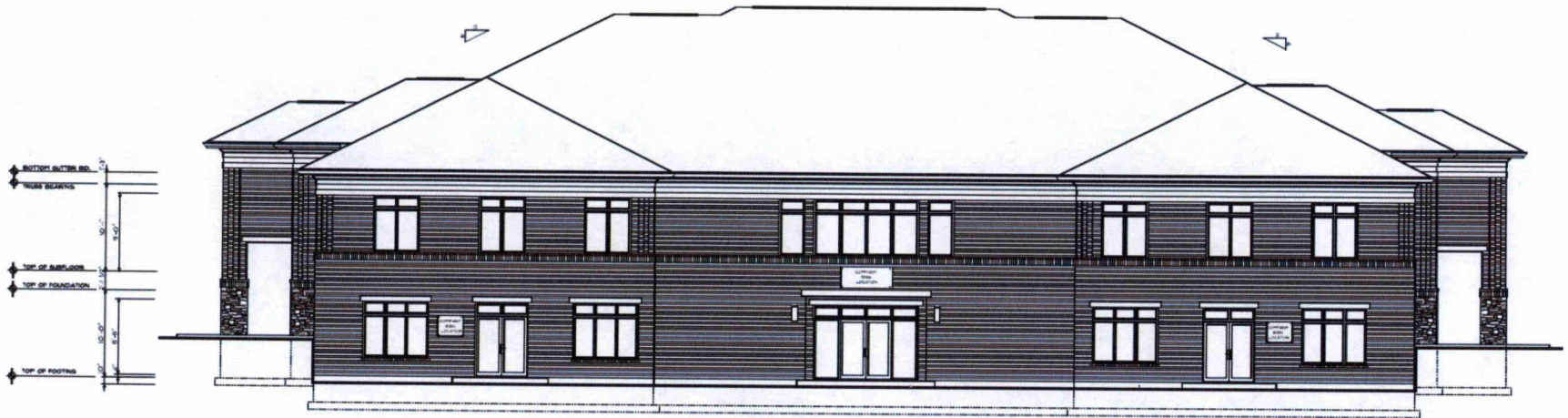


EAST ELEVATION
SCALE: 3/16" = 1'-0"



NORTH ELEVATION
SCALE: 3/16" = 1'-0"

Building Elevations



WEST ELEVATION



SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



3 Conditions of Approval Recommended by RPC

Conditions of Approval



Please see in your packet:

- Letter from WCRPC to Commissioners dated **April 27, 2017**
(lists conditions recommended by RPC Executive Committee)

Conditions of Approval

1. Compliance with the Warren County Rural Zoning Code (RZC) and PUD Stage 1 requirements provided in Resolution 05-8190.
2. Signage shall meet requirements of the RZC Section 3.6 and a signage plan shall be submitted for PUD Stage 3 approval.
3. Unless the applicant obtains a variance from the BZA, sidewalks and walkways shall meet the requirements of RZC 3.303, including but not limited to:

Conditions of Approval

- a. A sidewalk is required for all portions of the parcel that fronts along a public street and a minimum of one side of all private drives internal to the site.
 - b. A pedestrian connection is required from the proposed building to the sidewalk along the public street (SR 122).
4. Buffers and landscaping shall meet all requirements of RZC Section 3.405, including but not limited to a mixture of tree types (coniferous and deciduous) along the S.R. 122 frontage for PUD Stage 3 approval.

Conditions of Approval

5. Existing trees along the site perimeter shall remain and count towards the requirements of buffer landscaping specified in Condition 4.
6. Site access and improvement of S.R. 122 shall be approved by ODOT for Stage 3 approval.
7. If needed, the 40' access/utility easement is conditional upon the adjoining property owner requesting access, and the adjacent property owner contributing proportionately to the construction costs and maintenance of the access drive of the MCA parcel (Parcel 08-33-400-0370).

Conditions of Approval

8. Sanitary sewer and water services shall be to Warren County Water and Sewer Department satisfaction for PUD Stage 3 approval.
9. The stormwater management plan shall be approved by the Warren County Engineer's Office for PUD Stage 3 approval.
10. The erosion and sediment control plan shall be approved by the Warren County Soil and Water Conservation District for PUD Stage 3 approval and the performance surety and inspection fee shall be received before commencing earth-disturbing activities.

Conditions of Approval

11. Emergency access lanes and a fire suppression plan shall be to the satisfaction of the Franklin Fire/EMS Department and the Warren County Building Department for PUD Stage 3 approval.
12. The dumpster shall be contained within the lot for the medical office building.

EXTRA SLIDES

RPC Recommended Condition #7

7. If needed, the 40' access/utility easement is conditional upon the adjoining property owner requesting access, and the adjacent property owner contributing proportionately to the construction costs and maintenance of the access drive of the MCA parcel (Parcel 08-33-400-0370).

Current Condition #7 (BOCC approved)

7. The board finds the 50' INGRESS/EGRESS/UTILITY EASEMENT as illustrated on Sheet 1 of 2 of the drawing labeled Stage 2 PUD/Site Plan, dated 7/26/16, is necessary and satisfies RZC 3.304, except the legend on the Stage 3 PUD Final Site Plan shall be modified to add language that the 50' Ingress/Egress/Utility Easement is granted in favor of the three existing parcels (Parcel 3s 08-33-400-037, 08-33-400-035, and 08-33-400-027) and any subsequent platted parcels within the PUD. Future full movement street access (ingress and egress from all directions) to adjoining parcels within the PUD (Parcel #s 08-33-400-035 and 08-33-400-027) shall be provided across from the southernmost...

Current Condition #7 (BOCC approved)

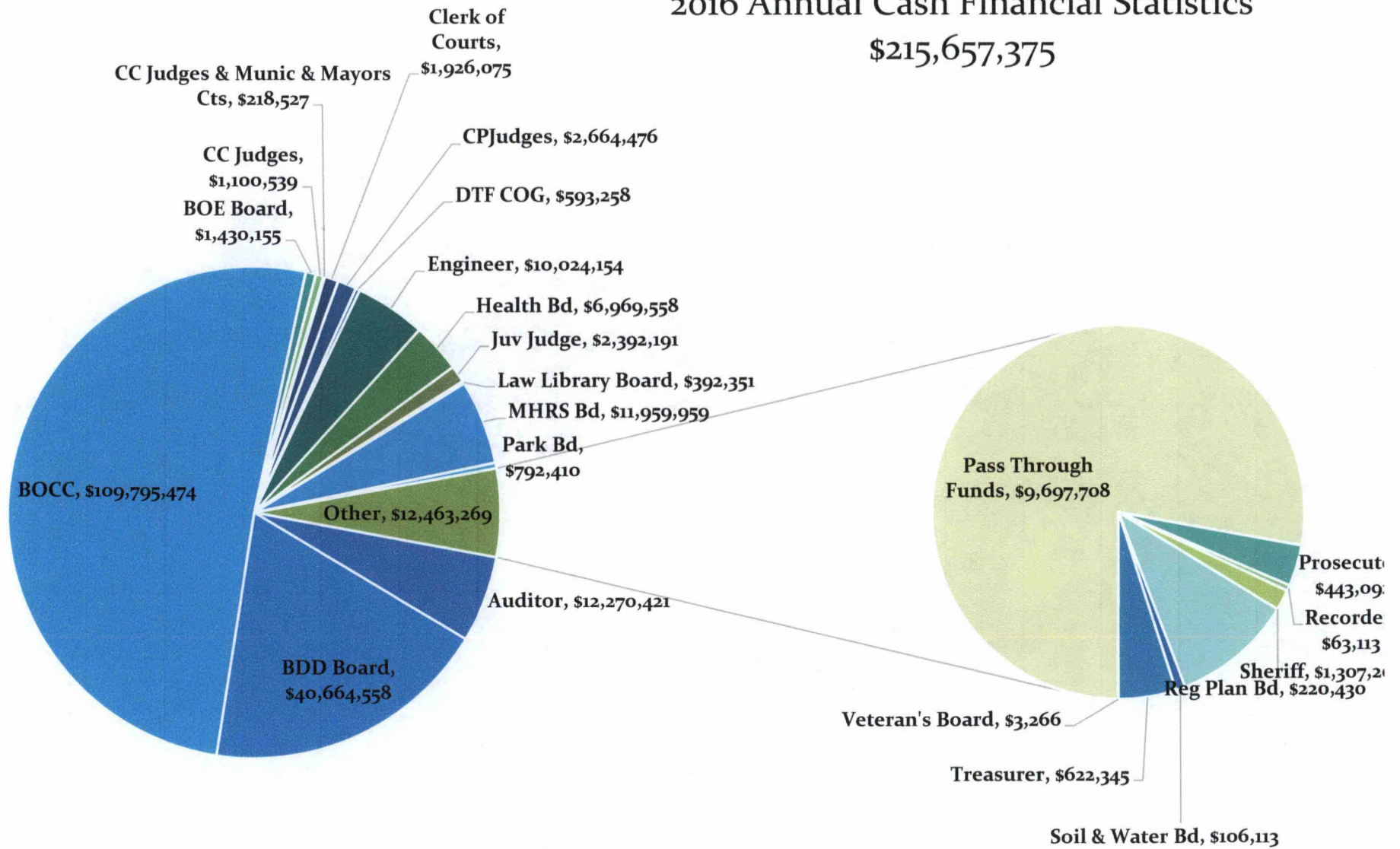
...intersection shall be limited to Right-In/Right-Out only. All of the current owners of the three parcels within the PUD (Parcel #s 08-33-400-037, 08-33-400-035, and 08-33-400-027) and any subsequent platted parcels within the PUD must enter into a **shared maintenance agreement**, upon terms negotiated between such owners, which shall be recorded in the office of the Warren County Recorder with a copy provided to the Zoning Inspector.



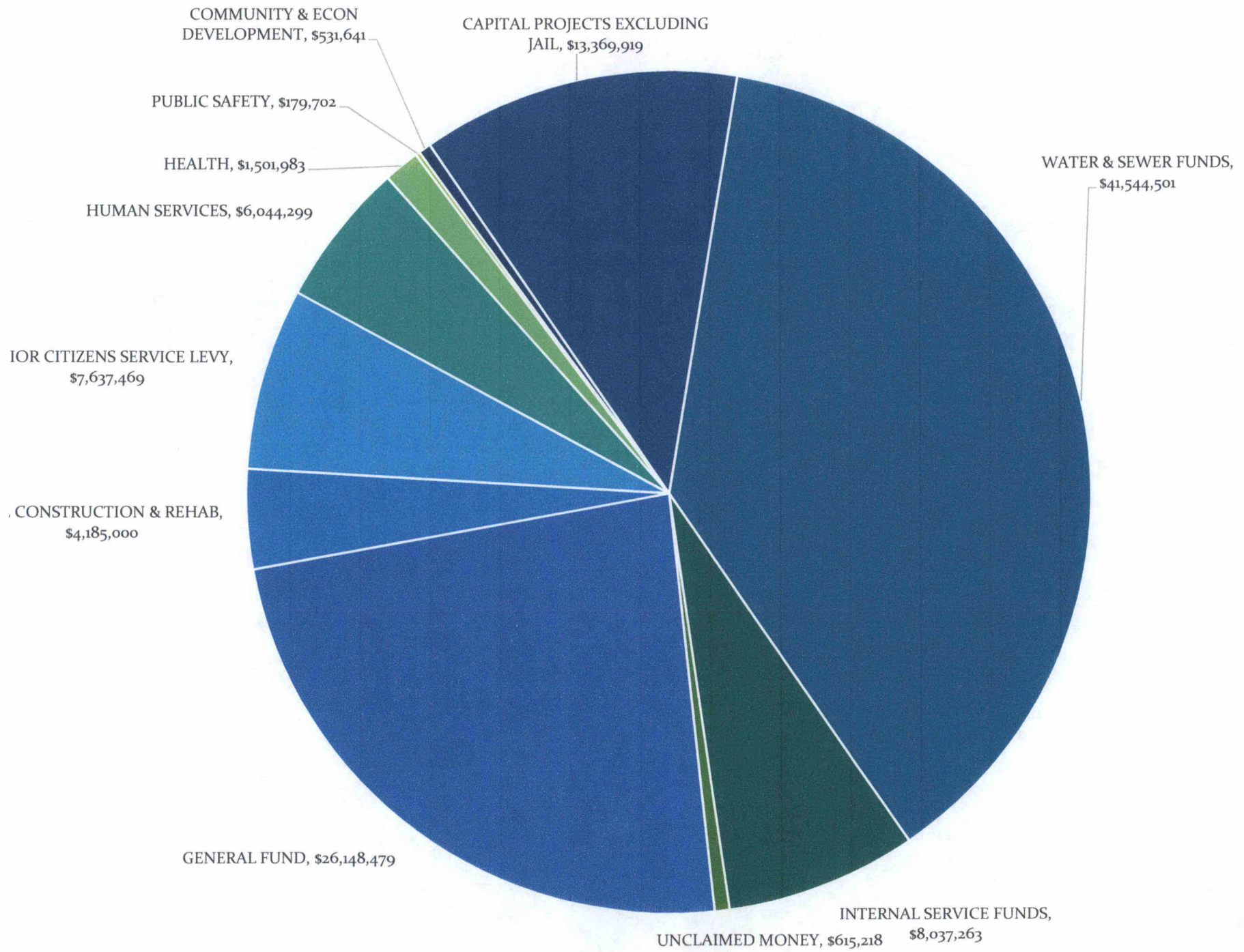
WARREN COUNTY'S FINANCIAL REALITY

2016 Annual Cash Financial Statistics

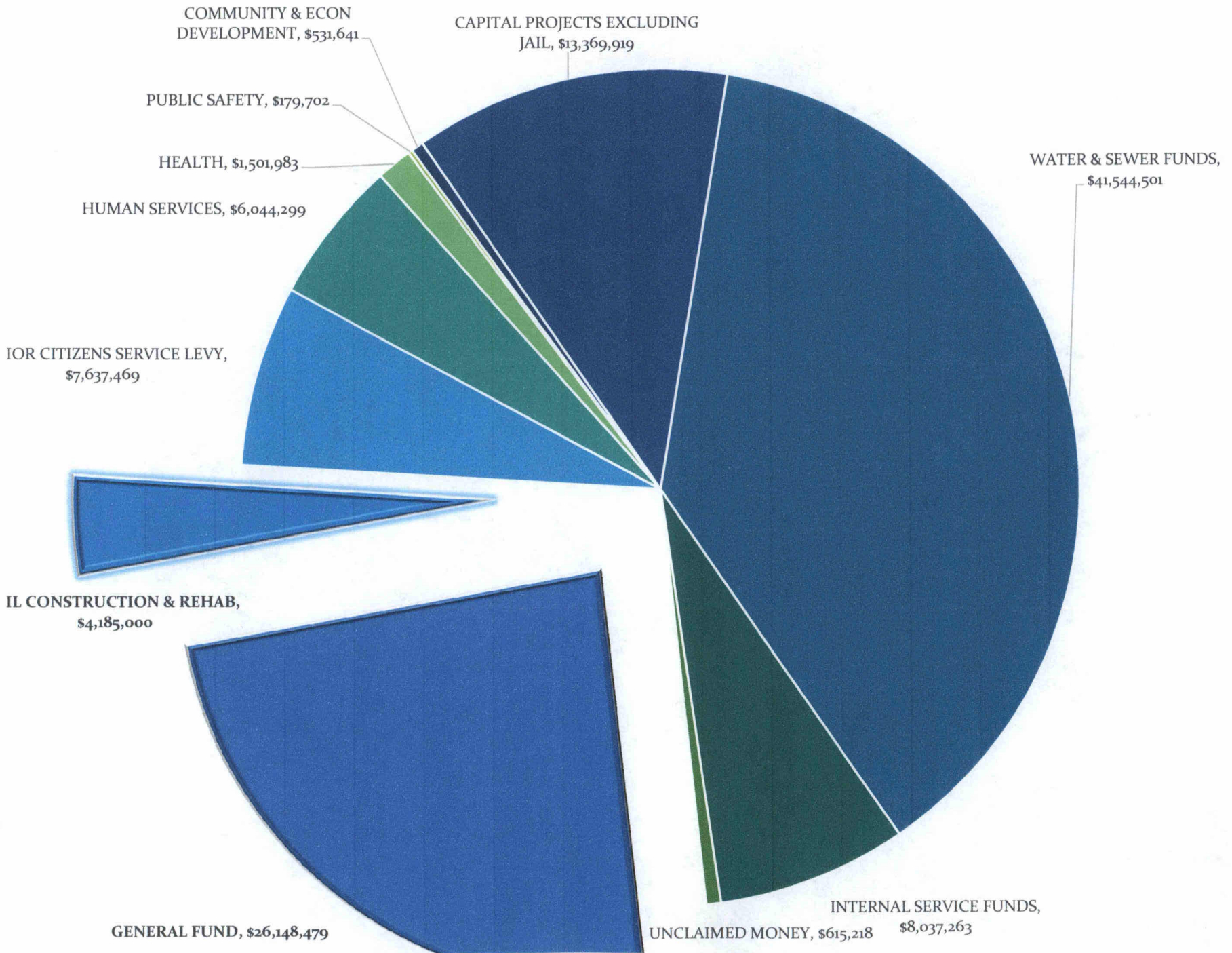
\$215,657,375



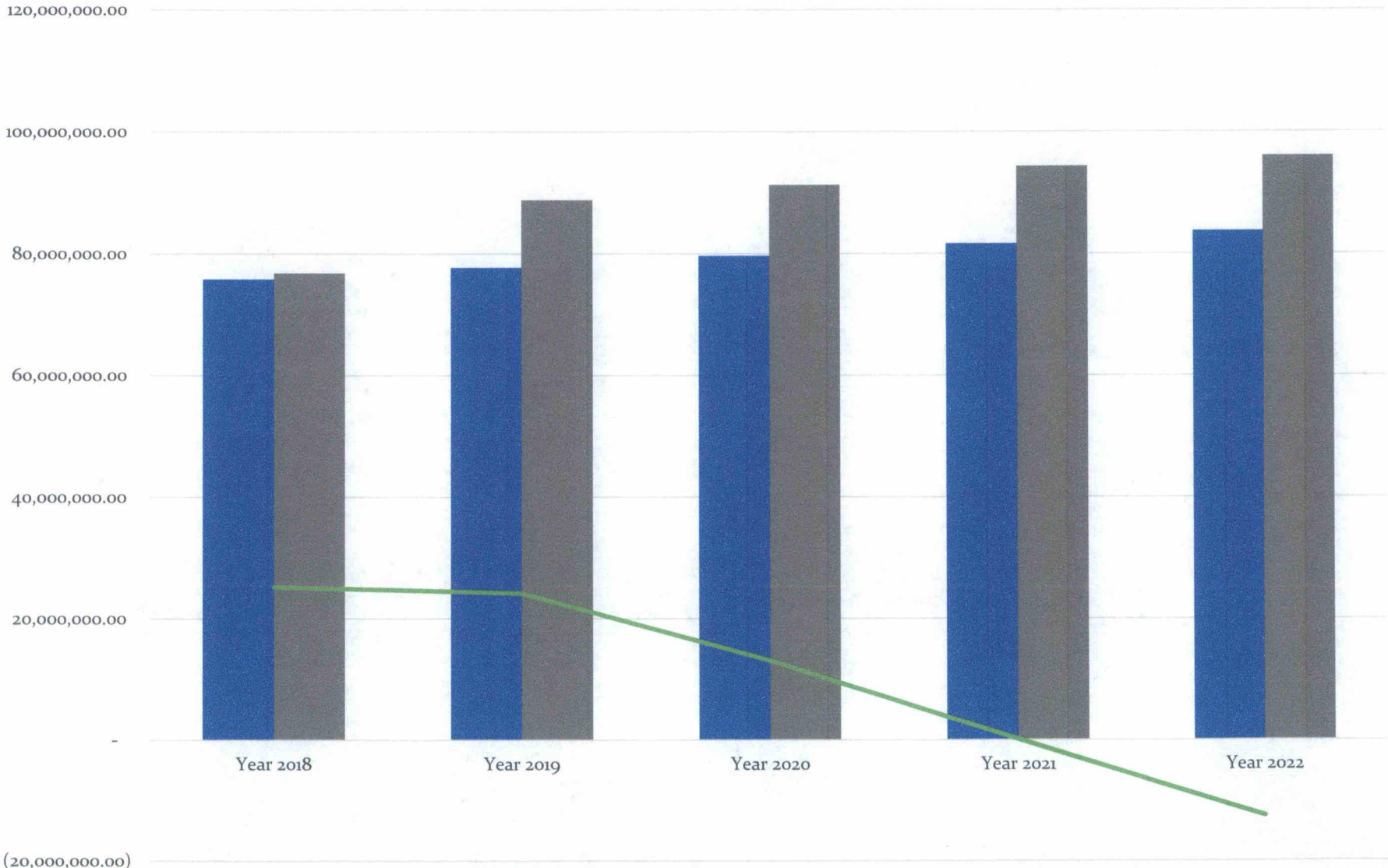
BOLL Fund Balances



BOCC Fund Balances



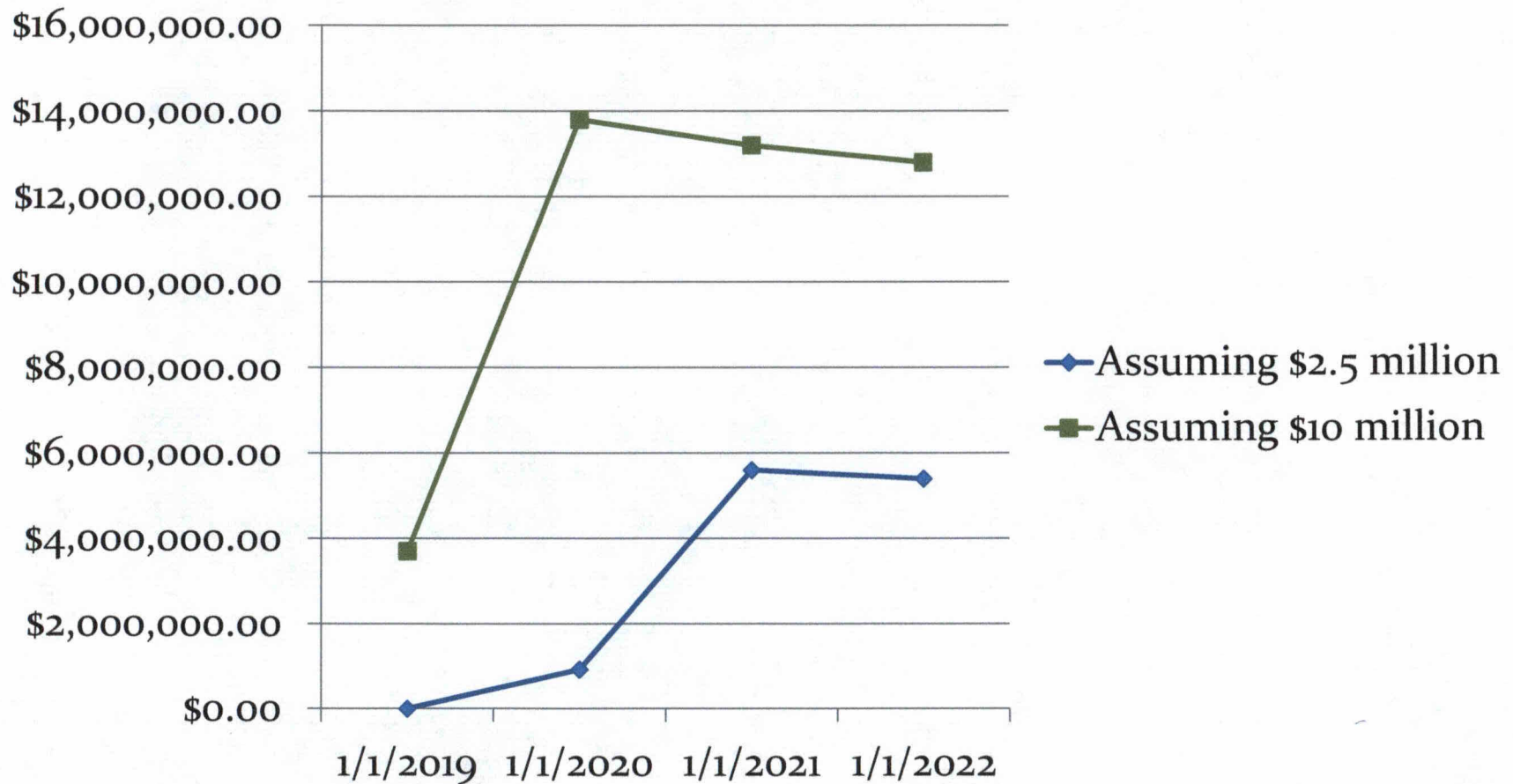
General Fund Financial Reality With 5 year payment plan



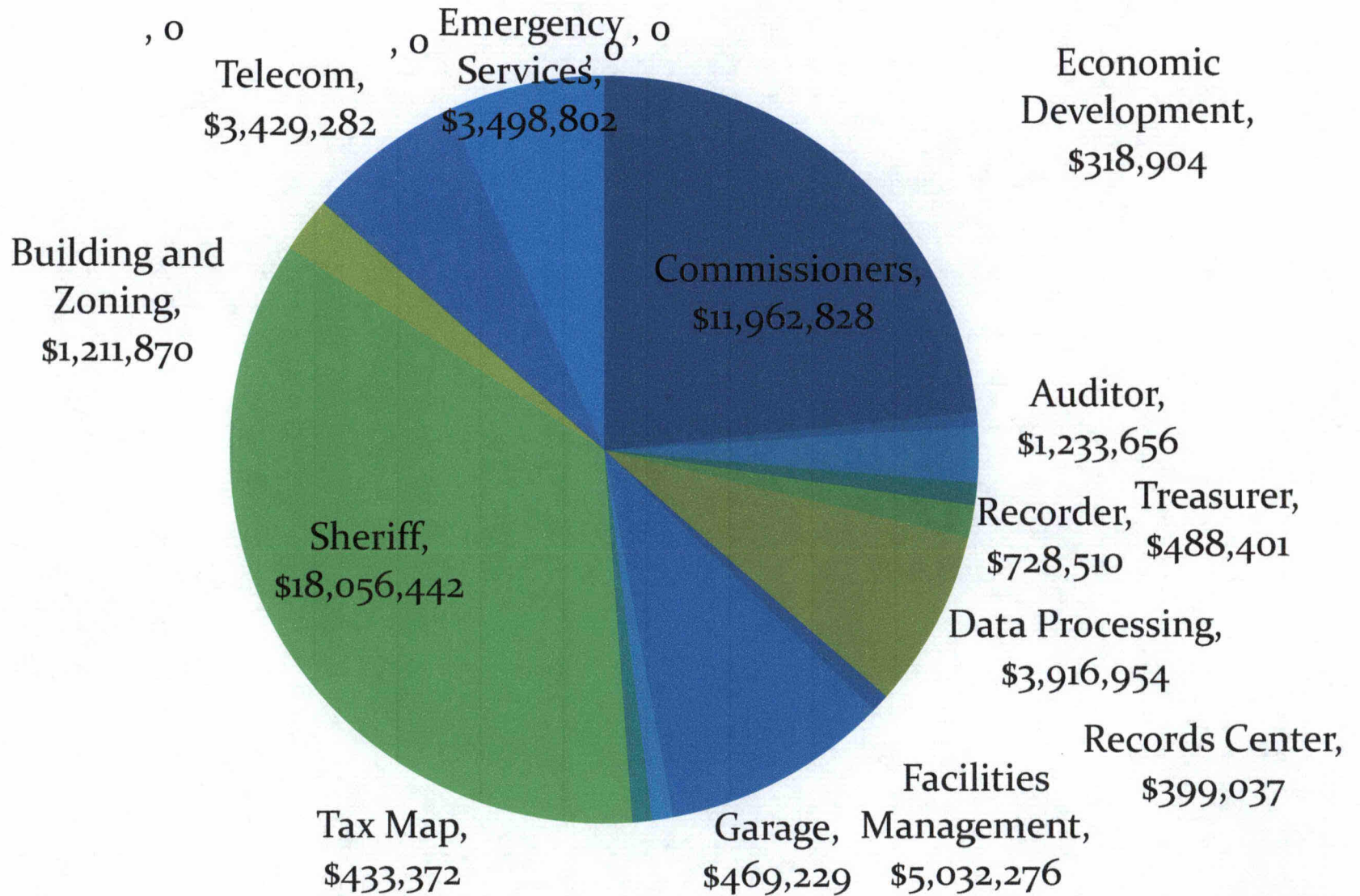
■ Estimated Revenue
 ■ Estimated Expenditures
 — Carryover

Assumes 2.5 % growth in revenue
 3.2% growth in expenses based on 5
 year trends.

NECESSARY BUDGET CUTS



FILLING IN THE GAP





REAL WORLD CONSEQUENCES

- ❑ Elimination of Services

- ❑ Imminent Downgrade of Bond Rating
 - ❑ Currently one of only three counties with AAA

- ❑ Downgrade 1/3 of Financial Indicators of State Auditor
 - ❑ Currently one of only eight counties with top score