



**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

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TOM GROSSMANN

SHANNON JONES

DAVID G. YOUNG

GENERAL SESSION AGENDA

September 5, 2023

- #1** ***Clerk — General***
- #2** **9:00** ***Susanne Mason, Program Manager—Present Warren
County Solid Waste Management District Five Year Plan Update***
- #3** **9:15** ***Work Session—Tammy Whitaker, Benefits / Risk Manager Relative to
Dental Insurance***
- #4** **9:45** ***Josh Grossmann/Mike Dean, Dinsmore—Hospital Facility
Improvement Revenue Bonds for a Senior Living Facility (Colonial
Senior Services) in Mason for Consideration***
- #5** **10:00** ***Executive Session—Pending Litigation with Legal Counsel Present
Pursuant to Ohio Revised Code 121.22 (G)(3)***
- #6** **11:00** ***Executive Session—Personnel Matters Relative to Hiring within
Commissioners' Office Pursuant to Ohio Revised Code
Section 121.22 (G)(1)***

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

Meeting #34 of 2023

APPROVE REQUISITIONS AND AUTHORIZE COUNTY ADMINISTRATOR TO SIGN DOCUMENTS RELATIVE THERETO

BE IT RESOLVED, to approve requisitions as listed in the attached document and authorize Tiffany Zindel, County Administrator, to sign on behalf of this Board of County Commissioners.

M. moved for adoption of the foregoing resolution being seconded by M. Upon call of the roll, the following vote resulted:

M
M
M

Resolution adopted this day of 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

/tao

cc:
Commissioners' file

REQUISITIONS

Department	Vendor Name	Description	Amount
BOC	MODERN OFFICE METHODS INC	BOC REPLACEMENT COPIER FOR BOC	\$ 12,871.00
TEL	BUCKEYE POWER SALES CO INC	TEL BUCKEYE POWER SALES PLANNE	\$ 8,617.00

PO CHANGE ORDERS

ENG	LJB INC	STEPHENS RD BRIDGE #158-0.92 REPLACEMENT PROJ	\$ 18,975.07 DECREASE
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9/5/2023 APPROVED:

Tiffany Zindel, County Administrator

CONSENT AGENDA*

September 5, 2023

Approve minutes of August 24, 2023, and August 29, 2023.

PERSONNEL

- 1. End temporary pay increase for Connor Davis and John Kendrick, Sewer Maintenance Foreman within W/S Department***
- 2. Approve reclassification of Emily Harris to Administrative Support within Children Services***
- 3. Approve end of 365 day probationary period and pay increase for Steve Scott within B/Z Department, Angela Barnes within Human Services and Tamara Mays within Facilities Management***

GENERAL

- 4. Cancel Tuesday, September 19, 2023, Commissioners' Meeting***
- 5. Advertise for the Mason Morrow Millgrove Road (Pike St) Bridge Rehabilitation Project***
- 6. Approve subgrant award agreement on behalf of Drug Task Force***
- 7. Declare an emergency and waive competitive bidding for the immediate replacement of a control module on the transfer switch at the Common Pleas Court generator***
- 8. Approve emergency sodium hydroxide 25% delivery at the Franklin Water Treatment Plant***
- 9. Enter into water service agreement with the City of Springboro***
- 10. Issue Request for Engineering Qualifications for the procurement of professional engineering service for the design of Three Raw Water Production wells at the Middletown Junction Wellfield***
- 11. Certify delinquent water and/or sewer accounts for collection on real estate tax record***
- 12. Approve addenda to the agreement with City of Refuge relative to home placement on behalf of Children Services***
- 13. Declare various items as surplus and authorize disposal through internet auction***
- 14. Accept quote for renewal of maintenance agreement with Buckeye Power Sales Co. Inc. on behalf of Telecomm***
- 15. Acknowledge approval of financial transactions***
- 16. Acknowledge payment of bills***
- 17. Approve performance bond release for Sawyer's Mill, Section One***
- 18. Approve final plat***

FINANCIAL

- 1. Approve appropriation adjustments from Commissioners 11011110 into Common Pleas 11011223, Sheriff 11012210 and Emergency Services 11012850 for payouts***
- 2. Approve appropriation adjustments within Prosecutor 111011150, Domestic Relations 11011230, Clerk of Courts 11011260, 11011282 and 2275, Information Technology 11011400, Sheriff 11012210 and 6630, Juvenile Court 11011240, Telecomm 11012810, and Water and Sewer 5510 and 5580***

****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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TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Session – August 24, 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 August 15, 2023, meeting.

Shannon Jones – present

Tom Grossmann – absent

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the August 15, 2023, meeting were read and approved.

- 23-1062 A resolution was adopted to hire Heather Glardon as Eligibility Referral Specialist I, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 23-1063 A resolution was adopted to approve end of 365- day probationary period and approve a pay increase for Faith Stone within the Warren County Office of Management and Budget. Vote: Unanimous
- 23-1064 A resolution was adopted to approve end of 365- day probationary period and approve a pay increase for Jennifer Guthrie within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-1065 A resolution was adopted to accept resignation of Lyndsey Stump, Emergency Communications Operator, within the Warren County Emergency Services Department, effective August 9, 2023. Vote: Unanimous
- 23-1066 A resolution was adopted to authorize posting of the “Assistant Business Manager” position within the Warren County Job and Family Services, Human Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A). Vote: Unanimous

- 23-1067 A resolution was adopted to approve leave donation for Kayelee Carman, Investigative Caseworker II, within Warren County Job and Family Services, Children Services Division. Vote: Unanimous
- 23-1068 A resolution was adopted to designate extended illness leave for Kayelee Carman within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-1069 A resolution was adopted to authorize posting for Service Worker I position, within the Facilities Management Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A). Vote: Unanimous
- 23-1070 A resolution was adopted to approve promotion of Blake Pottorf to the position of Grounds Foreman within the Facilities Management Department. Vote: Unanimous
- 23-1071 A resolution was adopted to approve notice of intent to award bid to Insituform Technologies, LLC for the Waynesville Sewer Collection Systems Improvements Phase 3 Project. Vote: Unanimous
- 23-1072 A resolution was adopted to enter into contract with John R. Jurgensen for the FY23 City of Franklin – Mackinaw Paving CDBG Paving Project. Vote: Unanimous
- 23-1073 A resolution was adopted to approve and authorize the President of the Board to enter into an agreement with the City of Franklin relative to the FY23 Franklin – Mackinaw Paving Community Development Block Grant Project. Vote: Unanimous
- 23-1074 A resolution was adopted to approve addenda to agreement with Step Higher Inc.- Nella's Place relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 23-1075 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
- 23-1076 A resolution was adopted to enter into a youth worksite agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 23-1077 A resolution was adopted to authorize the Water and Sewer Department to participate in the Warren County Transportation District Wilkens/ Barder Roundabout Project (PID 114606) and provide reimbursement for water and sewer improvements. Vote: Unanimous

- 23-1078 A resolution was adopted to authorize the Water and sewer Department to participate in the Warren County Transportation District Columbia Road and Davis Road Intersection Improvements Project and provide reimbursement for water and sewer improvements. Vote: Unanimous
- 23-1079 A resolution was adopted to transfer vehicle equipment no longer being utilized by the Warren County Sheriff's Office to the Warren County Career Center. Vote: Unanimous
- 23-1080 A resolution was adopted to enter into a cooperation agreement with Deerfield regional Stormwater District. Vote: Unanimous
- 23-1081 A resolution was adopted to authorize acceptance of renewal quote from Vertiv Corporation on behalf of Warren County Telecommunications. Vote: Unanimous
- 23-1082 A resolution was adopted to authorize acceptance of sales order for circuit and fiber upgrades from Crown Castle Fiber, LLC on behalf of Warren County Telecommunications. Vote: Unanimous
- 23-1083 A resolution was adopted to authorize acceptance of quote from Cincinnati Bell Telephone Co. LLC DBA Altafiber on behalf of Warren County Telecommunications. Vote: Unanimous
- 23-1084 A resolution was adopted to authorize acceptance of quote from Secure Cyber Defense on behalf of Warren County Telecommunications for support. Vote: Unanimous
- 23-1085 A resolution was adopted to authorize acceptance of quote from Business Communications Specialists on behalf of Warren County Telecommunications for support. Vote: Unanimous
- 23-1086 A resolution was adopted to declare various items from Board of Developmental Disabilities, Common Pleas Court, Facilities Management, and Telecom as surplus and authorize the disposal of said items through internet auction. Vote: Unanimous
- 23-1087 A resolution was adopted to acknowledge approval of financial transactions. Vote: Unanimous
- 23-1088 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-1089 A resolution was adopted to approve various record plats. Vote: Unanimous
- 23-1090 A resolution was adopted to approve operational transfers of interest earnings from Commissioners' Fund #11011112 into Water Funds #5510, #5583, Sewer Funds #5580, and #5575. Vote: Unanimous

- 23-1091 A resolution was adopted to approve supplemental appropriation into the Auditor's Real Estate Fund #2237. Vote: Unanimous
- 23-1092 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Sheriff's Office Fund #11012210. Vote: Unanimous
- 23-1093 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Juvenile Detention Center Fund #11012600. Vote: Unanimous
- 23-1094 A resolution was adopted to approve appropriation adjustment within Commissioners' General Fund #11011110. Vote: Unanimous
- 23-1095 A resolution was adopted to approve appropriation adjustments within Sheriff's Office Funds #11012200 and #11012210. Vote: Unanimous
- 23-1096 A resolution was adopted to approve an appropriation adjustment within Workforce Investment Board Fund #2238. Vote: Unanimous
- 23-1097 A resolution was adopted to approve appropriation adjustment within County Construction Projects Fund #4467. Vote: Unanimous
- 23-1098 A resolution was adopted to approve appropriation adjustment within Health Insurance Fund #6632. Vote: Unanimous
- 23-1099 A resolution was adopted to approve appropriation adjustment within Health Insurance Fund #6632. Vote: Unanimous
- 23-1100 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 23-1101 A resolution was adopted to authorize County Prosecutor to file joint application with the Court of Common Pleas for the employment of legal counsel relative to any matters of public business coming before the Board of Commissioners, the Prosecuting Attorney, or any other County Officer concerning the Mental Health Recovery Board serving Warren & Clinton Counties. Vote: Unanimous
- 23-1102 A resolution was adopted to approve annexation of 12.807 acres to the City of Lebanon, Mark Florence, Agent, pursuant to Ohio Revised Code Section 709.022 [A.K.A. Expedited Type 1 Annexation]. Vote: Unanimous
- 23-1103 A resolution was adopted to continue administrative hearing to consider site plan review application of Shaker Woods in Turtlecreek Township. Vote: Unanimous

DISCUSSIONS

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

On motion, upon unanimous call of the roll, the Board entered executive session at 4:34 p.m. to discuss union negotiations within the Engineer's Office pursuant to Ohio Revised Code Section 121.22 (G)(4), pending litigation with legal counsel present pursuant to Ohio Revised Code Section 121.22 (G)(3) and matters to be kept confidential per state law pursuant to Ohio Revised Code 121.22 (G)(5) (ORC 4123.88 related to Workers Compensation Claims) and exited at 5:48 p.m.

ADMINISTRATIVE HEARING
CONTINUATION OF THE SITE PLAN REVIEW APPLICATION OF
SHAKER WOODS IN TURTLECREEK TOWNSHIP

The Board met this 24th day of September 2023, for the continuation of the administrative hearing to consider the site plan review application of Shaker Woods in Turtlecreek Township.

Michelle Tegtmeier, Director of Building and Zoning Department, presented the attached PowerPoint reviewing the property size, location, zoning and proposed development plan. She stated that the applicant desires to develop 73 single family units, requesting a waiver for the side yard setback, constructed in compliance with the MXU-C Standards and the Warren County Rural Zoning Code.

Hadil Lababidi, Warren County Regional Planning Commission, reviewed the comments from departments and officials and presented a density analysis on developments along Greentree Road as well as access to and from major roadways.

Bruce McGary, Assistant Prosecutor, explained the modifications made to the PowerPoint presentation since the last hearing which he made pursuant to reviewing the video of the last hearing.

Richard Paolo, attorney for the applicant, stated that the head of land development for the applicant could not be here this evening and requested the Board continue this hearing.

Commissioner Jones opened the hearing to those desiring to give testimony.

Christine Pudvan, 1250 Ironwood Drive Lebanon, requested clarification on access.

Commissioner Jones and Mr. McGary reviewed the issues for consideration with Mr. McGary instructing the Board that they can approve, approve with conditions, or deny this application based upon the review criteria stated in the Warren County Rural Zoning Code.

Phil Garver, 1367 Barton Lane Lebanon, stated his opinion that this application does not meet the required criteria for approval.

Upon further discussion, the Board resolved (Resolution #23-1103) to continue administrative hearing to consider site plan review application of Shaker Woods in Turtlecreek Township to September 26, 2023, at 10:00 a.m.

Tiffany Zindel, County Administrator, stated that the statements of qualifications for design build services that are currently being reviewed include design services for the SWAT garage, gun range and Drug Task Force. She requested clarification that the Board is in agreement with all three to be designed.

Commissioner Jones stated for the record that she is not committed to the Drug Task Force project but agrees to proceed with the request for qualifications.

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 August 24, 2023, in compliance with Section 121.22 O.R.C.

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



CASE # 101-2023
Site Plan Review- Shaker Woods

EXHIBIT "PP"

APPLICANT/OWNER/AGENT

The Drees Company, PAP Oil Company, LLC.

TOWNSHIP

Turtlecreek

PROPERTY INFORMATION

ADDRESS

Broadmoor Lane Road

PIN

08-31-300-014

EXISTING ACREAGE

208.0348 Acres

PROPOSED PROPERTY SIZE FOR SITE PLAN REVIEW

30.47 +/- Acres (**not divided yet**), 50' of frontage

CURRENT ZONING DISTRICT	MXU-C
FUTURE LAND USE MAP (FLUM) DESIGNATION	Turtlecreek- Single Family Residential
EXISTING LAND USE	Agricultural
SITE PLAN REQUESTED	Development of 73 single-family units.
ISSUE(S) FOR CONSIDERATION	<ol style="list-style-type: none"> 1. Proposed Waiver of ONE Development Standard - side yard setback. (ZC 2.407.6(D) & 2.407.7-See Slide #14) 2. Site Plan Review (ZC 1.303) See Slide #18.

Review Process

Site Plan

**Board of County
Commissioners**

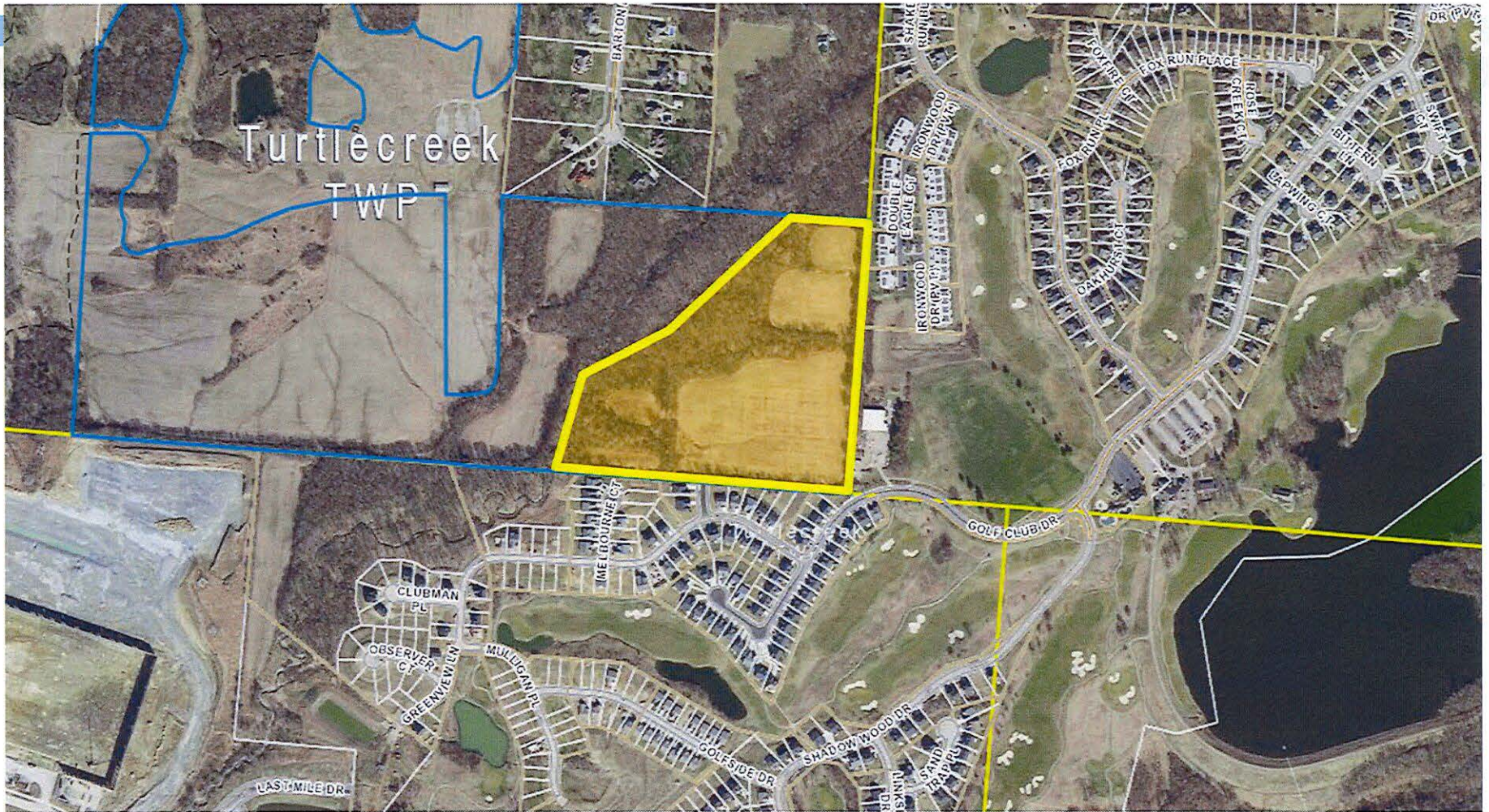
August 8, 2023

Preliminary Plan

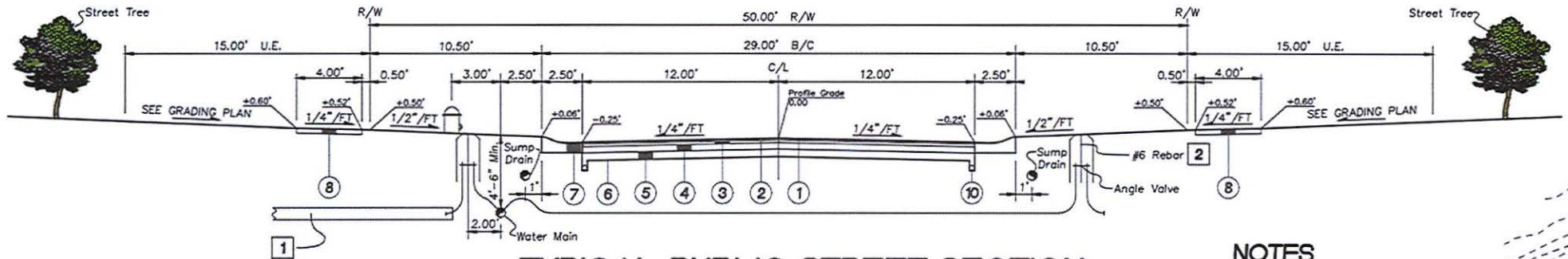
**Regional Planning
Commission**

Aerial Map

102-2021



Public Street Section



TYPICAL PUBLIC STREET SECTION

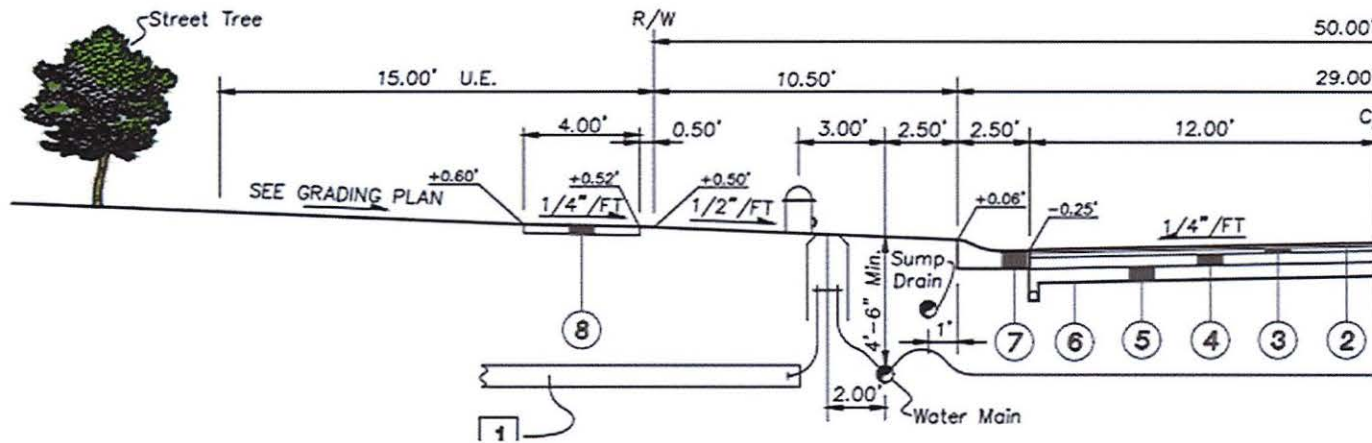
NOT TO SCALE

NOTES

- 1 Plastic tubing shall be 20'± long & extend (min of 12' into the lots) to clear telephone & electric easements (On electric side only)
- 2 #6 Rebar - Contractor shall install #6 Rebar 5' long vertically at angle valves

LEGEND

- 1 Item 448-(1 : 1/2") Asphalt Concrete, Surface Course, Type 1
- 2 Tack Coat MS-2, RS-1, or RC-250
- 3 Item 448-(2") Asphalt Concrete, Intermediate Course, Type 1
- 4 Item 301-(5") Bituminous Aggregate Base
- 5 Item 304-(6") Aggregate Base
- 6 Item 203 Subgrade Compaction
- 7 Type "C" Curb & Gutter (Warren County Standard)
- 8 Concrete Walk - 4" thick concrete sidewalk, width as shown, item 608, to be 1/2" higher than finished grade.
- 9 Item 301-(4") Bituminous Aggregate Base
- 10 Item 605-4" Underdrain invert 22" below edge of pavement



Site



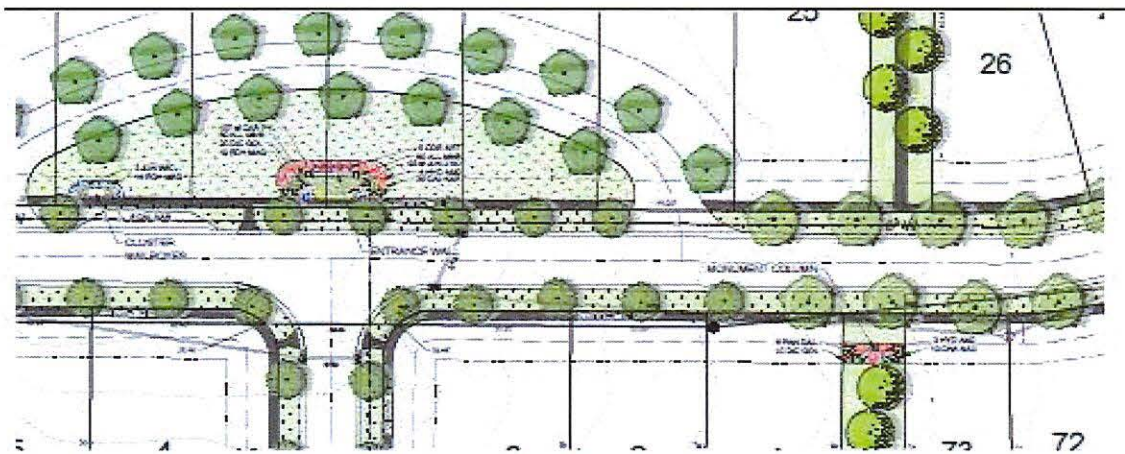
Landscaping

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	LAWN	68,848 sf
	EXISTING VEGETATION	359,932 sf
	RETENTION POND	32,875 sf
	MULCH	4,999 sf



Landscaping cont.



Planting Plan - Entrance



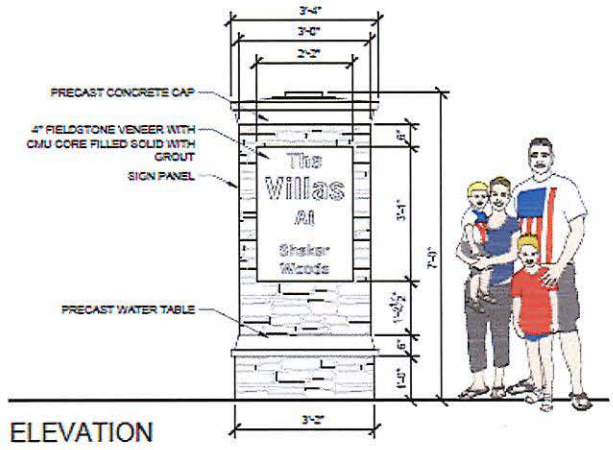
Planting Plan - Community Park

Signage



5 ELEVATION - ENTRY WALL
30" x 10"

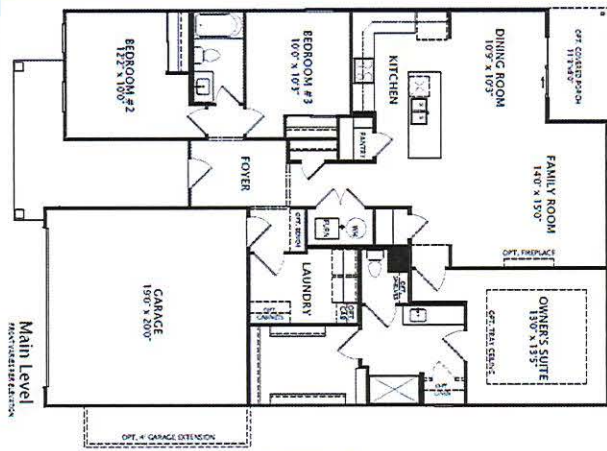
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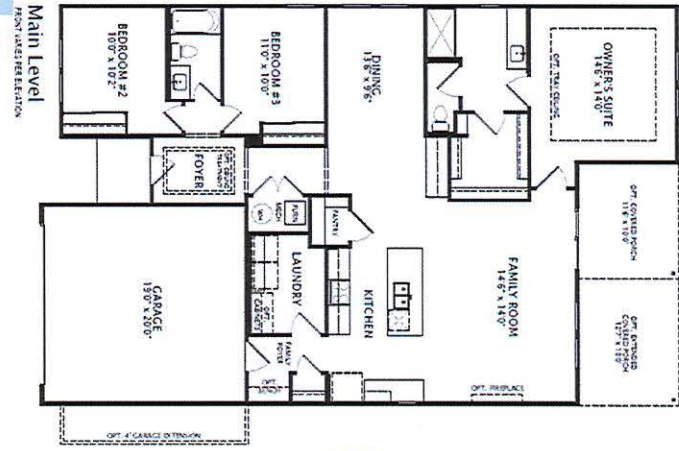
Patio Home – 50' Wide Lots

- **Home:** Approximately 1,530 SF – 1,860 SF
- Upgraded materials on front and High Impact façade (Stone, Brick, or Hardboard siding)
- Typically marketed toward Empty Nest buyer or those looking to downsize.
- Low-maintenance living – lawn mowing and snow pushing included through the HOA.
- **Patio homes have standard features that make them more adaptable to those with mobility issues.**
 - Slab construction with single story home plans (easier to make zero threshold)
 - Primary door widths are wider.
 - Options to add features to enhance adaptability (i.e., Grab Bars, Lever handles, etc.)

Patio Home



DURRUCI
New from the Architect



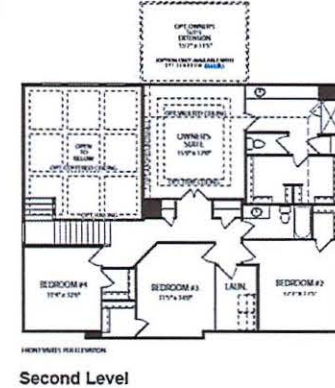
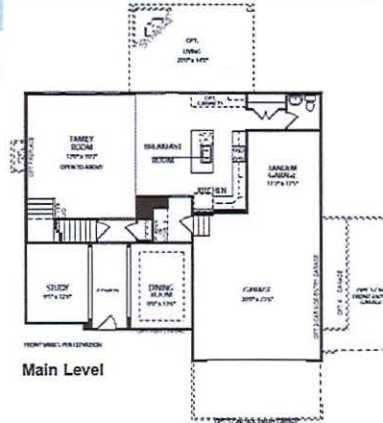
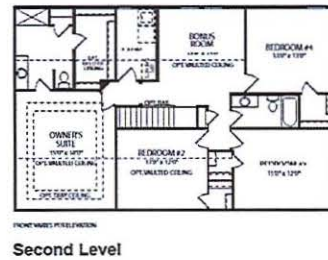
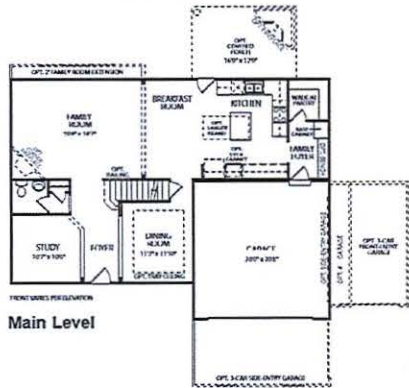
DURRUCI
New from the Architect



Single Family – 65' Wide Lots

- **Home:** Approximately 1,870 SF – 3,100 SF
- Upgraded materials on front and High Impact façade (Stone, Brick, or Hardboard siding)
- Typically marketed to families / move up buyer looking for large homes.
- Self-maintained lots
- Full Basements with option to finish.
- Mixture of Single Story and Two-Story floor plans

Single Family Homes



Quentin



Buchanan



Waiver Request

The applicant is requesting a side yard setback of 5 feet instead of the required 15 feet.

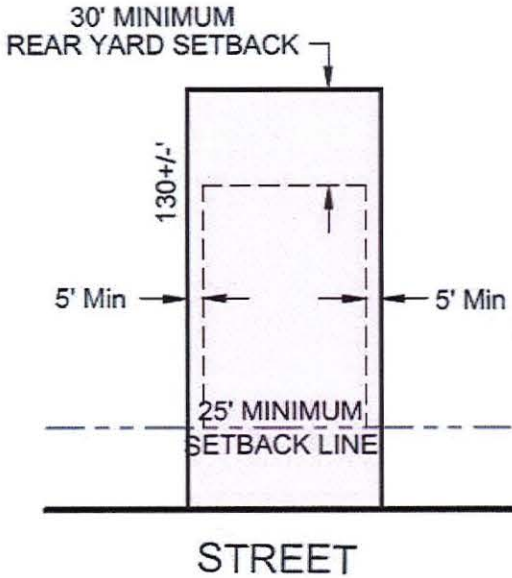
2.407.6 Integrated Development:

- (D) **Waiver of Development Standards:** The applicant may submit a proposal for waiver or reduction of the development standard for a proposed integrated project. **The approval authority [BOCC] may approve a waiver of the general development requirements**, for lighting, parking, signage, **access**, landscaping and buffer, height, lot size and development, or additional development requirements only upon finding that:
- (1) The proposed development represents an innovative use of site design, site access, circulation, building design, orientation, or building materials/landscaping which will enhance the area;
 - (2) **The proposed development will not be injurious to the public health, safety, or general welfare of Warren County;**
 - (3) The strict application of the general development requirements will result in a development which is undesirable when compared with the proposed development;
 - (4) The proposed development is consistent with and compatible with other development located in the area;
and
 - (5) The proposed development is consistent with the suggestions of the Comprehensive Plan.

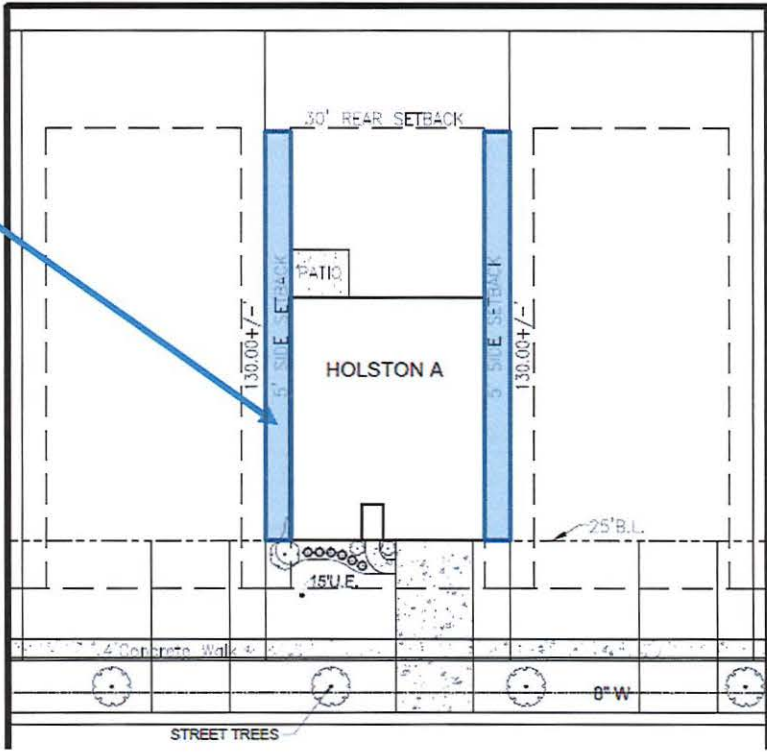
Typical Lot Layout & Design

PATIO HOME

6,500 S.F.(Min.)/0.149 Ac.(Min.)
Lot Frontage = 50'(Min.)*
Lot Width @ Front Setback = 50'(Min.)
Max Building Height = 35ft

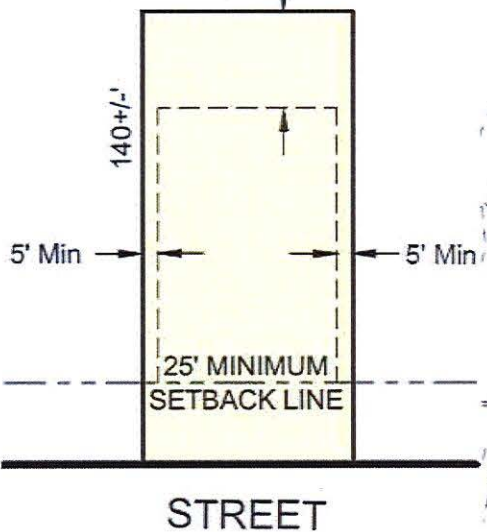


5' Setback

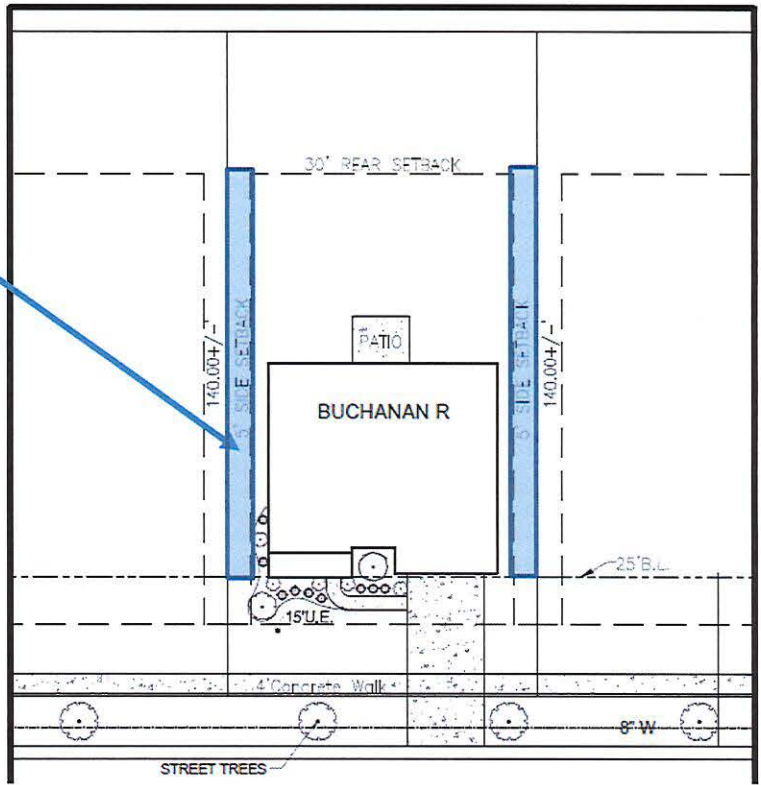


Typical Lot Design & Layout

SINGLE FAMILY
9,100 S.F.(Min.)/0.209 Ac.(Min.)
Lot Frontage = 65'(Min.)*
Lot Width @ Front Setback = 65'(Min.)
Max Building Height = 35ft
30' MINIMUM
REAR YARD SETBACK



5' Setback



Staff Summary

Location	Extending the stub street on Broadmoor in Shaker Run.
Parking	The required parking is 2 spaces per dwelling. All units will have driveway and garage parking.
Landscaping	Landscaping Plan complies with the requirements for street trees and around all signage.
Signage	The sign height, setback and square feet meets the requirements of the code.
Lighting	Residential lighting to be provided as in the rest of Shaker Run.
Service Structures	Each unit will have private trash service.

Site Plan Review Criteria – Section 1.303.6

The site plan review is conducted to determine anticipated impacts on the public health and safety, as well as the public convenience, comfort, prosperity, or general welfare, as applicable. The factors to be considered and weighed by the Approving Authority include but are not limited to the following, but no single factor controls in making a decision, nor must all of the factors support the decision:

(A) Adequacy of Information and Compliance with Zoning Code

(I) Exterior Lighting

(B) Design Layout Sufficiency and Sensitivity

(J) Signage

(C) Design Character, Operational Compatibility, and Coordination

(K) Public Service Impact including without limitation roadways, police, fire and EMS protection

(D) Preservation of Significant Features

(L) Stormwater Drainage Stormwater Management Plan

(E) Pedestrian Access and Circulation

(M) Soil Erosion and Sediment Control

(F) Vehicular Access and Circulation Streets

(N) Emergency Access and Service Facilities and Public Safety

(G) Parking and Loading

(O) Building Design

(H) Landscaping and Screening

(P) Compliance with Public Health and Safety

Reviewing Departments

- Warren County Engineer
- Warren County Water and Sewer Department
- Warren County Soil and Water Conservation
- Warren County Regional Planning Commission
- Turtlecreek Township Trustees
- Turtlecreek Township Fire Department
- Warren County Combined Health District
- Warren County Building Department
- Warren County Sheriff

Department Comments – Turtlecreek Township

- Not in support of development due to safety concerns.
- Increased traffic volume without additional access point.
- Adding 73 SF homes to the existing high density.
- Increased traffic volume in a challenged infrastructure system.
- Township support requires an access point from Greentree Road.



MR. JAMES VANDEGRIFT
MR. DANIEL JONES
MR. JONATHAN SAMS
MS. AMANDA CHILDERS

TRUSTEE
TRUSTEE
TRUSTEE
FISCAL OFFICER

July 31, 2023

Warren County Zoning Department
Attn: Michelle Tegtmeier
406 Justice Drive
Lebanon, Ohio 45036

Re: Shaker Woods Site Plan

Dear Ms. Tegtmeier,

The Board of Trustees of Turtlecreek Township have reviewed the site plan for the Drees Company's proposed Shaker Woods single family residential development.

The Board of Trustees of Turtlecreek Township are not in support of this development due to safety service concerns and increased traffic volume without an additional access point. This development would be adding an additional 73 single family homes into the existing high-density development of Shaker Run. The addition of these homes without an access point off of Greentree Road creates a safety issue and an increased volume of traffic in an existing infrastructure system that is challenged.

The Board of Trustees of Turtlecreek Township have discussed with Drees Company that the township would require an access point off of Greentree Road to support this development.

Sincerely,

Daniel F. Jones
Chairman of the Board

DFJ/tb

Cc: File



670 North State Route 123
Lebanon, OH 45036



513.932.4902



info@turtlecreektownship.org



Lebanon City Schools

- Input & support for Drees Home proposed development at Shaker Run
- **Development over a 4–5-year period.** Helpful gradually increase the number of students over time.
- Appreciate plans to vary the homes between **single-family & patio**, which we hope will draw fewer school-aged children.
- Ensure that we have enough **space to** accommodate the need to **turn around a school bus** in the neighborhood without backing up.
- Consider a different layout that would eliminate the cul-de-sac & would extend the road to **make it a loop where turnarounds would not be necessary.**



Office of the Superintendent
160 Miller Road
Lebanon, Ohio 45036
513.934.5778

January 20, 2023

Warren County Regional Planning Commission and Turtlecreek Township Trustees:

This letter is to offer my input and support for Drees Home proposed development at Shaker Run off of Broadmoor Lane. I was approached recently by Mark Linger to discuss their proposed concept for patio homes and single family homes. Mark communicated their plan was to develop 25 single family homes and 45 patio homes in this development over a 4-5 year period. At the time of our meeting he indicated that their construction plan would include patio and single family homes in each phase, which was helpful for us to be able to gradually increase the number of students over time.

During this meeting I shared several concerns with Mr. Linger from the school perspective. Whenever new developments are planned we want to ensure that the developments fit within the current PUD and do not seek to increase the housing density already in place. It appears that their plan fits within the current mixed-use zoning and we appreciate their plan to vary the homes between single-family and patio, which we hope will draw fewer school-aged children. We also want to ensure that we have enough space to accommodate the need to turn around a school bus in the neighborhood without backing up. This is safer for pedestrians and for the bus operator because visibility is limited in these tight neighborhoods. Mr. Linger indicated that they would consider a different layout that would eliminate the cul-de-sac and would extend the road to make it a loop where turnarounds would not be necessary. I appreciated his willingness to work with us on this concern.

I am thankful for the opportunity to provide feedback before a project commences and I appreciate Mr. Linger's willingness to listen to our concerns. As a district we are not opposed to the growth taking place in our community, but we must be involved in the planning process. At this time, I have no further questions or concerns with the initial concept plan and would support them moving forward in the process with your review teams.

Sincerely,

Isaac W. SeEVERS
Superintendent

Butler County Water & Sewer

- Sewer service is available from Butler County.
- Sewer service is available from 8" gravity sewer main from two different locations.

CUSTOMER CARE

130 High Street
Hamilton, Ohio 45011
P. 513.887.3066
F. 513.785.5799
water.bcoho.us



September 08, 2022

Mark Linger
Drees Homes
211 Grandview Drive, Suite 100
Ft. Mitchell, KY 41017

Re: Sewer Availability for 5321 Greentree Rd; Parcel 83-12-000-130

Dear Mr. Linger:

Butler County Water & Sewer Department has sewer available for the proposed development of 71 Equivalent Residential Units on 30.47 Acres to be located at 5321 Greentree Rd.

Sewer service is available from an existing 8-inch gravity sewer main located on Melbourne Court. Sewer service is also available from an 8-inch gravity sewer main located on Broadmoor Lane. These two sewer mains are designed to have sufficient capacity to serve this development.

The extension of the sewer system for this proposed development will require the approval of separate legislation by the Butler County Board of Commissioners.

If you have any questions, please call this office at 513-785-5288.

Sincerely,

BUTLER COUNTY WATER & SEWER DEPARTMENT


Steven R. Thompson
Senior Engineer

Cc: Martha Shelby, P.E., Director
Jeff Frechtling, P.E., Engineering and Construction Manager
File

COMMISSIONER
Donald L. Dixon

COMMISSIONER
Cindy Carpenter

COMMISSIONER
T.C. Rogers

x:\engineer\thompson\2022 letters\mark_linger - shaker run drainage shed sewer availability letter.doc

Department Comments (RPC)

1. Compliance with the standards of the Warren County Rural Zoning Code; Section 1.303.3.
2. At the preliminary plan submittal, the applicant shall submit an updated plan shows:
 - a. A cross-section for the private driveway.
 - b. An access easement to the retention basin.
3. The installation and provision of water utilities shall be to the satisfaction of the Warren County Water Department.
4. The installation and provision of the sanitary sewer system shall be to the satisfaction of the Butler County Sewer Department.

Department Comments (RPC)

5. The trail and all open space amenities shall be constructed and completed at the time each phase is platted and shall be fully developed before the platting of 75% of the residential lots (55 lots).
6. The applicant shall receive approval of an Access Point Waiver Request at subdivision review and comply with the following:
 - A. A maximum of twenty-five (25) residential lots may be plated prior to the connection of Shaker Run Subdivision to Core 5 Industrial Park via Last Mile Drive.
7. The applicant shall receive approval of a variance from the required side yard setback.

ANY
QUESTIONS?

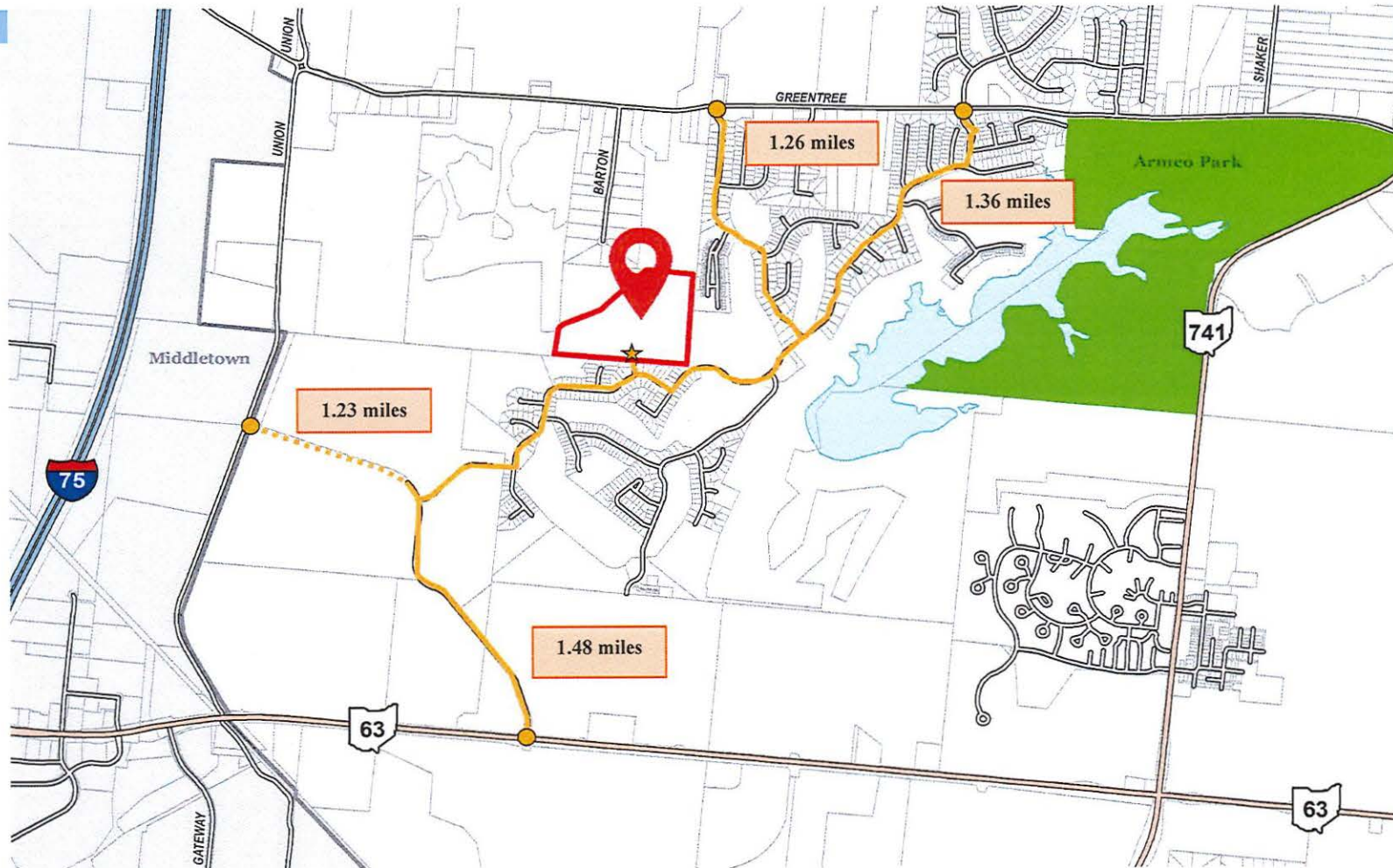


BACKUP SLIDES

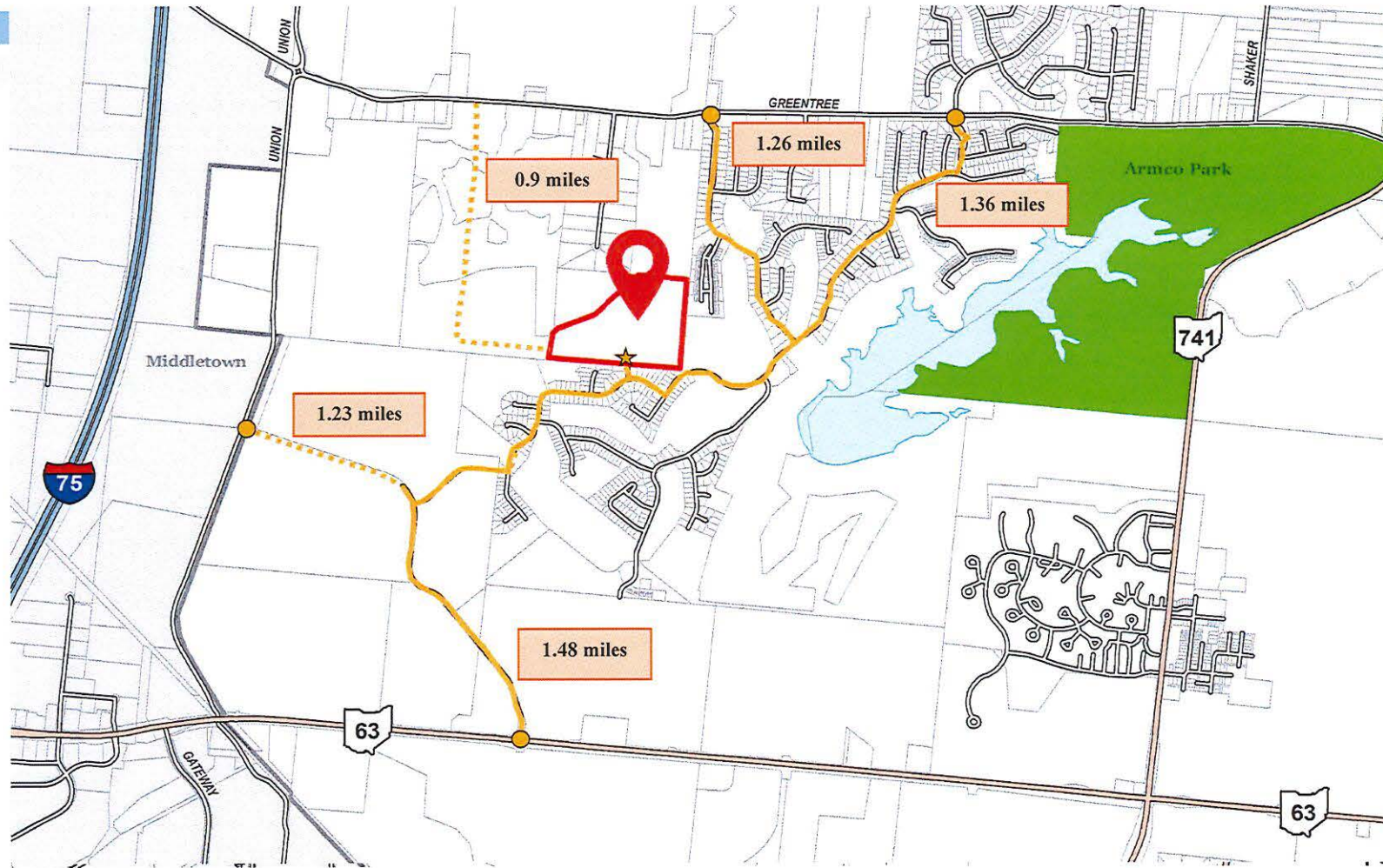
Density Analysis Along Greentree Road



Access To & From Major Roads



Access To & From Major Roads



Access From Core 5



Access From Core 5

Shaker Woods

Shaker Run

Last Mile Dr.

Building 1



Access From Core 5 to Shaker Run

10. The stub street to the Shaker Run development shall be installed to the property line, prior to 75% of the lots being platted or developed. The stub street shall be improved with structural traffic control devices, as approved by the Warren County Engineer's Office, to prevent semi-truck traffic from accessing the Shaker Run residential development.

Resolution

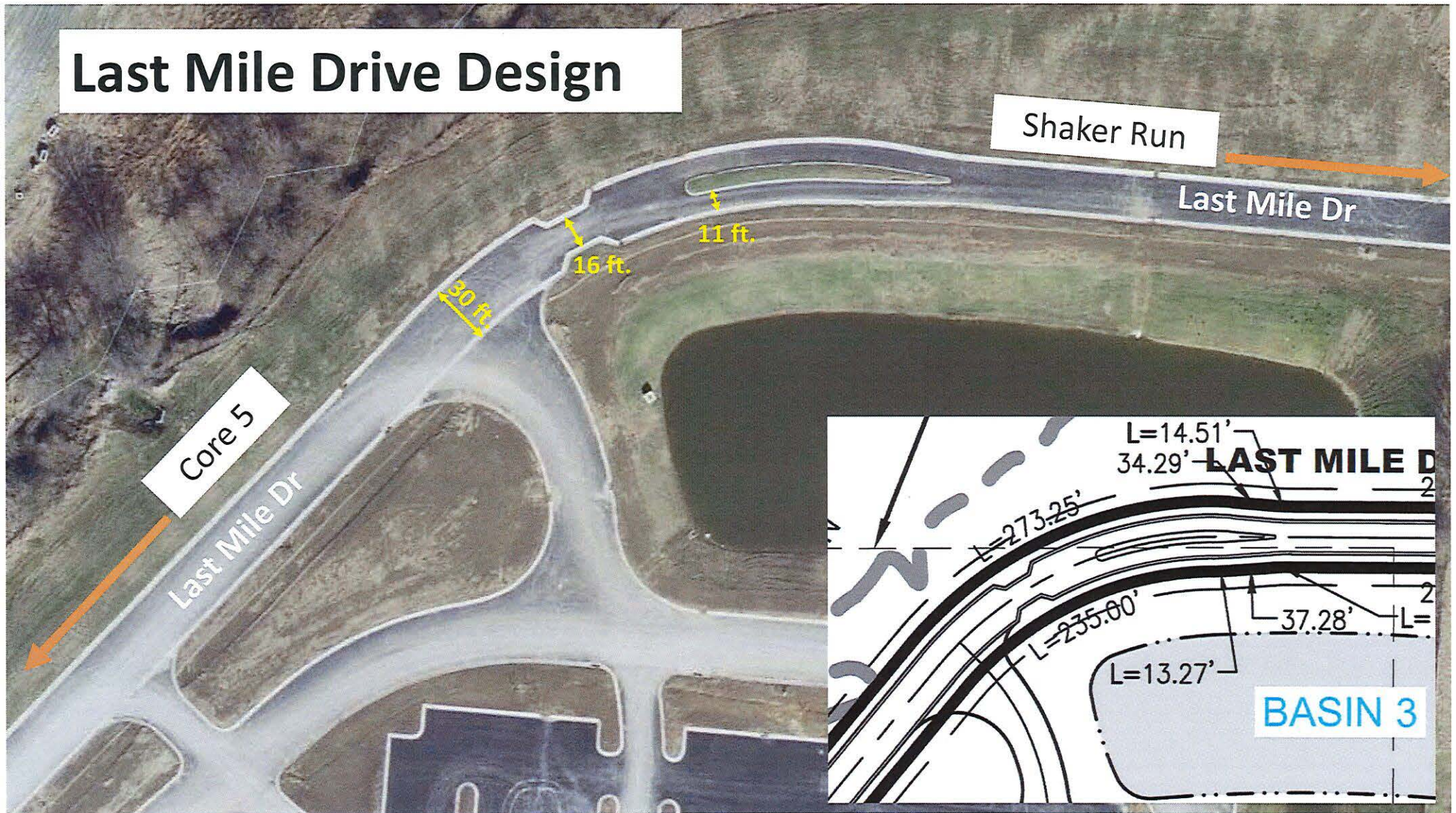
Number 20-1166

Adopted Date August 24, 2021

APPROVE PUD STAGE 2 FOR ODC WARREN COUNTY SURPLUS FARM (CORE 5 INDUSTRIAL PARTNERS, LLC APPLICANT) IN TURTLECREEK TOWNSHIP SUBJECT TO CONDITIONS

WHEREAS, this Board met this 24th day of August 2021, in the Commissioners' Meeting Room to consider the PUD Stage 2 for the ODC Warren County Surplus Farm (Core 5 Industrial Partners, LLC, Applicant) in Turtlecreek Township; and

Last Mile Drive Design



Last Mile Drive Design

Changing Right-Of-Way Width



There are no overhead traffic control devices.

Road Median

Last Mile Drive Design



Changing Right-Of-Way Width

Per Warren County Engineer's Office, Chief Deputy Kurt Weber, his office recommends that the barrier allowing access through Last Mile Drive not be removed until completion of the State Route 63 Road Improvement Project estimated by the end of year 2025.

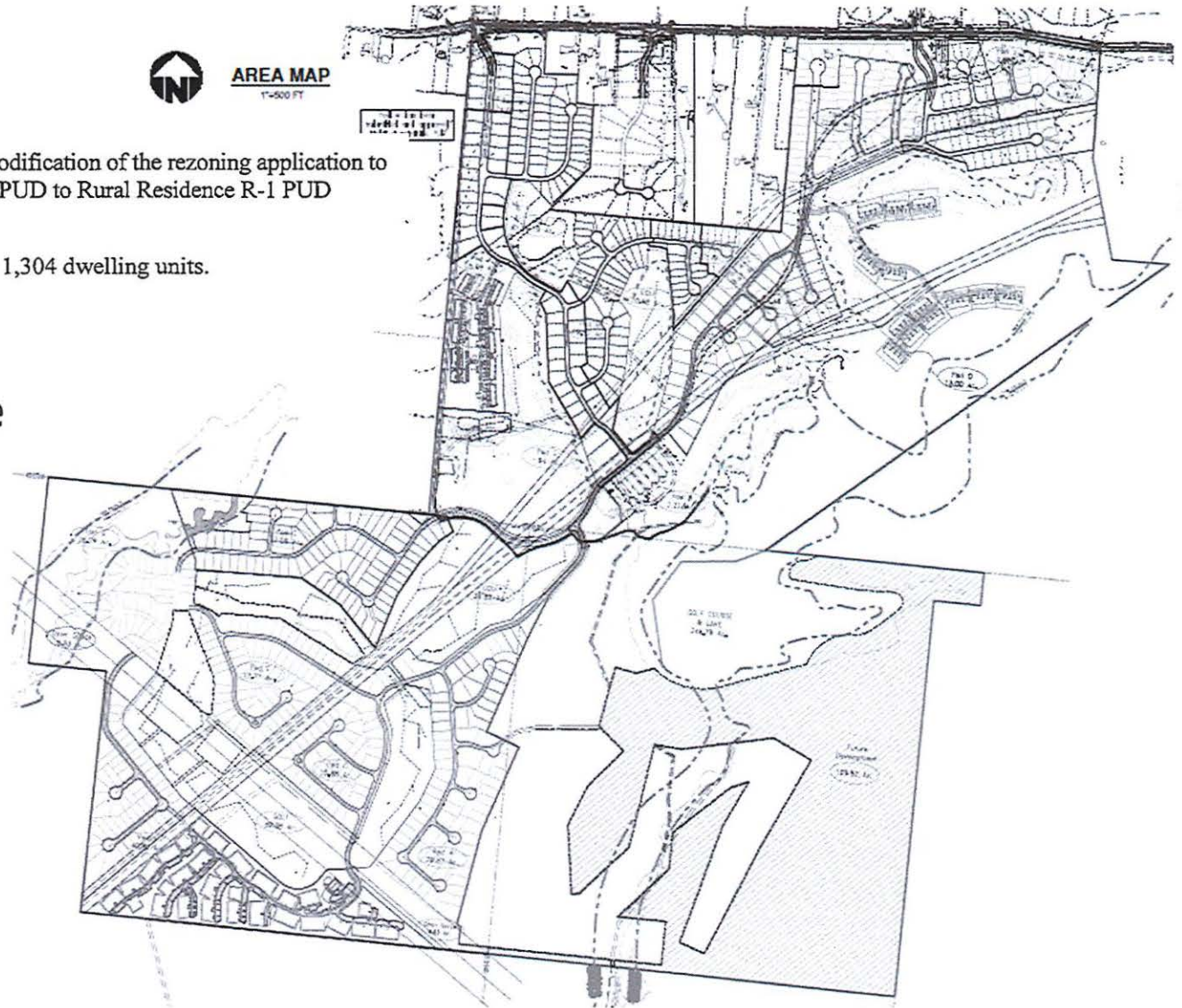


Road Median

Shaker Run



AREA MAP
1"=500 FT



NOW THEREFORE BE IT RESOLVED, to approve a modification of the rezoning application to rezone approximately 13 acres from Rural Residence R-1 PUD to Rural Residence R-1 PUD subject to the following conditions:

1. The maximum number of units for PUD shall be 1,304 dwelling units.

➤ Density: **2.83 units/acre**

➤ Proposed Units: **1,353**

➤ Allowed Units: **1,383**

- Shaker Run PUD 1: 1,304 units
- Shaker Run PUD 2: 79 units

Shaker Run

NOW THEREFORE BE IT RESOLVED, to approve a modification of the rezoning application to rezone approximately 13 acres from Rural Residence R-1 PUD to Rural Residence R-1 PUD subject to the following conditions:

1. The maximum number of units for PUD shall be 1,304 dwelling units.
2. Pod Q (Lakeside Condominiums) shall not exceed 104 units, 13 buildings, 13 acres.
3. The total open space area (including Golf Course) shall be no less than 421 acres.
4. One public road connection shall be stubbed to the property line of parcel number 08-31-300-008, and two public roads shall be stubbed to parcel number 12-29-100-002. One of the road connections to parcel number 12-29-100-002 shall be provided on the west property boundary of the Shaker Run PUD; the second road connection to parcel number 12-29-100-002 shall be made to the southern property boundary of the Shaker Run PUD. The general locations of all three road connections are illustrated in Exhibit A. The exact location of all three road stubs shall be determined at the time of PUD Stage 2 Site Plan and Preliminary Plan.

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

Resolution

Number 16-1109

Adopted Date July 19, 2016

APPROVE MODIFICATION OF THE REZONING APPLICATION OF SHAKER RUN GOLF COURSE (CASE #2016-02), TO REZONE APPROXIMATELY 13 ACRES FROM R-1 PUD TO R-1 PUD IN TURTLECREEK TOWNSHIP

WHEREAS, this Board met the 12th day of July 2016, and again this 19th day of July 2016, in the Commissioners' Meeting Room to consider the rezoning application of Shaker Run Golf Course, owner of record (Case #2016-02) to rezone approximately 15 acres (Parcel Numbers 08-25-400-008) located at 1320 Golf Course Drive in Turtlecreek Township from R-1 PUD to R-1 PUD to approve an increase in density; and

WHEREAS, the applicant requested a modification to the rezoning application to reduce acreage from approximately 15 acres to approximately 13 acres and also reduce the number of dwelling units requested from an increase of an additional 120 units to 104 units; and

WHEREAS, this Board has considered the recommendation of the Regional Planning Commission Executive Committee and the decision of the Rural Zoning Commission and all those present to speak relative to this rezoning application; and

NOW THEREFORE BE IT RESOLVED, to approve a modification of the rezoning application to rezone approximately 13 acres from Rural Residence R-1 PUD to Rural Residence R-1 PUD subject to the following conditions:

1. The maximum number of units for PUD shall be 1,304 dwelling units.
2. Pod Q (Lakeside Condominiums) shall not exceed 104 units, 13 buildings, 13 acres.
3. The total open space area (including Golf Course) shall be no less than 421 acres.
4. One public road connection shall be stubbed to the property line of parcel number 08-31-300-008, and two public roads shall be stubbed to parcel number 12-29-100-002. One of the road connections to parcel number 12-29-100-002 shall be provided on the west property boundary of the Shaker Run PUD; the second road connection to parcel number 12-29-100-002 shall be made to the southern property boundary of the Shaker Run PUD. The general locations of all three road connections are illustrated in Exhibit A. The exact location of all three road stubs shall be determined at the time of PUD Stage 2 Site Plan and Preliminary Plan.
5. Any standards found in the Warren County Rural Zoning Code adopted July 31, 1973 that are not modified, varied or addressed by this PUD document shall apply to the PUD site.
6. A storm water Management Plan shall be submitted and approved by the WCEO prior to the PUD Stage 3. The Ohio Environmental Protection Agency may require a National Pollution Discharge Elimination Systems permit for storm water drainage.

Exhibit A: Areas where a road stub to an adjacent property is required. Parcel identification numbers are current as of July 2016. The exact location of the road connections to adjacent properties may be determined at Stage 2 Site Plan and Preliminary [Subdivision] Plan.

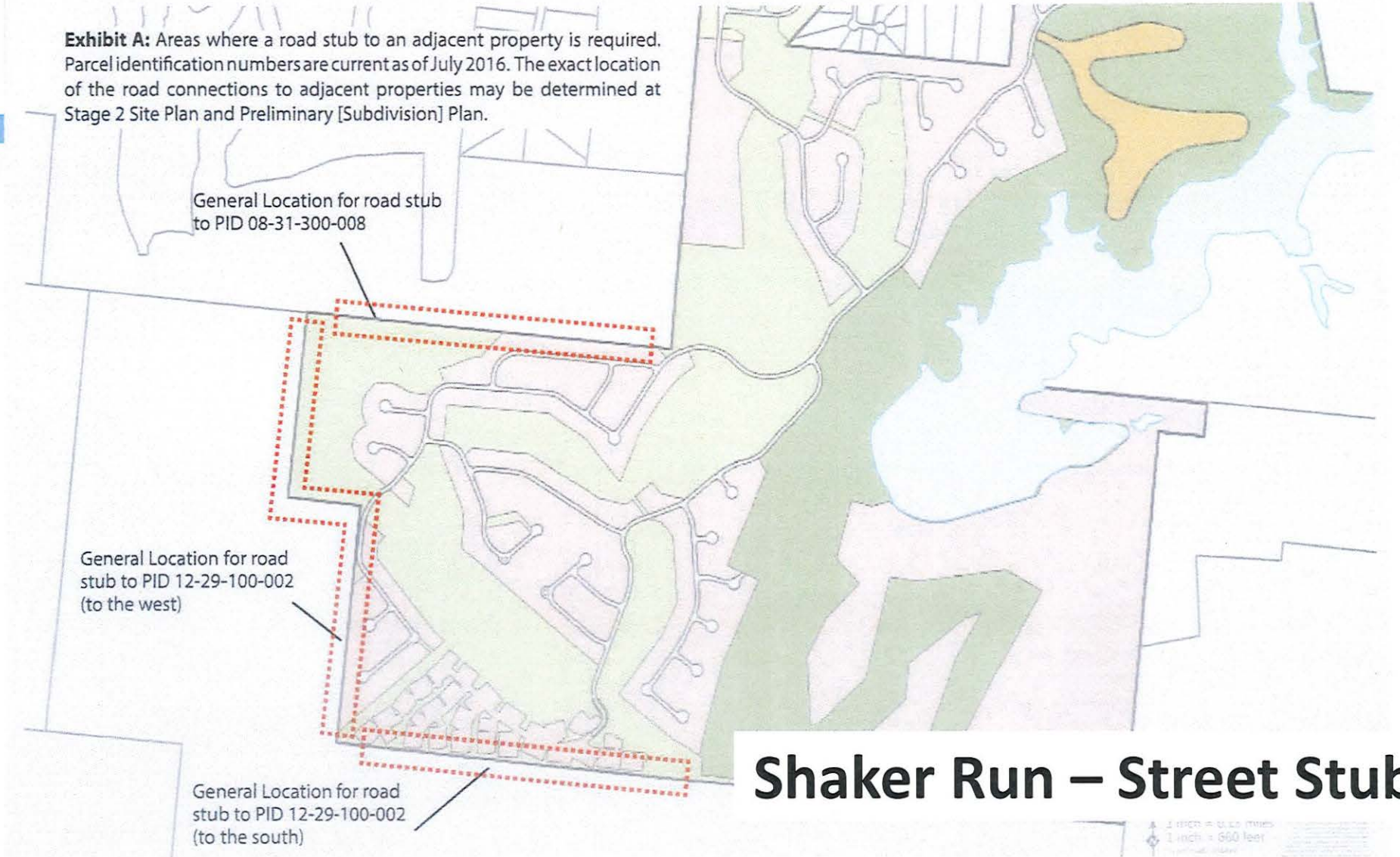
General Location for road stub to PID 08-31-300-008

General Location for road stub to PID 12-29-100-002 (to the west)

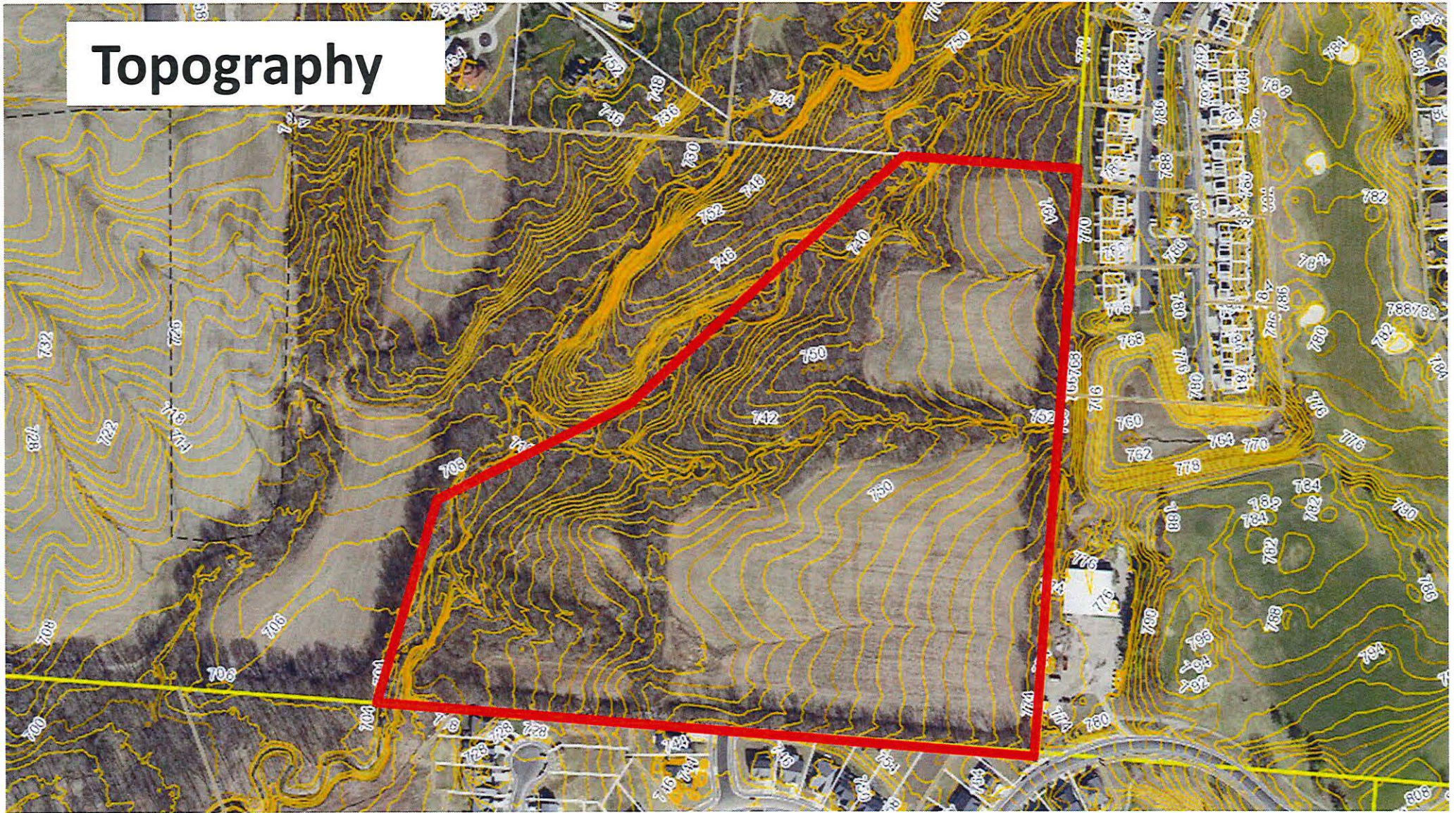
General Location for road stub to PID 12-29-100-002 (to the south)

Shaker Run – Street Stubs

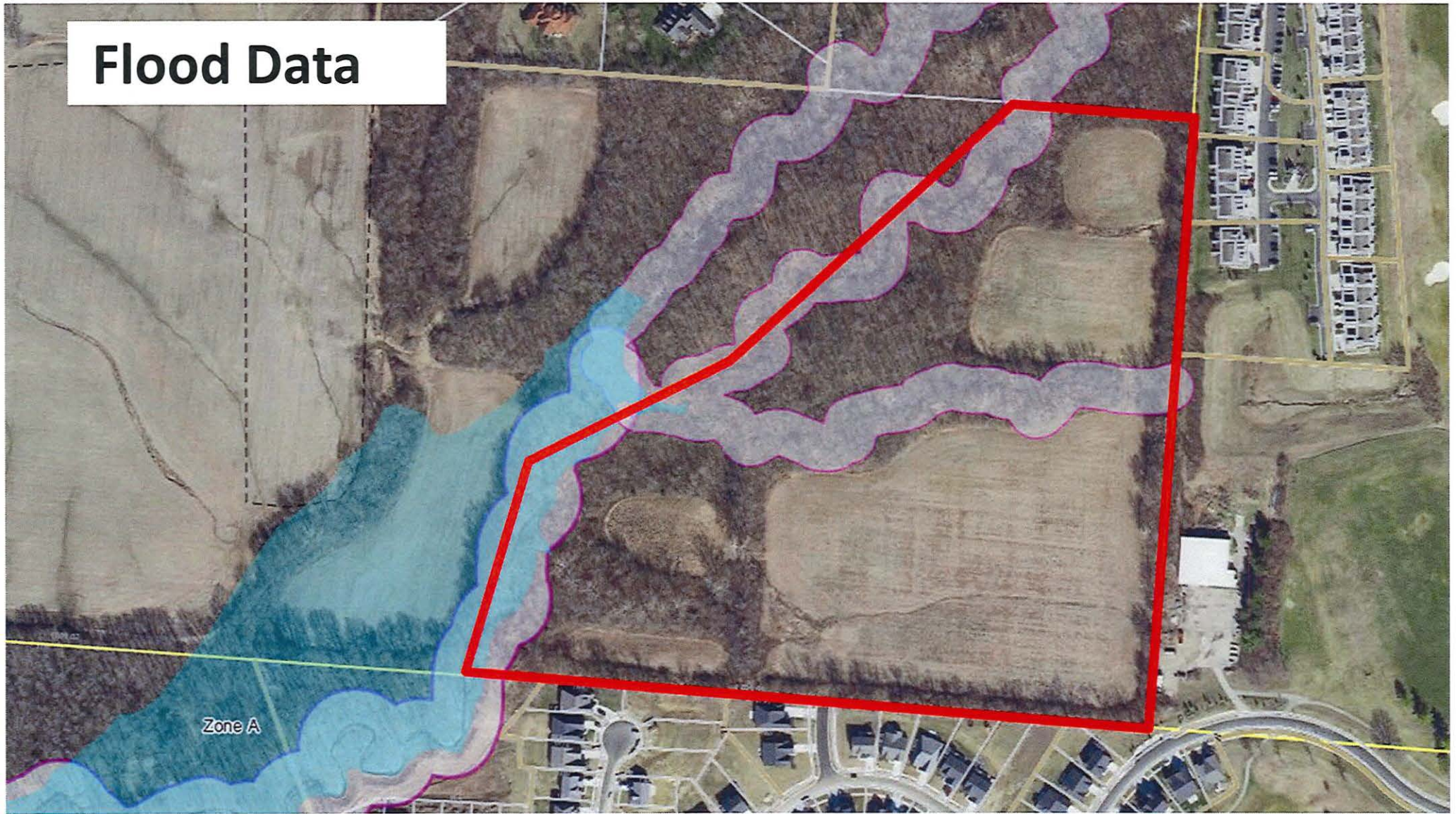
1 inch = 66.67 feet
1 inch = 660 feet



Topography

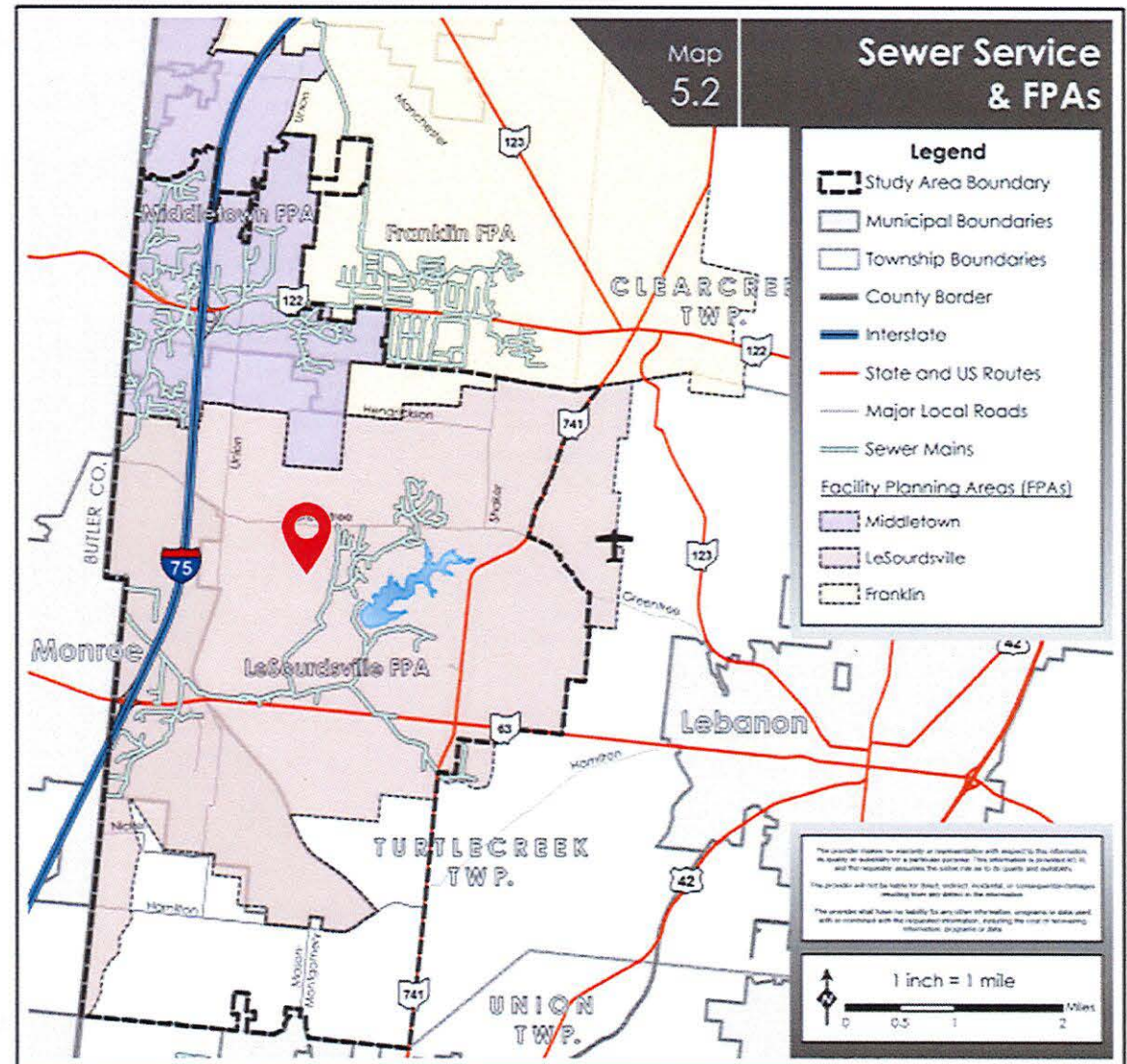


Flood Data



Sewer Service & FPA

- Butler County Sewer Service.
- LeSourdsville FPA.



Distance From Turtlecreek TWP Fire Department





**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 – August 29, 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 August 24, 2023, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

- 23-1104 A resolution was adopted to advertise for bids for the Wilmington Road and Clarksville Road Intersection Warning Device Project. Vote: Unanimous
- 23-1105 A resolution was adopted to enter into contract with J & J Environmental, Inc. (DBA Tele-Vac) for the As Needed Sanitary Point Liner Repairs Project Re-Bid. Vote: Unanimous
- 23-1106 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-1107 A resolution was adopted to enter into street and appurtenances security agreement with Pimlico Pointe, LLC for installation of the right and left turn lanes, traffic signal, and associated roadway improvements on Tylersville Road associated with the Pimlico Pointe development situated in Deerfield Township. Vote: Unanimous
- 23-1108 A resolution was adopted to approve appropriation adjustment within the Mary Haven Greenhouse Fund #2247. Vote: Unanimous
- 23-1109 A resolution was adopted to approve and authorize execution of Amendment No. 2 to the CFPN Ohio, LLC Community Reinvestment Area Agreement. Vote: Unanimous

- 23-1110 A resolution was adopted to hire Cayden Westendorf as Administrative Clerk within Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-1111 A resolution was adopted to continue public hearing for rezoning application of Greg Thurman (Redwood USA), Agent to rezone approximately 63.812 acres from "MXU-C" Mixed Use Center with Planned Unit Development Overlay in Union Township. Vote: Unanimous
- 23-1112 A resolution was adopted to continue public hearing relative to the adoption of text amendments to the Requirements and Standards for the Design and Construction of Streets and Roadway Facilities in Warren County. Vote: Unanimous
- 23-1113 A resolution was adopted to create rates and charges for the County Storm Water Management District No. 1 in accordance with Section 6117 of Ohio Revised Code. Vote: Unanimous

DISCUSSIONS

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

Matt Bruns, Countryside YMCA, was present to introduce himself and presented a video on the new 4th Grade Learn to Swim program being offered.

PUBLIC HEARING

REZONING APPLICATION OF GREG THURMAN (REDWOOD USA), AGENT
TO REZONE APPROXIMATELY 63.812 ACRES
FROM "MXU-C" MIXED USE CENTER WITH INTERSTATE HIGHWAY OVERLAY
TO "MXU-C" MIXED UCE CENTER WITH PLANNED UNIT DEVELOPMENT OVERLAY
IN UNION TOWNSHIP

The public hearing to consider the rezoning application of Greg Thurman (Redwood, USA), agent for McCabe-Columbia #1 LLC and McCabe-Columbia #3 LLC, Owners of record (Case # 2023-05) to rezone approximately 63.812 acres (Parcel ID 12-07-351-001, 12-07-301-002, 12-13-400-003, and 12-13-400-004) located along Columbia Road in Union Township from 'MXU-C' Mixed Use Center with Interstate Highway Overlay to "MXU-C" Mixed Use Center with a Planned Unit Development Overlay was convened this 29th day of August 2023, in the Commissioners' Meeting Room.

Upon the request of the residents, the Board resolved (Resolution #23-1111) to continue this public hearing to Thursday, September 28, 2023, at 5:00 p.m.

Martin Russell, Deputy County Administrator, discussed the 2024 budget as it relates to the target % increase the Board desires to include in the memorandum to elected officials, departments, and agencies.

Upon discussion, the Board stated the desire to maintain an increase of no more than 4% over the 2023 approved allocation.

PUBLIC HEARING

CONSIDER ADOPTION OF TEXT AMENDMENTS TO THE REQUIREMENTS AND STANDARDS FOR THE DESIGN AND CONSTRUCTION OF STREETS AND ROADWAY FACILITIES IN WARREN COUNTY

This Board met this 29th day of August 2023, to consider the adoption of text amendments to the Requirements and Standards for the Design and Construction of Streets and Roadway Facilities in Warren County.

Dave Mick, Warren County Engineer's Office, stated that, at the request of the township trustees, the Engineer's Office has been working for some time on amendments to the design and construction standards. He stated that there has been an increase in the amount of pavement failures and they are requesting amendments that would require underdrains and gravel in order to improve drainage which will extend the life of the roadways.

Mr. Mick then reviewed the proposed changes to the regulations by presenting the attached PowerPoint presentation. He stated that Jonathan Sams, Turtlecreek Township Trustee is present today to speak in favor of the proposed changes as well as various township administrators.

There was discussion relative to Commissioner Grossmann's question on how Warren County's proposed changes compare to surrounding jurisdictions.

Mr. Mick stated that the Ohio Flexible Pavement Study was relied heavily upon when making the proposed changes as well as the Kenton County Road Standards which were developed from a study funded by Henry Fischer Homes. He stated that Warren County is comparable to the Kenton County regulations.

There was discussion relative to the cost to construct using current standards vs. proposed. It was determined that it would cost approximately \$2000 additional per lot to utilize the proposed standards.

Kurt Weber, Chief Deputy Engineer, stated they have worked together with Fischer Homes and Drees to repair premature roadway failures within Shaker Run Subdivision. He stated that the proposed changes are being sought to prevent this type of damage in the future.

Jonathan Sams, Turtlecreek Township Trustee, reviewed the repairs completed in Shaker Run Subdivision showing the bad soil under the pavement due to water. He stated that Turtlecreek Township has a lot of open ditches and a lot of rain.

Mr. Sams stated that you can't fix the problem of no underdrains and gravel, you can only make repairs, stating the importance of constructing them correctly in the beginning. He stated that they have been working with the County Engineer since 2014 on the road construction standard changes. He then stated the importance to the taxpayers to have the roadways installed properly in order to reduce the repairs required in the future.

Commissioner Jones questioned if the County constructs our own roadways to these standards.

It was determined that when Warren County constructs roadways, these standards are exceeded. He stated that they all have underdrains and granular base.

Neil Tunison, County Engineer, stated that Irwin Simpson Road was constructed in 1998 using underdrains, granular base and 11" of pavement and to date, there have been no issues with the road.

Steve Pegram, Hamilton Township Administrator, stated that their township is experiencing the same issues as Turtlecreek Township. He stated that they are seeing subdivision roadways that are only 3 – 5 years old needing repairs. He then stated that they are paving fewer roadways in the township due to the cost of repairs that are being required.

Matt Clark, Clearcreek Township Administrator, stated his agreement with the other administrators, citing pavement degradation in 3 – 5-year-old subdivisions.

Gus Edwards, Wayne Township Administrator, echoed the comments of the other administrators and thanked the County Engineer's Office for these proposed changes. He stated they have been waiting for 15+ years for these improvements and requested the Board follow the County Engineer's recommendation as he is the expert.

Matt Maines, President of the Ohio Valley Development Council of the Cincinnati Homebuilders Association, thanked the County Engineer for his work on these changes and stated he

understands the motivation behind it. He stated their desire to find a balance between the needed improvement and the cost, stating his concern with making homes unaffordable and putting Warren County at a competitive disadvantage.

Mr. Maines stated that in Kenton County, some of the smaller cul-de-sac roadways which have less traffic are not as stringent as the collector roads, helping to balance out the costs to develop.

There was much discussion relative to the differences between Warren County's proposed standards and Kenton County.

Mr. Maines explained that Kenton County does not require underdrains under the base but overtop of the base, therefore costing less.

Mr. Weber explained that Warren County is proposing the standard method for underdrains, the same as we construct our own roads. He stated that Kenton County is utilizing a new method that has not been used long enough to be evaluated.

Joey Wall, Fischer Homes, explained the Kenton County Standards.

Commissioner Jones questioned what evidence they can provide that says Kenton County's specification, with half of the cost, will save the taxpayers from future premature repairs.

Mr. Maines stated that it is too soon to say, the same as it will be too soon to say for Warren County's proposed standards.

There was discussion related to the aquifer in Warren County being one of the best in the nation as it related to the amount of groundwater in the area.

There was discussion relative to the proposed maintenance bond time increase.

Mr. Walls questioned why the increase in maintenance bond requirements with roadway standards being more stringent.

There was discussion relative to the desire to see more cooperation between the County Engineer's Office and the development community.

Upon discussion, the Board resolved (Resolution #23-1112) to continue this public hearing to October 17, 2023, at 10:00 a.m. to allow additional time for the parties to work on a compromise.

Dave Mick, Assistant County Engineer, was present for a work session to discuss rates and changes for the County Storm Water Management District No. 1.

Mr. Mick presented the attached PowerPoint presentation relative to stormwater fees/MS4 Permit. He stated that certain areas within the County are required to implement the federally

mandated NPDES Phase II program. He stated that in order to fund the program, a fee is collected in Clearcreek, Franklin, Hamilton, Turtlecreek, and Union Townships.

Mr. Mick stated that in the past, the fee was \$12 per year but due to inflation, they are requesting the Board increase the fee to \$15 per year.

Upon discussion, the Board resolved (Resolution #23-1113) to create reasonable rates and charges through the Warren County Stormwater Management District No. 1 to fund the Warren County Storm Water Management Plan as filed with the Ohio Environmental Protection Agency under conditions of the National Pollution Discharge Elimination System (NPDES) Phase II Permit; charging each parcel with building values greater than \$10,000.00 in the townships listed above an amount of \$15.00 per year that will be placed annually on the tax duplicate by the County Auditor as permitted under Section 6117.02 of the Ohio Revised Code.

On motion, upon unanimous call of the roll, the Board entered executive session at 11:12 a.m. to discuss Union negotiations within the County Engineer's Office pursuant to Ohio Rev. Code 121.22 (G)(4), matters required to be kept confidential per federal or state law pursuant to Ohio Rev. Code 121.22 (G)(5), and pending litigation with legal counsel present pursuant to Ohio Rev. Code 121.22 (G)(3) and exited at 12:21 p.m.

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 August 29, 2023, in compliance with Section 121.22 O.R.C.

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

WARREN COUNTY

**ROAD CONSTRUCTION
STANDARDS**

Update August 2023

THE COUNTY ENGINEER'S OFFICE AND OUR TOWNSHIPS
ARE SEEING AN INCREASE IN PAVEMENT FAILURES.

OUR THEORIES ON THE POSSIBLE CAUSES INCLUDE:

- Heavier construction vehicles with more axles
- Changes in the performance of asphalt materials
- Proof rolling alone is not always a good indicator of subbase condition
- Developer and homeowner amenities involving irrigation that impact pavement base

OTHER RESOURCES CONSULTED:

LOCAL COUNTY ENGINEER'S OFFICES

- Full Depth Pavement placed on compacted subgrade has been the preferred section in southwest Ohio counties for years
- Other counties are seeing the problems we are experiencing
- Butler County added underdrains to their full depth curb section in recent years to address increased pavement failures

OTHER RESOURCES CONSULTED:

ODOT PAVEMENT DESIGN MANUAL, GEOTECHNICAL ENGINEERS, STUDIES INCLUDING FIELD TESTING

- Across the board, the recommendation is to add granular base with underdrains.
- Undercutting of consistently wet clay soils and backfilling with dry compact fills were once preferred method of stabilization, but this does not always withstand the heavier loads and many axles

OTHER RESOURCES CONSULTED:

CONTRACTOR REVIEW OF A REPRESENTATIVE SUBDIVISION – 3 (OR MORE) SEPARATE REVIEWS, DIFFERENT LOCATIONS

- Increased testing recommended
- Gravel base

PROPOSED CHANGES:

Increase Pavement Section Depth

- Current Section: 8.5" Full Depth Asphalt
- Proposed Section (Low Volume <50 lots):
7.25" Asphalt + 5" Average Depth Granular
Base = 12.25" pavement section
- Proposed Section (High Volume 50 – 250
lots): 8.25" + 6" Average Depth Granular
Base = 14.25" pavement section
- Additional depth and/or stabilized
subgrade as determined by field testing
and observed conditions

PROPOSED CHANGES:

Underdrains

- Shedding of water above the subgrade is vital to long pavement life
- Aggregate Drains may be used on a case-by-case basis along rural street sections to reduce the depth needed in the roadside ditch compared to the depth needed for underdrain outlets

PROPOSED CHANGES:

Additional Field Testing

- Soil borings as determined by the size of the development and USGS soil survey submitted by the Developer with the preliminary plan
- WCEO pre-certified firm to test pavement materials

PROPOSED CHANGES:

Require surface course to be placed as soon as possible

- Reinstated a standard for determining the eligibility for streets to be accepted for public maintenance based on the percentage of lots developed.
 - Real value has been realized having the asphalt surface course being placed earlier in construction. Deterioration is due more to subgrade failure now being addressed with aggregate base

PROPOSED CHANGES:

Maintenance Period

- 2 Year Maintenance Period Begins when two-thirds of the platted residential parcels are developed. (Section 304)

2020 CHANGE:

Video Inspection of Storm Sewers

- Prior to acceptance of storm sewers for public maintenance

NO CHANGE:

\$0 cost for design review or development permit fees

- Area Counties charge review and inspection fees for developments
 - We do not propose this as we prefer to keep the development costs directed to construction of public improvements

PROPOSED PAVEMENT

CROSS SECTIONS

STANDARD PAVEMENT DESIGN
SCHEDULE

Classification	Surface	Intermediate	301 Base	304 Base		Total	Demand
Subdivision Local I	1-1/4"	2"	4"	4"	6"	12-1/4"	≤ 50 lots
Subdivision Local II	1-1/4"	2"	5"	5"	7"	14-1/4"	50-250 lots
Subdivision Collector	1-1/2"	2"	5-1/2"	5"	7"	15"	251-400 lots
				D1	D2		

GENERAL NOTES

- For cases of demand >400 lots (equivalent to 4000 ADT), the larger of the Subdivision Collector value, from the above table, and the ODOT Pavement Design value is to be chosen.
- Classification as per Table 1.2.3 in the Requirements and Standards for the Design and Construction of Streets and Roadway Facilities, Warren County, Ohio



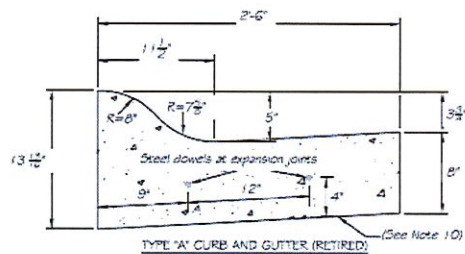
**Warren
County
Engineer's
Office**

Neil P. Trzeciak, P.E., P.S.
Warren County Engineer
210 W Main St
Lima, Ohio 44806
(419) 235-3301 Phone
(419) 235-3572 Fax

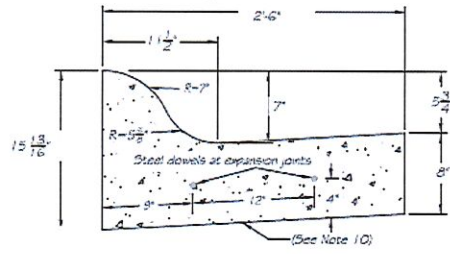
STANDARD PAVEMENT
DESIGN SCHEDULE
Project: Design Standards.dwg

WARREN COUNTY
ENGINEER'S OFFICE
DESIGN STANDARDS

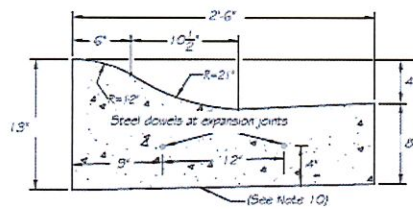
DATE: AUG. 2022	PROJECT: DMB	SCALE: AS SHOWN
DRAWN: JRL	DESIGNER: LIDESIGN/Design	CHECKED: []
DATE: 8/2022	STANDARD: Standards/2022	DATE: []



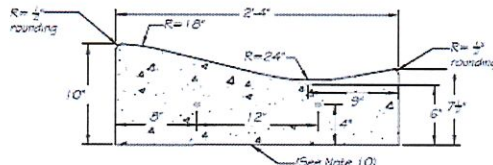
TYPE 'A' CURB AND GUTTER (RETIRED) (See Note 10)



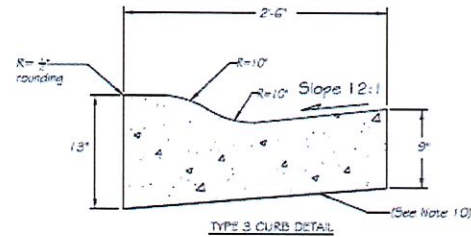
TYPE 'B' CURB AND GUTTER (RETIRED) (See Note 10)



TYPE 'C' CURB AND GUTTER (RETIRED) (See Note 10)



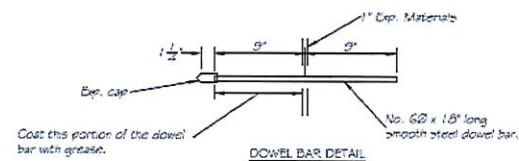
TYPE 'D' CURB AND GUTTER (RETIRED) (See Note 10)



TYPE 3 CURB DETAIL (See Note 10)

GENERAL NOTES

- All work shall be performed in conformance with ODOT CMS Item 609.
- Flexible forms shall be used on all curves having radii of 200 feet or less.
- 1" expansion joints shall be installed at 3 feet either side of a curb inlet and at points of curvature. Two smooth steel dowel bars, No. 6 x 18 inches long, with expansion caps, shall be installed at each expansion joint as shown on the detail.
- Contraction joints shall be provided at 10 foot intervals, 1/4" wide, 2" or more average depth.
- All joints shall be vertical and either perpendicular, or radial to the back of the curb.
- All exposed edges shall be rounded to 3/8" radius. Type D (see plan)
- All curbing shall be backfilled before pavement work is begun.
- 3/4" expansion joint will be installed behind the curb where a concrete walk, drive, or other concrete item is constructed adjoining it.
- Place dowel bars as shown at all construction joints.
- For replacement work, the curb shall be removed either at a joint or mid-section no closer than 4 feet from an existing joint.
- Concrete for curbs and gutters shall be ODOT Class "C" broom finish. An approved curing agent shall be applied after finishing.
- When a curb and gutter inlet is installed, the top of casting shall be the same as the top of curb elevation.
- For new residential subdivisions, the standard curb/gutter type will be ODOT Type 3 (detail dated 7/15/2022). Coordinate with the County Engineer's Office prior to design of roadway improvement projects to determine the curb type for that project. Generally for retrofit projects where the driveway locations are known, the standard curb type will be ODOT Type 2, ODOT Type 6, or one of the retired curb/gutter sections to match other existing curb/gutter.



DOWEL BAR DETAIL (See Note 10)



Warren County Engineer's Office

Ken E. Tenney, P.E., P.S.
Warren County Engineer
127 Murray Road
Warren, Ohio 44482
311-625-1344 Home
311-625-2667 Fax

PHYSICAL SECTION - CURB & GUTTER

DATE: 3/15/2022

WARREN COUNTY ENGINEER'S OFFICE
DESIGN STANDARDS

NO.	DATE	BY	REVISIONS
1	08/28/2022	KT	ISSUED
2			
3			
4			
5			
6			
7			
8			
9			
10			

NEXT STEPS:

- Continue to update the current standard construction drawings
- Consider deferred maintenance of existing and future public roads along roadways loaded by construction vehicles for large multi-phased developments

QUESTIONS?

Storm Water Fee/MS 4 Permit

- The Warren County Board of Commissioners has a permit through OEPA that allows for the discharge of stormwater into streams, rivers, lakes.
- Known as a Municipal Separate Storm Sewer System (MS 4) Permit

Storm Water Fee/MS 4 Permit

- The County Engineer's Office and the Warren County Soil and Water Conservation District staff are responsible for fulfilling the MS 4 permit requirements for the County Commissioners.
- The Storm Water Fee is a funding source for what is primarily personnel cost to complete the permit obligations.

MS4 Permit Requirements 6 Minimum Control Measures (MCM)

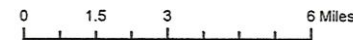
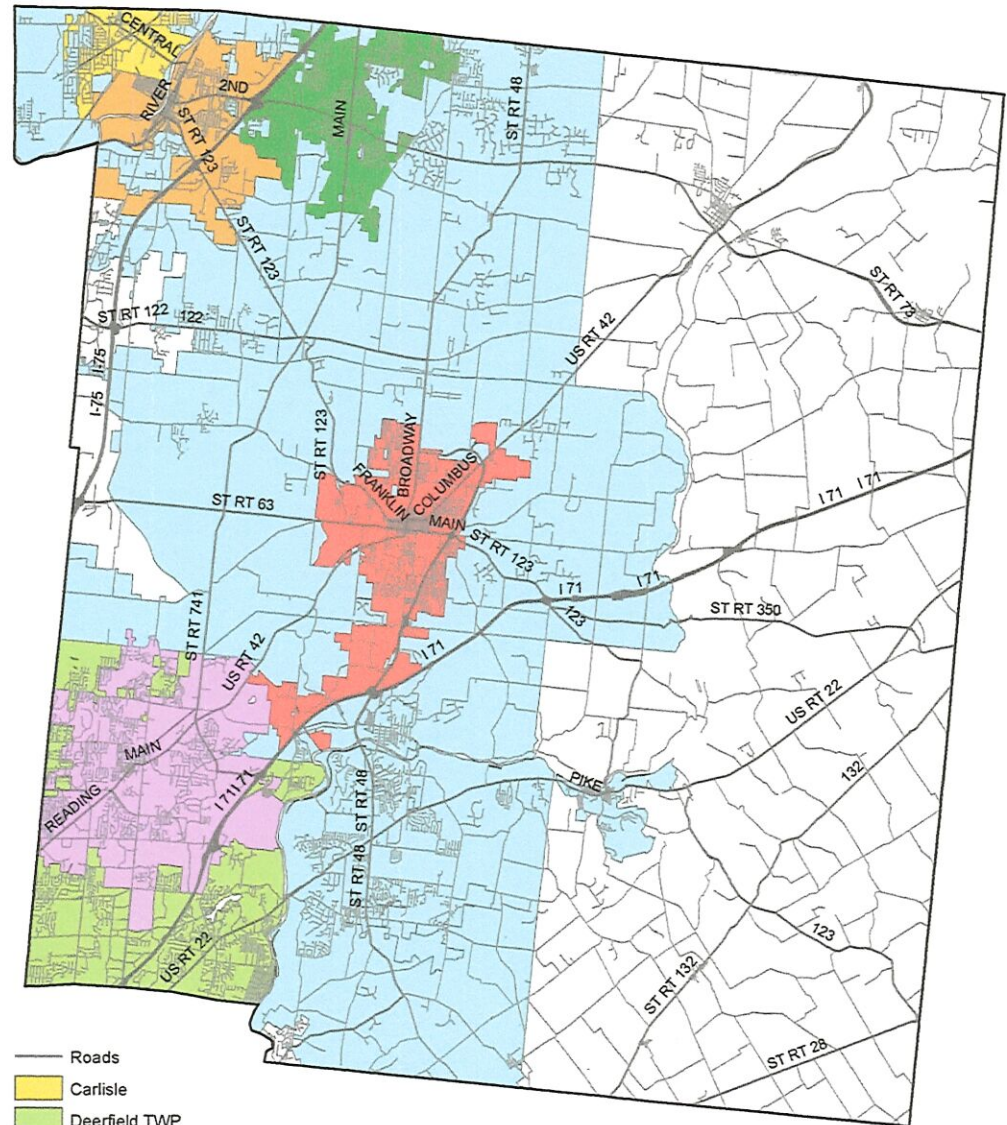
- MCM 1 – Public Education & Outreach
- MCM 2 – Public Involvement & Participation
- MCM 3 – Illicit Discharge Detection and Elimination
- MCM 4 – Construction Site Storm Water Runoff Control
- MCM 5 – Post-Construction
- MCM 6 – Good Housekeeping & Pollution Prevention



MS4 Permits in Warren County

- Current Stand Alone Permits in Warren County
 - Warren County & Co-permittees (Request \$15/Yr)
 - City of Carlisle ()
 - City of Franklin (\$66/Year)
 - City of Mason (\$56.40/Year)
 - Deerfield Twp (\$23/ERU/Yr)
 - City of Lebanon (47.40/Year)
 - City of Springboro (\$36 Year Residential/\$84 Year Commercial)

MS4 Permits Located In Warren County, Ohio



This map was created from various data sources.
Warren Co. SWCD does not guarantee complete accuracy.
Map created by Sam Ciaramitaro on August 19, 2019.
Warren Co. SWCD, 320 E. Silver St., Lebanon, OH 45036

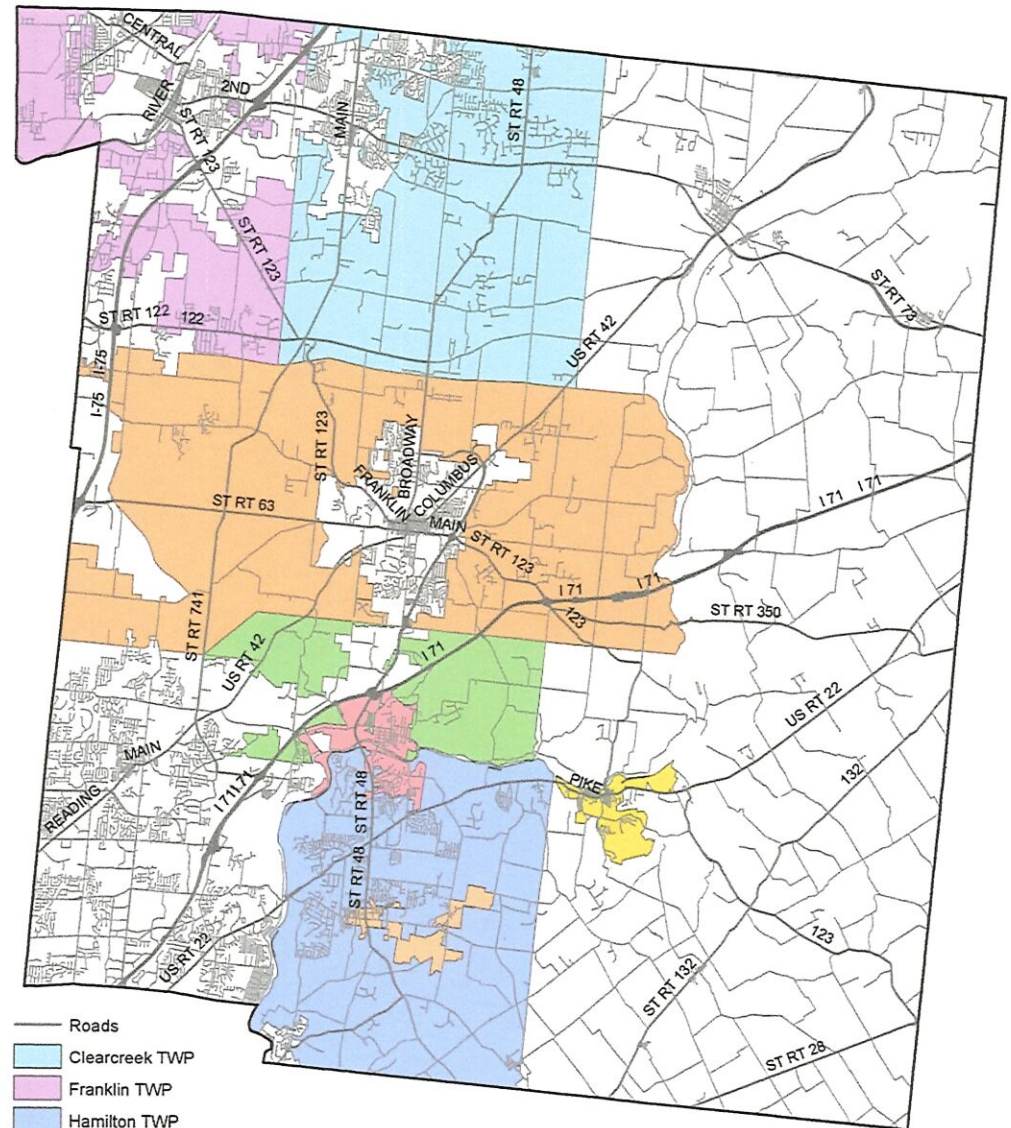


Warren County MS4 Co- Permittees

- Clearcreek Twp (*)
- Franklin Twp (*)
- Hamilton Twp (*)
- Village of Maineville
- Village of Morrow
- Village of South Lebanon
- Turtlecreek Twp (*)
- Union TWP (*)

(*) Included in the Warren County Storm Water Fee/MS 4 Permit Area

Warren County Commissioners and Co-Permittees MS4 Areas



- Roads
- Clearcreek TWP
- Franklin TWP
- Hamilton TWP
- Maineville
- Morrow
- South Lebanon
- Turtlecreek TWP
- Union TWP

0 1.5 3 6 Miles



This map was created from various data sources.
Warren Co. SWCD does not guarantee complete accuracy.
Map created by Sam Ciaramitaro on August 19, 2019.
Warren Co. SWCD, 320 E. Silver St., Lebanon, OH 45036



Storm Water Fee/MS 4 Permit – Historical Data

2012 Fund Balance
2023 Equivalent
Value of \$700,000

Fee = \$12.50/Year in
2008 or \$18.10/Year
in 2023 dollars.

YEAR	BEGINNING BALANCE	REVENUE		July 2023 \$	EXPENSES					SURPLUS	
		INCOME	ANNUAL FEE		Soil & Water	Non-Soil Water (Incl WCEO)	WCEO Regular Salary	Other	AERIAL PHOTOS		Total
2007											
2008	419,355.00	258,331.69	\$12.50	\$18.10	92,000.00	134,584.23				226,584.23	31,747.46
2009	451,702.46	266,373.64	\$12.50		122,000.00	133,483.58				255,483.58	10,890.06
2010	461,892.52	271,174.40	\$12.50		128,100.00	126,240.90				254,340.90	16,833.50
2011	476,826.02	297,699.27	\$12.50		128,100.00	114,734.47				242,834.47	54,864.80
2012	533,690.82	242,120.06	\$10.00		128,100.00	113,956.07				242,056.07	63.99
2013	533,754.81	244,645.58	\$10.00		128,100.00	137,029.47				265,129.47	-20,483.89
2014	513,270.92	247,182.48	\$10.00		128,100.00	122,214.48			58,681.88	308,996.36	-61,813.88
2015	451,457.04	251,224.11	\$10.00		128,100.00	96,945.72			20,701.12	245,746.84	5,477.27
2016	456,934.31	257,514.15	\$10.00		170,000.00	143,347.00				313,347.00	-55,832.85
2017	401,101.46	260,919.50	\$10.00		165,000.00	96,356.05			102,818.00	384,174.05	-123,254.55
2018	277,846.91	272,077.81	\$10.00		185,000.00	238,362.50			-70,687.37	352,675.13	-80,597.32
2019	197,249.59	280,190.13	\$10.00		220,950.00	132,611.70				353,561.70	-73,371.57
2020	123,878.02	316,997.01	\$12.00	\$14.22	200,000.00	127,627.81				327,627.81	-10,630.80
2021	113,247.22	314,082.25	\$12.00		227,192.08	68,999.23				296,191.31	17,890.94
2022	131,138.16	320,448.79	\$12.00		233,404.80	76,759.52				310,164.32	10,284.47
2023	141,422.63	326,815.33	\$12.00		245,732.42		54,565.00	29,682.58		330,000.00	-3,184.67
2024	138,237.96	330,083.48	\$12.00		256,000.00		77,000.00	40,000.00		373,000.00	-42,916.52
2025	95,321.45	333,384.32	\$12.00		263,680.00		79,310.00	41,200.00		384,190.00	-50,805.68
2026	44,515.76	336,718.16	\$12.00		271,590.40		81,689.30	42,436.00		395,715.70	-58,997.54
2027	-14,481.77	340,085.34	\$12.00		279,738.11		84,139.98	43,709.08		407,587.17	-67,501.83
2028	-81,983.60	343,486.20	\$12.00		288,130.26		86,664.18	45,020.35		419,814.79	-76,328.59

Equiv Fund Balance
\$700,000 2023 \$\$

Storm Water Fund
has run annual deficit
8 of last 11 years
spending down the
fund balance.

\$12/year
\$12/year
\$12/year
\$12/year
\$12/year

YEAR	BEGINNING BALANCE	REVENUE			EXPENSES					SURPLUS	
		INCOME	ANNUAL FEE		Soil & Water	Non-Soil Water (Incl WCEO)	WCEO Regular Salary	Other	AERIAL PHOTOS		Total
2024	\$ 138,237.96	\$ 385,097.40	\$ 14.00		\$ 256,000.00		\$ 77,000.00	\$ 40,000.00		\$ 373,000.00	\$12,097.40
2025	\$ 150,335.36	\$ 388,948.37	\$ 14.00		\$ 263,680.00		\$ 79,310.00	\$ 41,200.00		\$ 384,190.00	\$4,758.37
2026	\$ 155,093.73	\$ 392,837.85	\$ 14.00		\$ 271,590.40		\$ 81,689.30	\$ 42,436.00		\$ 395,715.70	-\$2,877.85
2027	\$ 152,215.89	\$ 396,766.23	\$ 14.00		\$ 279,738.11		\$ 84,139.98	\$ 43,709.08		\$ 407,587.17	-\$10,820.94
2028	\$ 141,394.95	\$ 400,733.90	\$ 14.00		\$ 288,130.26		\$ 86,664.18	\$ 45,020.35		\$ 419,814.79	-\$19,080.89

Fund may run a deficit in
2026 or 2027 at \$14/Year

YEAR	BEGINNING BALANCE	REVENUE			EXPENSES					SURPLUS	
		INCOME	ANNUAL FEE		Soil & Water	Non-Soil Water (Incl WCEO)	WCEO Regular Salary	Other	AERIAL PHOTOS		Total
2024	\$ 138,237.96	\$ 412,604.35	\$ 15.00		\$ 256,000.00		\$ 77,000.00	\$ 40,000.00		\$ 373,000.00	\$39,604.35
2025	\$ 177,842.32	\$ 416,730.40	\$ 15.00		\$ 263,680.00		\$ 79,310.00	\$ 41,200.00		\$ 384,190.00	\$32,540.40
2026	\$ 210,382.71	\$ 420,897.70	\$ 15.00		\$ 271,590.40		\$ 81,689.30	\$ 42,436.00		\$ 395,715.70	\$25,182.00
2027	\$ 235,564.72	\$ 425,106.68	\$ 15.00		\$ 279,738.11		\$ 84,139.98	\$ 43,709.08		\$ 407,587.17	\$17,519.51
2028	\$ 253,084.22	\$ 429,357.75	\$ 15.00		\$ 288,130.26		\$ 86,664.18	\$ 45,020.35		\$ 419,814.79	\$9,542.96
2029	\$ 262,627.18	\$433,651.32	\$ 15.00		\$296,774.16	\$0.00	\$89,264.10	\$46,370.96		\$432,409.23	\$1,242.09

Recommend \$15/Year to
start slowly building a fund
balance for aerial or other
study as needed.

Storm Water Fee/MS 4 Permit

- Recommendations
 - Maintain the current level of service
 - Increase the Storm Water Fee to less than the change in CPI over the last 16 years
 - An increase to \$15/Year would allow for a slow rebuild of the Storm Water Fund balance over the next several years to accommodate the occasional need for additional study, surveys, etc.



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Sue Spencer DEPARTMENT: OMB

*POSITION: HR Manager DATE: Oct 27, 2023

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

- ASSOCIATION MEETING
- CONVENTION
- ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
- TRAINING MORE THAN 250 MILES

PURPOSE:

OH PELRA - Fall workshop Oct 27, 2023

LOCATION:

Dublin Community Rec Center
Dublin, OH

DATE(S):

TYPE OF TRAVEL: (Check one)

- AIRLINE
- STAFF CAR
- PRIVATE VEHICLE
- OTHER

LODGING: NA

ESTIMATED COST OF TRIP: \$350 Registration Fees

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

[Signature] 8/30/23
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

Unika Miller

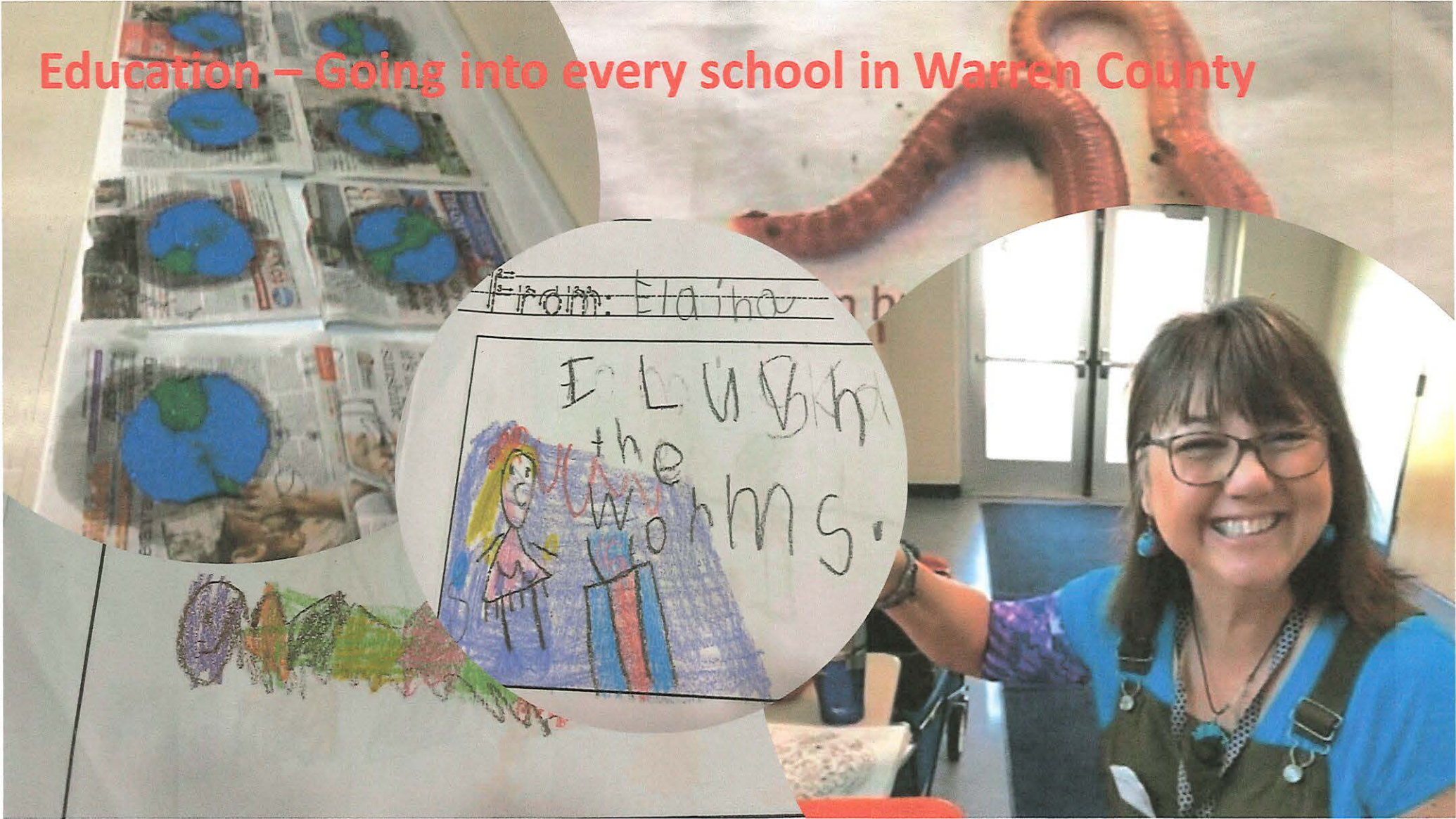


WARREN COUNTY
SOLID WASTE MANAGEMENT DISTRICT

Last year, Warren County diverted 23,000 tons of material from the landfill through the curbside recycling program.



Education – Going into every school in Warren County





108 inmates/community service workers served in the litter program in 2022.



Collected 5,000 bags of litter from Warren County Roads last year



**Warren County diverted
13,618 cans of paint to
Matthew 25 Ministries in
2022.**



Next Electronic
Recycling &
Paper Shred Event is
Saturday,
October 14, 2023







Christmas Light Recycling

Drop off strands of lights (broken or working) at any of the following locations:

- Warren County Admin Building, 406 Justice Drive, Lebanon
- Landen Deerfield Park, near concession stand
- Armco Park, at main entrance

Sponsored by Warren County Solid Waste Management District.
Questions: 913-895-1209
Special thanks to Warren County Parks District and Cohen Recycling.





WARREN COUNTY

SOLID WASTE MANAGEMENT DISTRICT

Commissioner Shannon Jones
Commissioner Tom Grossmann
Commissioner David Young
Warren County
406 Justice Drive
Lebanon, OH 45036

July 31, 2023

Dear County Commissioners:

I am pleased to announce that the Warren County Solid Waste Policy Committee is in the final stages of updating our Solid Waste Plan as mandated by the State of Ohio (ORC §3734.56) covering a planning period of fifteen years. In October 2021 the policy committee began work on the plan by evaluating all programs provided by the District and offering insights to best meet the solid waste and recycling needs of Warren County, while ensuring compliance with the state goals required by the Ohio EPA.

HISTORY:

In November 2022 the District completed a draft of the plan, which was submitted to the Ohio EPA. A non-binding advisory opinion was received from the Ohio EPA January 17, 2023. After addressing Ohio EPA's comments, the District held a 30-day public comment period, followed by a public hearing on July 6, 2023. Now we are at the point in the process where we will be seeking ratification from our political subdivisions. For this plan update, we are required to obtain a 60% approval rate (based on population figures) from the townships, villages, and city within our district.

RATIFICATION:

The 90-day ratification period for this plan will begin on August 1st and close on October 30th of this year. For the District to receive ratification status required by the State of Ohio, 60% of the political subdivisions must review the plan and pass a resolution or ordinance declaring said approval. For your convenience, sample resolutions and ordinances are included in this packet. It should be noted that failure to act during the 90-day ratification period will result in an automatic "no" vote from your jurisdiction, which could prevent plan ratification. (Should the District fail to receive an approved plan, the Ohio EPA may write and impose a state-issued plan for the District, thus removing any local control or input into programs required of communities with the District.)

To provide sufficient funding to implement the required programs outlined in this plan, the District is authorized to assess generation fees, which are fees that Ohio waste haulers must remit to solid waste districts in support of recycling and waste reduction programs required for plan implementation. The current rate is \$0.50



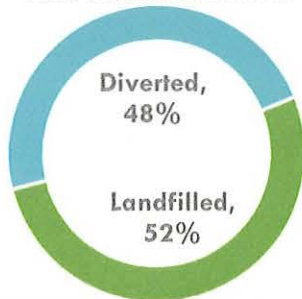
WARREN COUNTY SOLID WASTEMENT MANAGEMENT DISTRICT 2024-2038 SOLID WASTE MANAGEMENT DISTRICT PLAN UPDATE

As a result of House Bill 592, each Ohio county is required to establish or join other counties to form a solid waste management district. There are 52 solid waste districts in Ohio. Warren Solid Waste Management District (District) is in compliance with regulations and goals set by the Ohio Environmental Protection Agency (Ohio EPA). Ohio EPA requires that ten waste reduction strategies be implemented that will enable the District to meet the goals established in the 2020 State Plan.

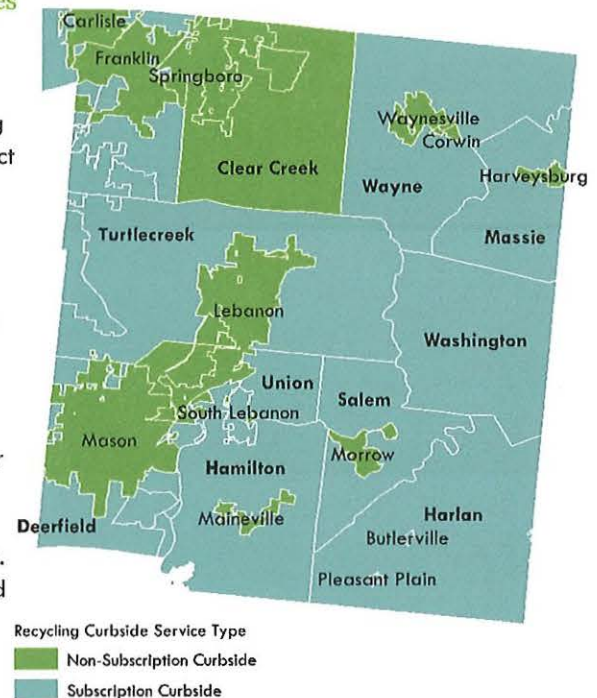
Ohio EPA Goal: The SWMD shall provide access to recycling opportunities to 80% of its residential population in each county and ensure that commercial generators have access to adequate recycling opportunities.

The District's integrated solid waste management system relies heavily on neighboring districts for landfill, transfer facility, and recycling processing infrastructure. The District operates in an open market system, which means customers have a choice of any waste hauler because the system is open to competition. Eleven of the municipal and village political jurisdictions procure one contractor, a single source, to provide specified collection services for their single-family residents. The remaining political jurisdictions operate with individual contracts or private subscriptions, a system where residents contract directly with the hauler of their choice.

Total District Diversion



Recycling activities of commercial and industrial sector businesses were managed by private service providers. Businesses contact available service providers directly for collection and recycling services. Residential recycling activities were also collected and processed by private service providers. The residential recycling infrastructure includes curbside programs and four drop-off locations throughout the



Landfill Capacity: The District does not direct where its wastes are to be taken, waste haulers are able to take the wastes to a licensed sanitary landfill either inside or outside the State of Ohio. There is approx. 23 years left of the Rumpke Sanitary Landfill where over 90% of the Warren County's waste is taken.

Planning: Residential recycling programs provide adequate infrastructure and performance. Maintaining countywide curbside recycling is a high support and priority item for the Policy Committee. The District will continue to support the residential curbside infrastructure with Performance Obligation Agreements and to demonstrate compliance with State Plan Goal #1 Access. Contract assistance will be offered to ensure jurisdiction residents have best services at competitive prices. The District will also explore untapped opportunities such as: participation, incentives, multi-family units, outreach and education, monitoring, and resident perception of costs. The residential/commercial waste reduction rate is projected to hold at 21 percent. Future waste will continue to be managed through methods of recycling, composting and disposal.

Revenue and Investment: The District uses generation fees, local funding from the County Courts, and the District's Reserve Fund for implementation of the Plan. The generation fee is \$0.50 per ton on solid waste generated in Warren County and disposed at transfer facilities or landfills located in Ohio. In comparison to regional solid waste management districts, the District has the lowest per capita revenues and expenses. Funding from County Courts reinforces the Litter Collection Program and uses court directed people that are required to perform community service work as part of a judgment (The Courts provide the District with \$30,000 per year for this activity). The District Reserve Fund was generated over time and came from the Tier Fees charged at Bigfoot Run Sanitary Landfill when it was operating.

Plan implementation expenses are projected to average \$205,000 annually over the 15-year planning period, while revenues are projected to average \$140,000 annually. This deficit in spending will continue to draw down the District's Reserve Fund.

2018 PLAN AND 2024 PLAN COMPARISON

	2018 Plan	2024 Plan
Residential/Commercial Recycling Rate	20%	21%
Industrial Recycling Rate	73%	91%
Demonstration of 80% of Population with Access to Recycling	✓	✓
Generation Fee Funding	\$0.50 per ton	\$0.50 per ton
Available Disposal Capacity for Plan Period	Yes	Yes
Designation	Precludes facility designations	Precludes facility designations
Rules	Maintains established rules. No proposed rules.	Maintains established rules. No proposed rules.
Programs		
Curbside option for single-family housing	All 24 jurisdictions	All 24 jurisdictions
Drop-off Stations	1 in Deerfield Township 1 in Mason 2 in Lebanon	1 in Deerfield Township 1 in Mason 2 in Lebanon
Private paper collection and drop-offs	✓	✓
Solid Waste and Recycling Assessments	✓	✓
Waste Exchange	✓	✓
Electronics Collection	Annual event	Annual event
HHW Information	✓	✓
HHW Management Strategy	Ascertain resident and stakeholder engagement and explore outlets for HHW.	Ascertain resident and stakeholder engagement and explore outlets for HHW.
Lead-Acid Battery Information	✓	✓
Scrap Tire Disposal Information	✓	✓
Yard Waste Composting Programs	✓	✓
Food Waste Management	Add information to Website	Add information to Website
District Webpage	Add a business content page; Link jurisdiction webpages; develop a common suite of messaging materials	Business content page; Link jurisdiction webpages; Recycling Outlets page
Resource Guide	✓	✓
Education Provider	✓	✓
Outreach and Marketing Plan	Specific strategies of outreach to residential, commercial, industrial, political leaders, and schools.	Specific strategies of outreach to residential, commercial, industrial, political leaders, and schools.
Recycling Incentive Mini Grants	\$250 grant to schools, scouts and non-profits for composting and recycling projects	\$1,000 (updated in 2023) grant to schools, scouts and non-profits for composting and recycling projects
Commercial and Industrial Surveying	✓	✓
Curbside Recycling Monitoring Plan	✓	✓
Performance Obligation Agreements	✓	✓
Roadside Litter Collection Program	Scheduled to purchase trucks	Scheduled to purchase trucks

APPROVE THE 2024 SOLID WASTE MANAGEMENT PLAN OF THE WARREN COUNTY SOLID WASTE MANAGEMENT DISTRICT

WHEREAS, the Warren County Solid Waste Management District, by its Solid Waste Management Policy Committee, has adopted a Solid Waste Management Plan for the District; and

WHEREAS, pursuant to the Ohio Revised Code Section 3734.55, the Board of County Commissioners and the legislative authority of each municipal corporation or township under the jurisdiction of the District, must approve or disapprove the Plan by ordinance or resolution; and

WHEREAS, the Board of County Commissioners, Warren County, Ohio has reviewed the Plan and considered it at the duly called meeting; and

WHEREAS, the Plan furthers the public interest; and

NOW THEREFORE BE IT RESOLVED, that the 2024 Solid Waste Management Plan of the Warren County Solid Waste Management District, adopted by the Solid Waste Management District Policy Committee on July 17, 2023, is hereby approved;

M moved for adoption of the foregoing resolution being seconded by M . Upon call of the roll, the following vote resulted:

M
M
M

Resolution adopted this 5th day of September 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osb

Solid Waste
Plan -
5-yr Update

/sm

cc: Solid Waste (file)

2023 AUG 31 AM 10:52

RECEIVED

RENEWAL OPTION

081116 - WARREN COUNTY COMMISSIONERS

PPO

Option: 1

Network: DentaSelect Plus

Benefit Year: The 12 month period beginning January 1st and ending December 31st (calendar year)

Annual Maximum Benefit: **\$1500 per Member**

Orthodontic Lifetime Maximum Benefit: \$2400 per Eligible Member
 Limited to eligible dependent children under age 19

Deductible: \$50 In-Network/\$50 Out-of-Network per Member, per Benefit Year
 \$0 In-Network/\$0 Out-of-Network per Family, per Benefit Year
 The deductible applies to Basic and Major Benefits only
 Any deductible amount that is satisfied will be applied toward both the In-Network and Out-of-Network deductibles.

Covered Dental Services	Deductible Applied	In-Network		Out-of-Network	
		Percentage of Allowable Expense Paid by the Plan	Member Copayment	Percentage of Allowable Expense Paid by the Plan	Member Copayment
Preventive Benefits	No	100%	None	100%	None
Basic Benefits	Yes	80%	20%	80%	20%
Major Benefits	Yes	50%	50%	50%	50%
Orthodontic Benefits	No	60%	40%	60%	40%
		Limited to eligible dependent children under age 19		Limited to eligible dependent children under age 19	

Out-of-network claims are reimbursed at the Match level.

Endodontic Services are covered as Basic Benefits.

Periodontic Services are covered as Basic Benefits.

Sealants are covered as Basic Benefits.

Implants are covered as Major Benefits.

Dependent Children will be eligible for coverage until age 26.

<u>Contract</u>	<u>Enrolled</u>	<u>Current</u>	<u>Renewal</u>	(Effective 01/01/2023)
Individual	355	\$3.00	\$3.00	
Family	539	\$3.00	\$3.00	

The next scheduled renewal date is January 01, 2024.

Authorized Signature _____ Title _____ Date _____

This renewal is for a standalone dental benefits plan that is not a federally qualified health plan. The plan does not include the full range of pediatric dental benefits required under the federal regulations governing essential health benefits.

The Dental Care Plus Group reserves the right to reconsider these rates if overall enrollment varies by more than 10%.

Please note: if this signed renewal option is not signed and returned to The Dental Care Plus Group before the 10th of the month prior to your renewal date your next invoice will reflect the renewal rates originally released that correspond to your current benefit plan(s).

YOUR DENTAL BENEFITS

The Dental Care
PLUS GROUP
A DentaQuest Company

Your employer took a smart step by partnering with The Dental Care Plus Group (DCPG) for your dental benefits. We are now part of DentaQuest, an organization that manages dental and vision benefits for more than 30 million Americans. We are proud to be your company's preferred dental insurance carrier and look forward to serving you.

Having dental insurance just makes sense – both for your physical health and your budget. Better oral health can lead to better overall health as well as save you money on more involved, costly dental services or health problems.

Who we are

Here at DCPG, we specialize in dental benefits and have for more than 30 years. That experience might just qualify us as the experts in dental. It's a role we're happy to fill. We've worked with your employer to present you with solid, affordable coverage and extensive access to dentists.

Already enrolled?

Great! The contents of this packet contain the most up-to-date information about your plan. Follow the instructions provided by your employer for any required paperwork.

Ready to enroll?

It's easy to get started. Enroll in a plan by completing the required paperwork and submitting it to your benefits administrator. On or around your effective date, you will receive your member ID cards in the mail. From there, it's really easy to get started using your benefits. And we want you to use your dental benefits because when you do, it shows in your smile.

Get the dental care you need with:

- No waiting periods on any services including preventive, basic or major. Start seeing your dentist immediately on your effective date.
- Two cleanings per benefit year. We don't require you to wait six months between cleanings.
- White fillings on all teeth. Breathe a sigh of relief knowing you can have white (composite) fillings on all your teeth, even those teeth in the back of your mouth. Your plan won't require silver fillings on certain teeth.
- Fourth quarter deductible carryover. Say you need dental services and you pay your deductible in the last three months of your plan year. We'll go ahead and consider your deductible paid for the next plan year as well. This is just a fancy way of saying: we like to save you money.

CUSTOMER SERVICE THAT'S ON POINT.

Have a question about what your plan covers? Or maybe a claims question? We offer a suite of contact points to get you what you need:

Access to key information, like your member ID card, benefits information, claims history and Find-A-Dentist tools are available 24/7 at memberaccess.dentaquest.com.

We now offer 24/7 phone support with a new interactive voice response system that can be reached at 800-367-9466, which is also where you can reach our customer service department Monday through Friday from 8:00 am until 4:30 pm EST.



MEMBER SERVICES

Enhanced Online Experience

Our member portal is a one-stop-shop to review benefit information, check the status of claims or view and print ID cards for you and your family. You can also access additional dental health resources like the Oral Health Center and use the dental cost estimator.

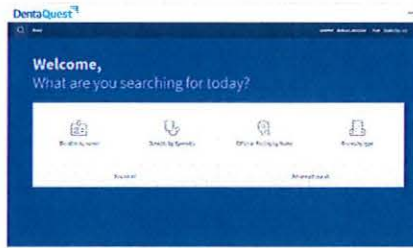
The portal is Spanish language accessible and mobile friendly, and offers Live Chat with customer service so you can view your ID card or speak to a rep right on your phone.

Once you have enrolled in a plan, register for the member portal by visiting Memberaccess.dentaquest.com, selecting “Get Started” under “Ready to Register?” on the left-hand side of the page. You will need your Member ID to register on the portal which is on your Member ID card. If you do not have your Member ID card, please contact Customer Service at **800-367-9466** and press “2” after the language prompt.

Find a dentist

With our online provider search, it's easy to find an in-network dentist or specialist.

- Visit DentaQuest.com/find-a-dentist or click on the “Find a Dentist” tab at the top of DCPG’s home page.
- Next, choose your location, entering the address you want to use as the starting point (for example your home or your workplace). The tool will ask you to confirm that your location is correct.
- Once your location is set, you will be prompted to select your plan. Type in “Dental Care Plus” in the form field to bring up all DCPG available plans.
- Scroll to the state in which your employer is headquartered.
- Select the plan which can be found on the benefit summary document in this packet, on your member ID card or by asking your benefits administrator. Please note that your plan may be spelled out on your card.
- Once your plan is selected, you have the option to search for dentists by name, by specialty, location, perform an advanced search or search by all.



If you find that your dentist isn't listed, fill out a nomination form (included in this packet) so we may begin the process of inviting them to join our network.

If you have questions, please contact your benefits administrator. If you'd like to learn more about The Dental Care Plus Group, visit DentalCarePlus.com



WAIT, THERE'S MORE.

These tips will help you save time and money as you make the most of your benefits:

- Find out what your plan covers and what it doesn't. DCPG's customer service department can help explain your benefits and plan details.
- Request that your dentist provide a pretreatment review to DCPG when he or she recommends services that exceed \$400. This will help you plan for your portion of the expense.
- Know your plan's annual maximum since you will be responsible for costs that exceed this amount.

The Dental Care
PLUS GROUP
A DentaQuest Company

The Board of County Commissioners of the County of Warren, Ohio met in regular session on _____, _____, 2023, with the following members present:

_____ introduced the following resolution and moved for its adoption:

RESOLUTION NO. _____

A RESOLUTION INDICATING INTENT TO ISSUE HOSPITAL FACILITIES IMPROVEMENT REVENUE BONDS FOR THE PURPOSE OF FINANCING, REFINANCING, OR REIMBURSING COSTS OF ACQUIRING, CONSTRUCTING, IMPROVING, RENOVATING AND/OR FURNISHING AN EXISTING ASSISTED LIVING AND ASSISTED LIVING MEMORY CARE COMMUNITY WITHIN THE COUNTY OF WARREN, OHIO.

WHEREAS, Community First Solutions, an Ohio non-profit corporation (the "Corporation"), and/or Colonial Senior Services, Inc., an Ohio non-profit corporation ("Colonial," and together with the Corporation the "Borrower"), plan to acquire, construct, improve, renovate and/or furnish certain "hospital facilities", as that term is defined in Section 140.01, Ohio Revised Code, consisting of an existing 101-unit assisted living and assisted living memory care community, including the approximately 8.94 acre parcel site, located at 5373 Merten Drive, Mason, Ohio 45040, and property contiguous and/or adjacent thereto (the "Facility"); and

WHEREAS, the Borrower has requested the County of Warren, Ohio (the "County") issue its hospital facilities improvement revenue bonds (the "Bonds") in an aggregate principal amount not to exceed \$25,000,000 pursuant to the authority contained in Chapter 140 of the Ohio Revised Code (the "Act"), for the purpose of (i) financing, refinancing, or reimbursing costs of acquiring, constructing, improving, renovating and/or furnishing the hospital facilities, as defined in Chapter 140, Ohio Revised Code (the "Act"), constituting the Facility; (ii) funding capitalized interest; (iii) financing the costs of routine capital expenditures of the Borrower; and (iv) paying certain costs of issuance of the Bonds (collectively, the "Project"); and

WHEREAS, the Project, and the issuance of the Bonds, will promote the public purpose set forth in Section 140.02, Ohio Revised Code, by better providing for the health and welfare of the people of the State of Ohio by enhancing the availability, efficiency and economy of hospital facilities and the services rendered thereby;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County that:

SECTION 1. The law firm of Dinsmore & Shohl LLP, Columbus, Ohio, is designated as Bond Counsel in connection with the issuance of the Bonds, and is authorized to prepare the legal documents necessary therefor.

SECTION 2. The Project, and the issuance of the Bonds, will promote the public purpose set forth in Section 140.02, Ohio Revised Code, by better providing for the health and welfare of the people of the State of Ohio by enhancing the availability, efficiency and economy of hospital facilities and the services rendered thereby.

SECTION 3. This resolution is intended to be relied upon by the Borrower (or any affiliated organization), which expects to acquire, construct, improve, renovate and/or furnish Project as soon as possible.

SECTION 4. The Board of County Commissioners will enact the necessary resolutions to proceed with the issuance of the Bonds, provided that the payment of the principal, interest and premium (if any) on the Bonds shall be made solely from moneys realized from the use, lease, sale or other disposition of the Project acquired from the proceeds of the Bonds or from other funds made available by the Borrower. The Bonds shall have such terms as shall be approved by the Board of County Commissioners, the Borrower, the purchaser or purchasers of the Bonds and Bond Counsel, and the Board of County Commissioners will deliver the Bonds to the purchaser or purchasers thereof and will cooperate to the fullest extent in consummating the transaction.

SECTION 5. The Board of County Commissioners will enact the necessary resolutions to proceed with the issuance of the Bonds, provided that the Borrower agrees to pay all fees, charges and expenses incurred by the County in connection therewith and agrees to indemnify the County and the Board of County Commissioners and its individual members against any liability arising out of the issuance of the Bonds.

SECTION 6. This resolution is an affirmative official action of this Board of County Commissioners toward the issuance of the Bonds as contemplated herein in accordance with the purposes of Federal laws and the laws of the State of Ohio, and shall constitute "official intent" with respect to the Bonds to finance the costs of the Project, within the meaning of Treasury Regulation §1.150-2.

SECTION 7. This Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board of County Commissioners, and that all deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with the law, including Section 121.22 of the Ohio Revised Code.

[Remainder of page intentionally left blank]

_____ seconded the motion and the roll being called for adoption of the foregoing resolution, the vote thereon resulted as follows:

Ayes:

Nays:

ADOPTED this ___ day of _____, 2023.

Clerk
Board of County Commissioners,
Warren County, Ohio

CERTIFICATE

The undersigned, duly appointed and acting Clerk of the Board of County Commissioners of Warren County, Ohio, does hereby certify that the foregoing is a true and correct copy of a resolution adopted by such Board on _____, 2023.

Clerk
Board of County Commissioners,
Warren County, Ohio

_____, 2023

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