



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

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

BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO

MINUTES: Regular Session – April 25, 2017

The Board met in regular session pursuant to adjournment of the April 18, 2017, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the meeting were read and approved.

- 17-0623 A resolution was adopted to rescind Resolution #17-0558 which authorized the hiring of Molli Webb as a Unit Support Worker II within the Warren County Department of Job and Family Services. Vote: Unanimous
- 17-0624 A resolution was adopted to temporarily amend work hours for Amberly Crisp and Tom Duffy, both Customer Advocates, within OhioMeansJobs Warren County. Vote: Unanimous
- 17-0625 A resolution was adopted to approve hiring temporary employee for the Water and Sewer Department. Vote: Unanimous
- 17-0626 A resolution was adopted to approve end of 365-Day probationary period and approve a pay increase for Seth Whitlock within the Warren County Department of Emergency Services. Vote: Unanimous
- 17-0627 A resolution was adopted to recommend appointment to the Southwestern Ohio Regional Transit Authority Board (SORTA). Vote: Unanimous
- 17-0628 A resolution was adopted to approve appointment and reappointment to the Mental Health Recovery Services of Warren and Clinton Counties Board of Directors. Vote: Unanimous

- 17-0629 A resolution was adopted to advertise for bids for the 2017 Striping Project.  
Vote: Unanimous
- 17-0630 A resolution was adopted to approve an emergency replacement of the HVAC System in the lab at the Richard A Renneker Water Treatment Plant.  
Vote: Unanimous
- 17-0631 A resolution was adopted to temporarily terminate bi-monthly sewer billing to 7412 Red Robin Drive in the Carlisle Sewer Improvement Area.  
Vote: Unanimous
- 17-0632 A resolution was adopted to advertise notice of Disadvantaged Business Enterprise Goal and Title VI of the Civil Rights Act for Warren County Transit.  
Vote: Unanimous
- 17-0633 A resolution was adopted to adopt Public Participation Plan on behalf of Warren County Transit Service. Vote: Unanimous
- 17-0634 A resolution was adopted to waive sign permit fee for Harvest Bible Chapel in Deerfield Township. Vote: Unanimous
- 17-0635 A resolution was adopted to amend the contract between the Warren County Commissioners and Winton Transportation Incorporated, D.B.A. Universal Transportation Services (U.T.S.), on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 17-0636 A resolution was adopted to enter into contract with D & M Painting Corporation for the 20 Mile and Harveysburg Elevated Storage Tanks Painting Project, 20 Mile Tank Painting Section. Vote: Unanimous
- 17-0637 A resolution was adopted to approve various refunds. Vote: Unanimous
- 17-0638 A resolution was adopted to approve voucher add ons. Vote: Unanimous
- 17-0639 A resolution was adopted to affirm, "Then and Now" requests pursuant to Ohio Revised Code 5705.41 (D) (1). Vote: Unanimous
- 17-0640 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 17-0641 A resolution was adopted to approve a Subdivision Public Improvement Performance and Maintenance Security Agreement release for M/I Homes of Cincinnati, LLC for Creekside at Rivers Bend in Hamilton Township.  
Vote: Unanimous



- 17-0642 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 17-0643 A resolution was adopted to approve appropriation adjustment within General Fund #101-1112 and approve and operational transfer from General Fund #101-1112 into County Fairgrounds Construction Fund #498. Vote: Unanimous
- 17-0644 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into Communications Center- Dispatch Fund #101-2850. Vote: Unanimous
- 17-0645 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into Communications Center- Dispatch Fund #101-2850. Vote: Unanimous
- 17-0646 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into Common Pleas Community Corrections Fund #101-1224. Vote: Unanimous
- 17-0647 A resolution was adopted to approve supplemental appropriations into Community Corrections Fund #289. Vote: Unanimous
- 17-0648 A resolution was adopted to approve appropriation adjustments within Common Pleas Community Based Corrections Fund #289. Vote: Unanimous
- 17-0649 A resolution was adopted to approve appropriation adjustments from Veterans Fund #101-5220 into #101-5210. Vote: Unanimous
- 17-0650 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 17-0651 A resolution was adopted to authorize President of the Board to sign permit applications from the Ohio Department of Commerce, Division of Liquor Control for a fundraising event at the Warren County Fairgrounds. Vote: Unanimous
- 17-0652 A resolution was adopted to approve Stage 2 PUD of Mid-Western Children's Home in Harlan Township. Vote: Unanimous
- 17-0653 A resolution was adopted to approve amendments to the Warren County Subdivision Regulations. Vote: Unanimous
- 17-0654 A resolution was adopted to hire Morgan Crawford, Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 17-0655 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, April 27, 2017. Vote: Unanimous

## DISCUSSIONS

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

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Neil Tunison, County Engineer, was present for a work session to discuss the Estates of Keever Creek assessment project.

Mr. Tunison reviewed the history of the project and details of the proposed improvements. He stated that the cost estimate is \$625,000 which includes an estimate of \$508,000 for construction, \$15,000 right of way and \$20,000 in contingency. He stated that the 95 lots within the subdivision will be assessed pursuant to the settlement agreement.

Mr. Tunison stated that he believes that the estimated amount stated in the settlement agreement will be adequate to cover the costs of the project but it will depend upon how the bids come in, the actual cost of the right of way and what interest rate they receive when the bonds are sold. He then stated that he has advanced approximately \$90,000 in engineering costs but there will not be enough money to reimburse his fund.

Bruce McGary, Assistant Prosecutor, provided additional background information relative to the litigation settlement agreement. He stated the Board has a few options to consider. He stated that the Board will have to set this for a public hearing which is required to be advertised in the newspaper but there is no requirement to give notice to the lot owners within the assessment project.

There was discussion relative to the disclosure of the assessment to each property owner and confirmed that the language on the final plat confirmed the notice to each homeowner.

There was then discussion relative to how the Board desired to finance the balance of the project if circumstances are such that the project exceeds the estimated amount in the settlement agreement.

Commissioner Young stated his opinion that if the Board settled on a specific cost within the agreement then we will be required to pay the difference.

Mr. McGary explained that the settlement agreement did not contain a finite number but rather an estimate which could vary.



There was discussion relative to the various options available to the Board relative to the public hearing process.

Upon discussion, the Board stated their desire to proceed with the public hearing and once the project is completed and actual costs are known, then they will determine how to proceed with cost differences, if any.

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## ADMINISTRATIVE HEARING

### STAGE 2 PUD FOR MID-WESTERN CHILDREN'S HOME IN HARLAN TOWNSHIP

The Board met this 25<sup>th</sup> day of April 2017, in the Commissioners' Meeting Room to consider the Stage 2 PUD of Mid-Western Children's Home in Harlan Township.

Commissioner Grossmann administered the oath to all those present desiring to give testimony at today's hearing.

Greg Orosz, Regional Planning Commission, presented the attached PowerPoint presentation which included the desire of the property owner to add a new residential cul-de-sac, incorporating four single family structures, each with eleven bedrooms on their 156.13 acre parcel.

Mr. Orosz presented background information on the property including the use of a children's residential facility that includes a school with approximately 40 students, group homes with live in house parents, a campground with 14 cabins and agriculture. He reviewed the timeline relative to the PUD process, location, and proposed site plan including road access and traffic circulation and presented the Regional Planning Commission Executive Committee's recommendation to approve the Stage 2 PUD subject to six conditions.

Barry Boverie, Mid-Western Children's Home, stated his excitement about this project. He stated that this will help alleviate a waiting list. He then stated that they will have the ability to care for six additional children per unit and they currently employ 28 people.

Upon further discussion, the public hearing was closed and the Board resolved (Resolution 17-0652) to approve the Stage 2 PUD subject to the following six conditions:

1. The PUD Stage 3 Final Plan shall fully conform to all standards presented in the Stage 1 development standards and conform to the PUD Stage 2 Site Plan.
2. Wastewater treatment and water services shall be to the satisfaction of the Warren County Health District and the Western Water Company prior to Stage 3 Final Plan approval.



3. Stormwater management plan provisions shall satisfy the Warren County Engineer's Office prior to Stage 3 Final Plan approval.
4. Erosion and sediment control provisions shall satisfy the Warren County Soil and Water Conservation District.
5. Emergency service access lanes and fire suppression plan provisions shall be to the satisfaction of the Harlan Fire/EMS Department and the Warren County Building Department prior to Stage 3 Final Plan approval.
6. Cumulative development that results in more than 100 peak hour trips shall be subject to a traffic impact study.

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PUBLIC HEARING

CONTINUATION TO CONSIDER AMENDMENTS TO THE WARREN COUNTY  
SUBDIVISION REGULATIONS

The public hearing to consider amendments to the Warren County Subdivision Regulations was reconvened this 25<sup>th</sup> day of April 2017, in the Commissioners' Meeting Room.

Zachary Moore, Regional Planning Commission, reviewed the attached revised PowerPoint Presentation summarizing the proposed changes including the access point regulations.

Mr. Moore provided examples of actual subdivisions to show how the proposed amendment would apply.

There was discussion relative to the waiver process and if approved, the Regional Planning Commission Executive Committee would review each subdivision on case by case basis.

Maureen McDeurmit, Ohio Valley Development Council, stated their agreement to the proposed changes. She then stated their objection to the original proposed changes but the Regional Planning Commission staff worked with them and agreed on the changes which give clear guidelines as to the requirements as well as give a waiver process when circumstances require it.

Upon further discussion, the Board resolved (Resolution #17-0653) to approve amendments to the Warren County Subdivision Regulations.

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Larry Sims, Warren County Sheriff, was present along with staff and local representatives from law enforcement and Scott Maloney, K2M Design, for a work session to review the completed finding within the Jail Needs Assessment.

Mr. Maloney reviewed the attached PowerPoint presentation reviewing the background of findings from the 2016 Jail Needs Assessment and the determination to proceed forward with a planning study to evaluate new jail construction versus the cost of renovation and expansion.

Mr. Maloney review the criteria utilized in the evaluation including operational costs and construction costs. He then reviewed the findings from the two projects as follows:

Opportunity 1 – Renovate and add to the current facility

Staffing— if staffed to the recommended levels, the estimated custody staff salaries in the year 2037 will be approximately \$12,335,981 and the total expenditures from 2018 through 2037 are estimated to be \$197,115,299.

Construction—estimated cost of \$55,286,287.50 to \$67,523,336

Opportunity 2—Constuct a new facility behind the current facility

Staffing—if properly staffed to the recommended staffing levels, the estimated custody staff salaries in 20 years (the year 2037) will be approximately \$11,676,841 and the total expenditures from 2018 through 2037 are estimated to be \$186,582,970

Construction—estimated cost of \$53,650,990.80 to \$68,566,786.20

Mr. Maloney reviewed the realizations from Opportunity 1 and Opportunity 2 and stated that Opportunity 2 will provide a cost saving of approximately \$10,532,329 in staffing expenditures through year 2037. He stated that Opportunity 2 provides 4 year shorter project duration and will be operationally more efficient. He then stated his recommendation to proceed with Opportunity 2.

There was discussion relative to the safety factor in constructing a single story facility vs. a 2 story.

Sheriff Sims stated his concurrence with the recommendation to proceed with a new facility and requested the Board proceed with hiring an architect to begin the design phase in order to identify true costs of construction. He requested the Board authorize the issuance of a Request for Proposals for the architect.

Commissioner Young stated his appreciation for the presentation and stated the concern relative to the financial end of the project. He stated the Board does not have \$60 million to construct a jail facility and questioned if the design of the facility is based upon the funds available for the need.



Mr. Maloney explained that the Board is following the correct process and as they proceed forward, the costs will go down due to the soft costs and contingencies being defined.

Trevor Hearn, Facilities Management Director, stated his concurrence with the recommendation to construct a new facility. He stated that even with renovation, the lifespan would not be what new construction provides.

There was discussion relative to the facility being constructed for future growth as the Board does not want to be repeating this process in 10 years.

David Fornshell, Prosecutor, stated that the needs for a new jail are not going away. He stated that the State of Ohio is pushing more lower-level felons back to the local level for incarceration and the need for beds is there.

Sheriff Sims stated it is incumbent upon the design of efficient space without overbuilding. He explained that costs can be contained by such things as not constructing extra wide hallways, etc.

The Board discussed their agreement to proceed with Opportunity 1 based upon the recommendations presented.

There was additional discussion relative to the financing of the project. The Board requested Tiffany Zindel, County Administrator, to schedule a meeting with our financial consultant to discuss the operations prior to the hiring of an architect.

There was then discussion relative to the ability to utilize the vacated jail for something like a "day reporting" facility.

It was determined that anyone that would qualify for a day reporting facility is already not incarcerated and is being placed on electronic monitoring.

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Tiffany Zindel, County Administrator, informed the Board that the Turtlecreek Township Trustees approved the Tax Increment Financing for Union Village this morning and that Otterbein would be transferring the property.

Mrs. Zindel stated her desire to present the resolution for approval of the 1% increase in the lodgings tax at the May 9, 2017, meeting.

There was discussion relative to the desire to provide notice of the meeting due to the previous discussion being tabled and no one present was given the opportunity to comment.

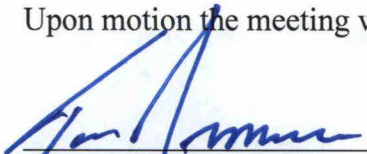
Upon discussion, the Board removed the 1% lodgings tax increase from the table and directed the Clerk to schedule the matter on the agenda for May 9, 2017, at 9:45 a.m. and provide notice of




Upon discussion, the removed the 1% lodgings tax increase from the table and directed the Clerk to schedule the matter on the agenda for May 9, 2017, at 9:45 a.m. and provide notice of the date and time of the meeting in the newspaper and to all hotel/motel owners within Warren County.

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Upon motion the meeting was adjourned.

  
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Tom Grossmann, President

  
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David G. Young

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Shannon Jones

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on April 25, 2017, in compliance with Section 121.22 O.R.C.

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



# **Mid-Western Children's Home PUD Stage 2**

Prepared for the  
Board of County Commissioners

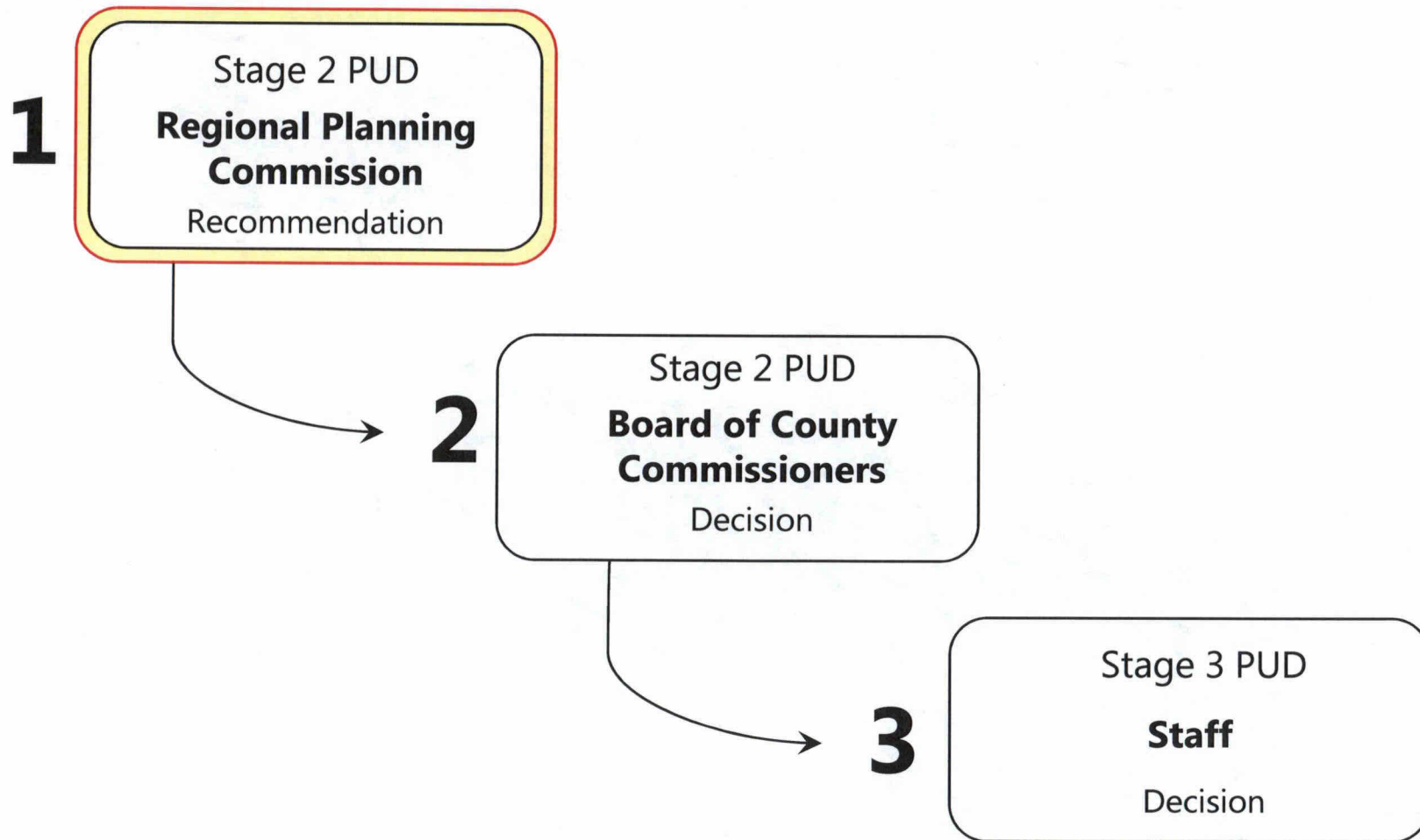
Meeting Date: April 25, 2017

# Background

Property Owner	Barry Boverie – Mid-Western Children’s Home
Site Area	156.01 acres
Current Zoning	Rural Residence Zone (R-3) PUD
Proposed Use	Children’s Residential Facility



# Process



# PUD Approval Timeline

Stage 1

**2011**

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APR

Rezone 156.13 acres from General Business "B-2" to Rural Residence "R-3" as a PUD

Stage 2

**2017**

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MAR 23

RCP Executive Committee – Recommended Approval

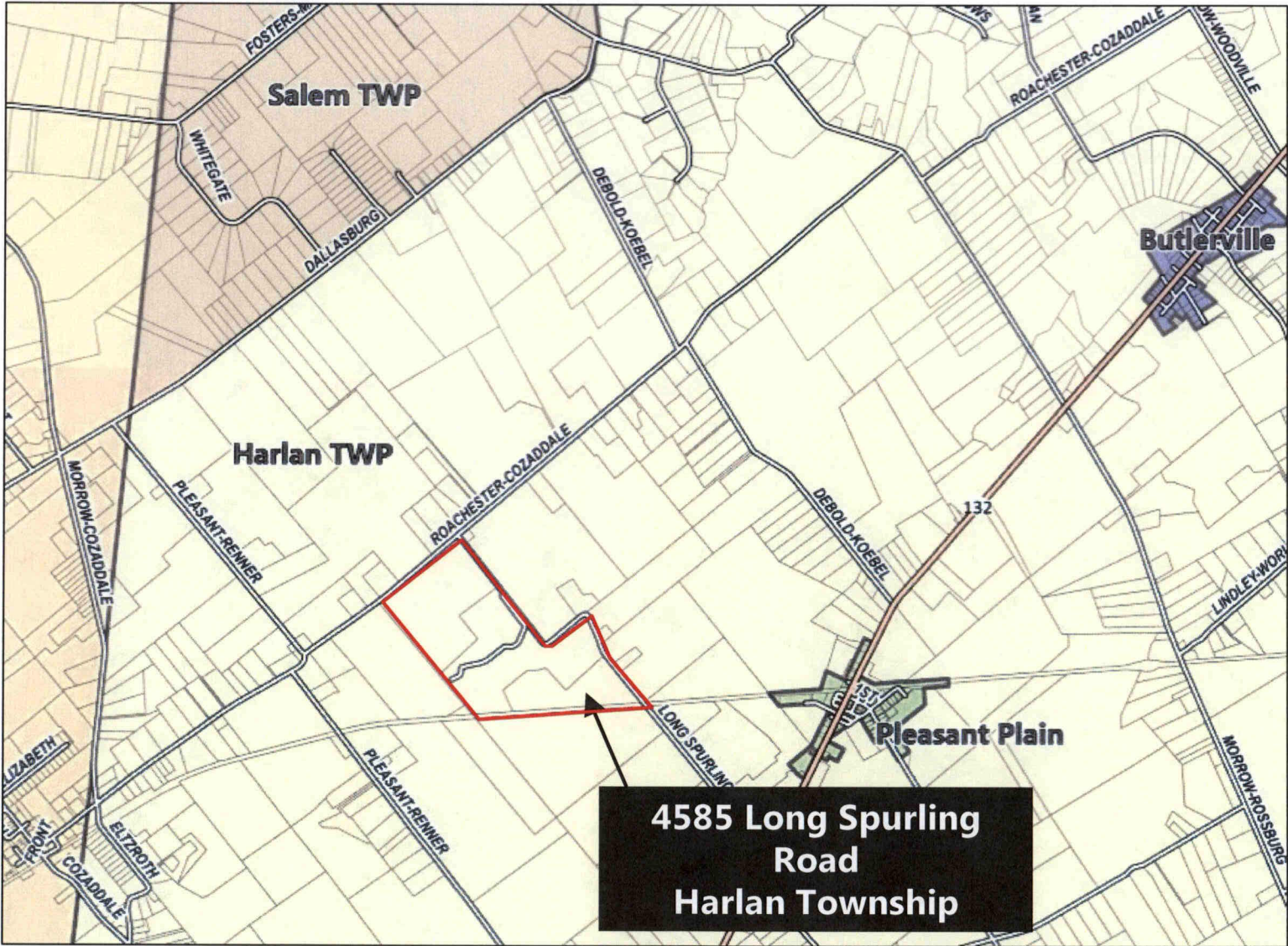
**APR 25**

**Board of County Commissioners - Hearing**

MAY

PUD Stage 3 - Staff Review

# Location





# Existing Conditions



In existence since 1967 with structures dating from 1901.

- School – approximately 40 students
- Group homes with live in house parents – 10 residential homes
- Agriculture
- Campground - 14 cabins

Proposed plan meets the PUD Stage 1 requirements.

# Proposed Plan

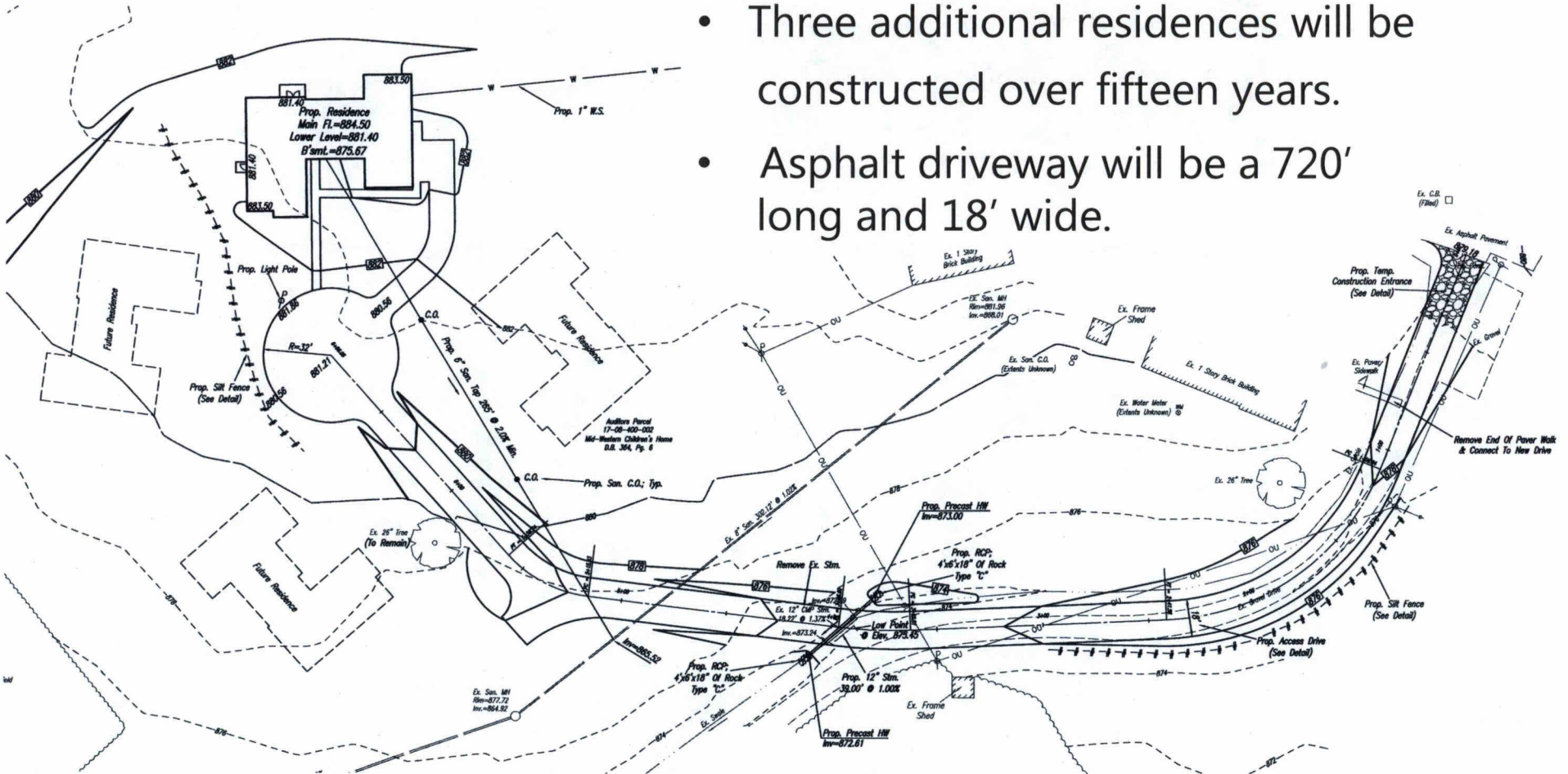
- Extend an existing driveway
- Initially construct the driveway, utilities, and one residence.





# Proposed Plan

- Four tri-level residential structures total.
- Three additional residences will be constructed over fifteen years.
- Asphalt driveway will be a 720' long and 18' wide.





# Road Access and Circulation



# Road Access and Circulation



- School averages 10 cars and 2 buses in the morning and afternoon.
- Most of the students live on the property and walk to school.
- Administration building has 4 employees.
- Residential units house 9 families with an average of 2 car owners. Assume 18 daily morning and afternoon trips and random additional trips which are difficult to place a count to.
- UPS and Fed Ex delivery van each day.
- Below a peak hour trips of 100 vehicles.



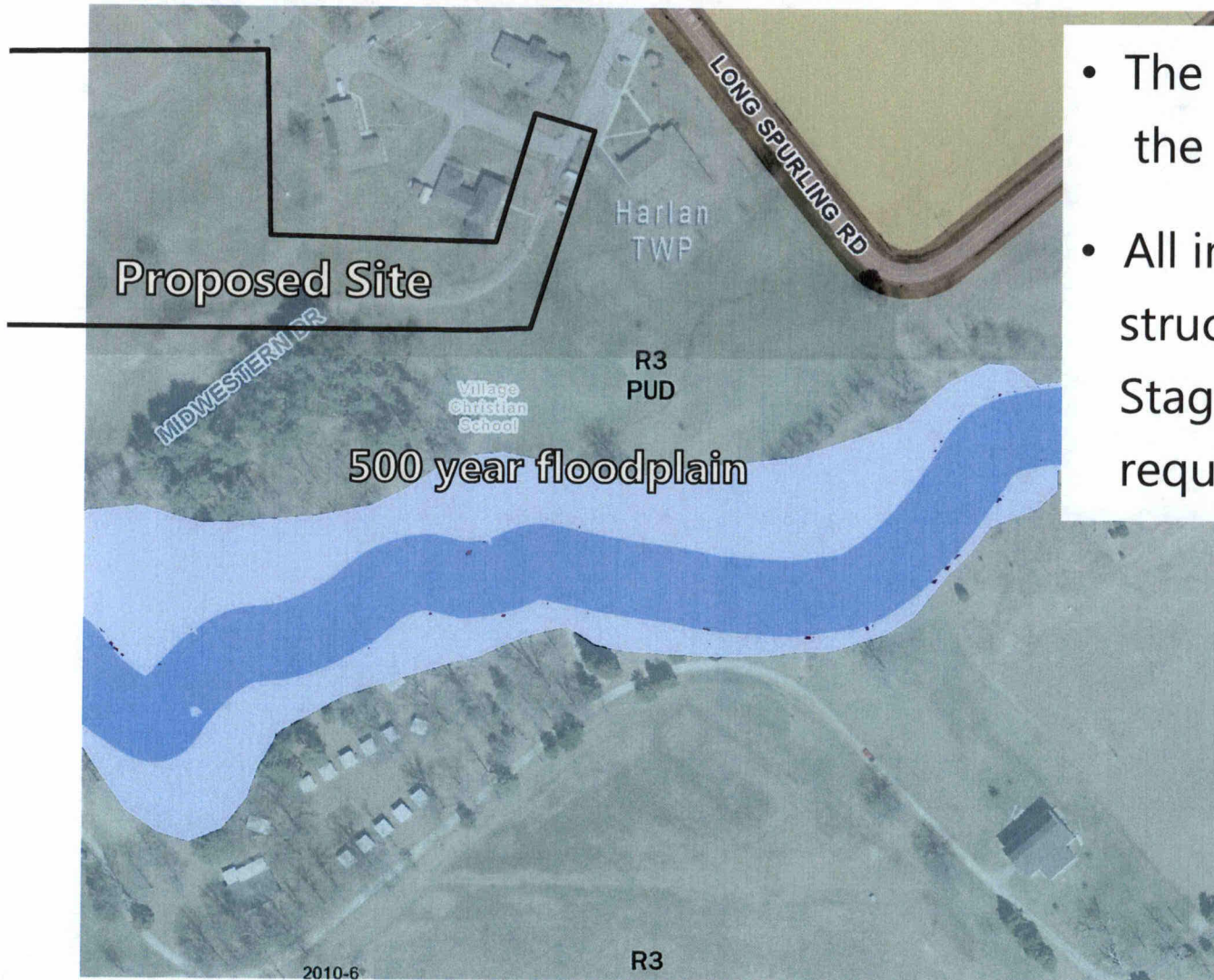
# Natural Features



- The development is outside the 500 year floodplain.
- All impervious surfaces and structures are outside the Stage 1 stream bank buffer requirements.



# Natural Features

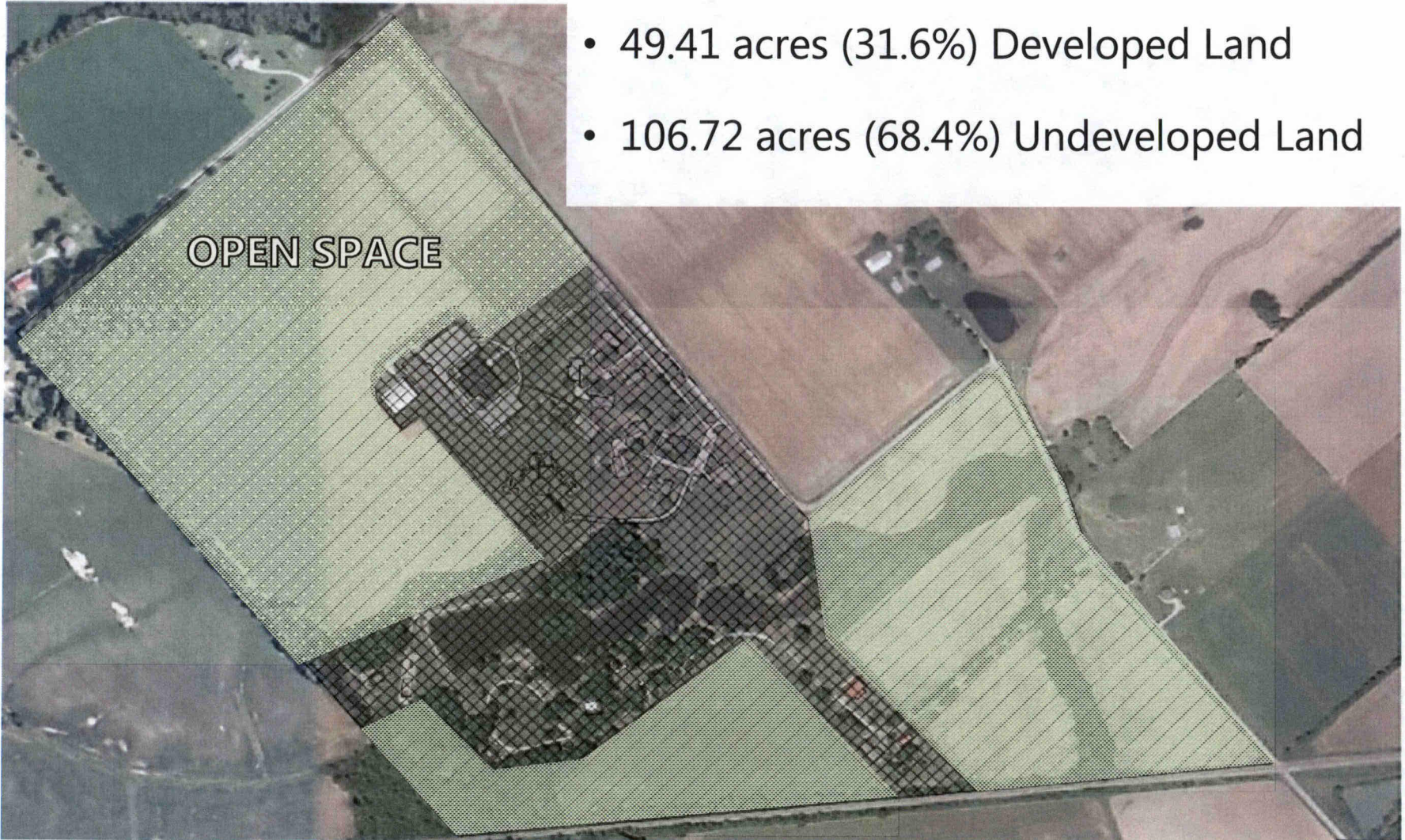


- The development is outside the 500 year floodplain.
- All impervious surfaces and structures are outside the Stage 1 stream bank buffer requirements.



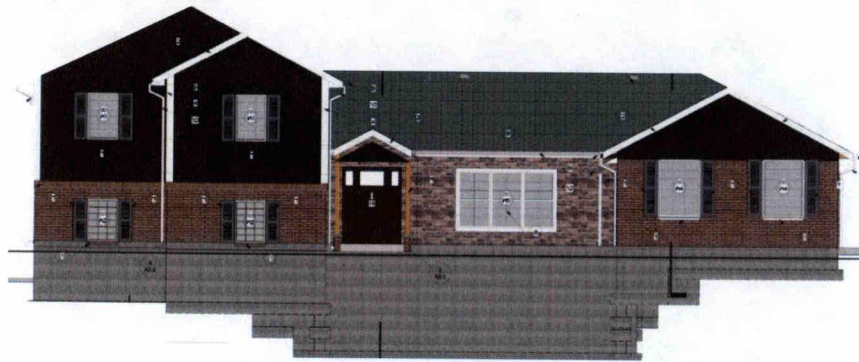
# Open Space

- 49.41 acres (31.6%) Developed Land
- 106.72 acres (68.4%) Undeveloped Land





# Building Elevations



FRONT ELEVATION



REAR ELEVATION



WEST ELEVATION



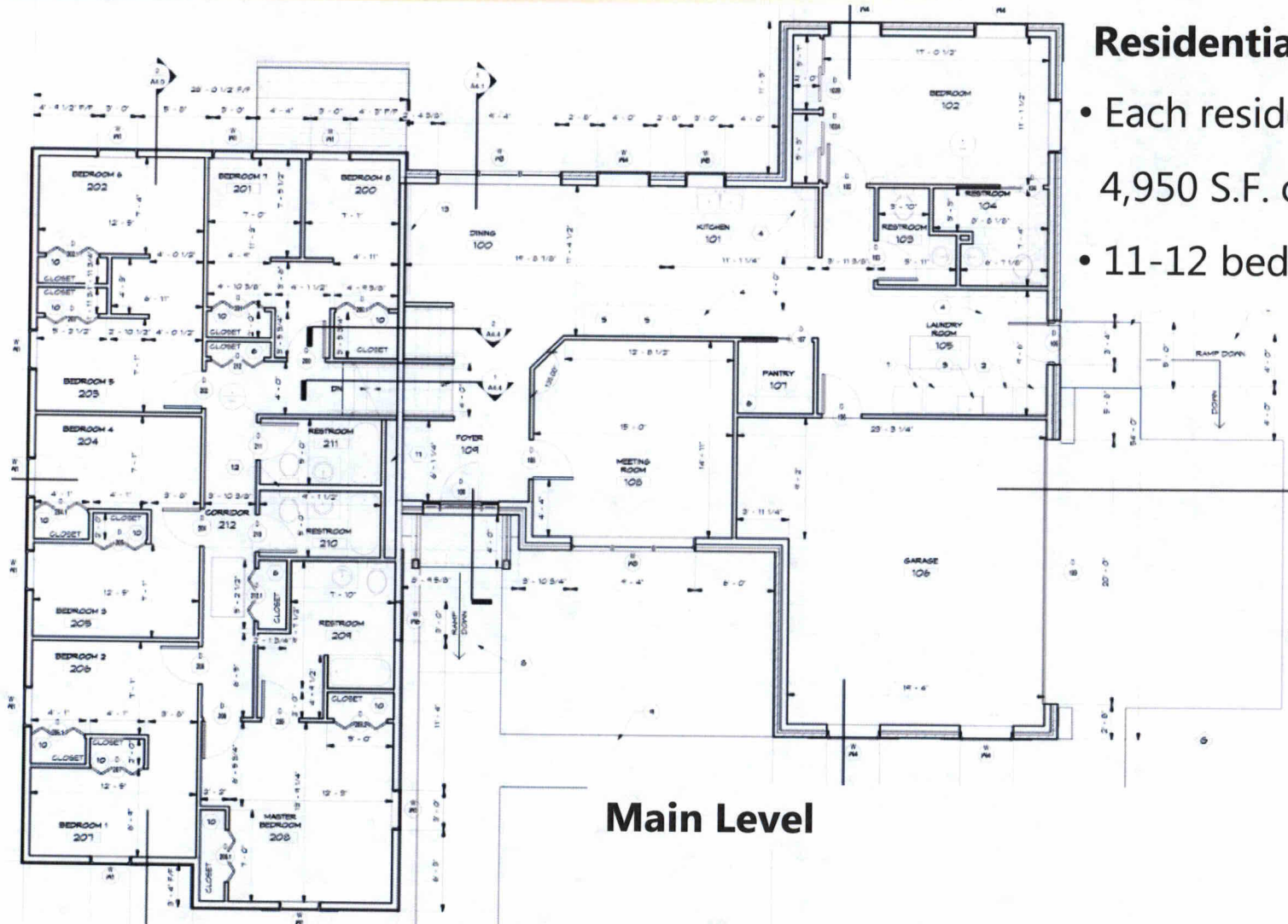
EAST ELEVATION



# Floor Plan – Upper Level

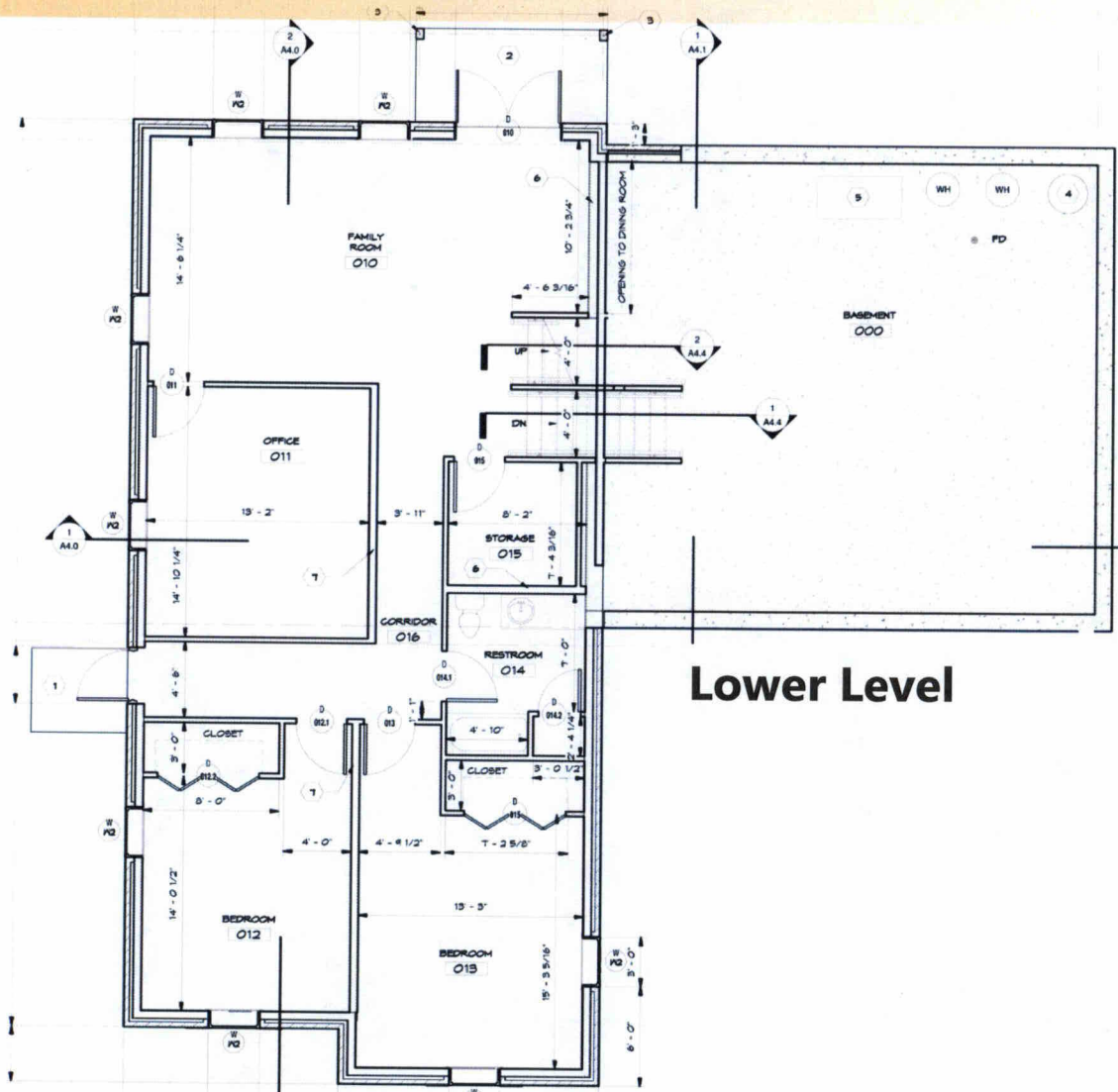
## Residential Unit

- Each residence will have 4,950 S.F. of living space
- 11-12 bedrooms



Main Level

# Floor Plan



Lower Level

# Recommendation



## **Approval** subject to the following conditions

1. The PUD Stage 3 Final Plan shall fully conform to all standards presented in the Stage 1 development standards and conform to the PUD Stage 2 Site Plan.
2. Wastewater treatment and water services shall be to the satisfaction of the Warren County Health District and the Western Water Company prior to Stage 3 Final Plan approval.
3. Stormwater management plan provisions shall satisfy the Warren County Engineer's Office prior to Stage Final Plan approval.



# Recommendation



4. Erosion and sediment control provisions shall satisfy the Warren County Soil and Water Conservation District.
5. Emergency service access lanes and fire suppression plan provisions shall be to the satisfaction of the Harlan Fire/EMS Department and the Warren County Building Department prior to Stage 3 Final Plan approval.
6. Cumulative development that results in more than 100 peak hour trips shall be subject to a traffic impact study.



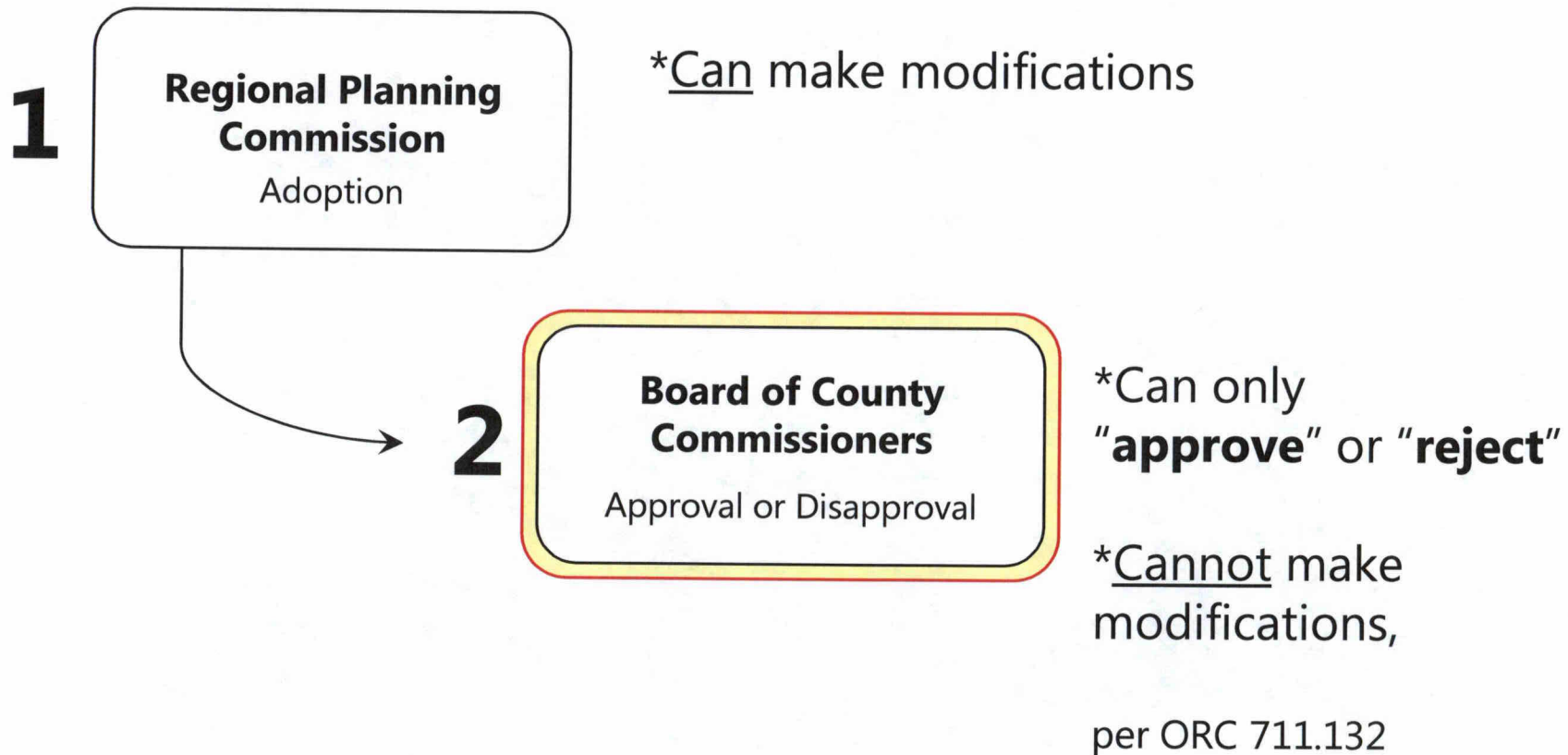
# **Warren County Subdivision Regulations Text Amendments**

Prepared for the  
Warren County Board of Commissioners

Hearing Continuation Date: April 25, 2017



# Process



# Approval Timeline

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## **2016**

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- AUG 25      RPC Executive Committee suggested revisions to access standards in Warren County Subdivision Regulations
- NOV 17      RPC Public Hearing to Consider Amendments to Warren County Subdivision Regulations (Continued to JAN 26)

## **2017**

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- JAN 26      RPC Public Hearing (Continued again to FEB 23)
- FEB 23      RPC Executive Committee adopted Amendments
- APR 4      BOCC Public Hearing (Continued to APR 25)
- APR 25      Today – Consider approval of adopted amendments**



# List of Proposed Amendments



- Electronic Plan Submissions
  - EXHIBIT A: As current, Sections 301, 306, 311, 314, 318, 319  
As modified, Sections 302, 307, 312, 315, 319, 320, 328
- Access Point Regulations
  - EXHIBIT B: As current, Sections 403(H)-(I)  
As modified, Section 403(G)-(I)
- Sidewalk Design
  - EXHIBIT C: As current, Section 416  
As modified, Section 416

# List of Proposed Amendments

## ✓ Electronic Plan Submissions

- EXHIBIT A: As current, Sections 301, 306, 311, 314, 318, 319  
As modified, Sections 302, 307, 312, 315, 319, 320, 328

## ❖ Access Point Regulations

- EXHIBIT B: As current, Sections 403(H)-(I)  
As modified, Section 403(G)-(I)

## ✓ Sidewalk Design

- EXHIBIT C: As current, Section 416  
As modified, Section 416



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# Access Point Regulations

# Current Language

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## (Page 48)

Req. for Active or Future Points of Access (H):

- *The Regional Planning Commission may, based upon input from commenting agencies and in consideration of public convenience and safety, require **additional active or future points of access along another street(s) in the roadway system** beyond that initially proposed by an applicant.*

## (Pages 50-51)

General Street Design Requirements (I)(2):

- *Subdivisions located along arterial or Collector Distributor streets shall be provided with **an additional access, either current or future, to another street in the roadway system.***



# Proposed Language

(Page 48)

## Access Points (G):

– *At a minimum, access points are required in the following situations, except as provided in **Section 403(H)**:*

- (1) Access to public roadways adjacent to the site
- (2) Access to local subdivision streets (e.g. street stubs)
- (3) Requirements may be expanded or reduced by the Executive Committee
- (4) Nothing prevents a single access point from satisfying multiple criteria

# Proposed Language

## (Page 48)

### Access Points (G):

- *At a minimum, access points are required in the following situations, **except as provided in Section 403(H):***

- (1) Access to public roadways adjacent to the site**
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# Proposed Language

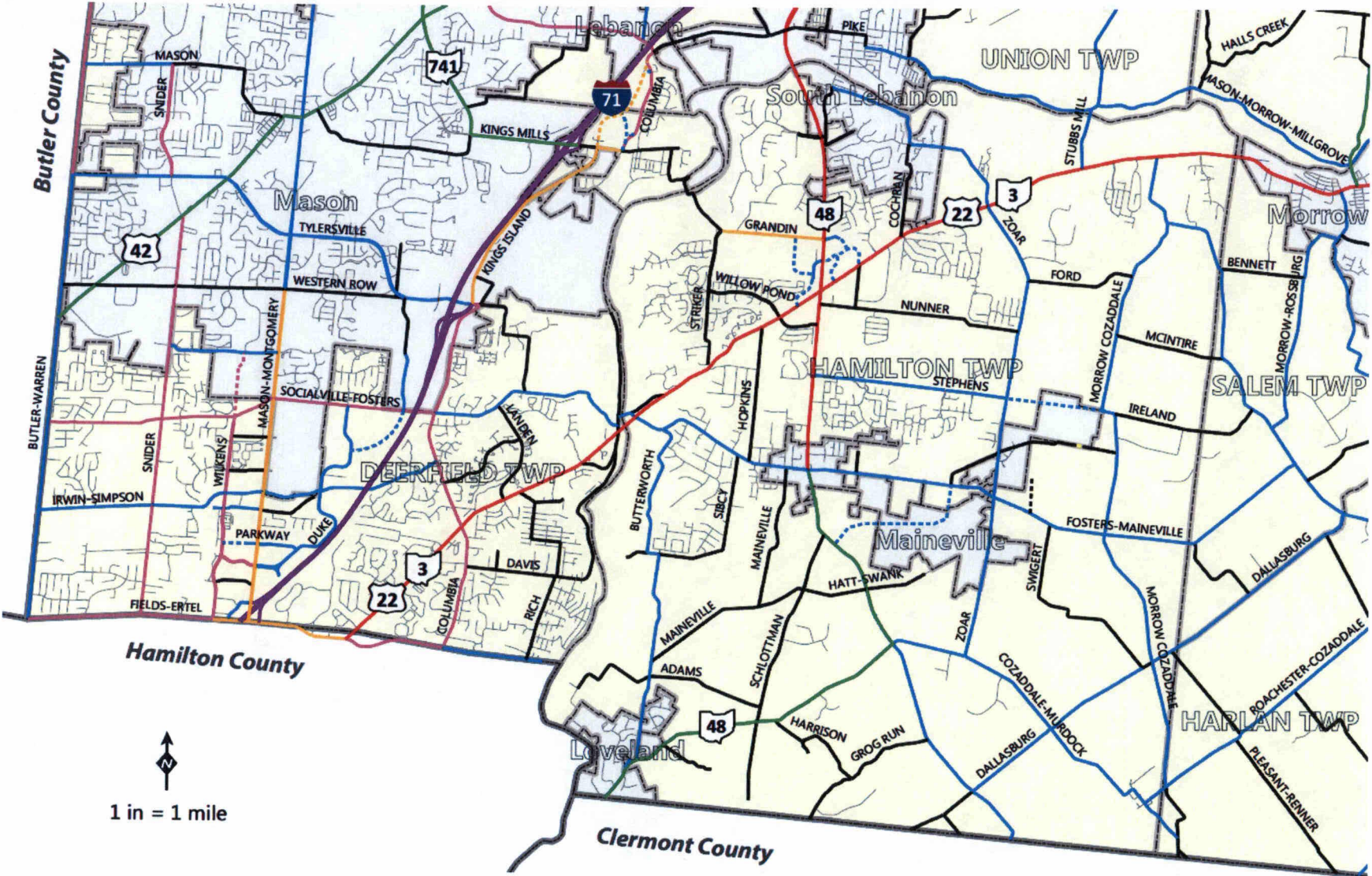
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**(Pages 48-49)**

**(G)(1): Access to public roadways adjacent to site**

- **Public roadways** are defined as:
  - Arterials
  - Collectors/Distributors
  - Collectors
  - Local Roads
  - NOT local subdivision streets

# Thoroughfare Plan






# Proposed Language

(Pages 48-49)

(G)(1): Access to **public roadways** adjacent to site

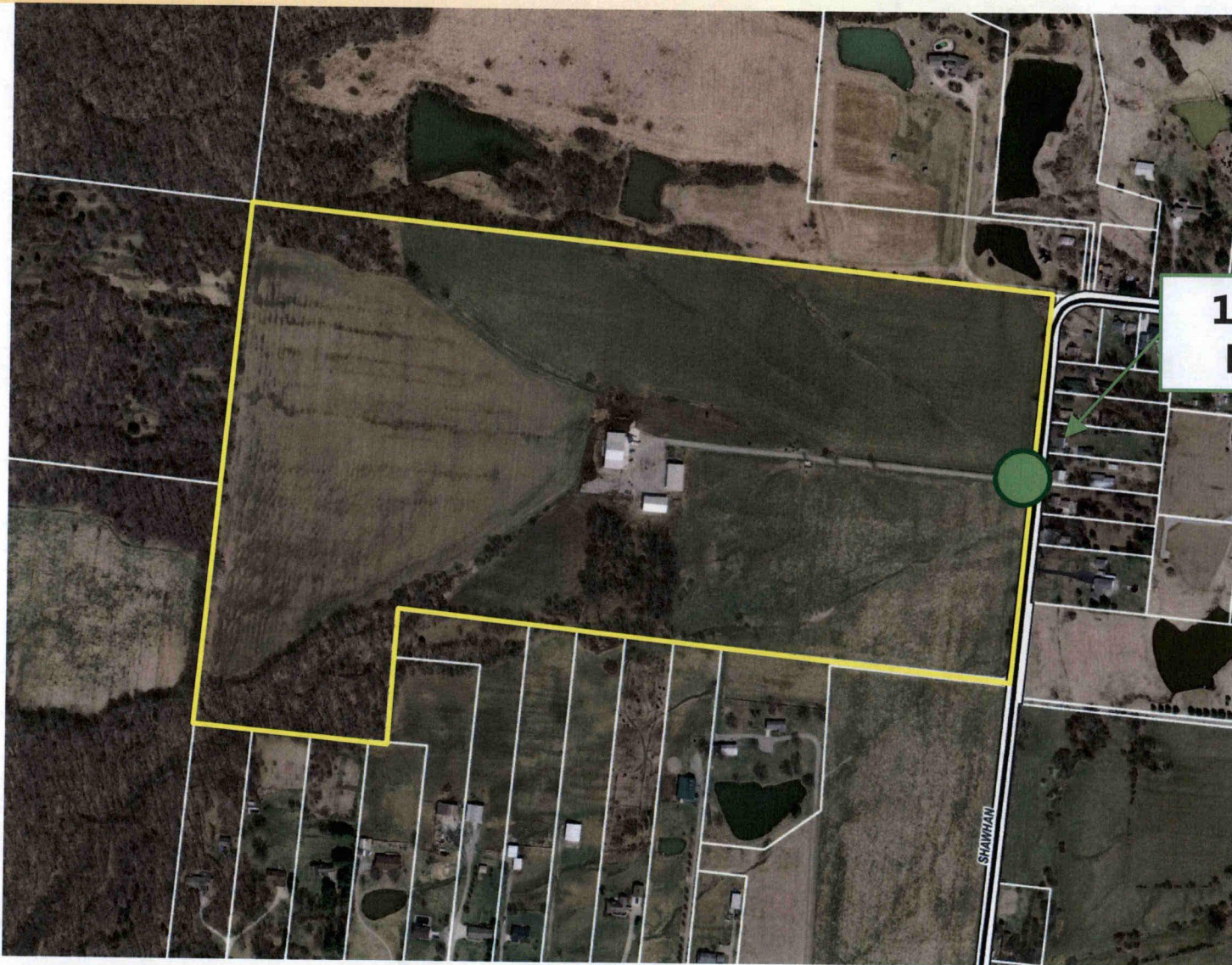
- a. For subdivisions with less than 50 units, 1 access point is required.
- b. For subdivisions with 50 units or more, 2 access points are required.
- c. For commercial and industrial developments, more than 1 access point may be required if estimated to generate 50 or more peak hour trips.



Hypothetical examples from prior PPT...

# Hypothetical Example 1

*30 units on 90 acres*

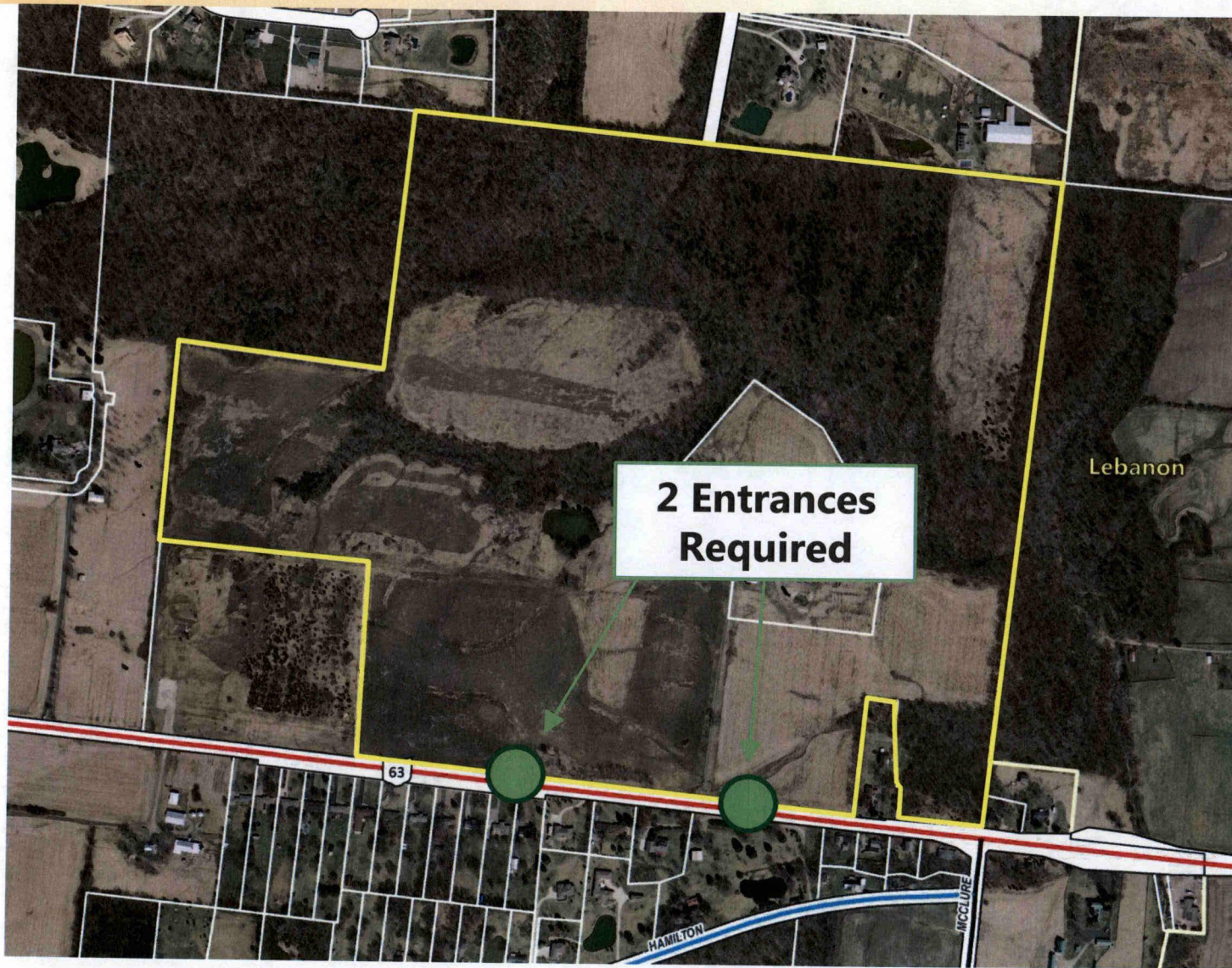


**1 Entrance  
Required**



# Hypothetical Example 2

160 units on 164 acres



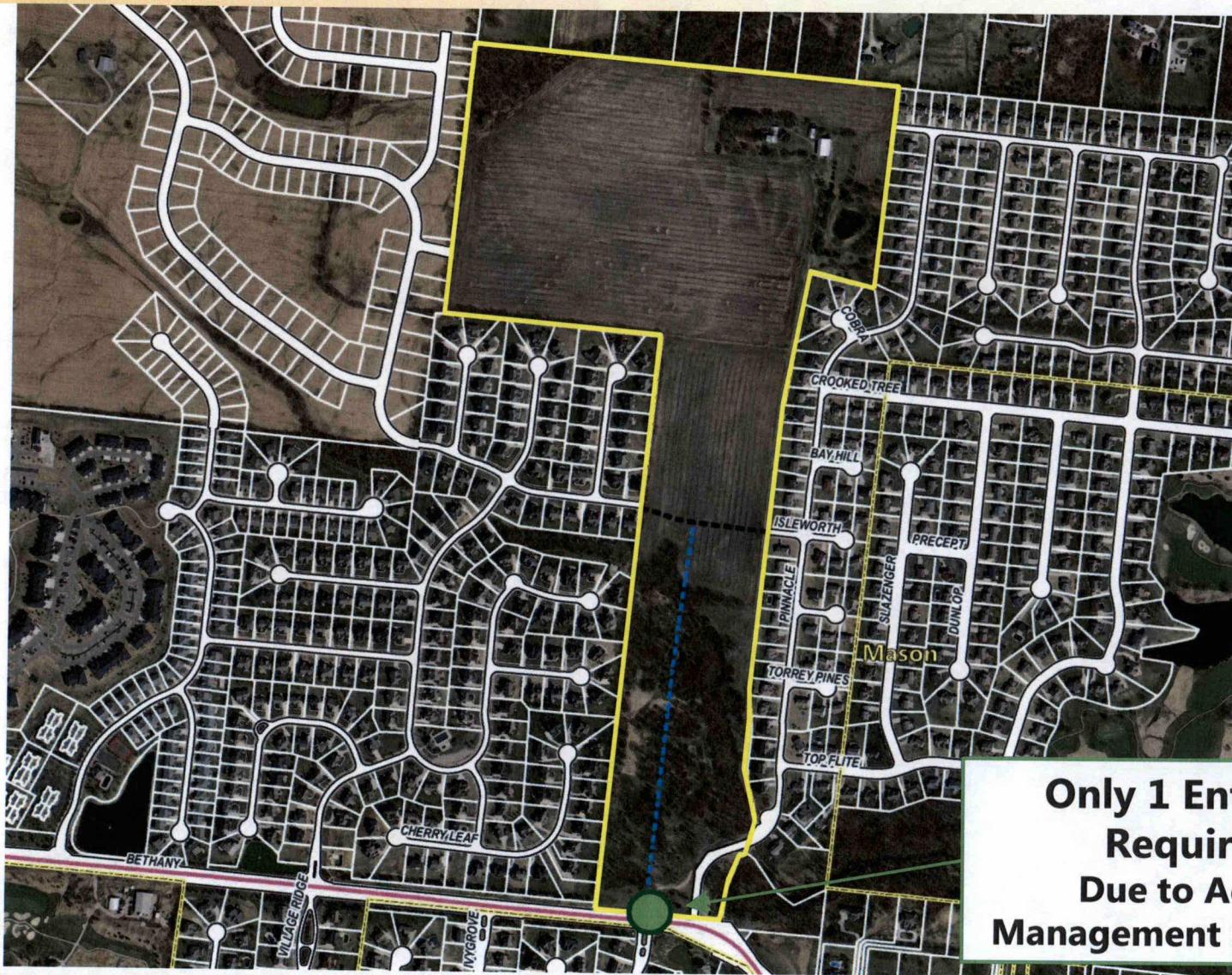
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Some recent subdivision examples...



# Hudson Hills

170 units on 100 acres (1.7 units/acre)

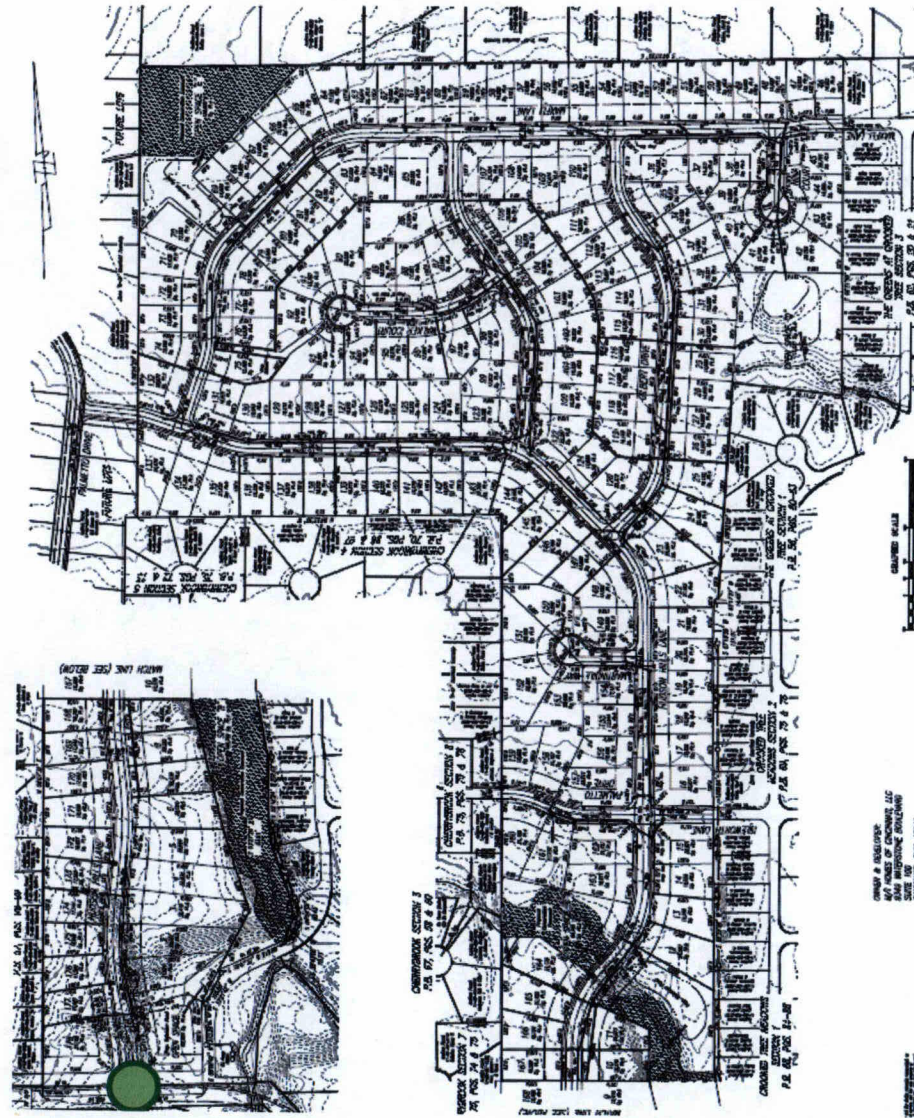
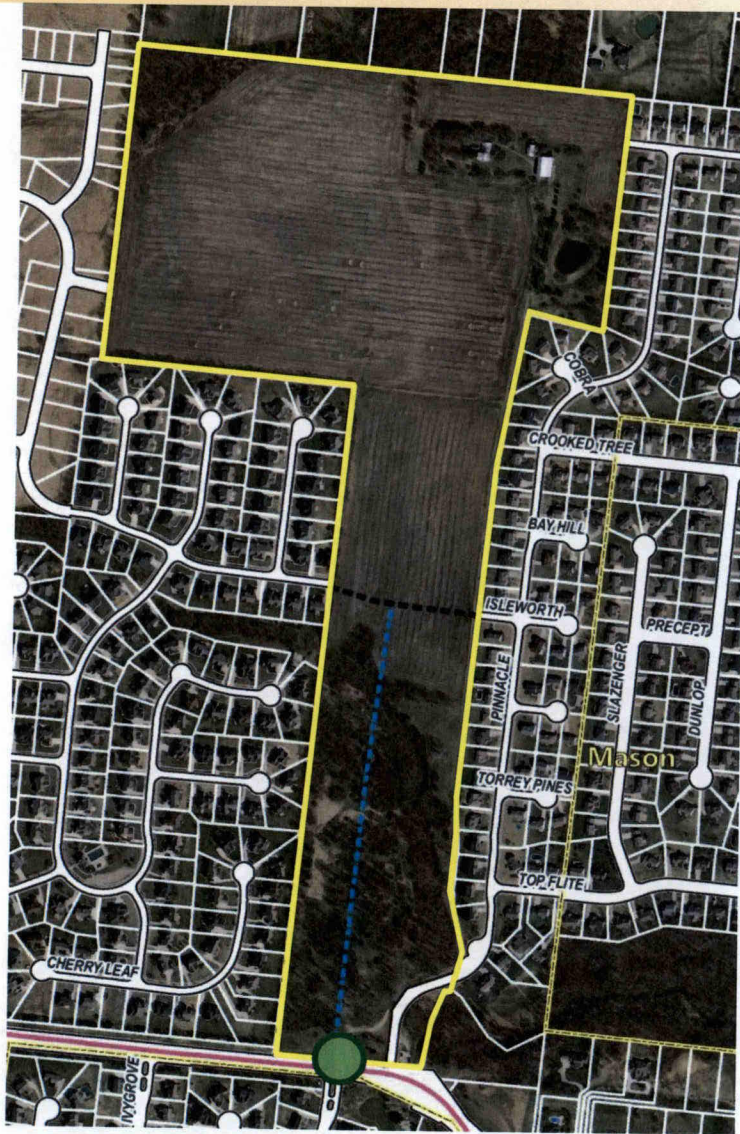


**Only 1 Entrance  
Required,  
Due to Access  
Management Standards**



# Hudson Hills

170 units on 100 acres (1.7 units/acre)





# Kensington

142 units on 79 acres (1.8 units/acre)





# Kensington

142 units on 79 acres (1.8 units/acre)





# Proposed Language

## (Page 48)

### Access Points (G):

– *At a minimum, access points are required in the following situations, **except as provided in Section 403(H):***

- (1) Access to public roadways adjacent to the site
- (2) Access to local subdivision streets (e.g. street stubs)**
- (3) Requirements may be expanded or reduced by the Executive Committee
- (4) Nothing prevents a single access point from satisfying multiple criteria

# Proposed Language

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**(Page 49)**

**(G)(2): Access to **local subdivision streets** (e.g. street stubs)**

- a. Required to connect to all existing street stubs
- b. Required to connect to all planned street stubs
- c. Required to connect to all undeveloped properties.
- d. Required in all other locations per Thoroughfare Plan.

# Proposed Language

(Page 49)

(G)(2): Access to **local subdivision streets** (e.g. street stubs)

- a. Required to connect to all existing street stubs
- b. Required to connect to all planned street stubs
- c. Required to connect to all **undeveloped properties.**
- d. Required in all other locations per Thoroughfare Plan.




# Proposed Language

## (Page 49)

c. Required to connect to all undeveloped properties.

Whether an adjacent property is **undeveloped** may be based on 1 or more of the following factors:

- (i) Adjacent property is unplatted.
- (ii) Adjacent property is classified as agricultural or vacant.
- (iii) Adjacent property is of sufficient size to be developed.
- (iv) Adjacent property contains sufficient area free and clear of obstacles that would impede development.

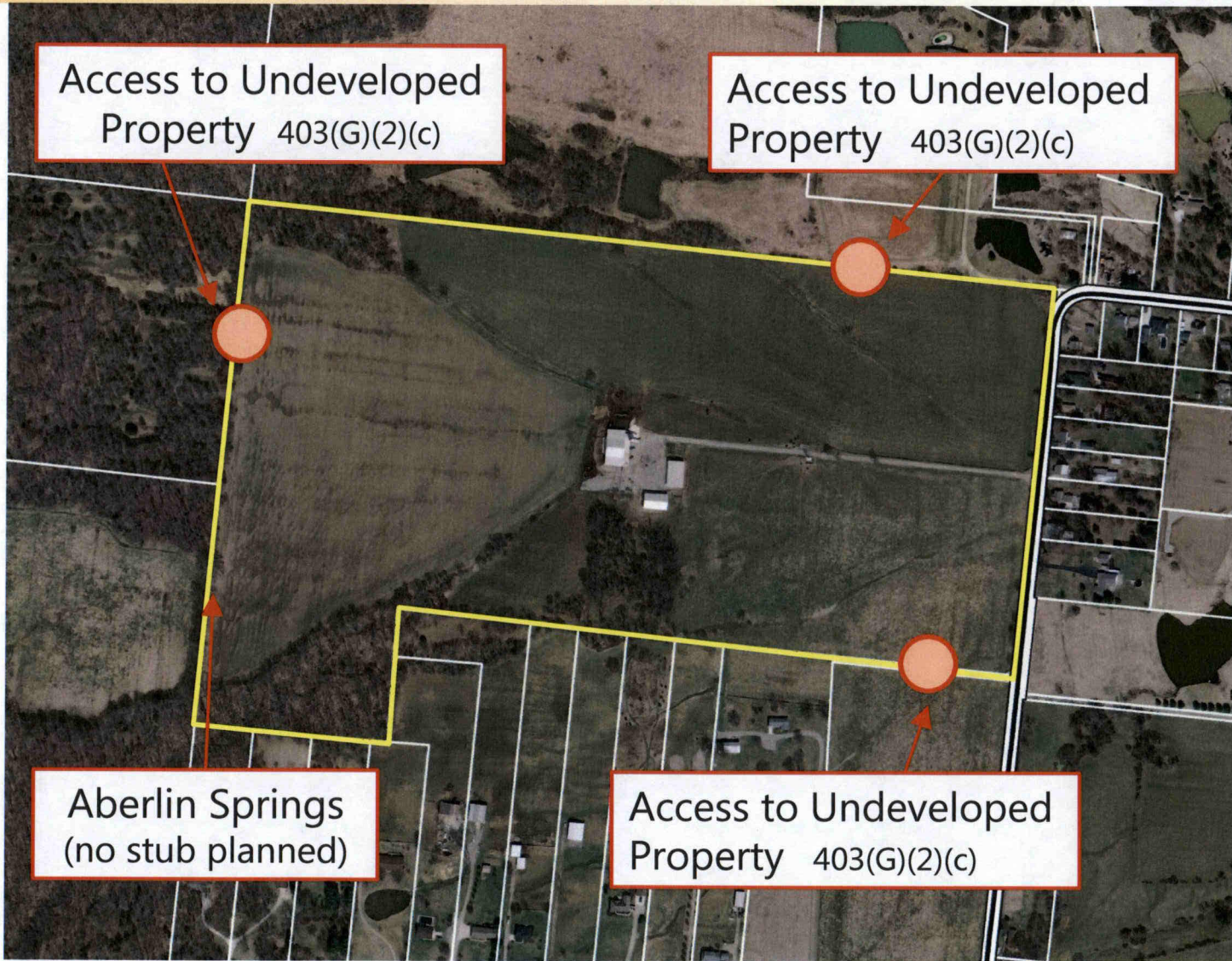
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Hypothetical examples from prior PPT...



# Hypothetical Example 1

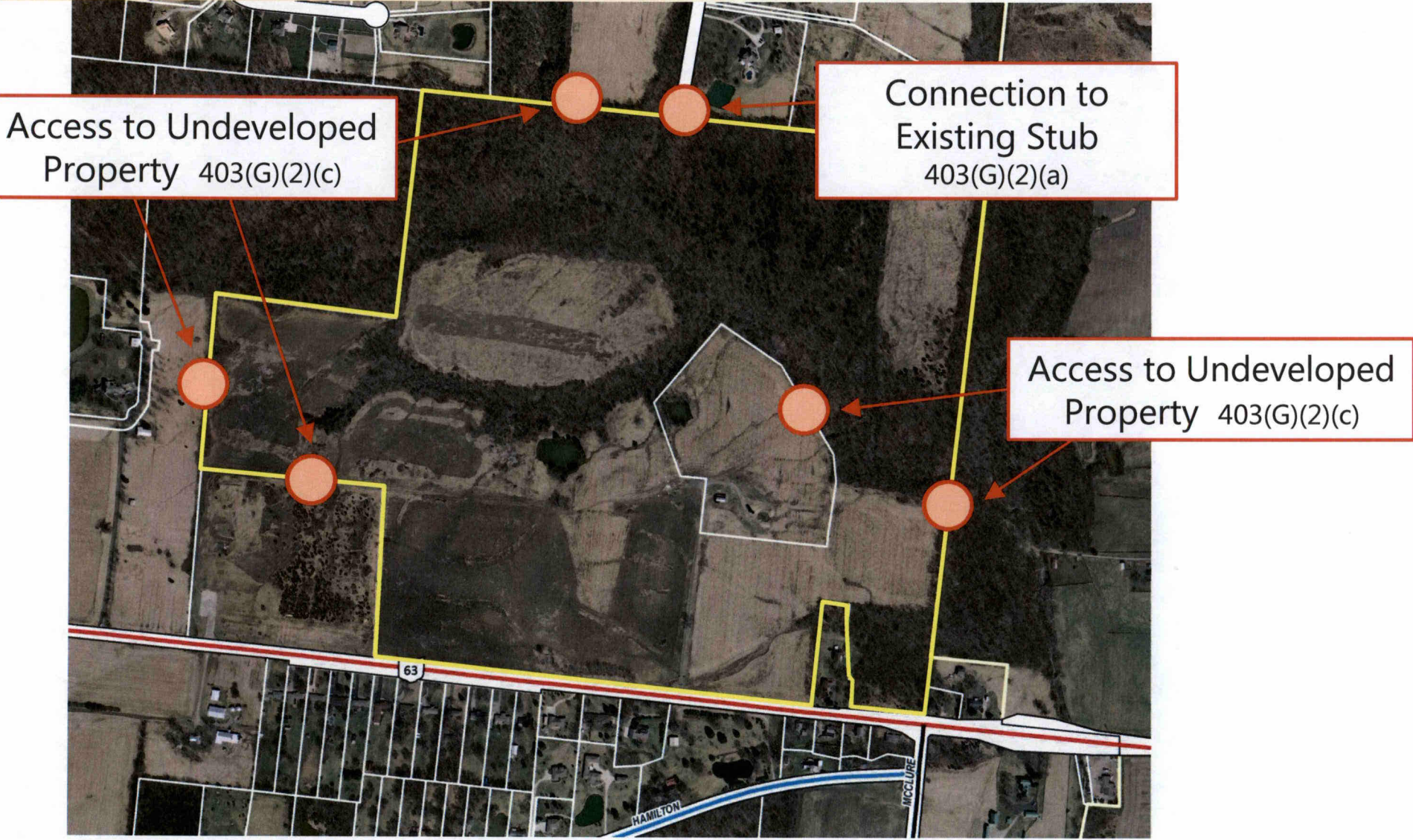
30 units on 90 acres





# Hypothetical Example 2

160 units on 164 acres





A decorative header consisting of two horizontal bars. The top bar is blue and the bottom bar is orange, both with a slight gradient from left to right.

Some recent subdivision examples...

# Hudson Hills

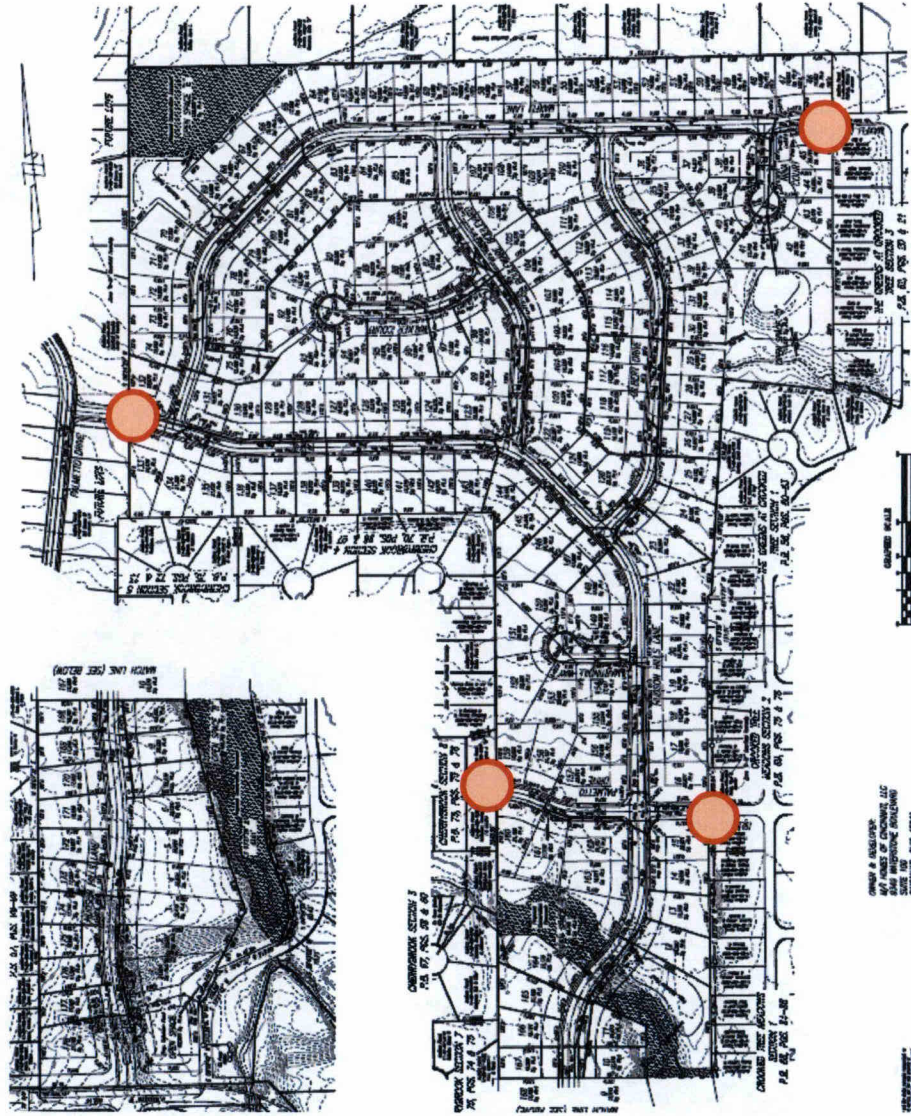
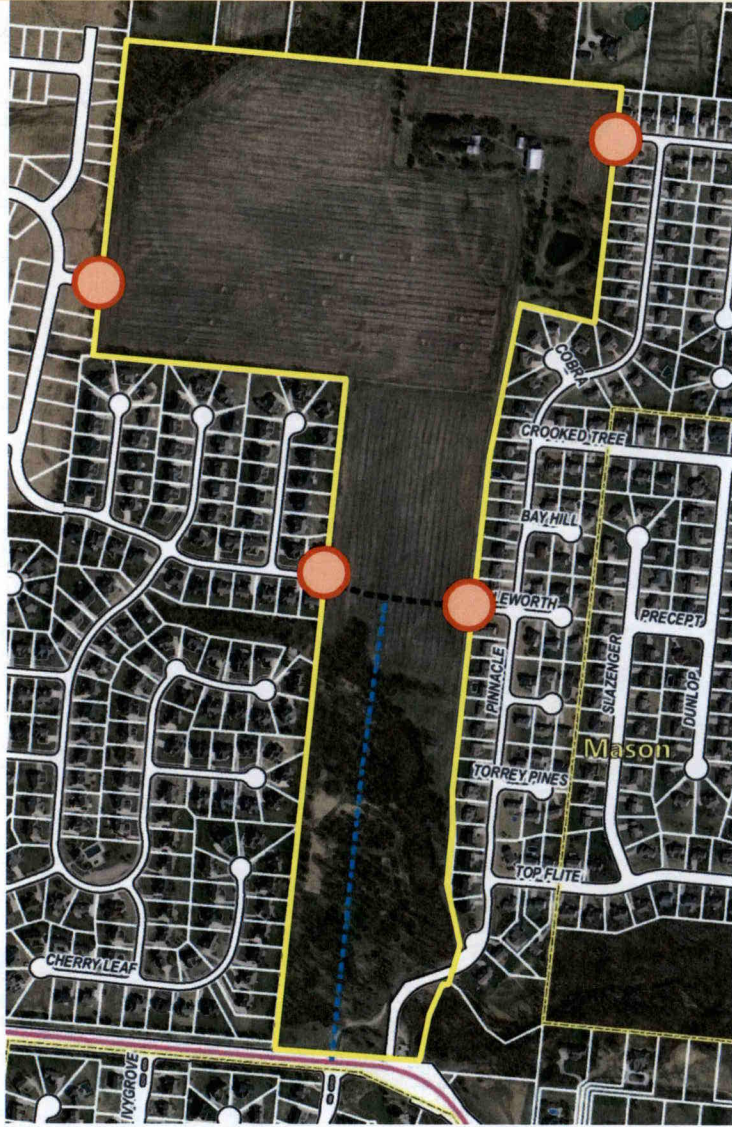
170 units on 100 acres (1.7 units/acre)





# Hudson Hills

170 units on 100 acres (1.7 units/acre)





# Kensington

142 units on 79 acres (1.8 units/acre)





# Kensington

142 units on 79 acres (1.8 units/acre)

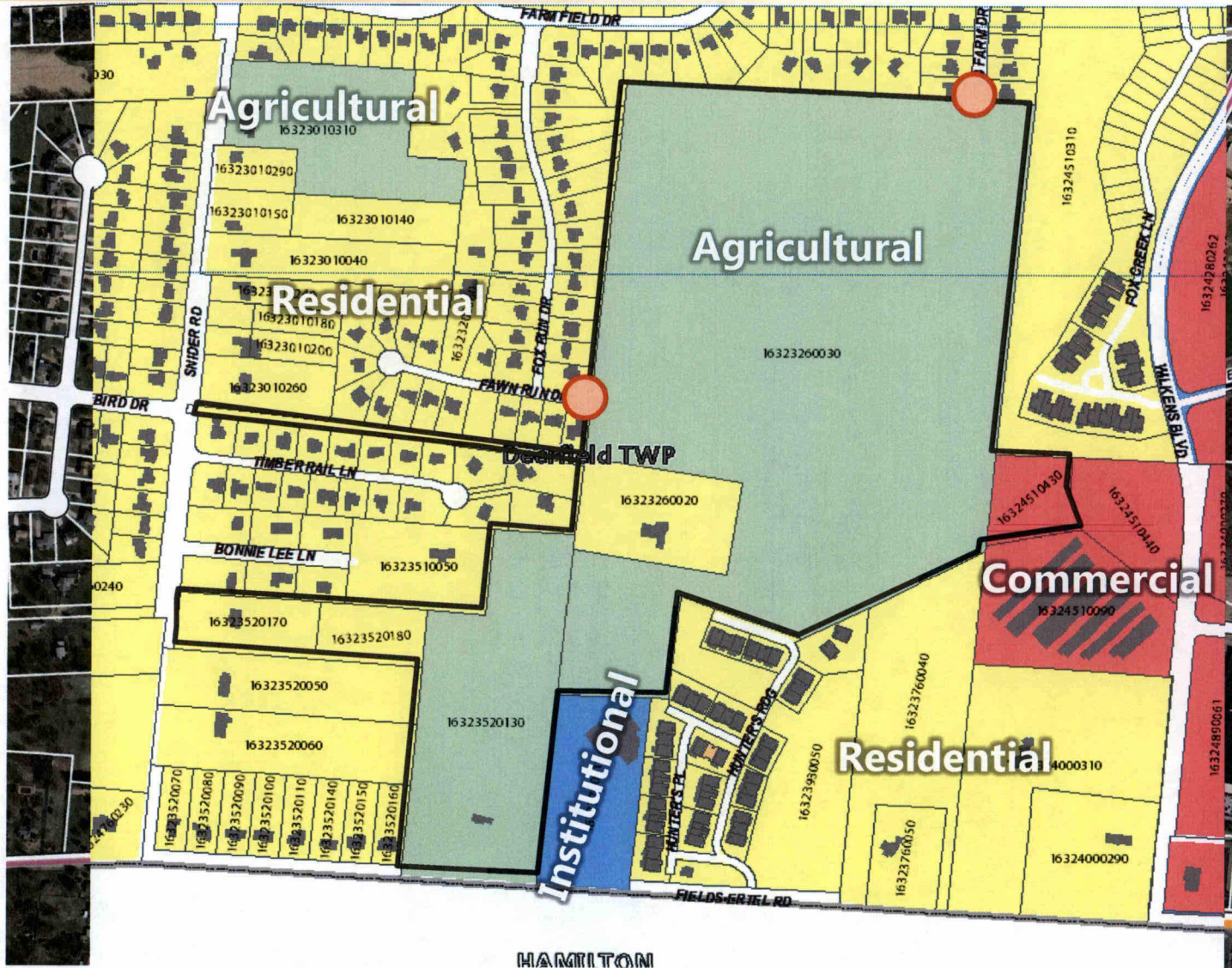


HAMILTON



# Kensington

## Auditor Land Use Classifications





# Proposed Language

(Page 48)

Access Points (G):

– *At a minimum, access points are required in the following situations, **except as provided in Section 403(H):***

- (1) Access to public roadways adjacent to the site
- (2) Access to local subdivision streets (e.g. street stubs)
- (3) Requirements may be expanded or reduced by the Executive Committee**
- (4) Nothing prevents a single access point from satisfying multiple criteria

# Proposed Language

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## (Page 49)

(G)(3): Access point requirements may be **expanded or reduced on a case-by-case basis**, due to special situations or unique circumstances.

Factors to consider in determining whether a situation or circumstance is special or unique include, but are not limited to, the following...



# Proposed Language

## **Factors for Expanding/Reducing Requirements (Page 50)**

- a. The existence of natural features (steep slope, woods, etc.)
- b. Existing or projected traffic patterns
- c. Relationship to existing or planned roadway networks
- d. Ensuring better access management
- e. Existing or future land use classifications on adjacent sites
- f. Existing zoning classifications on adjacent sites
- g. The total number of access points planned for the subdivision
- h. Length of boundaries between site and adjacent property
- i. Length of boundaries between site and adjacent right-of-way
- j. Access to certain amenities or points of interest
- k. Comments from reviewing agencies/departments

# Proposed Language

(Page 48)

Access Points (G):

- *At a minimum, access points are required in the following situations, **except as provided in Section 403(H):***
  - (1) Access to public roadways adjacent to the site
  - (2) Access to local subdivision streets (e.g. street stubs)
  - (3) Requirements may be expanded or reduced by the Executive Committee
  - (4) Nothing prevents a single access point from satisfying multiple criteria**



# Proposed Language



## **(Page 50)**

(G)(4): Nothing in (G)(1) thru (G)(3) prevents a single access point from satisfying multiple provisions

# Proposed Language



**(Page 50)**

## Access Point Waiver Requests (H):

- Allows applicants to submit written requests for waivers of 1 or more access points that may be required.
- Considered at either Concept Plan or Preliminary Plan.
- Each waiver request is a separate decision, although one motion can be made.
- Certain factors are considered when determining whether to grant or deny a request (Factors a – k on page 50)




# Proposed Language

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**(Page 51)**

## Street Stub Signage (I):

- *A developer shall erect and maintain a sign displaying the words “this street will connect in the future” at the end of all new stubs to adjacent properties, until such time as the street is accepted for maintenance by the County or Township. The sign may be removed at the time of street extension. This statement must also be provided on the final plat as a general note or a label at the stub.*



# Recommendation



# Recommendation



Approve the adopted text amendments as part of the Warren County Subdivision Regulations, as shown in Exhibits A, B, and C.

A decorative header consisting of two horizontal bars. The top bar is blue with a gradient from dark to light, and the bottom bar is orange with a gradient from dark to light.

# Electronic Plan Submissions



# Electronic Plan Submissions

- Current requirements:
  - 10 copies for Concept Plan
  - 15 copies for Preliminary Plan
  - 15 copies for Final Plat
- New language requires only a PDF submission or “other format found acceptable by the Executive Director or designee”
- Submissions will be emailed out to departments for comment
- Departments that wish to provide comments on a paper copy will need to print themselves or request a paper copy

Two horizontal bars are positioned at the top of the page. The upper bar is blue and the lower bar is orange. Both bars have a slight gradient and are separated by a thin white space.

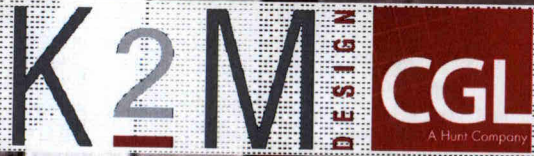
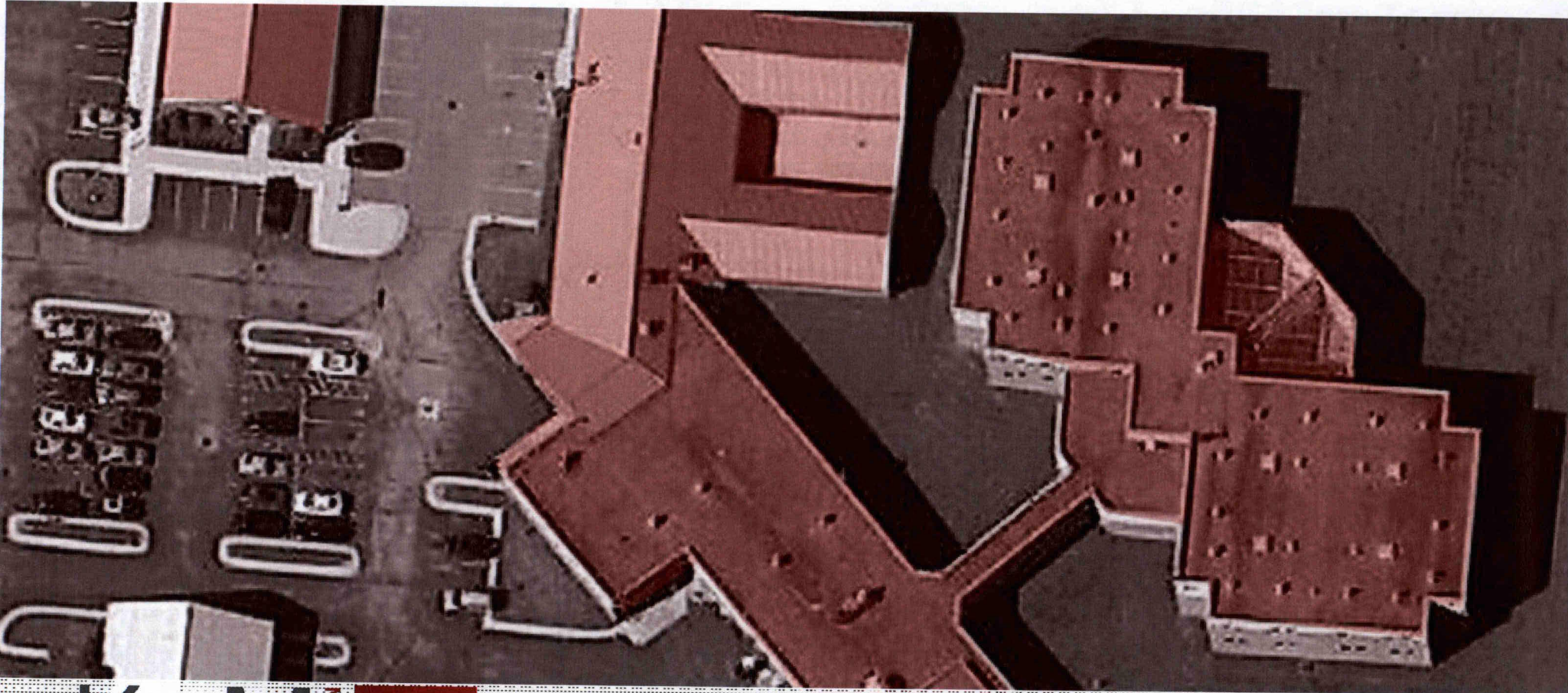
# Sidewalk Design



# Sidewalk Design



- Variances have been required to match sidewalk configurations on existing street stubs when standards are in conflict
  - e.g., Existing stub has one sidewalk but the Subdivision Regulations call for two sidewalks
- New language allows RPC Executive Committee to waive these requirements under such circumstances



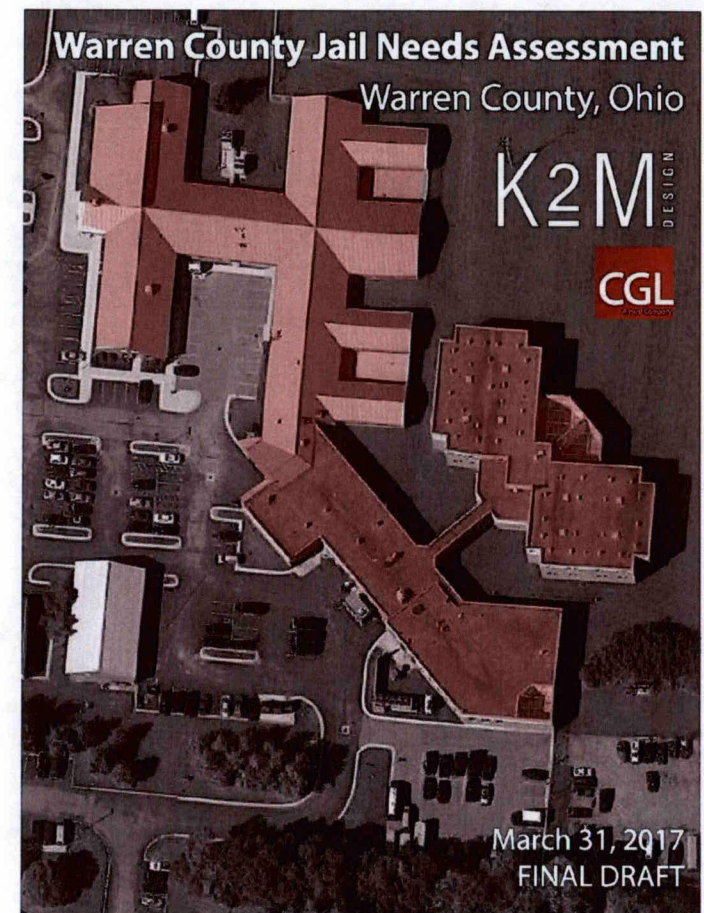
# Warren County Jail

## Jail Needs Assessment



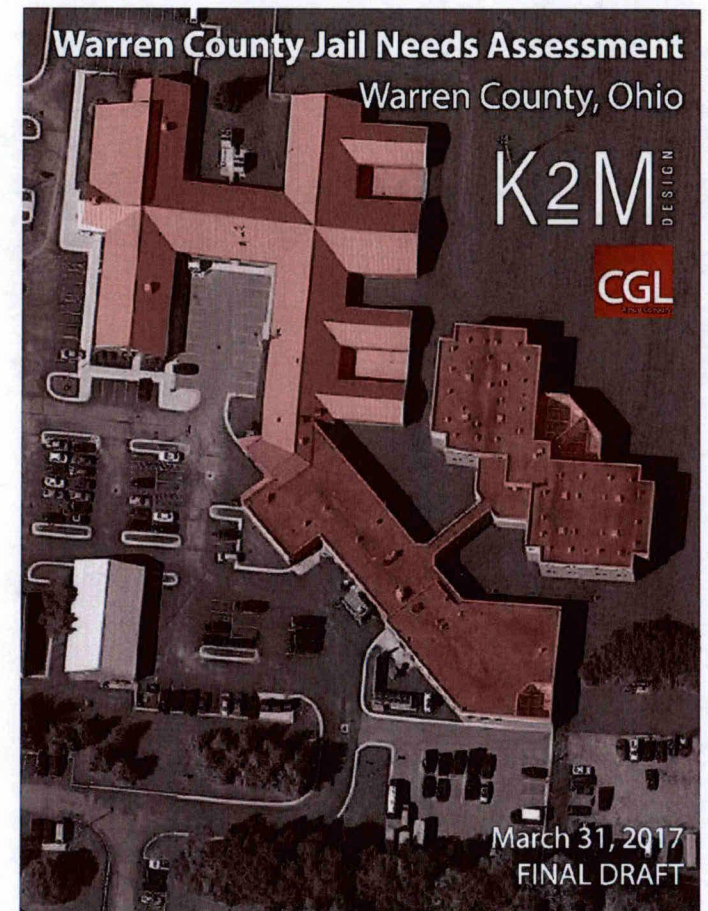
## Background

- In 2016 Warren County Selected K2M + CGL to Develop a Jail Needs Assessment
- Determination was Approximately 450 Beds by 2035
- Inmate Classification Management Critical to the Separation of Populations
- In October 2016 Approved to Advance a Planning Study Based to Evaluate a New Jail Construction Versus the Cost of Renovation and Expansion



## Planning Study

- Operational and Management Guidelines
  - Establish Classification Grouping and Housing Plan
  - Inmate Supervision Guidelines
  - Support Services and Inmate Programs
- Architectural Space Guidelines
  - Component Descriptions
  - Space Allocation Tables
  - Space Relationship Diagrams
- Preliminary Staffing Plan, Cost Estimates, and Final Program Document
- Review Meetings and Presentations

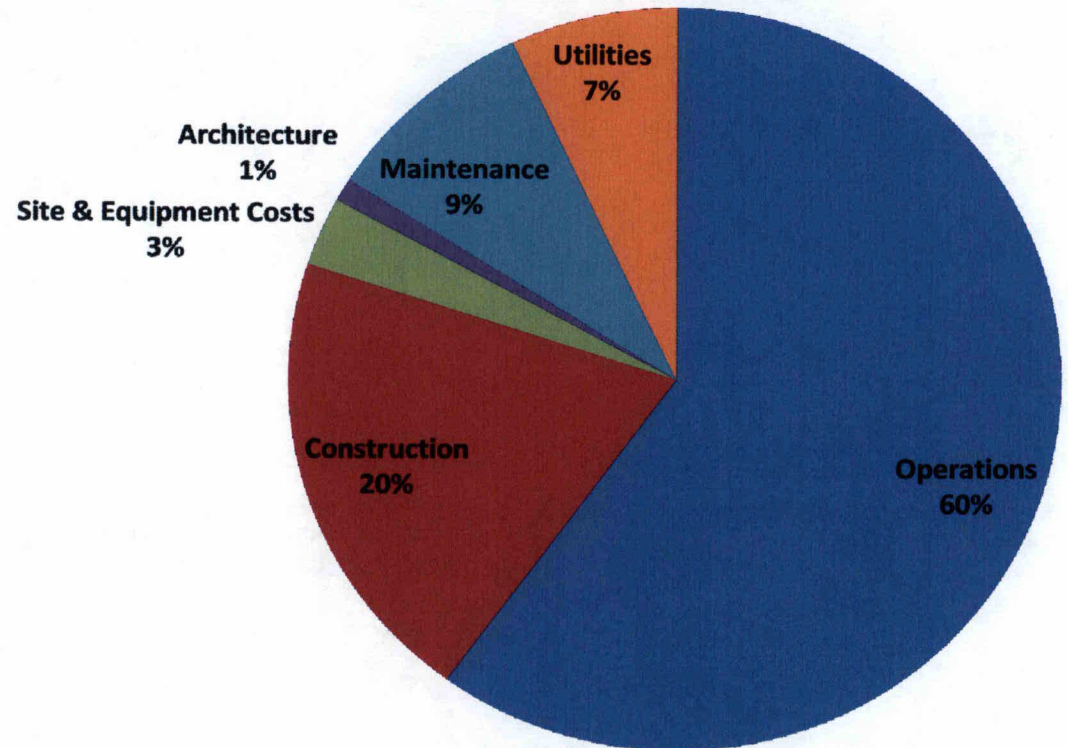




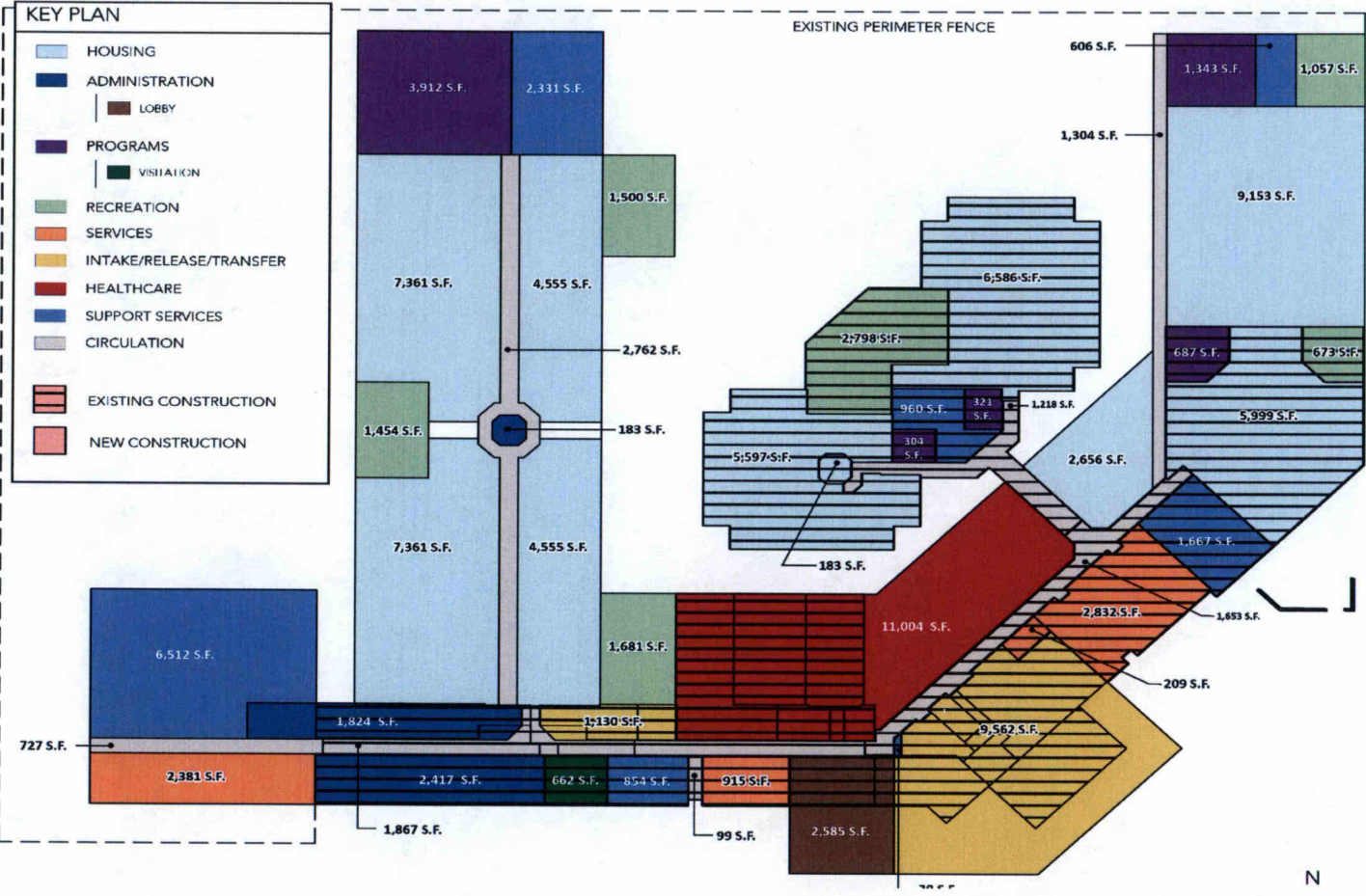
## Key Consideration

- Operations is 3:1 the Initial Project Cost
- Overall Cost is 4:1 When Considering Initial Cost
- Our Best Efforts are Focused on Efficiency of Operation

*30-Year Life Cycle Costs*



Opportunity 1





## Opportunity 1 - Site

If properly staffed to the recommended staffing levels, the estimated custody staff salaries in the year 2037 will be approximately \$12,335,981, and the total expenditures from 2018 through 2037 are estimated to be \$197,115,299.

Opportunity 1 - Staffing Costs		Rounded	2017	Total Salaries	Total Salaries
Post/Position	FTEs	Avg Salary	2017	2017	2037*
Total Detention Administrators	1	\$ 111,931.10	\$ 111,931.10	\$ 111,931.10	183412.14
Total Captains	1	\$ 98,543.68	\$ 98,543.68	\$ 98,543.68	161475.29
Total Lieutenants	4	\$ 85,131.83	\$ 340,527.32	\$ 340,527.32	557993.66
Total Sergeants	10	\$ 74,284.56	\$ 742,845.60	\$ 742,845.60	1217239.01
Total Correctional Officers	71	\$ 64,879.69	\$ 4,606,457.99	\$ 4,606,457.99	7548217.79
Total Civilians	3	\$ 56,965.50	\$ 170,896.50	\$ 170,896.50	\$ 280,033.81
<b>Total Staff Needed:</b>	<b>90</b>	<b>Subtotal:</b>	<b>\$ 6,071,202.19</b>	<b>\$ 6,071,202.19</b>	<b>\$ 9,948,371.72</b>
*Salaries are escalated at 2.5% annually		Fringe: 24%	\$ 1,457,088.53	\$ 1,457,088.53	\$ 2,387,609.21
		<b>Total:</b>	<b>\$ 7,528,290.72</b>	<b>\$ 7,528,290.72</b>	<b>\$ 12,335,980.93</b>

Source: CGL, December 2016

## Opportunity 1 – Project Costs

Opportunity 1 - Renovation / Expansion Costing				
		Project Cost		
Addition / Complex Renovation	Size SF / %	Low (\$250/sf)	Mid (\$275/sf)	High (\$300/sf)
Jail Renovations / Repurposing	25209	\$ 6,302,250.00	\$ 6,932,475.00	\$ 7,562,700.00
Housing Addition	66157	\$ 16,539,250.00	\$ 18,193,175.00	\$ 19,847,100.00
Program / Medical / Entry Addition	27618	\$ 6,904,500.00	\$ 7,594,950.00	\$ 8,285,400.00
Minor Renovation	Size SF / %	Low (\$150/sf)	Mid (\$175/sf)	High (\$190/sf)
Existing Housing Unit Renovations	32839	\$ 4,925,850.00	\$ 5,746,825.00	\$ 6,239,410.00
Sheriff's Office	Size SF / %	Low (\$200/sf)	Mid (\$225/sf)	High (\$250/sf)
New Construction	28627	\$ 5,725,400.00	\$ 6,441,075.00	\$ 7,156,750.00
<b>Construction Cost</b>		<b>\$ 40,397,250.00</b>	<b>\$ 44,908,500.00</b>	<b>\$ 49,091,360.00</b>
Other Factors				
Contingency	10%	\$ 4,039,725.00	\$ 4,490,850.00	\$ 4,909,136.00
Operation and Maintenance	LS	\$ 750,000.00	\$ 1,000,000.00	\$ 1,250,000.00
Soft Costs	25%	\$ 10,099,312.50	\$ 11,227,125.00	\$ 12,272,840.00
<b>Total</b>		<b>\$ 55,286,287.50</b>	<b>\$ 61,626,475.00</b>	<b>\$ 67,523,336.00</b>



## Opportunity 1 – Realizations

- Soft Costs are 3% Higher than Opportunity 2
- Within 1.5-3% Construction Cost of Opportunity 2
- Longest Construction Time – 7 Years
- 2037 Salaries will be \$12,335,981
- 20-Year Salary Cost of \$197,115,299
- Inherent Inefficiencies

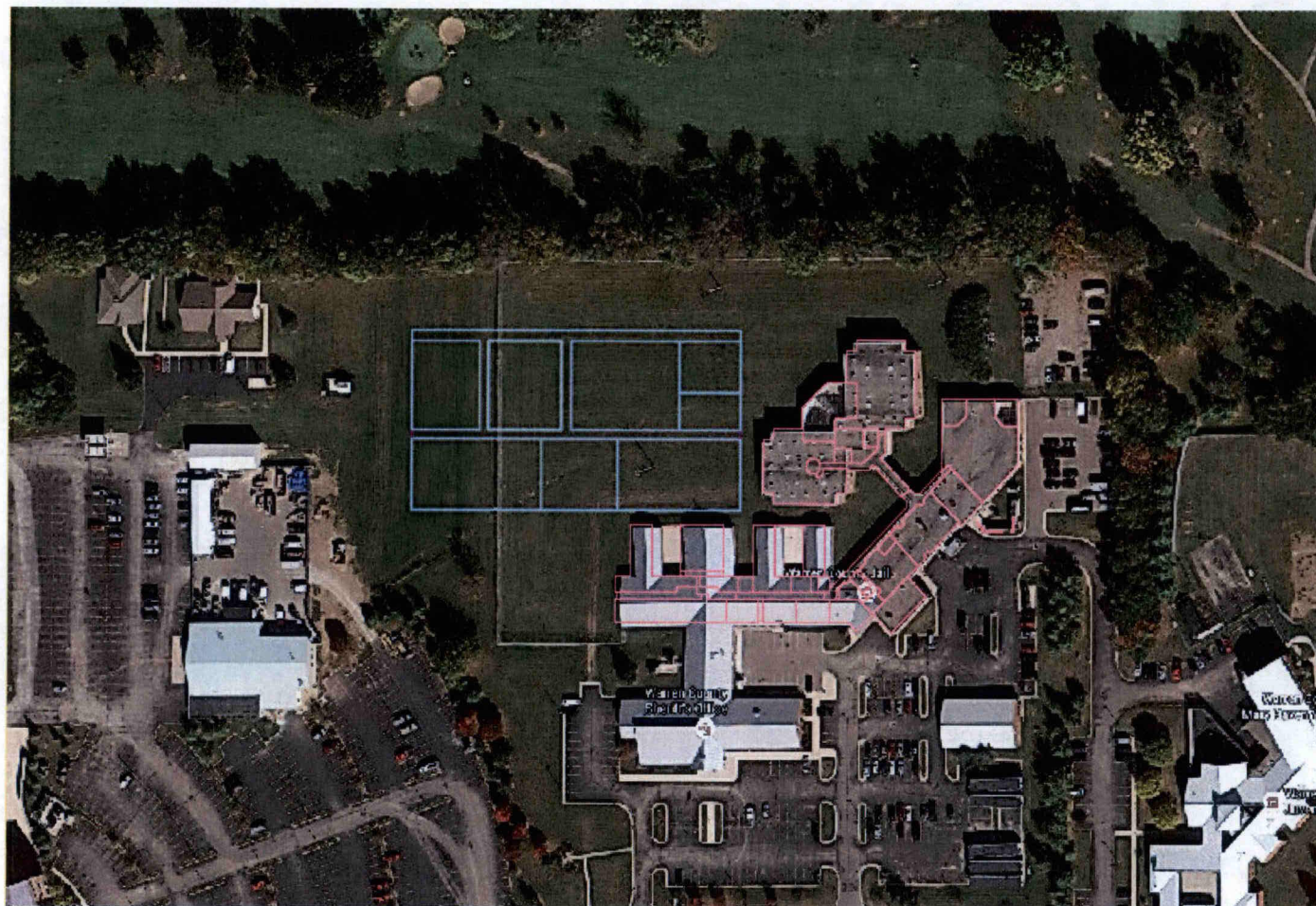
Opportunity 2 - Spaces

Opportunity 2 - Warren County Jail			
468-BED FACILITY SPACE SUMMARY			
			Total BGSF
1.000	PUBLIC LOBBY AND VISITATION		3,897.47
2.000	FACILITY ADMINISTRATION		2,798.81
3.000	SECURITY ADMINISTRATION		2,338.41
4.000	STAFF FACILITIES		3,668.73
5.000	BOOKING AND RELEASE		10,893.49
6.000	VIDEO COURT		239.20
7.000	HEALTH SERVICES		5,214.79
8.000	PROGRAM SERVICES		897.00
9.000	HOUSING	Rated Beds: 468	99,246.04
10.000	FOOD SERVICE		4,801.02
11.000	LAUNDRY		1,927.86
12.000	MAINTENANCE, BUILDING SERVICES, & STORAGE		15,900.36
13.000	SHERIFF'S ADMINISTRATION		21,911.84
<b>GRAND TOTALS</b>			<b>173,735.01</b>





## Opportunity 2



## Opportunity 2 – Staffing Costs

If properly staffed to the recommended staffing levels, the estimated custody staff salaries in 20 years (the year 2037) will be approximately \$11,676,841.

Opportunity 2 Post/Position	Rounded FTEs	2017 Avg Salary	Total Salaries 2017	Total Salaries 2037*
Total Detention Administrators	1	\$ 111,931.10	\$ 111,931.10	183412.14
Total Captains	1	\$ 98,543.68	\$ 98,543.68	161475.29
Total Lieutenants	4	\$ 85,131.83	\$ 340,527.32	557993.66
Total Sergeants	10	\$ 74,284.56	\$ 742,845.60	1217239.01
Total Correctional Officers	66	\$ 64,879.69	\$ 4,282,059.54	7016653.16
Total Civilians	3	\$ 56,965.50	\$ 170,896.50	\$ 280,033.81
<b>Total Staff Needed:</b>	<b>85</b>	<b>Subtotal:</b>	<b>\$ 5,746,803.74</b>	<b>\$ 9,416,807.09</b>
*Salaries are escalated at 2.5% annually		Fringe: 24%	\$ 1,379,232.90	\$ 2,260,033.70
		<b>Total:</b>	<b>\$ 7,126,036.64</b>	<b>\$ 11,676,840.79</b>

Source: CGL, December 2016



## Staffing Comparison

- Comparable Analysis of Similar Facilities in Ohio
- Third Highest Inmate Capacity with 468 Beds
- Highest Inmate to Staff Ratio of 5.51
- Direct and Indirect Supervision Models Employed

Jail	Capacity	Staff	Inmate to Staff Ratio
Mahoning County Jail	562	113	4.97
Stark County Jail	526	118	4.46
Lorain County Jail	422	115	3.67
Lake County Jail	411	97	4.24
Lucas County Jail	346	290	1.19
<b>Average</b>			<b>3.71</b>
<b>Warren County</b>	<b>468</b>	<b>85</b>	<b>5.51</b>

## Opportunity 2 – Project Costs

Opportunity 2 - New Construction Costing				
		Project Cost		
Jail	Size SF / %	Low (\$250/sf)	Mid (\$275/sf)	High (\$300/sf)
	151823	\$ 34,919,290.00	\$ 40,233,095.00	\$ 44,787,785.00
Sheriff's Office	Size SF / %	Low (\$200/sf)	Mid (\$225/sf)	High (\$250/sf)
	28627	\$ 5,725,400.00	\$ 6,441,075.00	\$ 7,156,750.00
<b>Construction Cost</b>		<b>\$ 40,644,690.00</b>	<b>\$ 46,674,170.00</b>	<b>\$ 51,944,535.00</b>
General				
Contingency	10%	\$ 4,064,469.00	\$ 4,667,417.00	\$ 5,194,453.50
Soft Costs	22%	\$ 8,941,831.80	\$ 10,268,317.40	\$ 11,427,797.70
<b>Total</b>		<b>\$ 53,650,990.80</b>	<b>\$ 61,609,904.40</b>	<b>\$ 68,566,786.20</b>



## Opportunity 2 – Realizations

- Soft costs are 3% lower than Opportunity 1
- Shorter Project Duration time – 4 Years
- Independent of Current Facility
- 2037 salaries will be \$11,676,841
- 20 year salary cost of \$186,582,970  
(\$10,532,329 less expensive)
- Operationally More Efficient

## Next Steps

- Confirm Essential Project Components
- Commitment to Fund the Project
- Determine Construction Delivery Method
- Solicit Proposals from Professionals
- Execute the Commissioner's Direction