



**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 – December 17, 2019

The Board met in regular session pursuant to adjournment of the December 12, 2019, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the December 3, 2019 and December 10, 2019 meeting were read and approved.

- 19-1719 A resolution was adopted to amend pay schedule relative to the Warren County Commissioners Compensation Plan. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1720 A resolution was adopted to amend pay schedule relative to the Warren County Job and Family Services, Human Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1721 A resolution was adopted to amend pay schedule relative to the Warren County Job and Family Services, Children Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1722 A resolution was adopted to approve salary increase relative to Commissioners' employees. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1723 A resolution was adopted to approve salary increases relative to Emergency Communications Operators within the Emergency Services Department. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1724 A resolution was adopted to approve salary adjustments for department heads under the Warren County Board of Commissioners. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.

- 19-1725 A resolution was adopted to approve pay increases for Stacy Sheffield and Amy Pond within the Workforce Investment Board Butler Clermont Warren. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1726 A resolution was adopted to approve reclassification of Corey Burton to the System Analyst position within the Warren County Telecommunications Department. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1727 A resolution was adopted to approve reclassification of Jimmy Hollon to the System Analyst position within the Warren County Telecommunications Department. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1728 A resolution was adopted to approve reclassification of Devin Dawson from the position of Service Worker I to the position of Service Worker II. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1729 A resolution was adopted to approve reclassification of Dale Corwin from Unit Support Worker II to Eligibility Referral Specialist I within the Warren County Job and Family Services, Human Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1730 A resolution was adopted to approve reclassification of Kathleen Pena from Unit Support Worker II to Eligibility Referral Specialist I within the Warren County Job and Family Services, Human Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1731 A resolution was adopted to approve reclassification of Jamie Dick from Unit Support Worker II to Eligibility Referral Specialist I within the Warren County Job and Family Services, Human Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1732 A resolution was adopted to approve reclassification of Jade Hollon from Unit Support Worker II to Eligibility Referral Specialist I within the Warren County Job and Family Services, Human Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1733 A resolution was adopted to approve reclassification of Kayla Creech from Unit Support Worker II to Eligibility Referral Specialist I within the Warren County Job and Family Services, Human Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1734 A resolution was adopted to approve reclassification of Dominique Powell-Saidykahn from Unit Support Worker II to Eligibility Referral Specialist I within the Warren County Job and Family Services, Human Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.

- 19-1735 A resolution was adopted to approve a pay increase for Ashley Schmitz, Eligibility Referral Specialist III, within Warren County Department of Job and Family Services, Human Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1736 A resolution was adopted to approve reclassification of Olivia Elter from Investigative Caseworker I to Investigative Caseworker II within the Warren County Job and Family Services, Children Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1737 A resolution was adopted to approve reclassification of Misty Treadway from Compliance Caseworker I to Compliance Caseworker II within the Warren County Job and Family Services, Children Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1738 A resolution was adopted to approve reclassification of Brandon Stuhlemmer from Protective Services Caseworker I to Protective Caseworker II within the Warren County Job and Family Services, Children Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1739 A resolution was adopted to approve reclassification of Autumn Cook from Protective Services Caseworker I to Protective Services Caseworker II within the Warren County Job and Family Services, Children Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1740 A resolution was adopted to approve reclassification of Melinda Callahan from Protective Services Caseworker I to Protective Services Caseworker II within the Warren County Job and Family Services, Children Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1741 A resolution was adopted to approve reclassification of Kairee Bedinghaus from Protective Services Caseworker I to Protective Services Caseworker II within the Warren County Job and Family Services, Children Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1742 A resolution was adopted to approve reclassification of Brittany Smith from Alternative Response Caseworker I to Alternative Caseworker II within the Warren County Job and Family Services, Children Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1743 A resolution was adopted to approve reclassification of Jodi Stone-Dana from Foster Care Adoption Caseworker I to Foster Care Adoption Caseworker II within the Warren County Job and Family Services, Children Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.

- 19-1744 A resolution was adopted to approve reclassification of Dara Geiger from Foster Care Adoption Caseworker I to Foster Care Adoption Caseworker II within the Warren County Job and Family Services, Children Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1745 A resolution was adopted to approve reclassification of Abbie Downey from Protective Services Caseworker II to Protective Caseworker III within the Warren County Job and Family Services, Children Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1746 A resolution was adopted to approve reclassification of Michelle Turley from Foster Care Adoption Caseworker II to Lead Caseworker III within the Warren County Job and Family Services, Children Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1747 A resolution was adopted to approve reclassification of Elnora Hamilton from Administrative Assistant to Assistant Business Manager within the Warren County Job and Family Services, Children Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1748 A resolution was adopted to hire Kyleigh Powell and Samantha Kingdom as Caseworker Interns for Warren County Job and Family Services, Children Services Division. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1749 A resolution was adopted to set public hearing to consider modification to the fee schedule within the Warren County Building Department. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1750 A resolution was adopted to set public hearing for rezoning application of Daniel Jones, Agent for Colleen Jones, owner of Record, to rezone 10 acres from single family residence "R-1B" to planned unit development "PUD" in Turtlecreek Township. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1751 A resolution was adopted to set public hearing to consider the road name change of Mintwood Road in Clearcreek to Rothschild Court. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1752 A resolution was adopted to authorize Tiffany Zindel, County Administrator, to sign application by HCC Life Insurance Company for Stop Loss Coverage relative to the Healthcare Plan effective January 1, 2020. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1753 A resolution was adopted to accept binder of coverage from Arch Insurance Company for Stop Loss Coverage relative to the Warren County self-insured workers' compensation program effective January 1, 2020. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.

- 19-1754 A resolution was adopted to enter into Consulting Agreement with Horan Associates for services related to the Health Care Plan effective January 1, 2020. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1755 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Tuesday January 14, 2020. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1756 A resolution was adopted to authorize Warren County Telecommunications to sign acceptance of the statement of work with Emerge IT. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1757 A resolution was adopted to authorize the Board to enter into a Business Associate Agreement with Turtlecreek Township Fire Department on behalf of Warren County Telecommunications. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1758 A resolution was adopted to approve an amendment to the engineering contract with Strand Associates, Inc. on behalf of the Warren County Engineer's Office. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1759 A resolution was adopted to approve agreement and addendum with Lighthouse Youth Services, Inc. IL as a child placement and related service provider for the Warren County Board of County Commissioners on behalf of Warren County Children Services. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1760 A resolution was adopted to approve Change Order No. 1 to the contract with Jones Warner Consultants for the FY19 Wayne Meadows Infrastructure Improvement CDBG Project. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1761 A resolution was adopted to approve and authorize the President of the Board to enter into a Classroom Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1762 A resolution was adopted to approve and enter into contract with Prodigy Building Solutions, LLC for the roof replacement on the Juvenile Justice Center, 900 Memorial Drive. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1763 A resolution was adopted to declare various items within Community Corrections, County Court, Common Pleas Court- Domestic Relations, Facilities Management, Human Services, Juvenile Detention Center, Water & Sewer – Sewer Department, Telecommunications, Veteran's Services and Water & Sewer – Water Department as surplus and authorize the disposal of said items. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.

- 19-1764 A resolution was adopted to approve and authorize the Ohio 911 Local Sub-Grant application to the Ohio Department of Administrative Services on behalf of Warren County Telecom. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1765 A resolution was adopted to approve and authorize Warren County Grants Director to electronically sign the Ohio Transit Partnership Program 2020 Grant Contract by and between the Ohio Department of Transportation and the Warren County Board of Commissioners. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1766 A resolution was adopted to approve extension to the Service Agreement with the Humane Association of Warren County, Inc. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1767 A resolution was adopted to acknowledge payment of bills. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1768 A resolution was adopted to acknowledge approval of financial transactions. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1769 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release with M/I Homes of Cincinnati, LLC for Regency Park Section 11C situated in Hamilton Township. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1770 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Grand Communities, LLC., for installation of certain improvements in Shaker Run subdivision, Section 4, Phase D, situated in Turtlecreek Township. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1771 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with Grand Communities, LLC, for installation of certain improvements in Shaker Run, Section Four, Phase D situated in Turtlecreek Township. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1772 A resolution was adopted to approve record plat. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1773 A resolution was adopted to create Road Infrastructure Project Fund #4451 and approve supplemental appropriations into #1101112 and operating transfers into Facilities Management Construction Fund #4467 & #4494, Telecommunications Infrastructure Fund #4492, Road Infrastructure Fund #4451 and Children Services Fund #2273. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.

- 19-1774 A resolution was adopted to accept amended certificate for funds 2254, 2258, 5575, 5583. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1775 A resolution was adopted to accept amended certificate for funds 2245, 2256, 2264, 2265, 2268, 2272, 2273, 2275, 2276, 2277, 2278, 2279, 2280, 2282, 2296, 2298, 2299, 3327, 3393. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1776 A resolution was adopted to accept amended certificate for funds 2203, 2217, 2238, 2261, 2293, 2294, 4434, 4454, 4485, 4465, 4498, 6619, 6630, 6631, 6632 and 6650. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1777 A resolution was adopted to approve appropriation decreases for Liberty Way/Mason Rd turn lane Fund #4434 and Fields Ertel Rd improvement project Fund #4454. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1778 A resolution was adopted to approve appropriation decrease in pass through Grants Fund #2261. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1779 A resolution was adopted to approve appropriation decreases within Human Services Fund #2203. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1780 A resolution was adopted to approve appropriation decreases within Water Project Fund 5583 and Sewer Project Fund 5575. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1781 A resolution was adopted to approve appropriation decreases within Sheriff's Office Fund #2293. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1782 A resolution was adopted to approve appropriation decrease within Sheriff's Office Fund #2294. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1783 A resolution was adopted to approve an appropriation decrease within the Fairgrounds Fund #4498. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1784 A resolution was adopted to approve appropriation decreases in COAP Grants Fund #2251. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1785 A resolution was adopted to approve appropriation decreases in OhioMeansJobs Funds #2258 and #2254. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.

- 19-1786 A resolution was adopted to approve appropriation decreases within the Area 12 Workforce Development Board Fund #2238. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1787 A resolution was adopted to approve appropriation adjustments from Juvenile Fund #11011240, Probate Court Fund #11011250 Juvenile Probation Fund #11012500, Juvenile Detention Fund #11012600 into Commissioners Grants Fund #11011112 and an operational transfer from Commissioners Grants Fund #11011112 into Juvenile Treatment Center Fund #2270. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1788 A resolution was adopted to approve supplemental appropriations into County Commissioners' Fund #11011110. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1789 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #1101-1110 into Information Technology Fund #1101-1400. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1790 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #11011110 into Detention Center Fund #11012600. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1791 A resolution was adopted to approve appropriation adjustment within Recorder's Fund #11011160. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1792 A resolution was adopted to approve appropriation adjustments within Sheriff's Office Fund 11012211. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1793 A resolution was adopted to approve appropriation adjustments within Juvenile Court Reclaim Grant Fund #2247. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1794 A resolution was adopted to approve appropriation adjustment within Treasurer's Office Fund #2249. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1795 A resolution was adopted to approve appropriation adjustments within Sheriff's Office Fund 11012200. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1796 A resolution was adopted to approve appropriation adjustment within Facilities Management #11011600. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.

- 19-1797 A resolution was adopted to approve appropriation adjustment within the Clerk of Court's Certificate of Title Administration Fund #2250. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1798 A resolution was adopted to approve 2020 annual appropriations. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1799 A resolution was adopted to approve a notice of intent to enter into Enterprise Zone Agreement with the Leo Brown Group. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1800 A resolution was adopted to approve appointments and reappointments of to the Warren County Board of Developmental Disabilities. Vote: Mr. Young- yea, Mrs. Jones- yea, Mr. Grossmann- absent.
- 19-1801 A resolution was adopted to approve the Revised PUD Stage 2 Preliminary Site Plan for Miami Valley Gaming and Racing PUD within the Interstate Overlay District in Turtlecreek Township subject to conditions and development standards. Vote: Unanimous.
- 19-1802 A resolution was adopted to enter into security agreement for streets and appurtenances and sidewalks with Deerfield Township for construction and maintenance of public improvements consisting of 1028.4 linear feet of Watercrest Drive in the Falls of Landen Section 3A, and waiving the posting of security. Vote: Mr. Grossmann- yea, Mrs. Jones- yea, Mr. Young- abstain.
- 19-1803 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with Watercrest at Landen, LLC, for installation of certain improvements in Watercrest at Landen, Section 1A and Section 1B situated in Deerfield Township. Vote: Mr. Grossmann- yea, Mrs. Jones- yea, Mr. Young- abstain.
- 19-1804 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Watercrest at Landen, LLC, for installation of certain improvements in the Watercrest at Landen subdivision, Section 1A and 1B situated in Deerfield Township. Vote: Mr. Grossmann- yea, Mrs. Jones- yea, Mr. Young- abstain.
- 19-1805 A resolution was adopted to enter into a subdivision improvement performance security agreement with Watercrest at Landen, LLC, for installation of certain private improvements in the Watercrest at Landen subdivision, Section 1A and 1B, situated in Deerfield Township. Vote: Mr. Grossmann- yea, Mrs. Jones- yea, Mr. Young- abstain.
- 19-1806 A resolution was adopted to approve record plat. Vote: Mr. Grossmann- yea, Mrs. Jones- yea, Mr. Young- abstain.

19-1807 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Juvenile Probation Fund #11012500. Vote: Unanimous.

DISCUSSIONS

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

Martin Russell, Deputy County Administrator, presented the 2020 annual appropriations to the Board for consideration of approval.

Mr. Russell presented the following information:

2020 General fund anticipated revenue	\$ 80,602,347
2019 saw a 7% increase in sales tax collection	
2020 General fund appropriation	\$ 77,426,191
55.35% or \$42,857,930 in Criminal Justice/Public Safety	
38.86% or \$30,087,244 in General Operating	
3.32% or \$2,573,937 in Social Services	
1.29% or \$995,106 in miscellaneous items	
1.18% or \$911,974 in debt service	

Mr. Russell stated the following items being pre-funded for 2020:

- \$2 million to Children Services
- \$7 million to an infrastructure bank
- \$12 million to a rainy day fund

The Board expressed their appreciation to the elected officials and staff for their cooperation and support with the budget as well as commended staff for their efforts in preparing it.

Upon further discussion, the Board approved the 2020 annual appropriations.

Matt Schnipke, Economic Development Director, presented a resolution for consideration of adoption to declare the notice of intent to approve an abatement agreement as a follow up to the request from the Leo Brown Group for enterprise zone abatement for the development of their assisted living facility within the City of Lebanon.

Upon discussion, the Board adopted the resolution to declare their intent to approve the agreement.

Matt Schnipke, Economic Development Director, provided a brief update on the Warren County Sports Complex.

ADMINISTRATIVE HEARING

CONTINUATION OF THE REVISED STAGE 2 PUD OF MIAMI VALLEY GAMING
IN TURTLECREEK TOWNSHIP

Ryan Cook, Warren County Regional Planning Commission (RPC), presented the attached PowerPoint presentation as a follow up to their review of the sign proposal from the meeting of December 10, 2019. He reviewed the revised recommendation of approval from staff as well as the reviewed development standards.

Mike Tempko, Woolpert, presented the attached PowerPoint with changes that have been made to reflect the concerns of the RPC. He then discussed a concern with condition #15 A & B relative to the desire to be permitted a "rolling" non-static and animated sign. He also presented a "back up" plan for a sign should the Board determine to deny their request for an LED sign. He explained that if the Board denies the LED signage, there will be a small percentage of people that will be able to see it from the highway.

Commissioner Young discussed the request for the LED sign and stated the three questions that need to be discussed:

1. Should there be an LED sign
2. If so, how big should it be
3. What should the content be

Commissioner Young stated that with the market being towards the interstate, it cannot be seen from the residential side towards Otterbein. He then questioned if there was a compromise that could be reached on the 92' length.

Dominic Mancini, President and General Manager of Miami Valley Gaming and Racing, stated they will not get the effect they are looking for if they reduce. He stated that the current design enhances the looks and if they reduce it, it will look out of place.

The Board stated their opinion that if the LED signage is allowed, there is no reason to limit how they choose to use it as far as static vs. non-static.

There was discussion relative to the proposed condition relative to public service announcement being outside the normal operations of business.

Commissioner Grossmann entered the meeting at 9:53 a.m. with the Board providing an update of the information discussed prior to his arrival.

Upon discussion, it was agreed that Miami Valley Gaming would work with Emergency Management Agencies to display messages in extraordinary times.

Upon further discussion, the public hearing was closed and the Board resolved (Resolution #19-1801) to approve the Revised Stage 2 PUD for Miami Valley Gaming and Racing with modified conditions of approval and modified development standards.

Dominic Mancini, President and General Manager of Miami Valley Gaming and Racing, provided an update on their facility and iterated that they take into consideration what effect every decision they make will have on the community.

Upon motion the meeting was adjourned.

Shannon Jones, President




David G. Young

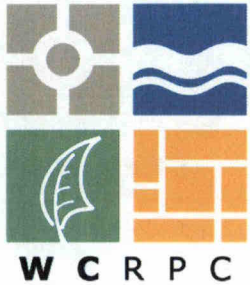


Tom Grossmann

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 December 17, 2019, in compliance with Section 121.22 O.R.C.



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



Miami Valley Gaming
Revised PUD Stage 2
(Continuation)

Turtlecreek Township

Board of County Commissioners

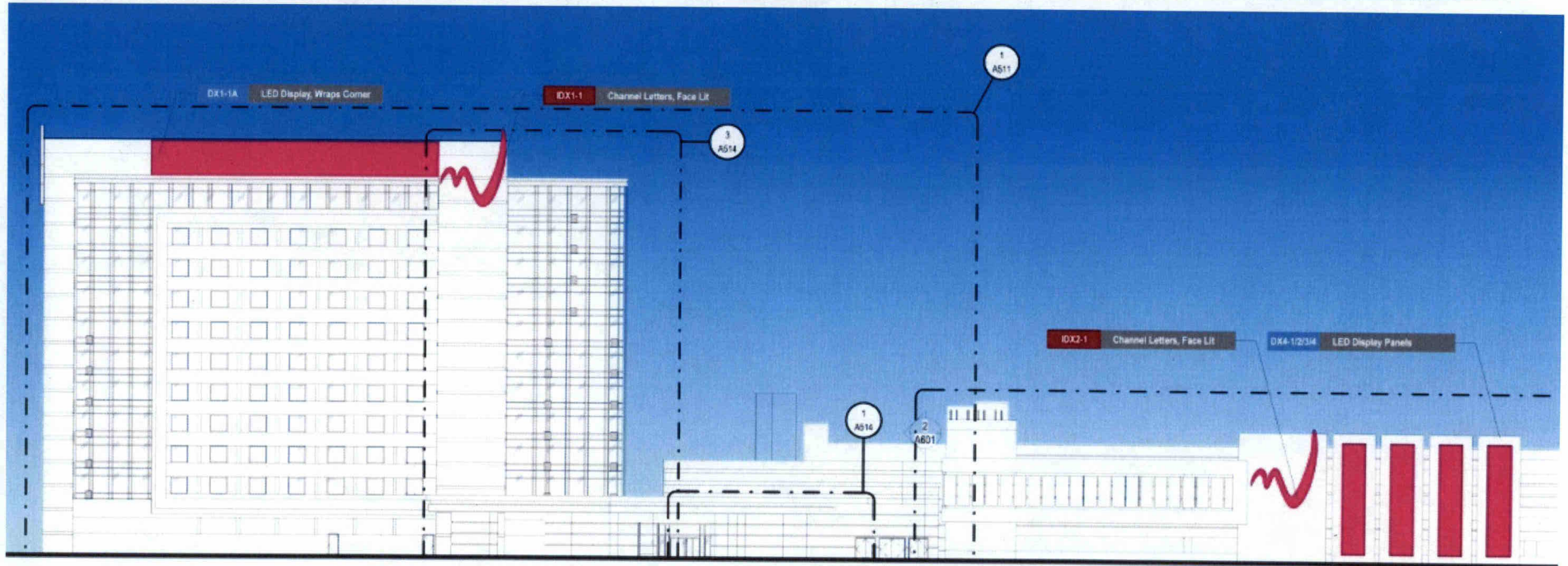
December 17, 2019

Zoning Code Standards

- Total signage allowed by Zoning Code = 950 sq. ft.
- Current PUD ordinance allows = 5,185 sq. ft.
- Existing Signs = 4,556.5 sq. ft.
- Proposed PUD Signage = 7,985.8 sq. ft. (proposed and existing)

A proposed increase of 2,800.8 sq. ft. (7985.8 - 5,185) of signage associated with an increase of 187,538 sq. ft. of building area.

Proposed Signage West Elevation



Note

- Proposed hotel height has changed from 160 ft. to 135 ft.
- The dimensions of the sign height has been reduced by 2 feet.

Background/ Original Request

High Rise Pylon Sign at 63 and Union Road Intersection

Height = 200 ft.

Area = 3,000 sq. ft.

Sign type = Includes LED

Background/ Original Approval

High Rise Pylon Sign at 63 and Union Road Intersection

Height = 100 ft.

Area = 1,500 sq. ft.

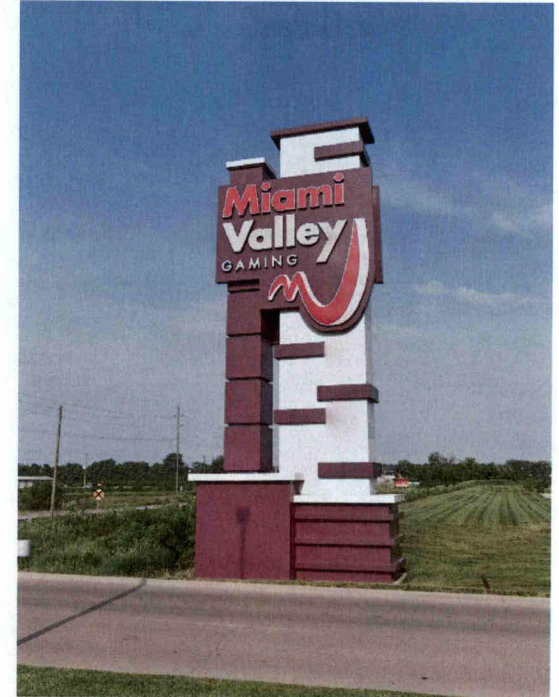
Sign type = No flashing, blinking or scrolling messages

High Rise Pylon Sign Removed Under Resolution # 13-1547 in exchange for a larger entry sign. Removal requested by applicant

Current MVG Signage Standards

Main entrance sign at State Route 63 intersection

1. Maximum height including sign face is 70 feet
2. Main name plate/logo internally illuminated not to exceed 800 square feet per sign face.
3. Total sign copy area shall not exceed 1,800 square feet
4. No flashing, blinking or scrolling message.



Zoning Code Standards- Pole Signs

1. Maximum Height: 20 feet
2. Sign Area: 150 sq. feet

Exceeds the Zoning Code by: 50 feet in height and 1,650 sq. feet in size

Current MVG Sign Standards

On Building Signage

Multiple LED display boards totaling 2,000 square feet on the west and south faces programmable with words and pictures.

Zoning Code Standards- Wall Signs

1. Maximum Height: None
2. Sign Area: 150 sq. feet



Proposed Hotel Signage

North Elevation

1. One MV Swoosh logos/sign (22'-10" H.) on North elevation, = 457.5 sq. ft.
2. Illuminated LED Display North elevation = 199.5 sq. ft.

North – Total Hotel Signage = 657 sq. ft. (457.5 + 199.5)

West Elevation

1. One MV Swoosh logo/sign (22'-10" H.) on West elevation, = 457.5 sq. ft.
2. Illuminated LED Display wrapping the West elevation = 875 sq. ft.

West – Total Hotel Signage = 1,332.5 sq. ft. (457.5 + 875)

New Hotel Tower Signage total = 1,989.5 sq. ft. (657 + 1,332.5)

West Elevation Signage

New West Elevation Signage

1. One signature sign (MV Swoosh logo/sign) = 457.5 sq. ft.
2. Four LED Vertical Displays = 1,160 sq. ft. total.
3. New Hotel Tower West elevation Signage total = 1,332.5 sq. ft.

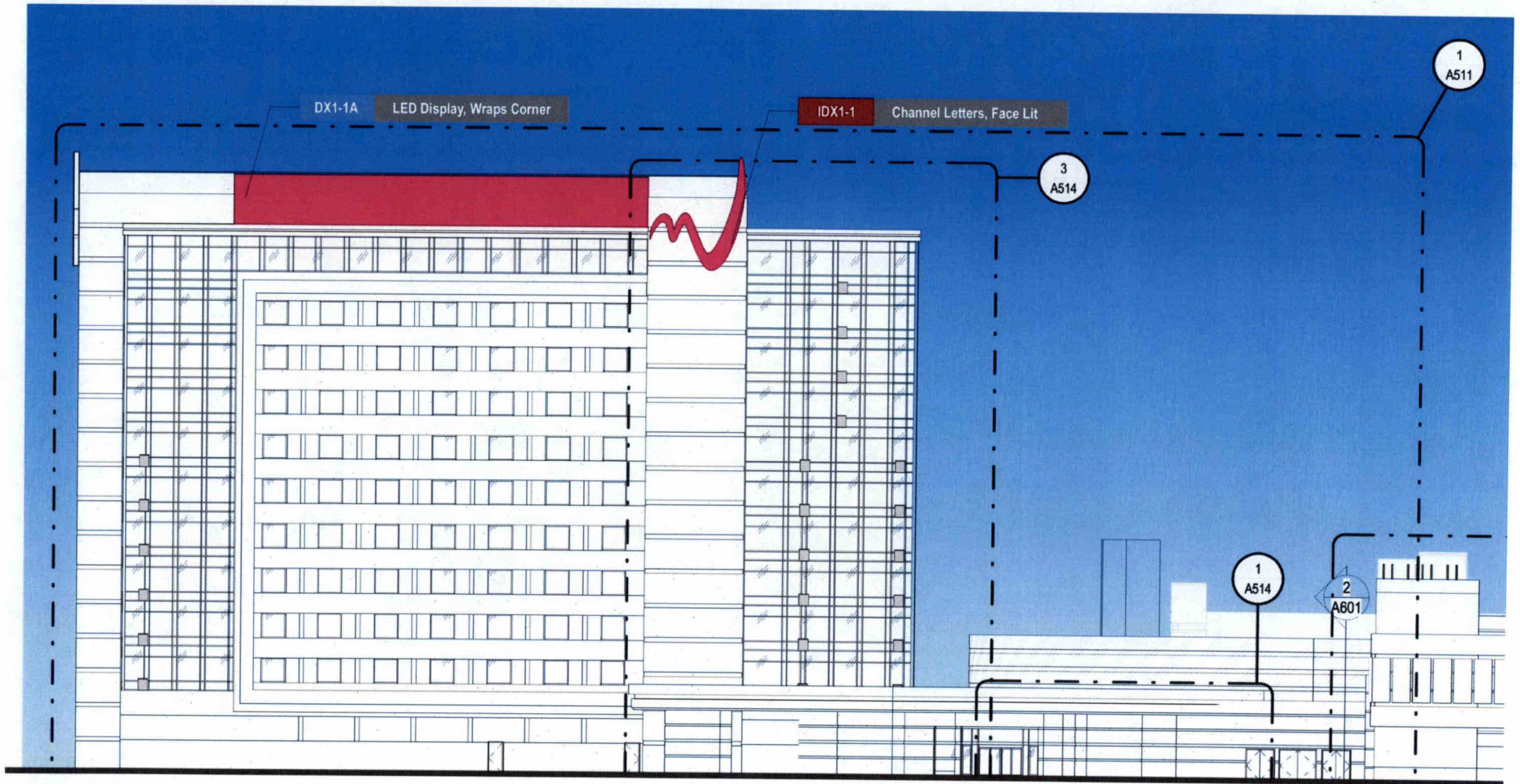
Total West Elevation Signage = 2,950 sq. ft. (457.5 + 1,160 + 1,332.5)

Zoning Code Standards- Wall Signs

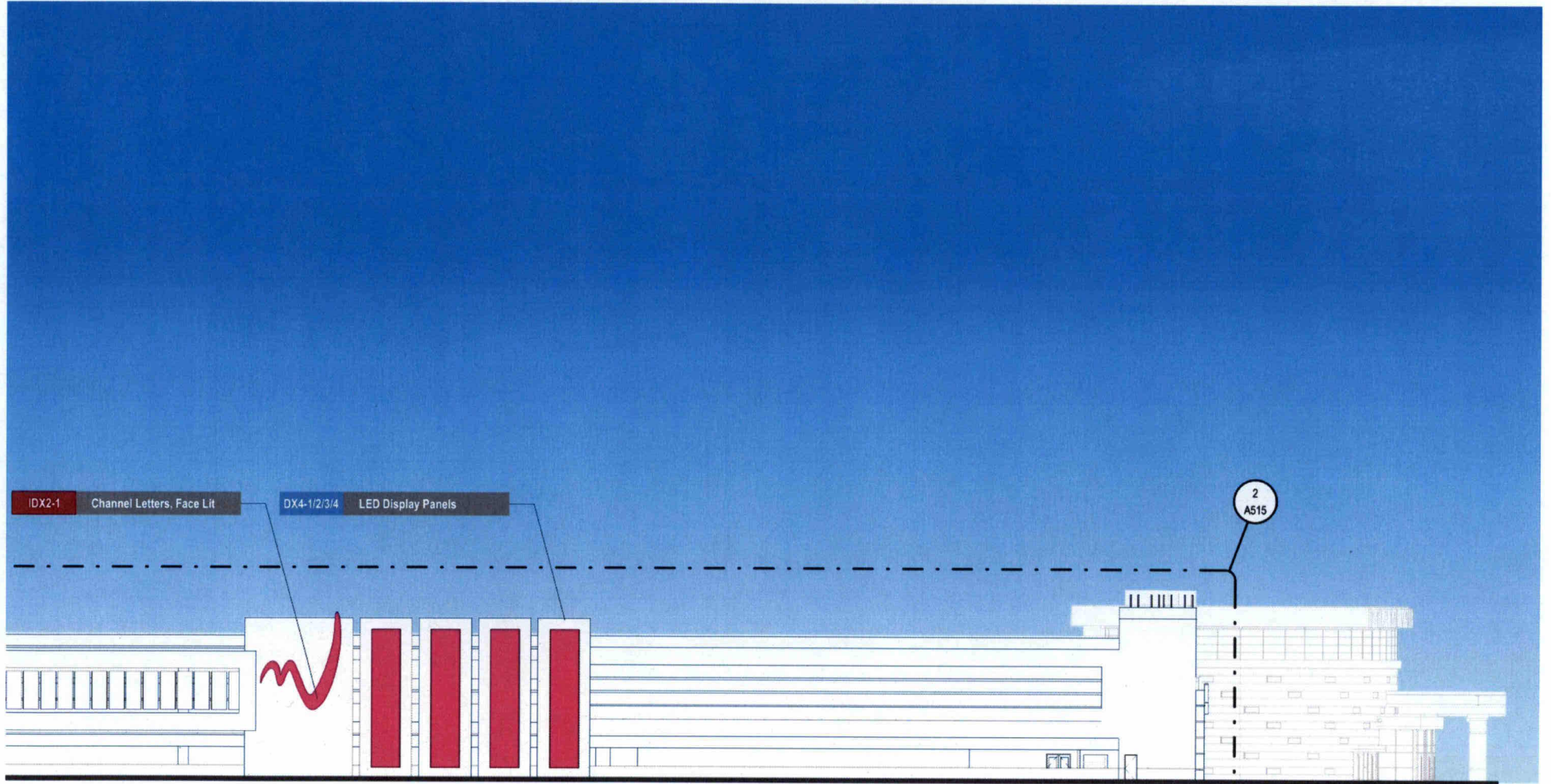
1. Maximum Height: None
2. Sign Area: **150 sq. ft.**

West elevation signage exceeds the Zoning Code Standards by 2,800 sq. ft. (2,950 – 150)

West Side Signage



West Side Signage

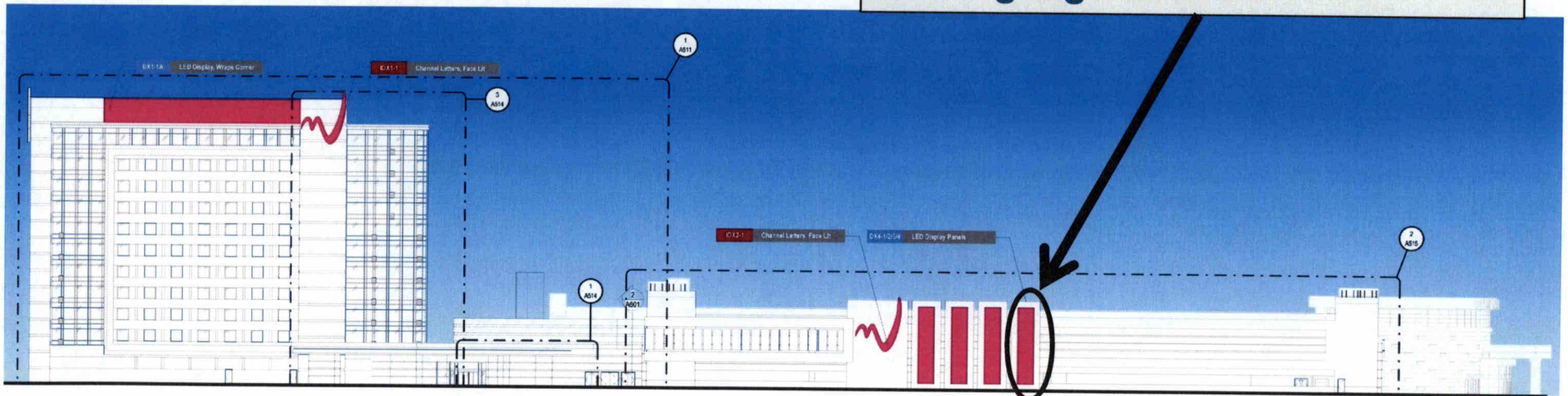


Zoning Code Standards

West Side Signage

The Zoning Code limits the maximum wall signage to 150 sq. ft. which is equivalent to less than 1 of the 4 individual vertical LED panels.

**Panel size = 290 sq. ft.
One panel exceeds the maximum
wall signage allowed**



Zoning Code Signage Allowance

The Zoning Code allows the following signs for this project:

1. Three exterior building wall signs, 150 sq. ft. each
2. Two pole or one ground signs, one per street frontage (1 along Union and 1 along SR63, each sized 150 sq. ft. total = 300 sq. ft.)
3. One signature wall sign 200 sq. ft.

Total signage allowed by Zoning Code = 950 sq. ft. (150 x 3 + 150 x 2 + 200)

Current PUD allows = 5,185 sq. ft. (1,800 + 1,385 + 2,000)

PUD exceeds the Zoning Code by 4,235 sq. ft. (5,185 – 950)

Signage to Building Ratio

- A proposed increase of 2,800.8 sq. ft. of signage associated with an increase of 187,538 sq. ft. of building area.
- A signage ratio of 0.0149 sq. ft. per building area
(2,800.8 ÷ 187,538)

Case Study- Hunter Dollar General

- Building Size = 9,196 sq. ft.
- Signage allowed = 130 sq. ft.
- Signage ratio of **0.0141 sq. ft.** per building area

The Racino has slightly more signage per square feet of building than the Dollar General

Zoning Code Standards

- The Zoning Code Standards did not anticipate a structure of this size and scale and is primarily written with single site and shopping center uses in mind.
- The PUD process allows for flexible standards based upon the use proposed, location and scale.

Zoning Code Standards

Section 3.615- Changeable Messages: An electronic changeable message is permitted, provided:

- (1) That the sign face is stationary and of constant intensity and color at all times when the message is displayed; and,
- (2) Each message is displayed for at least eight (8) seconds** and a change of message is accomplished within one (1) second.

This applies to digital billboards

The International Sign Association (ISA), the trade group representing on-premises signs have advocated for a minimum message duration of 8 seconds.

Zoning Code Standards

SEC 3.617 ILLUMINATION AND MAINTENANCE STANDARDS:

In addition to the size, type, and location of signs, all signs shall meet the following standards: (A) Illumination: Unless otherwise limited in this chapter, signs shall be permitted to be illuminated as provided in the following:

- (1) Source: Light sources to illuminate permanent signs may be internal or external. This includes channel lettering, reverse channel lettering, and **LED display boards**.
- (2) Intensity: Illuminated by devices that has a **constant intensity** subject to the standards of Article 3, Chapter 5 (Lighting Requirements and Standards)

Zoning Code Standards

SEC 3.617 ILLUMINATION AND **MAINTENANCE STANDARDS:**

Includes standards for the following:

1. Maintenance
2. Removal of defective signs and unsafe signs

Zoning Code Standards

SEC 3.616 COMPREHENSIVE SIGN PROGRAM- Components include:

1. If the comprehensive sign plan is found to be acceptable, **exceptions to the provisions of this Code may be granted**, if such exceptions result in an improved relationship between the various parts of the plan.
2. The signs shall enhance the overall development, be in **harmony with, (materials, colors, and styles) and relate visually to other signs included in the Comprehensive Sign Program**, to the structures and/or developments they identify;
3. The overall sign size shall be related to the **scale and type of development**;

Sign Examples



Purpose of Message Duration

1. Establishing a reasonable **minimum message duration** is in the **safety interests of drivers** viewing the sign.
2. Studies have concluded that **flashing or changing sign messages** are **more distracting** and **less comprehensible** than static images and that electronic signs with moving images will distract drivers for longer periods than signs with static images.
3. To prevent sign messages from changing too frequently and **unnecessarily distracting the attention of drivers** from the road, a minimum message duration requirement should be considered.
4. An advertisement or message will be ineffective if it is **not displayed for a long enough** time period that passing drivers can fully read and comprehend the sign.

Recommendations

1. The applicant consider a channel lettering sign for the hotel instead of the LED display sign.
2. LED signs on the hotel should be held to the following standards:
 - A. The message displayed on the digital sign shall be **static and non-animated** and shall remain fixed for a **minimum of 10 seconds**.
 - B. The sign shall not display any message that moves, appears to move, or scrolls during the fixed display period.
 - C. The **transition time** between changes in the sign face or message shall be **less than one second**;

Recommendations

- D. **Default Design:** The sign shall contain a default design which shall freeze the sign message in one position if a malfunction should occur.
- E. The sign must be equipped with **brightness controls** which shall be used to reduce the intensity of the light based on outside light levels.
- F. **Public Service Announcements:** The applicant shall coordinate with the local authorities to display, when appropriate, emergency information important to the traveling public including, but not limited to Amber Alerts or alerts concerning terrorist attacks or natural disasters. Emergency information messages shall remain in the advertising rotation according to the protocols of the agency that issues the information.
- G. Digital signs **comply with the requirements of Section 3.617** of the Warren County Rural Zoning Code, (Illumination and Maintenance Standards).

Current MVG Signage Standards

Sign # 2 located on west/south side of building facing Union Road

1. Maximum height including sign face not to exceed a total of 100 feet from ground elevation.
2. Main name plate/logo internally illuminated. Letters will be a maximum of 8 feet high.

Zoning Code Standards- Wall Signs

1. Maximum Height: None
2. Sign Area: 150 sq. feet

Current MVG Sign Standards

On Building Signage

1. Illuminated signage located at the three guest entrances.
2. Upper Case Internally Illuminated letters five feet in height are permitted on elevations greater than 45 feet.
3. Upper Case Internally Illuminated letters shall not exceed 2 feet on elevations below 45 feet.



Zoning Code Standards- Wall Signs

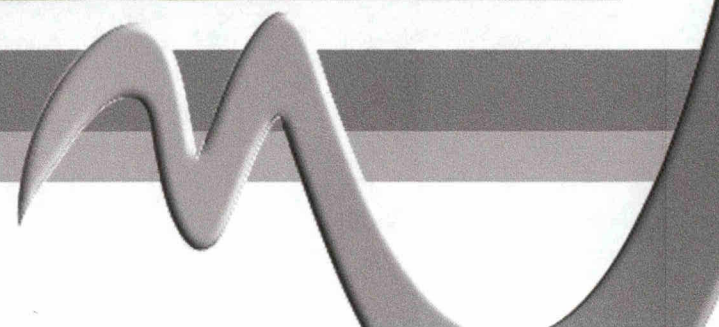
1. Maximum Height: None
2. Sign Area: 150 sq. feet

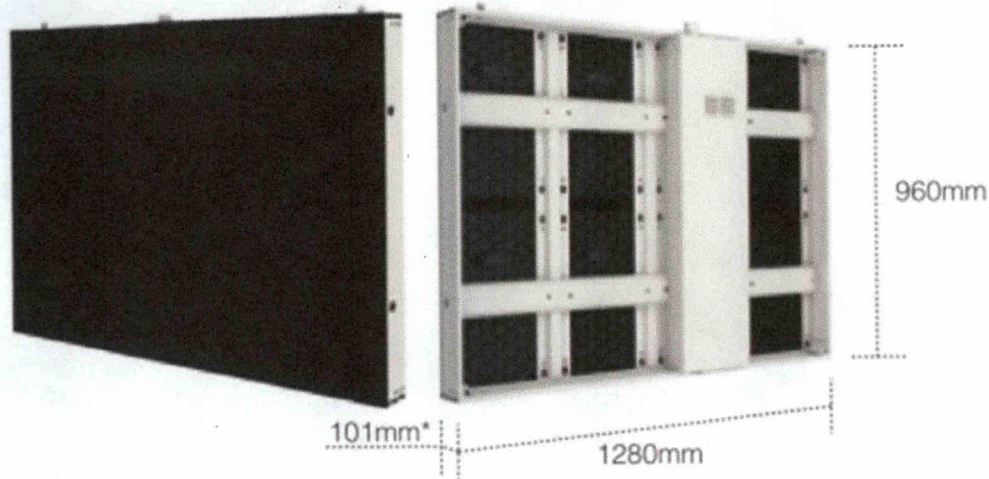




SIGNAGE ALTERNATE 1

12/13/2019



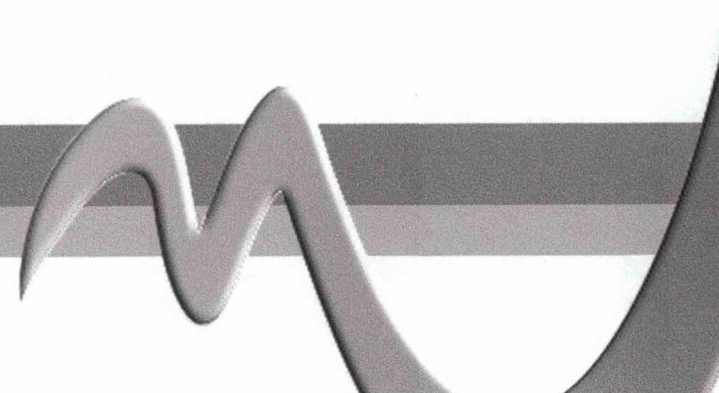


Cabinet Size	1280mm W x 960mm H / 960mm W x 960mm H
Pixel Pitch	10mm
LED Model	SMD (3 LEDs in 1)
Resolution	128 pixels W x 96 pixels H / 96 pixels W x 96 pixels H
Brightness	6000Nits
Brightness Control	Controller through software / Manual Control
Refresh Rate	1920Hz
Gray Scale	16 bits
Color Capability	24 bits
IP Rating	IP65 / IP54
Suggested Working Temperature	-20°C ~ +50°C
Suggested Working Humidity	10%—90%RH
Maximum Power Consumption	680Watts/m ²
Average Power Consumption	272Watts/m ²
Maintenance	Front Installation and Front Maintenance
Viewing Angle	Horizontal 140°, Vertical 140°
Weight	28kgs/ sqm.

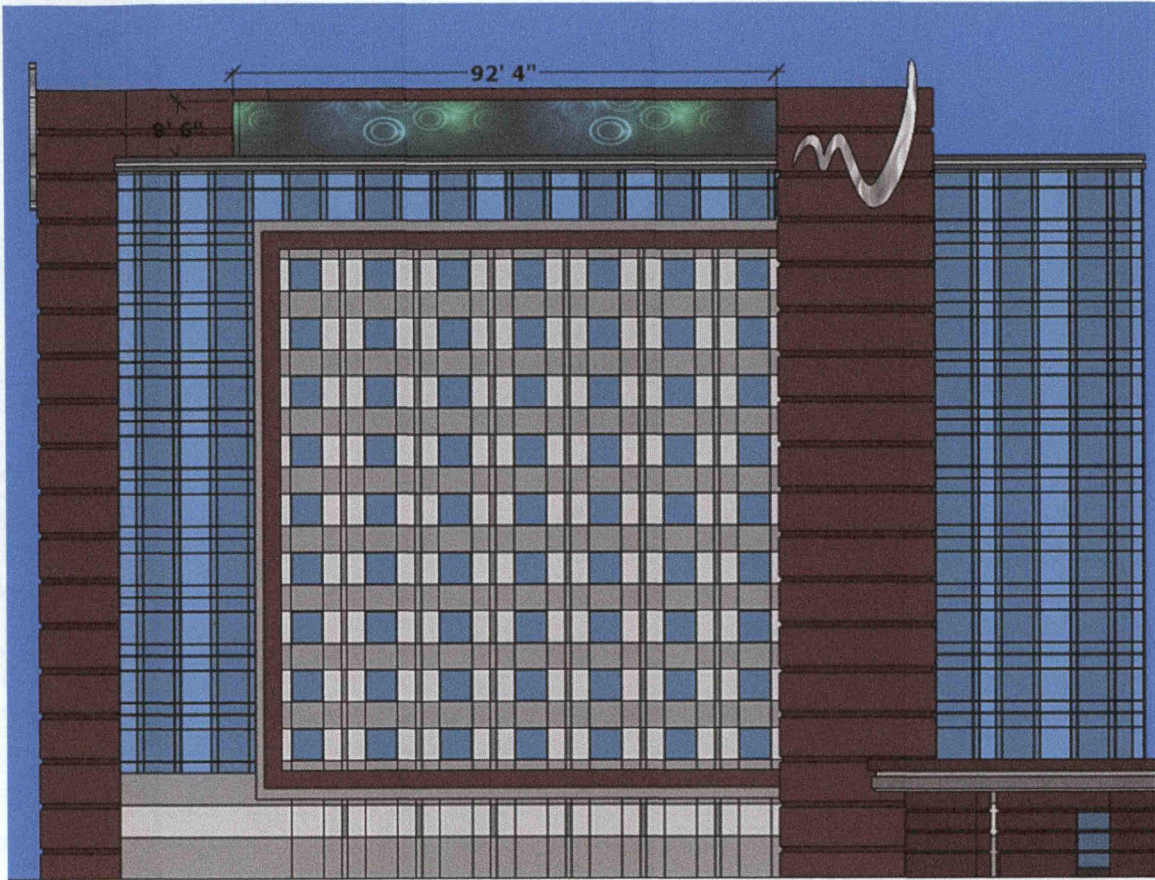
Hotel Rooftop:
 10mm Outdoor LED Display:
 West Elevation: 28160mm W x 2880mm H (92' 4-21/32" W x 9' 5-25/64" H)
 North Elevation: 6400mm W x 2880mm H (21' 0" W x 9' 5-25/64" H)

Vertical Displays:
 10mm Outdoor LED Display - 2560mm W x 10560mm H (8' 4-25/32" W x 34' 7-3/4" H)

12/13/2019

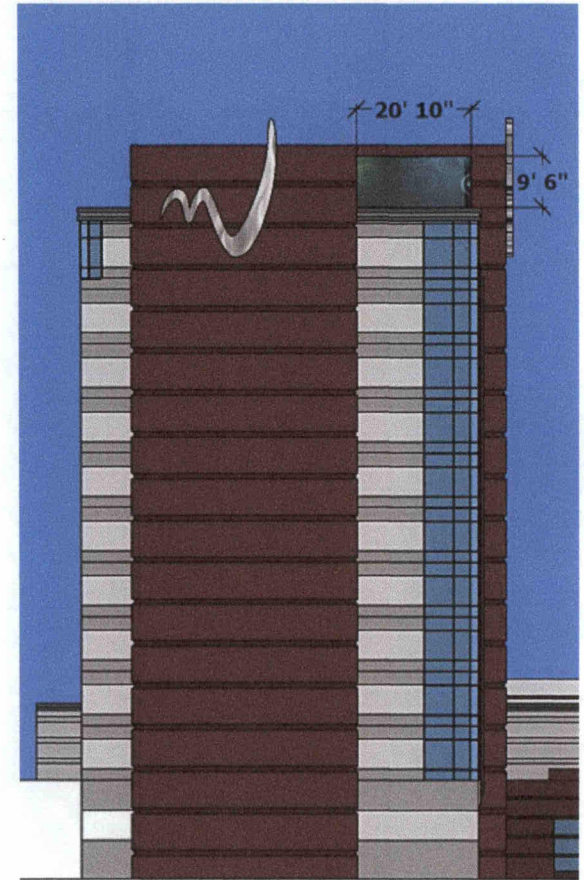


877 SQUARE FEET



WEST ELEVATION

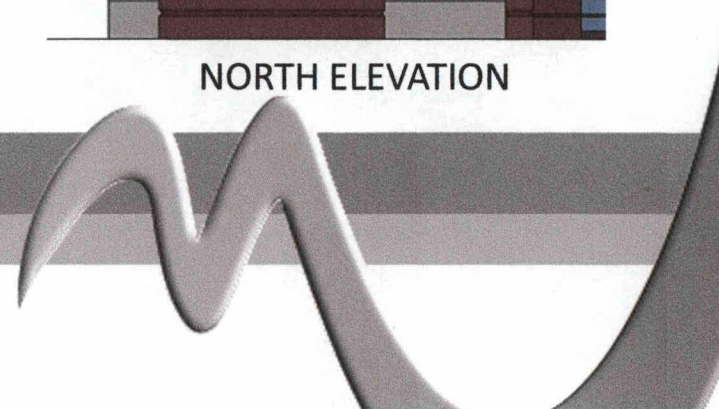
198 SQUARE FEET



NORTH ELEVATION

SIGNAGE ALTERNATE 1

12/13/2019



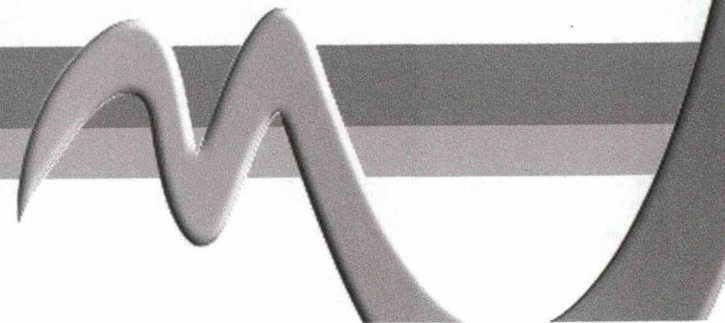
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Request:

MVG requests an animated LED display to provide movement to graphics similar to a waving American flag, 3 slot machine wheels lining up and hitting a jackpot, multiple colors flowing back and forth in a pattern, Miami Valley Gaming (in static words), the MVG logo swoosh with colors moving behind it.

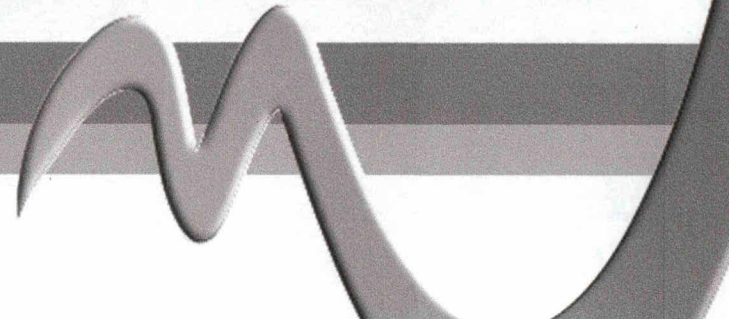
12/13/2019





SIGNAGE ALTERNATE 2

12/13/2019





WEST ELEVATION

SQUARE FOOTAGE

**"Miami Valley"
594 Square Feet**

**"Hotel"
78 Square Feet**

Total: 672 Square Feet

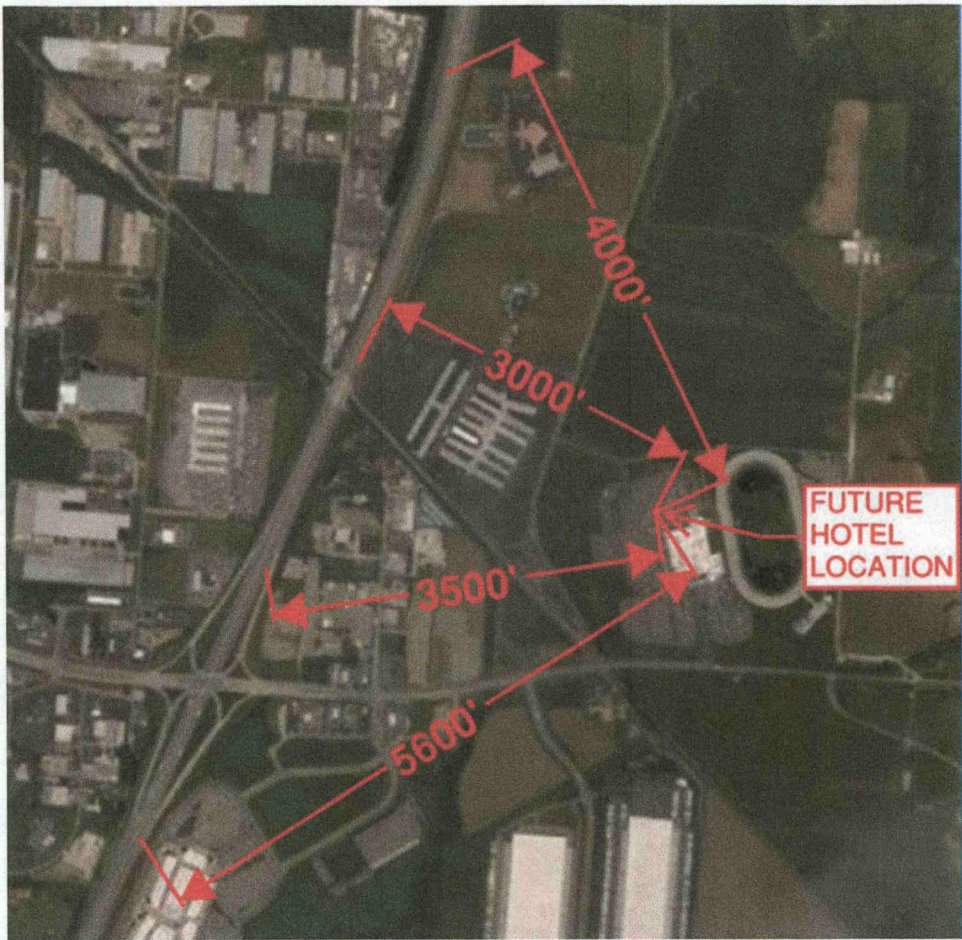
SIGNAGE ALTERNATE 2

12/13/2019



Letter Visibility Chart

Letter Height	Readable Distance for Maximum Impact	Maximum Readable Distance
3 in	30 ft	100 ft
4 in	40 ft	150 ft
6 in	60 ft	200 ft
8 in	80 ft	350 ft
9 in	90 ft	400 ft
10 in	100 ft	450 ft
12 in	120 ft	525 ft
15 in	150 ft	630 ft
18 in	180 ft	750 ft
24 in	240 ft	1,000 ft
30 in	300 ft	1,250 ft
36 in	360 ft	1,500 ft
42 in	420 ft	1,750 ft
48 in	480 ft	2,000 ft
HOTEL = 4.18' (50")	54 in	2,250 ft
	60 in	2,500 ft
MIAMI VALLEY = 6.5' (78")	72 in	3,000 ft
	84 in	3,500 ft
	96 in	4,000 ft
LED SIGN = 9.5' (114")	102 in	4,250 ft
	120 in	5,000 ft
	132 in	5,500 ft
	138 in	5,750 ft
	144 in	6,000 ft



12/13/2019

