



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

406 Justice Drive, Lebanon, Ohio 45036

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

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

MINUTES: Regular Session – November 16, 2017

The Board met in regular session at the Clearcreek Township Administration Building pursuant to adjournment of the November 14, 2017, meeting.

Tom Grossmann – absent

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the November 2, 2017, and November 14, 2017, meetings were read and approved.

- 17-1812 A resolution was adopted to accept sealed bid to purchase 3228 Fields-Ertel Road, and authorize the Board President or Vice-President to execute a Quit Claim Deed, and further authorize the County Administrator to execute all other closing documents for the sale of the property. Vote: Unanimous
- 17-1813 A resolution was adopted to enter into agreement with MTM Technologies on behalf of Warren County Telecommunications. Vote: Unanimous
- 17-1814 A resolution was adopted to enter into contract with Rose Excavating & Development Inc. for the FY13/16 Village of Pleasant Plain Storm Sewer CDBG Project. Vote: Unanimous
- 17-1815 A resolution was adopted to approve and enter into agreement between the Warren County Commissioners and the City of Mason, Ohio regarding reimbursement for public defender expenditures of 2018. Vote: Unanimous
- 17-1816 A resolution was adopted to approve and authorize the President and/or the Vice President of this Board to sign the Urban Transit Program 2018 Grant Contract by and between the Ohio Department of Transportation and the Warren County Board of Commissioners. Vote: Unanimous

- 17-1817 A resolution was adopted to approve and authorize the President of the Board of County Commissioners to enter into an agreement by and between Southwest Ohio Regional Transit Authority (SORTA) and the Board of Warren County Commissioners relative to Warren County Transit Service. Vote: Unanimous
- 17-1818 A resolution was adopted to authorize the 2018 Renewal Verification with United Healthcare. Vote: Unanimous
- 17-1819 A resolution was adopted to approve various refunds. Vote: Unanimous
- 17-1820 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 17-1821 A resolution was adopted to approve supplemental appropriation into OhioMeansJobs Fund #258. Vote: Unanimous
- 17-1822 A resolution was adopted to approve appropriation adjustment from CPC Pretrial Services Fund #101-1222 into Common Pleas Court Fund #101-1220. Vote: Unanimous
- 17-1823 A resolution was adopted to approve appropriation adjustments from Sheriff's Office Fund #101-2210 into #101-2200 and within Fund #101-2200. Vote: Unanimous
- 17-1824 A resolution was adopted to approve appropriation adjustments within Juvenile Detention Fund #101-2600, and from Juvenile Detention Fund #101-2600 & Juvenile Probation Fund #101-2500 into Juvenile Court Fund #101-1240. Vote: Unanimous
- 17-1825 A resolution was adopted to approve an appropriation adjustment within Developmental Disabilities Fund #205. Vote: Unanimous
- 17-1826 A resolution was adopted to approve appropriation adjustment within Children Services Fund #273. Vote: Unanimous
- 17-1827 A resolution was adopted to approve appropriation adjustment within Engineer's Office Fund #453. Vote: Unanimous
- 17-1828 A resolution was adopted to approve appropriation adjustment within Engineer's Office Fund #454. Vote: Unanimous
- 17-1829 A resolution was adopted to approve appropriation adjustment within Miami Valley Gaming TIF Fund #485-3120. Vote: Unanimous

- 17-1830 A resolution was adopted to approve appropriation adjustments within Engineer's Office Fund #202. Vote: Unanimous
- 17-1831 A resolution was adopted to appoint David G. Young to the Ohio-Kentucky-Indiana Regional Council of Governments Board of Trustees and Martin Russell as alternate. Vote: Unanimous
- 17-1832 A resolution was adopted to approve amendment to the Warren County Comprehensive Plan and update to the Future Land Use Map to include the Hunter Red Lion Area Plan. Vote: Unanimous

DISCUSSIONS

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

PUBLIC HEARING

CONSIDER AMENDMENTS TO THE WARREN COUNTY COMPREHENSIVE PLAN AND UPDATE TO THE FUTURE LAND USE MAP TO INCLUDE THE HUNTER RED LION AREA PLAN

The public hearing to consider an amendment to the Warren County Comprehensive Plan and update to the Future Land Use Map to include the Hunter Red Lion Area Plan was convened this 16th day of November 2017, in the Clearcreek Township Administration Building.

Greg Orosz, Regional Planning Commission, stated that this project has been a Clearcreek Township led and included area residents' participation.

Jeff Palmer, Clearcreek Township Director of Planning and Zoning, informed the Board that this plan has been an 18 month project.

Lina Oda, Clearcreek Township Fiscal Officer, stated that a Committee was established that included area property owners and residents, as well as representatives from the township and county. She stated that a lot of effort went into this plan with all of the local communities working together.

Greg Orosz, Regional Planning Commission, presented the attached PowerPoint presentation, and reviewed the elements within the plan include the land use, parks and green space, transportation including the need for a future update to the Warren County Thoroughfare Plan, and sanitary sewer services.

Commissioner Young explained to those present that Warren County does not control the zoning within Clearcreek Township. He stated that the county adopts the township's plan. He then clarified that Warren County does control the sanitary sewer services within this area. He then thanked the community members present for being active in this planning process and stressed the importance of balanced growth.

Commissioner Jones stated her appreciation for the Water and Sewer Department and the County for their work in cooperation with this planning process in order to make this a viable plan.

Jess Amburgy, area resident, questioned if there is a formula used in order to balance residential vs. commercial.

Commissioner Young stated there is no formula.

Jason Gabbard, Clearcreek Township Trustee, stated he is encouraged that the residents in the Red Lion Area are being realistic in the future development plans for the area.

Ed Wade, Clearcreek Township Trustee, stated this is a great plan and iterated the need to work on sewer access to the area. He then stated his appreciation to the resident and county efforts.

Steve Muterspaw, Clearcreek Township Trustee, stated the desire for balanced growth but also stated his understanding that the growth is market driven.

Paul Palmeroy, SR 123/122 property owner, stated that all the participants are in the agreement on the land use and it was determined that the focus should be on commercial rather than industrial. He then requested the Board's assistance in building sanitary sewers for the area in order to help speed up the commercial development.

Vince Vaskey, Hunter IGA Express owner, spoke in favor of the plan and stated that once in place and properly zoned, it will help attract desired development to the area and hold the developer to higher standards.

Mike Howard, Noble Creek Farms development, stated he owns, and has listed for sale, a parcel of land where the sanitary sewer pump station would need to be located. He then stated he wouldn't want someone to purchase the property and construct residential homes, restricting future sanitary sewers.

John Greer, State Route 123 resident, stated his concern relative to green space and the desire for natural green space for high density residential subdivision.

Upon further discussion, the Board closed the public hearing and resolved (Resolution #17-1832) to approve an amendment to the Warren County Comprehensive Plan and update to the Future Land Use Map to include the Hunter Red Lion Area Plan.

Jess Amburgy, Clearcreek Township resident, discussed his concern for the eroding of the school system, the need to diversify the schools as well as a funding option he believes would work to replace the current method of funding through property taxes.

Jennifer Coleman, Music Place resident in Clearcreek Township, was present to discuss a flooding issue along their street.

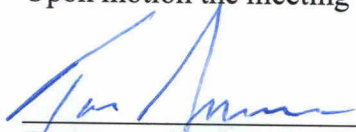
Mrs. Coleman presented photos of their flooded property, including their basement, and explained they have flooded three times in nine years. She then discussed the \$30,000 that they recently invested in the property in order to construct a concrete wall in an attempt to keep the water out of their basement.

The Board, along with the Clearcreek Township Administrator, discussed the FEMA mitigation grant that former Emergency Services Director Michael Bunner was assisting the Township in applying for.

Matt Clark, Clearcreek Township Administrator, stated his concern relative to the possibility that FEMA will not participate without a significant financial contribution on a local level.

There was much discussion relative to the flooding problems and it was determined that Clearcreek Township is actively working to assist the residents in addressing this issue.

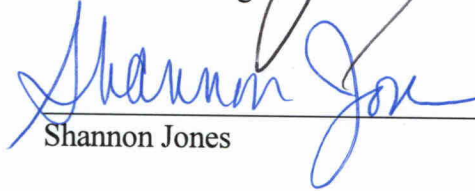
Upon motion the meeting was adjourned.



Tom Grossmann, President



David G. Young



Shannon Jones

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on November 16, 2017, in compliance with Section 121.22 O.R.C.



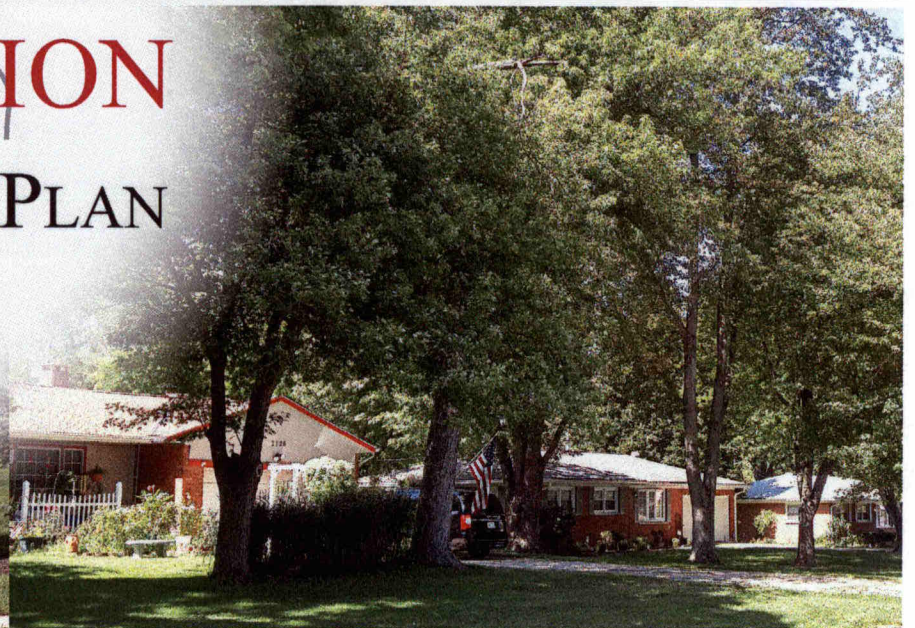
Tina Osborne, Clerk
Board of County Commissioners
Warren County, Ohio



HUNTER

RED LION

AREA PLAN



HUNTER

RED LION

AREA PLAN

Rational for Plan

Red Lion

1. Period of transition.
2. Large agriculture land sold to owners who are interested in development.
3. Questions on sewer feasibility.

Hunter

1. Established neighborhood.
2. Limited development opportunities.
3. Attract economic development and maximize available commercial space.

ACKNOWLEDGMENTS
CITIZENS ADVISORY COMMITTEE

CAC Hours	353
Open House Hours	63
Total Hours	416

Jeffrey Bailey
 Clearcreek Township

Todd Henderson
 Franklin Township

Leslie O'Hara
 Franklin Township

Liz Buchanan
 Franklin Township

Michael Howard
 Clearcreek Township

Jeff Palmer
 Clearcreek Township Zoning Administrator

Beth Callahan
 Franklin Township Trustee

Kim Johnson-Hall
 Vice President LCNB Bank

Paul Pomeroy
 Clearcreek Township

Jack Cameron
 Clearcreek Township Administrator

Kristine Kraft
 Clearcreek Township

Roger Snell
 Franklin Township

Spence Cropper
 Clearcreek Township

Debbie Large
 Clearcreek Township

Traci Stivers
 Franklin Township Administrator

Donna & Joe Cunningham
 Clearcreek Township

Brian Morris
 Franklin Township Trustee

Ed Wade
 Clearcreek Township Trustee

John Forman
 Turtlecreek Township

Steve Mutterspaw
 Clearcreek Township Trustee

Vince Vaskey
 Franklin Township

Jason Gabbard
 Clearcreek Township Trustee

Linda Oda
 Warren County Recorder
 Clearcreek Township Fiscal Officer

Mike Yetter
 Warren County Zoning Inspector

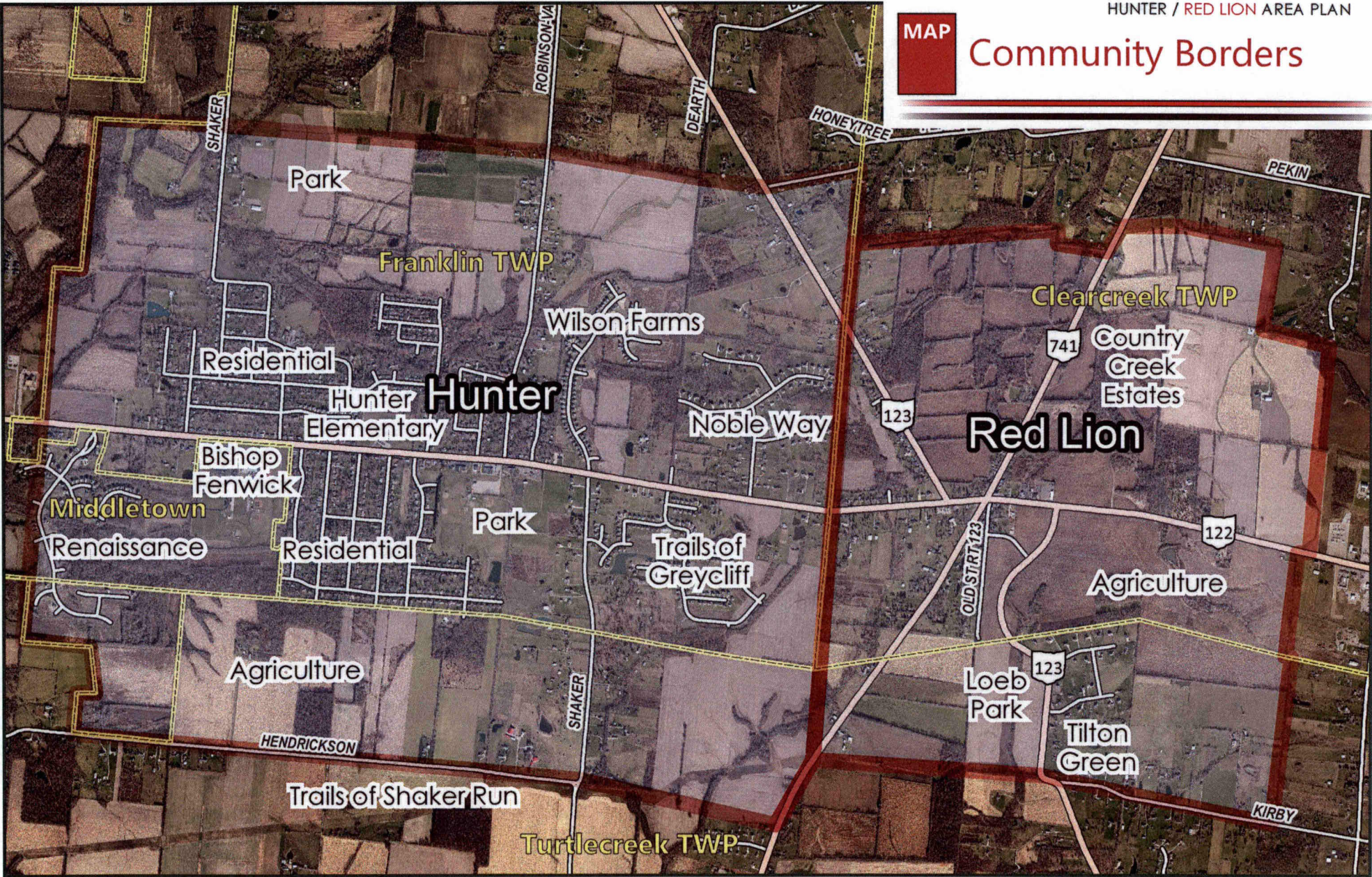
Brenda & John Grier
 Clearcreek Township

HONORABLE MENTIONS

Judy Anderson, Lois Anderson, Bill Bilinski, Larry Current, John Ellerbrock, Steve Feck, Doug & Debby Folck, Jason Heys, Darlene Hicks, Matt Jennings, Tammy Laine, Tracy & Jason Link, Jeff Molner, Stephanie Myhiev, Mark Newkirk, Tyson Ross, Rose Pietryk, Polly Salley, Chris Shaw, Karen Vance, Tim Wyatt

MAP

Community Borders



HUNTER

RED LION

AREA PLAN

Resolution

1. Amendment to the Warren County Comprehensive Plan
2. Update to the Future Land Use Map

Clearcreek Township adopted the Plan on September 11, 2017

Franklin Township adopted the Plan on October 25, 2017

Regional Planning Commission recommended approval of the Plan on August 8, 2017



HUNTER

RED LION

AREA PLAN

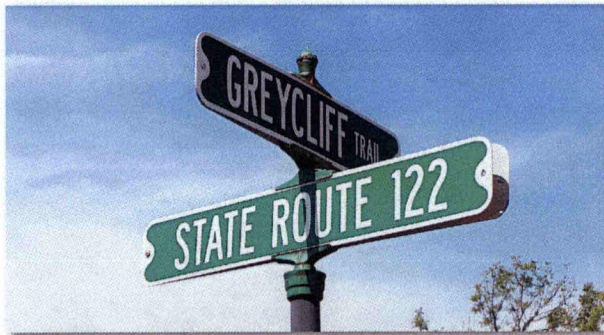
2

COMMUNITY IDENTITY

GUIDING PRINCIPLES

Beliefs that memorialize the community values and guide the development of strategies, programs and projects.

Key components of the community's strategy to achieve its vision and form the basis of goals.



COMMUNITY IDENTITY - GUIDING PRINCIPLES

1. Enhance Hunter-Red Lion's Character, Identity, & Image.
2. Enhance Experience within Commercial Nodes.
3. Stimulate Redevelopment & Economic Growth.
4. Build Attractive Communities & Streets.
5. Develop Attractive Places for Community Gatherings.



DESIGN ENHANCEMENT

- Commercial Nodes
- Gateways and Subdivision Entrances
- Streetscape
- Walking and Biking Environment
- Community Focal Points
- Parking Areas

MAP

Hunter Town Center



New Entrance



Sign Concept | Hunter



Streetscape Example

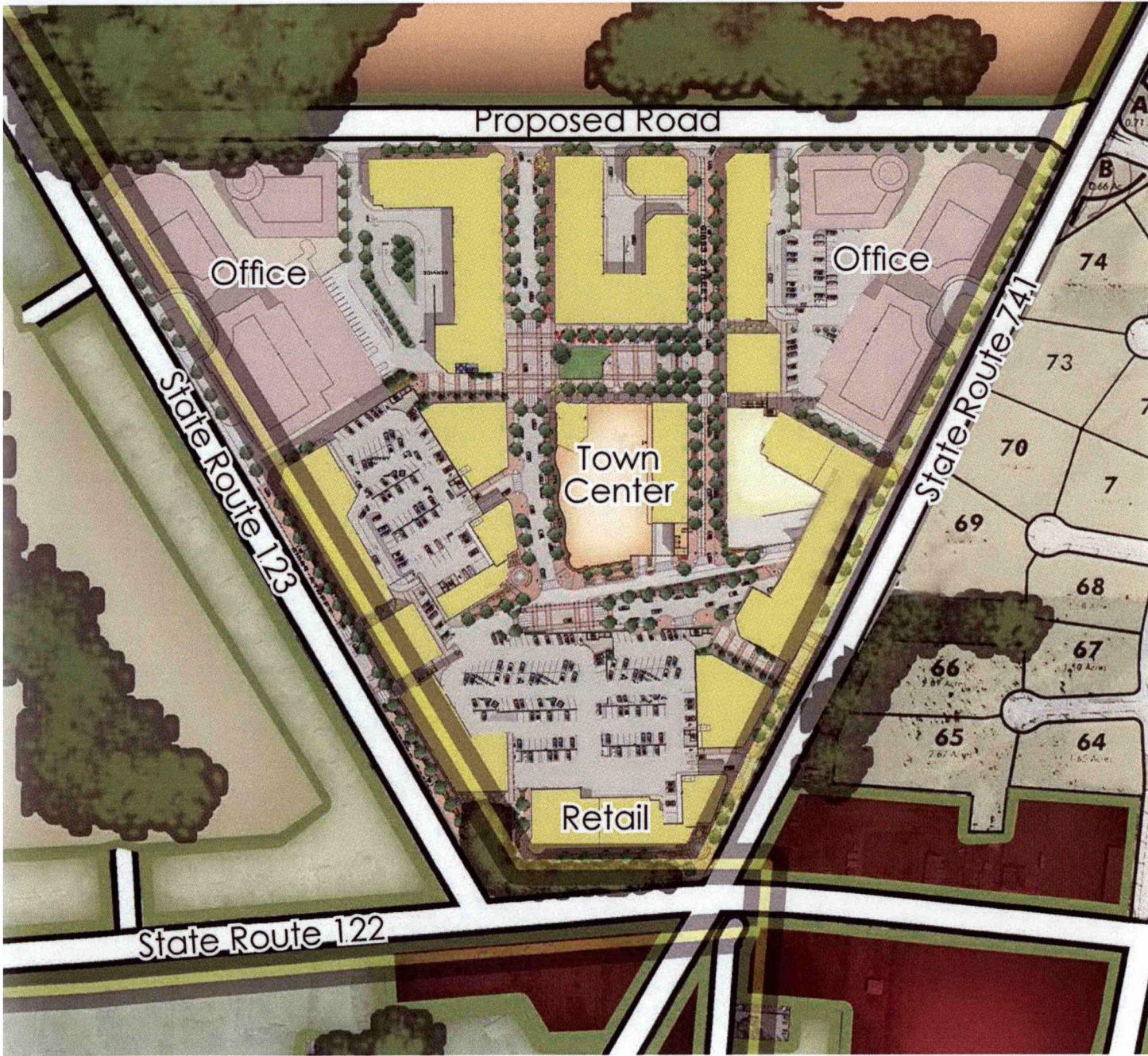


Parking Layout Design | Oak Park



Streetscape | Hunter Plaza



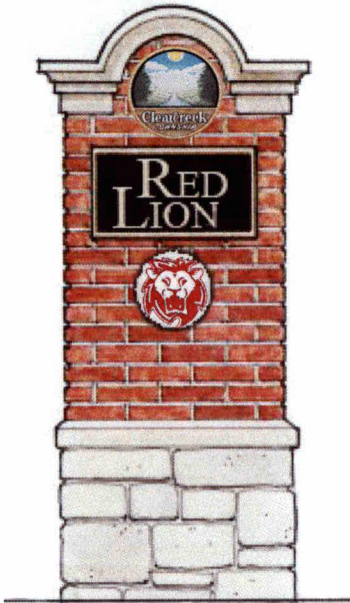


MAP

HUNTER / RED LION AREA PLAN

Red Lion Town Center

Sign Concept I Red Lion



**Historic Red Lion
Concept Design**



**Streetscape Example
Entiat, Washington**

COMMUNITY IDENTITY - GUIDING PRINCIPLES

General goals which embellish the community identity vision

Enhance Experience within Commercial Nodes.

Build Attractive Communities & Streets.

Stimulate Redevelopment & Economic Growth.

Develop Attractive Places for Community Gatherings.

Enhance Hunter-Red Lion's Character, Identity, & Image.

The necessary steps to achieve the community identity vision

- 1** Develop a strong brand for each of community.
- 2** Create well-defined gateways to brand the communities.
- 3** Place trees and landscaping in strategic location to become signature features of the community.
- 4** Recognize and protect historic resources as components of the community's heritage.
- 5** Establish Design Guidelines.
- 6** Establish an Architectural Review Board.
- 7** Enact Parking Recommendations

HUNTER

RED LION

AREA PLAN

3 LAND USE



COMMERCIAL ZONING STANDARDS



FUEL STATION STANDARDS



DRIVE-THRU STANDARDS

Drive-thru pickup windows and coverings are prohibited on primary frontages and shall be attached to the rear or side of the principal building.

PATHWAY STANDARDS

A sidewalk with a minimum width of 8-10 feet shall be required to be installed parallel to any street right-of-way along State Routes.



RESIDENTIAL STANDARDS

Buffer Type "E" between Single-Family Residential (higher density) and Single-Family Residential (lower density). Buffer Type "E" would include 50' minimum buffer width with no minimum plant materials required.

Legend City of Middletown - East End Plan

mixed use	office	multi-family residential	single-family residential	civic	flexible development	premier health campus	significant tree species	multi-use trail

Legend Hunter - Red Lion Plan

mixed use	agriculture residential	multi-family residential	existing residential	civic	flexible development	Light Manufacturing	multi-use trail

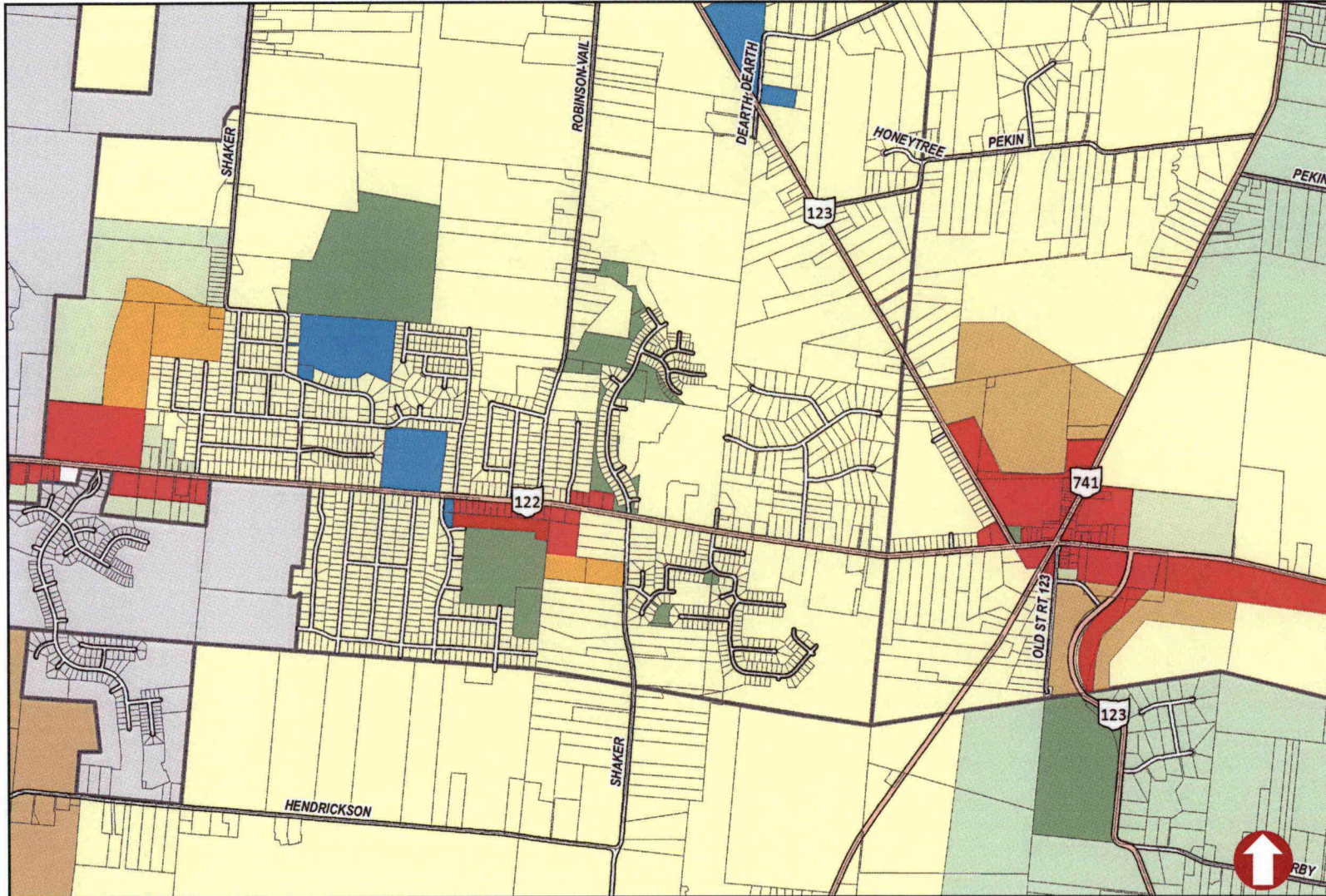


Concept Land Use





Future Land Use



Legend

- Political Subdivisions *
- Lakes and Rivers
- Municipal Land *
- Future Land Uses**
- Agricultural-Rural Residential
- Commercial
- Industrial
- Mixed-Use Neighborhood
- Multi-Family Residential
- Office
- Protection Area
- Public-Semi-Public
- Parks and Recreational-Open Space
- Single Family Residential

LAND USE - GUIDING PRINCIPLES

General goals which embellish the community land use vision

Maintain rural character and open space.

Enhance experience within commercial nodes to promote an increase in businesses and services.

Create zoning districts that increase tax

Create zoning standards for commercial

Create buffer standards between low intensity and high intensity residential development.

Uppdate Future Land Use Map

ACTION ITEMS

The necessary steps to achieve the community identity vision

- 1** Form commercial lots in Franklin Township Hunter Park.
- 2** Complete a sewer feasibility study for Red Lion.
- 3** Change Zoning Districts that conflict with the new Future Land Use Map.
- 4** Development agreement between Franklin Township and surrounding municipalities.
- 5** Establish commercial and mixed use district standards.
- 6** Speak with existing and new property owners about their future plans for their property.
- 7** Determine an open space strategy to maintain agricultural land.
- 8** Buffer existing residential from high density residential developments.



HUNTER

RED LION

AREA PLAN

4

PARKS AND GREENSPACE

MAP

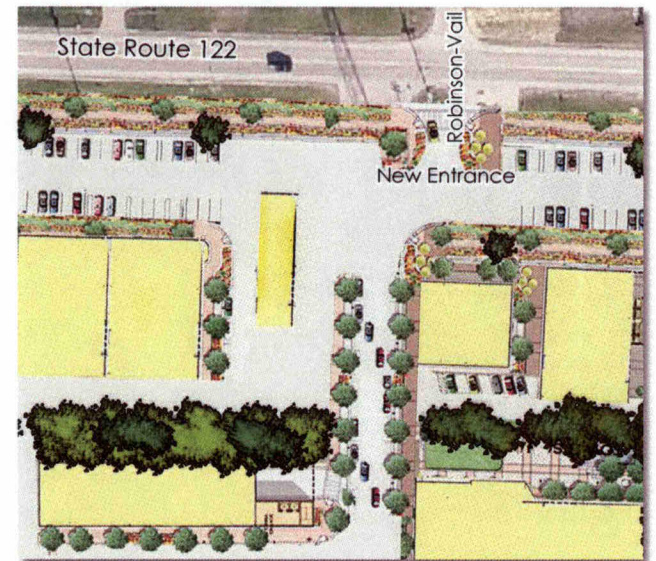
Hunter Park Plan



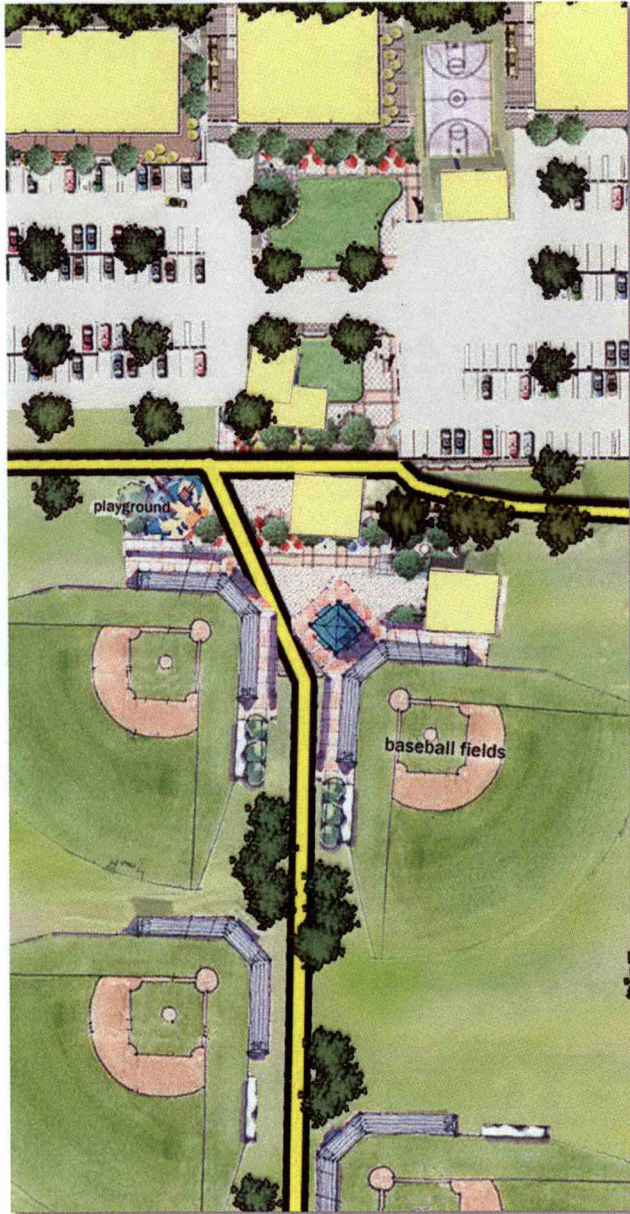
**EXPAND THE PARKING LOT AND
CONNECT TO THELMA DRIVE**



**UPGRADE THE ENTRANCE TO ALIGN
WITH ROBINSON-VAIL ROAD**



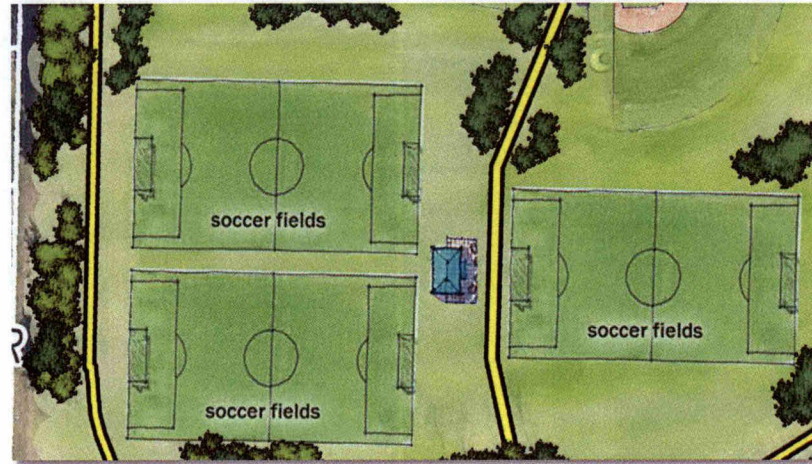
Hunter Park I Playground & Kiosk



Hunter Park I Fishing Pond Area



Hunter Park I Proposed Soccer Fields and Bike Paths

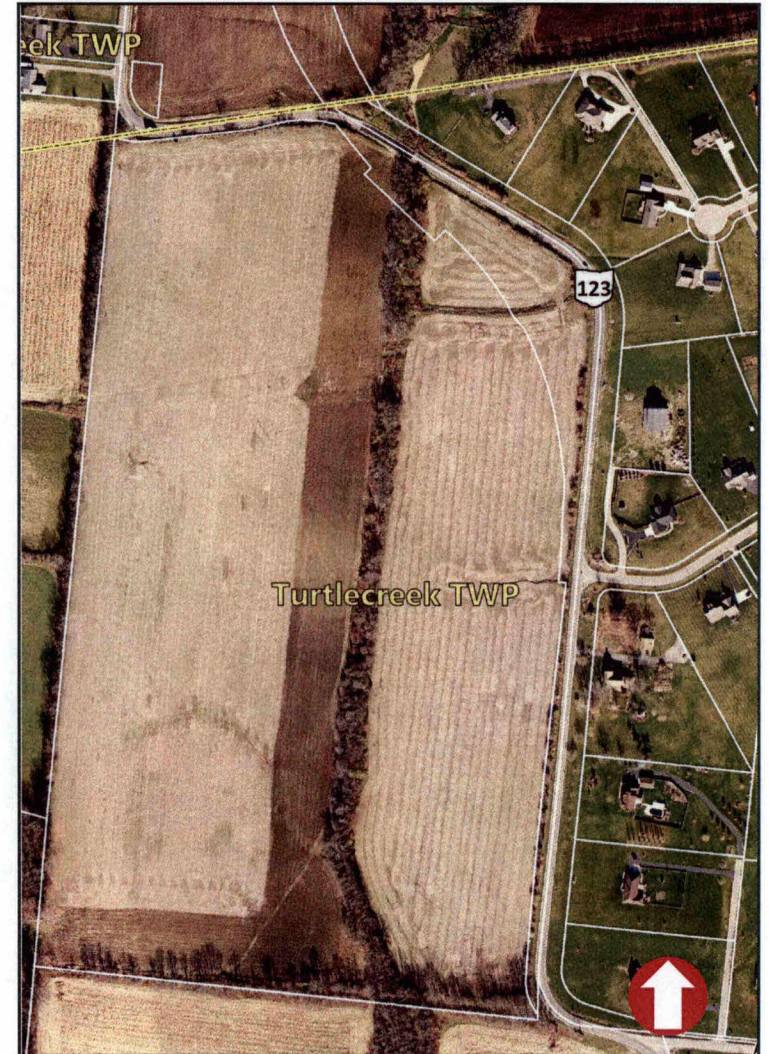




MAP

HUNTER / RED LION AREA PLAN

Loeb Concept Plan





PARKS AND GREENSPACE - GUIDING PRINCIPLES

General goals which embellish the community parks and greenspace vision

Leverage the development of new parks to improve social and environmental outcomes.

Update parks and greenspace to enhance the quality of life.

Provide flexible open space for events and social interaction.

Trail connections between parks, neighborhoods, and schools.

Provide more trails, both natural and paved.

Add accessible trails for all ages.

Integrate parks and green space with surrounding land uses.

ACTION ITEMS

The necessary steps to achieve the community parks and greenspace vision

- 1 Upgrade Franklin Township's Hunter Park entrance.
- 2 Upgrade Hunter Park facilities.
- 3 Place trees and landscaping in strategic locations to become signature features of the community.
- 4 Create an Exceptional Walking & Biking Environment.
- 5 Develop and implement a Loeb Park plan.
- 6 Develop Shaker Park as a public amenity.
- 7 Add pocket parks to commercial areas to promote community gathering space.

The background of the slide is a photograph of a road. On the right side, a signpost holds two signs: a rectangular sign with the word "NORTH" and a larger, shield-shaped sign with the number "123". A utility pole is visible behind the signs. On the left side of the road, there is a small white building and some trees. The sky is blue with some light clouds.

HUNTER

RED LION

AREA PLAN

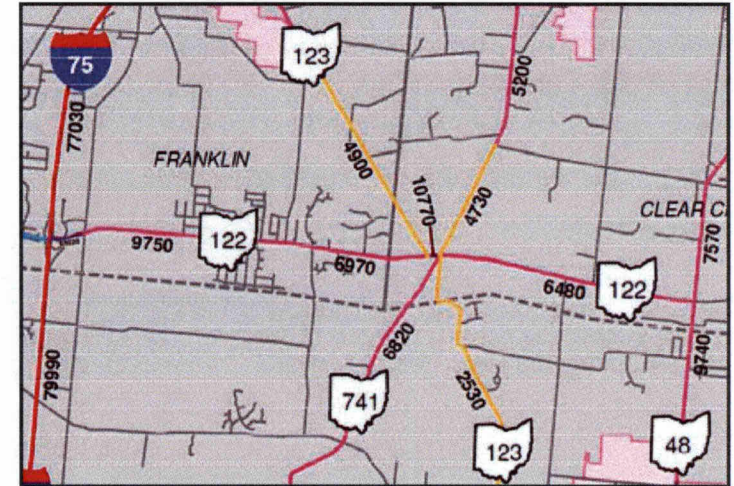
5 TRANSPORTATION

PUBLIC WORKSHOP RECOMMENDATIONS

- Widen SR 122 from I-75 through Red Lion.
- Turn lanes on SR 122.
- Deal with congestion at 122, 123, 741 intersections.
- Robinson Vail & 122 safety upgrades.
- Bike paths & sidewalks on 122.
- Fenwick driveway and Shaker Road safety issues.
- Better signage for public institutions.
- Congestion at UDF.
- Traffic calming on 122.
- One speed limit along 122.

MAP

Traffic & Accidents



Thoroughfare Plan

Legend

Functional Classifications (Existing)

- Collector
- Interstate
- Local Road
- Major Collector/Distributor
- Primary Arterial
- Primary Collector/Distributor
- Secondary Arterial
- Vacation

Functional Classifications (Future)

- Collector
- Interstate
- Local Road
- Major Collector/Distributor
- Primary Arterial
- Primary Collector/Distributor
- Secondary Arterial
- Vacation

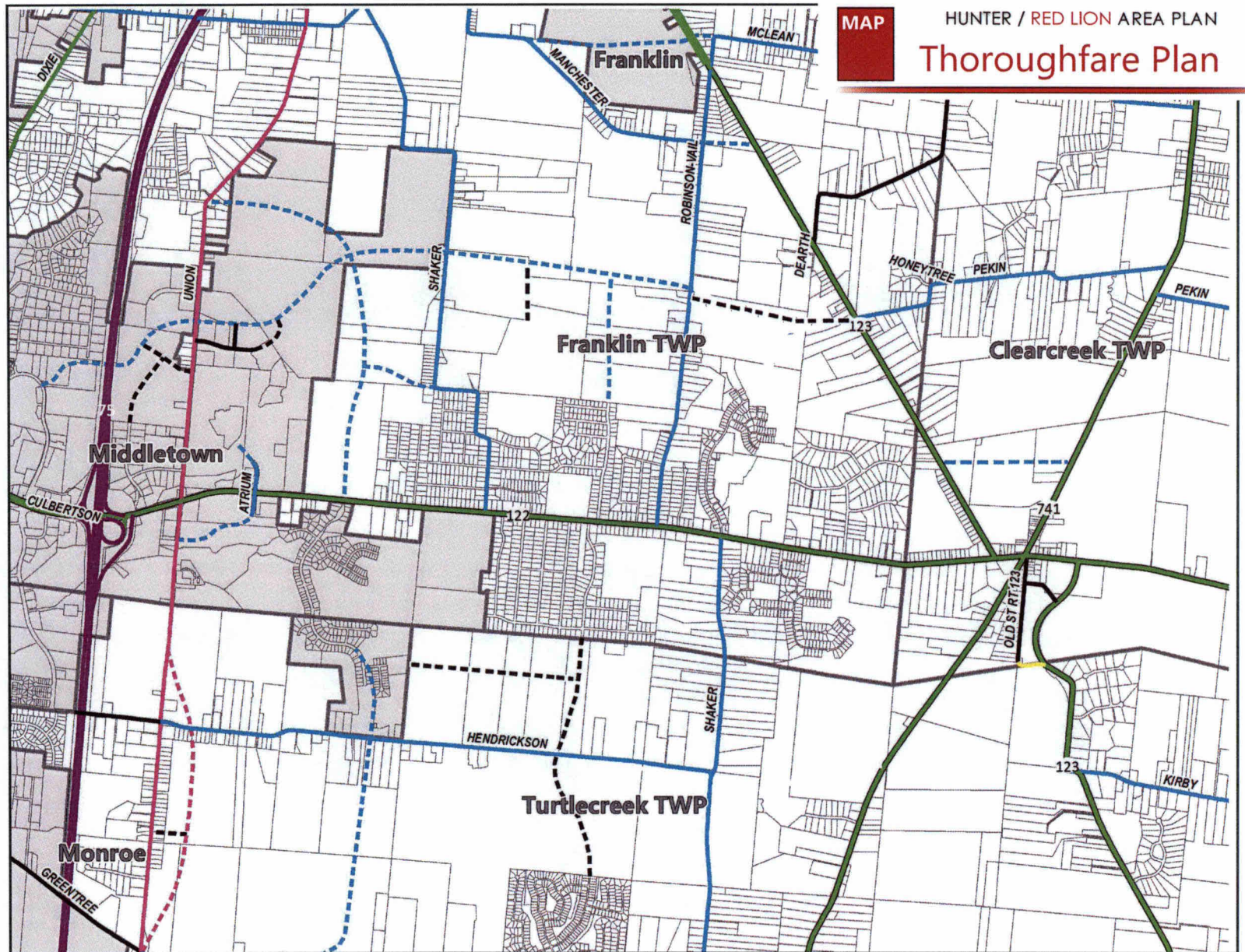
County Boundaries

Parcels *

Political Subdivisions *

Lakes and Rivers

Municipal Land *



ACTION ITEMS

The necessary steps to achieve the community transportation vision

1

SR 122 safety upgrades.

1. Robinson Vale & SR 122 realignment.
 2. Require turn lanes for all new development. Use traffic counts and accident history.
 3. Short-term installation of turn lanes for dangerous intersections.
 4. Long-term widening of road with turn lanes for all intersections.
 - 5: Reduce speed and/or make all speed consistent throughout the corridor.
-

2

Safety & Traffic calming on 122.

1. Discuss center medians with ODOT.
 2. Develop a streetscape plan and implementation strategy.
 3. Develop pedestrian crossings/islands at strategic locations.
-

3

Enhance mobility of area.

1. Implement collector road system so residents aren't forced to use State Routes for every trip.
 2. Require new development to install new entrances across from existing streets at major roads.
-

ACTION ITEMS

The necessary steps to achieve the community transportation vision

4

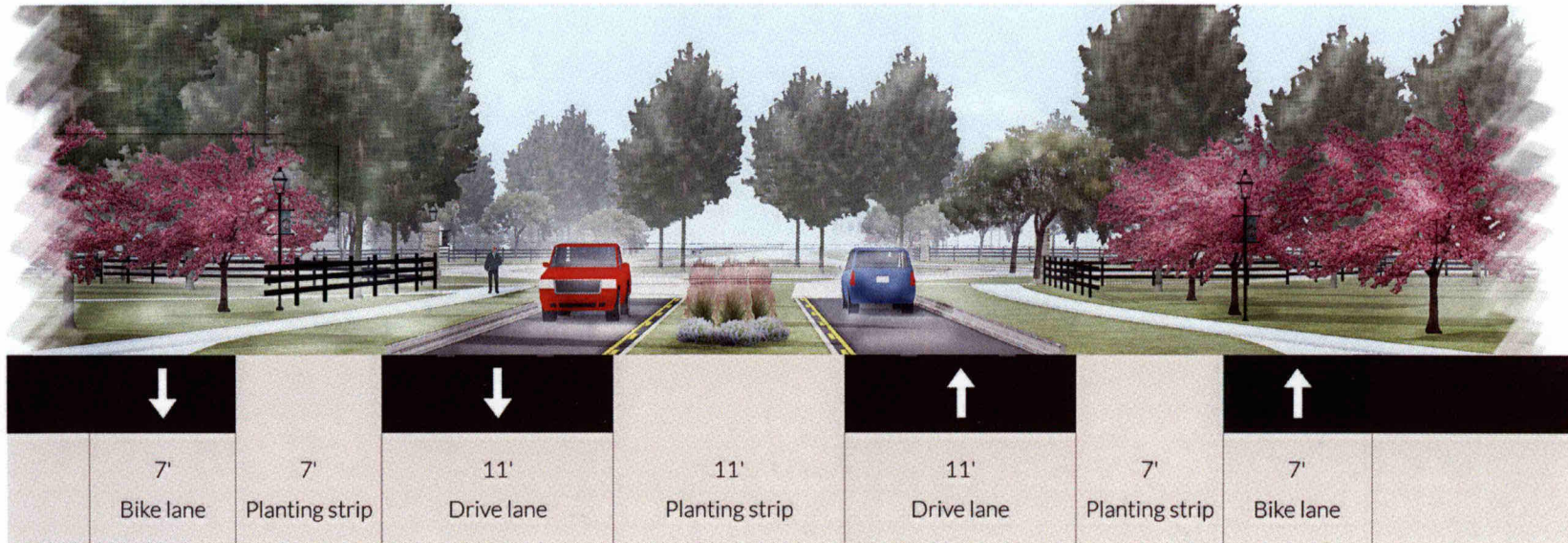
Bike paths & sidewalks on SR 122, SR 123, SR 741.

1. Update Warren County Thoroughfare Plan to include Master Plan of Paths.
2. Enforce Warren County Subdivision Regulations.
3. Update Clearcreek Township Zoning Resolution and Warren County Rural Zoning Code to include language on path requirements.

5

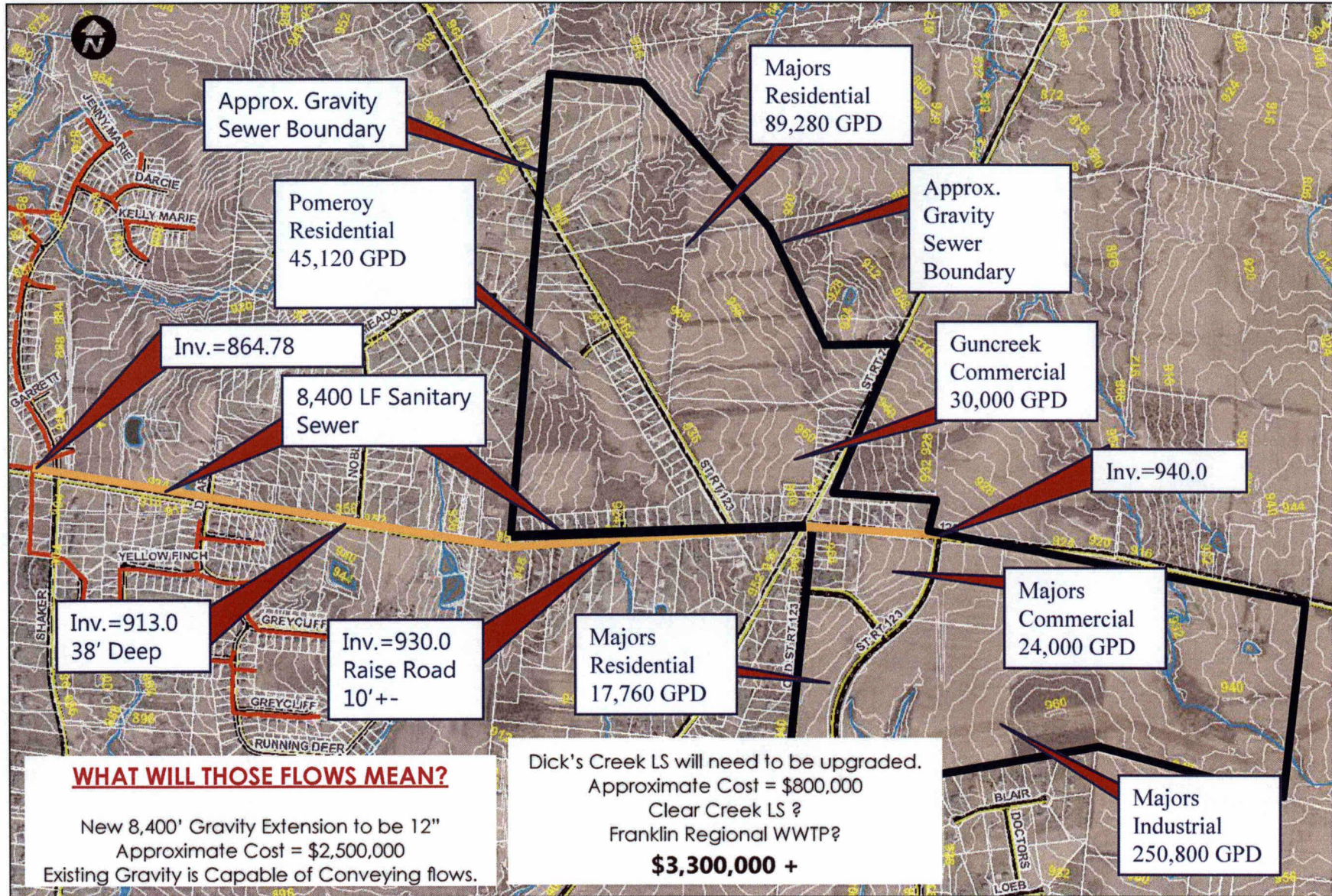
Better signage for public institutions.

1. Additional signage for Franklin Township Hunter Park.
2. Develop a wayfinding plan for SR 122, SR 123, and SR 741.



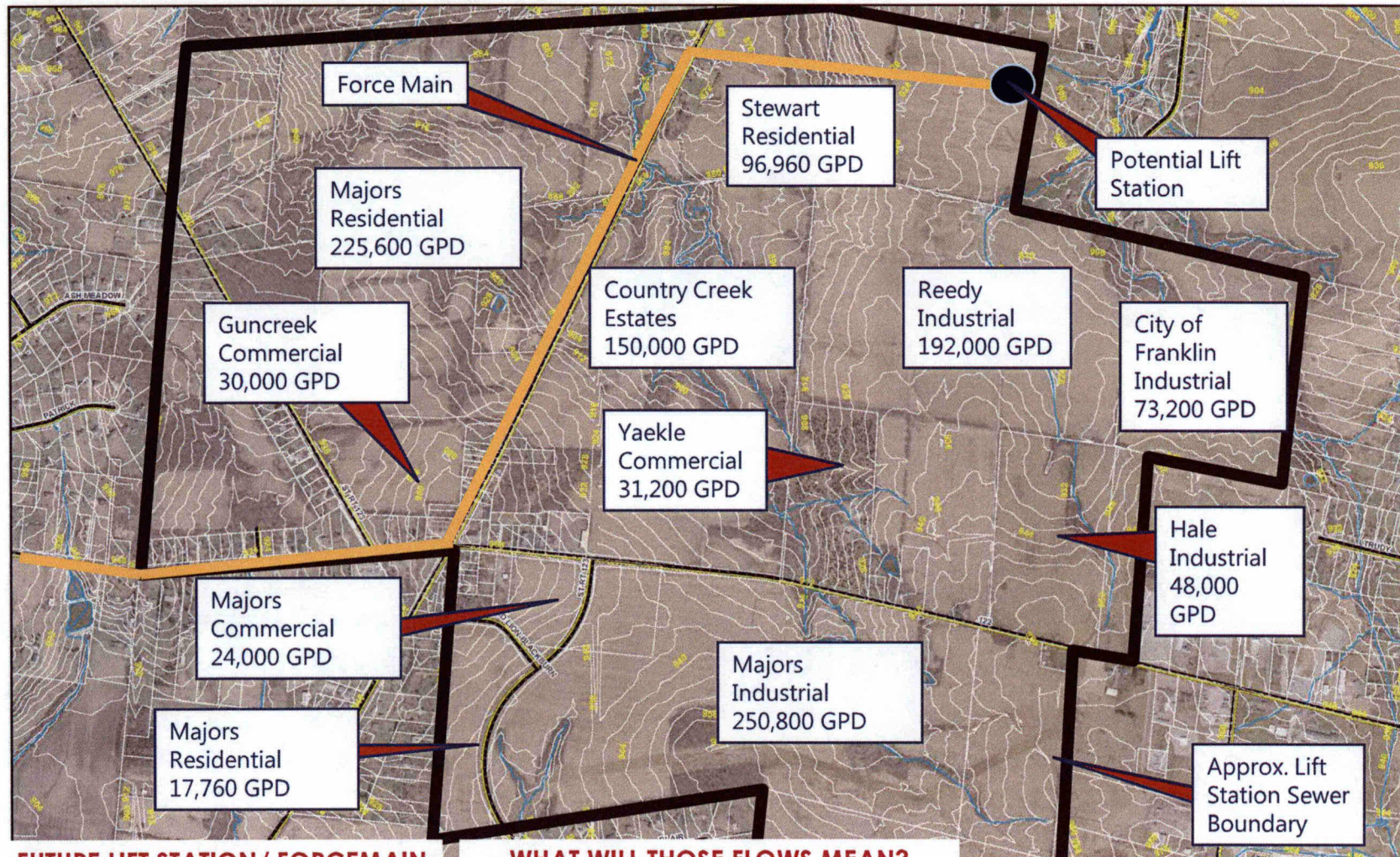
Sewer Study Option 1

FLOW PROJECTIONS
TOTAL = 456,960 GPD



Sewer Study Option 2

FLOW PROJECTIONS
TOTAL = 1,139,520 GPD



FUTURE LIFT STATION/ FORCEMAIN CHALLENGES

County Commissioners currently do not accept public lift stations.
Gravity needs to be installed to get from each property to lift station.

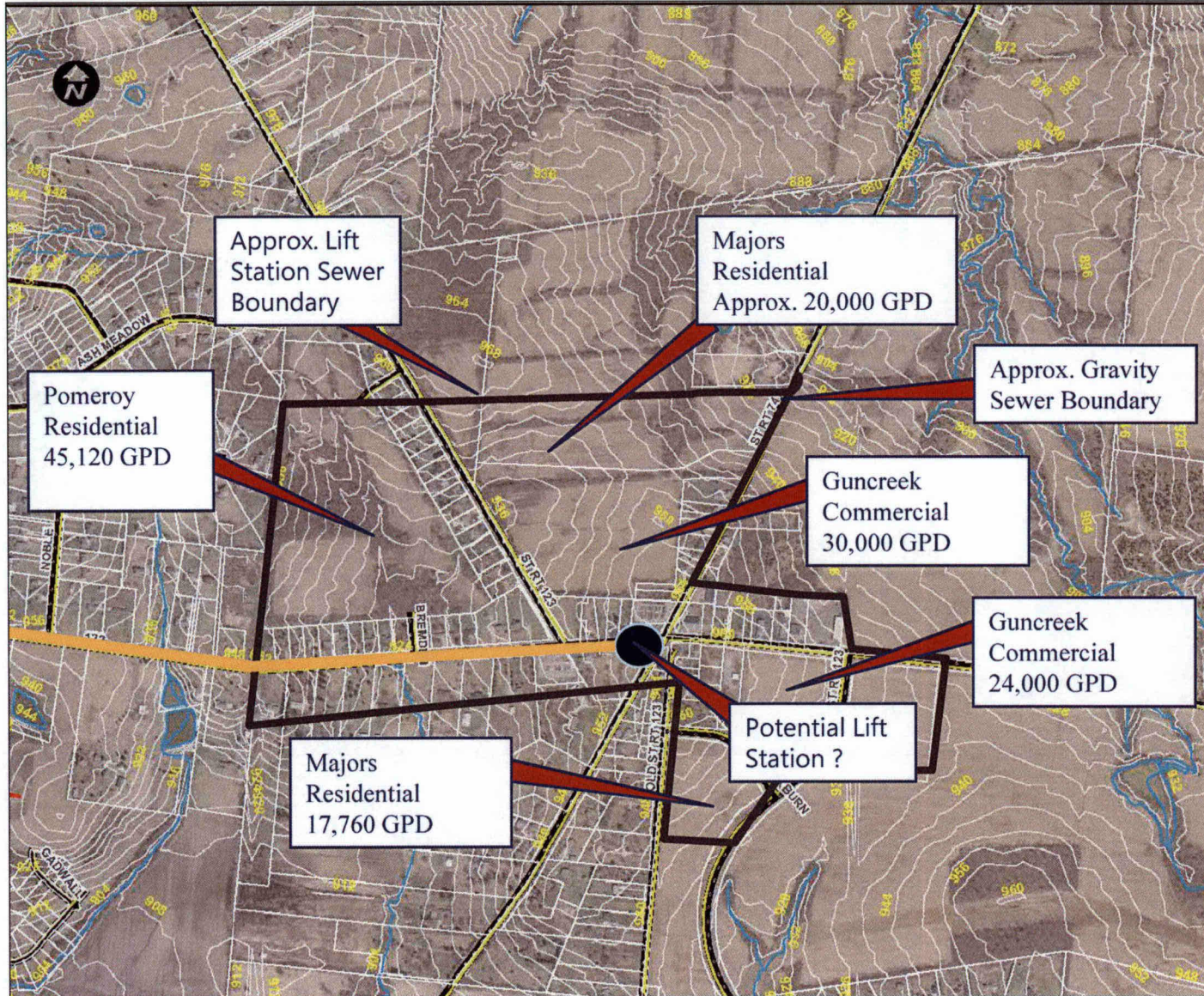
WHAT WILL THOSE FLOWS MEAN?

New 1.2 MGD Lift Station
Approximate Cost = \$2,200,000
15,200 LF 16" Forcemain
Approximate Cost = \$1,800,000
Existing Gravity Capable of Conveying Flows?

Dick's Creek LS will need to be upgraded.
Approximate Cost = \$1,200,000
Clear Creek LS ?
Franklin Regional WWTP?
\$5,200,000 +

Sewer Study Option 3

FLOW PROJECTIONS
TOTAL = 136,880 GPD



WHAT WILL THOSE FLOWS MEAN?

- New 150,000 GPD Lift Station
Approximate Cost = \$350,000
5,200 LF 6" Forcemain
Approximate Cost = \$300,000
- Existing Gravity Capable of Conveying Flows - ?
Dick's Creek LS will need to be upgraded.
Approximate Cost = \$200,000
Clear Creek LS ?
Franklin Regional WWTP ?

\$850,000 +

See attached cost scenario which includes a private lift station for the area referenced. This does not include individual parcels which would need to convey their flows to the lift station with gravity sewers.

Where Can Red Lion Flows Go?

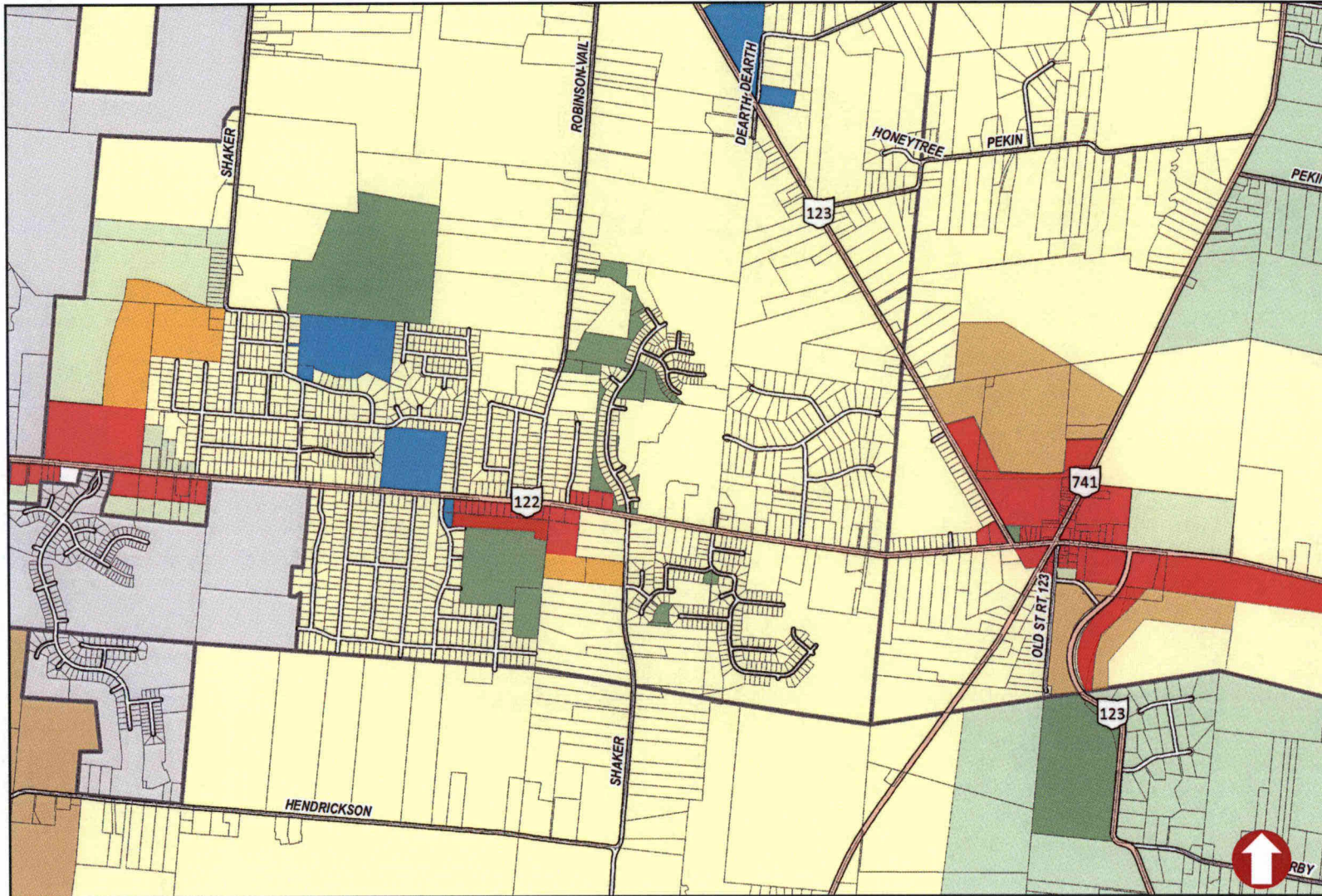
Franklin Regional Waste Water Treatment Plant



All transitions must be analyzed for potential bottlenecks.



Future Land Use



Legend

- Political Subdivisions *
- Lakes and Rivers
- Municipal Land *
- Future Land Uses**
- Agricultural-Rural Residential
- Commercial
- Industrial
- Mixed-Use Neighborhood
- Multi-Family Residential
- Office
- Protection Area
- Parks and Recreational-Open Space
- Single Family Residential

HUNTER

RED LION

AREA PLAN

REQUEST

Resolution to:

1. Amendment to the Warren County Comprehensive Plan
2. Update to the Future Land Use Map

November 22, 2017

Barney Wright
County Treasurer, Warren County, Ohio
406 Justice Drive
Lebanon, Ohio 45036

Matt Nolan
County Auditor, Warren County, Ohio
406 Justice Drive
Lebanon, Ohio 45036

Re: Developer Reimbursements from Fund 485—Miami Valley Gaming TIF

Dear Mr. Wright and Mr. Nolan:

The purpose of this letter is to provide notice of the Warren County Port Authority's approval of Cost Certifications for the payment of amounts incurred by Miami Valley Gaming & Racing, LLC (the "Developer") relating to certain public infrastructure improvements and to direct the disbursement of funds from the above referenced fund (the "Fund").

The Warren County Port Authority is the Administrator under the Development Agreement dated as of April 1, 2014 by and among Warren County, Ohio, the Warren County Port Authority, the Developer, and Warren General Property Co., LLC (the "Development Agreement"). Under the Development Agreement, the Developer may receive proceeds from service payments collected pursuant to Warren County Board of County Commissioners Resolution 12-1391 (the "Service Payments") for the payment of costs for public infrastructure improvements related to the project.

As required by Section 4.5 of the Development Agreement, the Developer has submitted Cost Certifications and other required evidence to the Administrator to request the reimbursement of such costs in an amount up to \$12,000,000. The Cost Certifications total in aggregate in excess of \$12,000,000. The Administrator has reviewed the materials, and hereby approves the Cost Certifications and the reimbursement of up to \$12,000,000 of the costs included therein.

As of this date, the Administrator has determined that \$601,243.90 is currently in the Fund to reimburse the Developer as provided in Section 2.2 and Section 4.5 of the Development Agreement.

Upon receipt of this letter, you are hereby directed to disburse \$601,243.90 from Fund 485—Miami Valley Gaming TIF to Miami Valley Gaming & Racing, LLC at the information provided herein:

Miami Valley Gaming & Racing, LLC
6000 State Route 63
Lebanon, OH 45036
Attn: John Howard,
Senior Director of Finance
513-934-7049
john.howard@mvgrrllc.com

U.S. Bank Global Treasury Management
777 E. Wisconsin Avenue
Milwaukee, WI 53202
Routing #042100175
General Depository #145806613058
877-261-2361
Contact: Rita Patel
rita.patel@usbank.com

Since \$601,243.90 is insufficient to reimburse the Developer for all of its reimbursable costs, the Developer shall receive disbursements following the future collection of the Service Payments. The amount available to the Developer after each collection shall be the amount of the Developer Improvements Deposit pursuant to Section 2.2 of the Development Agreement. The Authority will provide additional notice regarding such disbursements as amounts become available for such purposes within the Fund.

Please do not hesitate to contact me with any questions.

Warmest regards,

Warren County Port Authority

By: _____
Martin Russell, Executive Director