



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

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TOM ARISS

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DAVID G. YOUNG

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

MINUTES: Regular Session – December 2, 2014

The Board met in regular session pursuant to adjournment of the November 25, 2014, meeting.

Pat Arnold South - present

Tom Ariss - present

David G. Young - present

Tina Osborne, Clerk - present

Minutes of the November 20, 2014 and November 25, 2014 meetings were read and approved.

- 14-1844 A resolution was adopted to Amend Resolution #14-0738 approving the Transfer of Rodney Wheelen to Warehouse Utility Worker within the Warren County Water and Sewer Department. Vote: Unanimous
- 14-1845 A resolution was adopted to Amend Resolution #14-1802 approving the Transfer of Tina Powell to Fiscal Coordinator within the Warren County OhioMeansJobs. Vote: Unanimous
- 14-1846 A resolution was adopted to approve Leave Donation for Cassidy Gatio, Emergency Communications Call Taker, within the Emergency Services Department. Vote: Unanimous
- 14-1847 A resolution was adopted to Rescind Resolution #14-1820 adopted November 20, 2014 relative to Appointments to the Warren County Airport Authority. Vote: Unanimous
- 14-1848 A resolution was adopted to approve Reappointment to the Law Library Resource Board. Vote: Unanimous

- 14-1849 A resolution was adopted to authorize the Warren County Law Library Resources Board, pursuant to R.C. 307.51 (F), to enter into Contracts with private entities for the provision of any services that the Board considers necessary in the Year 2015 and that which is subject to the Warren County Board of County Commissioners' approval. Vote: Unanimous
- 14-1850 A resolution was adopted to establish January 12, 2015, at 9:00 a.m. as the date and time for the Annual Organizational Meeting. Vote: Unanimous
- 14-1851 A resolution was adopted to approve and authorize the Transfer of Title to the Property located at 903 N. Broadway, Lebanon, Ohio, to the Warren County Port Authority and authorize President of the Board to sign documents relative thereto. Vote: Unanimous
- 14-1852 A resolution was adopted to approve and authorize the President of the Board to enter into an Ohio Airport Maintenance Grant Contract with Ohio Department of Transportation Office of Aviation. Vote: Unanimous
- 14-1853 A resolution was adopted to approve Change Order No. 1 to the Contract with Lake Erie Electric Inc. for the Lift Stations improvement Project. Vote: Unanimous
- 14-1854 A resolution was adopted to approve and enter into Agreement with Hylant Group. Vote: Unanimous
- 14-1855 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 14-1856 A resolution was adopted to approve a Street and Appurtenances Bond Release for B&K Enterprises Silver Lake, LLC for completion of improvements in Silver Lake, Section 3 situated in Clearcreek Township. Vote: Unanimous
- 14-1857 A resolution was adopted to approve Silver Lake Drive and Nautical Court in Silver Lake, Section 3 for Public Maintenance by Clearcreek Township. Vote: Unanimous
- 14-1858 A resolution was adopted to approve an Appropriation Decrease within Human Services Fund #203. Vote: Unanimous
- 14-1859 A resolution was adopted to approve an Appropriation Decrease for Prosecutor's Crime Victim Grant Fund #245. Vote: Unanimous
- 14-1860 A resolution was adopted to approve Appropriation Decrease in Community Development Fund #265. Vote: Unanimous

- 14-1861 A resolution was adopted to approve an Expense Adjustment from Sewer Revenue Project Fund #575 to Sewer Operating Fund #580. Vote: Unanimous
- 14-1862 A resolution was adopted to approve an Operational Transfer from Commissioners Fund #101 into Human Services Fund #203. Vote: Unanimous
- 14-1863 A resolution was adopted to accept Amended Certificate for Fund #262 (Community Corrections Monitoring – Home Incarceration) and approve Supplemental Appropriation. Vote: Unanimous
- 14-1864 A resolution was adopted to approve Supplemental Appropriation into #101, Operational Transfer from #101 into Armco Park Fund #944 and approve Repayment of Cash Advance from Park Board (Armco Park) Fund #944 into General Fund #101. Vote: Unanimous
- 14-1865 A resolution was adopted to approve Appropriation Adjustment from Commissioners General Fund #101-1110 into Data Processing – GIS Fund #101-1401. Vote: Unanimous
- 14-1866 A resolution was adopted to approve Appropriation Adjustment within Recorder’s Fund #101-1160. Vote: Unanimous
- 14-1867 A resolution was adopted to approve Appropriation Adjustments within Community Corrections Fund #101-1224. Vote: Unanimous
- 14-1868 A resolution was adopted to approve Appropriation Adjustment within Facilities Management Fund #101-1600. Vote: Unanimous
- 14-1869 A resolution was adopted to approve Appropriation Adjustments into Sheriff’s Office Fund #101-2200. Vote: Unanimous
- 14-1870 A resolution was adopted to approve Appropriation Adjustment within Engineer’s Office Fund #202. Vote: Unanimous
- 14-1871 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 14-1872 A resolution was adopted to Waive Conditional Use Application Fee and One-Half (1/2) percent of the Building, Electrical and Zoning Permit Application Fee for the Salvation Army of Greater Cincinnati Camp Swoneky located in Washington Township. Vote: Unanimous
- 14-1873 A resolution was adopted to Continue Public Hearing to consider Text Amendments to the Warren County Rural Zoning Code to Amend portions of Article 1, Article 2, Article 3 and Article 4. Vote: Unanimous

- 14-1874 A resolution was adopted to authorize County Administrator, Deputy Administrator or Employee Benefits Safety Coordinator to provide required information relative to Warren County Employee Health Insurance Plan and Compliance with the Transitional Reinsurance Program of the Affordable Care Act. Vote: Unanimous
- 14-1875 A resolution was adopted to approve Appropriation Adjustments into Sheriff's Office Fund #630. Vote: Unanimous

DISCUSSIONS

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

Susan Spencer, Personnel Officer, was present to introduce new hires.

There was a discussion regarding the requirement of the Affordable Care Act to file required information in compliance with the Transitional Reinsurance Program and also pay \$63.00 per covered employee (1807 covered employees within Warren County) for a total amount of \$113,841.00

Commissioner Young discussed the finding of the US Supreme Court that the Affordable Care Act is constitutional due to being a tax on the citizen. He also discussed the fact that governments are tax exempt.

Upon discussion, the Board requested the Deputy County Administrator to gather information relative to the consequences if they choose not to comply with the requirement.

The Board discussed the request of the Salvation Army for consideration in a waiver of building, electrical and zoning fees associated with the construction of two (2) family lodges on their Camp Swoneky property located in Washington Township, Warren County, Ohio.

Upon discussion, the Board resolved (Resolution #14-1872) to waive the conditional use application fee and ½ of the building, electrical and zoning permit fees.

PUBLIC HEARING

CONSIDER TEXT AMENDMENTS TO THE WARREN COUNTY RURAL ZONING CODE

The public hearing to consider text amendment to the Warren County Rural Zoning Code to amend portion of Article 1, 2, 3 and 4 was convened this 2nd day of December 2014, in the Commissioners' Meeting Room.

Mike Yetter, Zoning Supervisor, identified the following amendments that are needed for clarification purposes, necessary to coincide with other sections of the code or are clerical in nature:

1.304.5 (H)
1.205.6 (A) (1)
2.201
2.205 Table
2.509.4
2.508.5
2.607.3
3.102.1 (E) (3)
3.102.1 (F) (3)
3.202.1
3.205.1
3.208
3.311 (D) (1) (a)

The Board reviewed the above amendments and stated their agreement to amend the sections.

Mr. Yetter then reviewed the following amendments that are not clerical in nature:

1.103.4 – Interpretation

Mr. Yetter stated that this is a language modification that was prepared by Bruce McGary, Assistant Prosecutor, needed to mirror the language that was provided by the courts.

Upon discussion, the Board agreed to the proposed amendment.

- 1.308.3 (C)
- 2.202 Land Use
- 2.203 Replace the existing section for clarification.

Land Use Table

Mr. Yetter explained that this change will make a composting facility a conditional use rather than a permitted use. He then stated that upon this change, the Zoning Board of Appeals would be the responsible body for approve the use rather than the Board of Commissioners.

Upon discussion, the Board stated their desire to have further consideration prior to any action on this portion of the proposed text amendment.

Upon discussion, the Board recessed the public hearing in order to allow the Warren County Airport Authority to present the 2014 State of the Airport presentation.

Doug Koenig, President of the Warren County Airport Authority, was present along with members of the Airport Authority to present the 2014 State of the Airport presentation.

Mr. Koenig presented the attached presentation providing the following information:

- Financials
- Current Airport view
- Current Issues
- Current Airport View (Issues)
- Future Improvements
- Future Projects

Upon discussion, the Board thanked the Airport Authority members for the dedication and commitment to the betterment of the airport.

Stan Williams, Regional Planning Commission, was present along with Greg Orosz, consult with the Regional Planning Commission, to present a preliminary update of the Warren County Fairgrounds Master Plan.

Mr. Orosz reviewed the attached PowerPoint presentation providing the following:

An aerial view of the site
The approach used and a list of those involved in the process
The Vision and priorities
The development potential of the site including uses such as a micro-brewery and office
The initial concept plan along with Option 1, Option 2 and Option 3 for potential development
Questions for the Board to consider
Question of Development Themes
Question of Property Management
A view of the Kleingers' preliminary proposal being developed by the Agricultural Society
Question of plan details

Upon discussion, the Board determined the need to enter into executive session to discussion acquisition of property pursuant to Ohio Revised Code Section 121.22 (G) (2) at 11:24 a.m. and exited at 11:28 a.m.

Commissioner Young stated his desire to keep the master plan conceptual in nature and had Mr. Ororz point out that the proposals in all of the options do not include property that is not owned by Warren County.

There was discussion relative to the various options and the desire for a development theme.

Upon discussion, the Board determined the need to let the market determine the option and theme for future development of the property and allow the proposed options to serve as a marketing tool.

PUBLIC HEARING

CONSIDER TEXT AMENDMENTS TO THE WARREN COUNTY RURAL ZONING CODE

The Board reconvened the public hearing to consider text amendment to the Warren County Rural Zoning Code,

Upon discussion, due to time constraints, the Board resolved (Resolution #14-1873) to continue the public hearing to January 6, 2014, at 9:30 a.m.

Tiffany Zindel, Deputy County Administrator, informed the Board that upon discussion with Horan, our insurance consultant, the penalty for failure to file the required information in compliance with the Transitional Reinsurance Program has not been determined by Health and Human Services.

Commissioner Young stated his desire to not pay the fee. He stated it is a tax on our insurance plan and governments should be exempt from the tax.

The Board stated their desire to bring Horan for a work session to discuss this matter at a later date.

Upon discussion, the Board resolved (Resolution #14-1874) to authorize County Administrator, Deputy Administrator or Employee Benefits Safety Coordinator to provide required information relative to Warren County Employee Health Insurance Plan and Compliance with the Transitional Reinsurance Program of the Affordable Care Act but to not pay the \$113,841.00 until further direction by this Board.

Tiffany Zindel, Deputy County Administrator, was present for a work session to discuss the 2015 budget.


Upon motion the meeting was adjourned.



Pat Arnold South, President




David G. Young



Tom Ariss

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 2, 2014, in compliance with Section 121.22 O.R.C.



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

Warren County Commissioners

“State of the Airport” for

November 2014



Today's Agenda

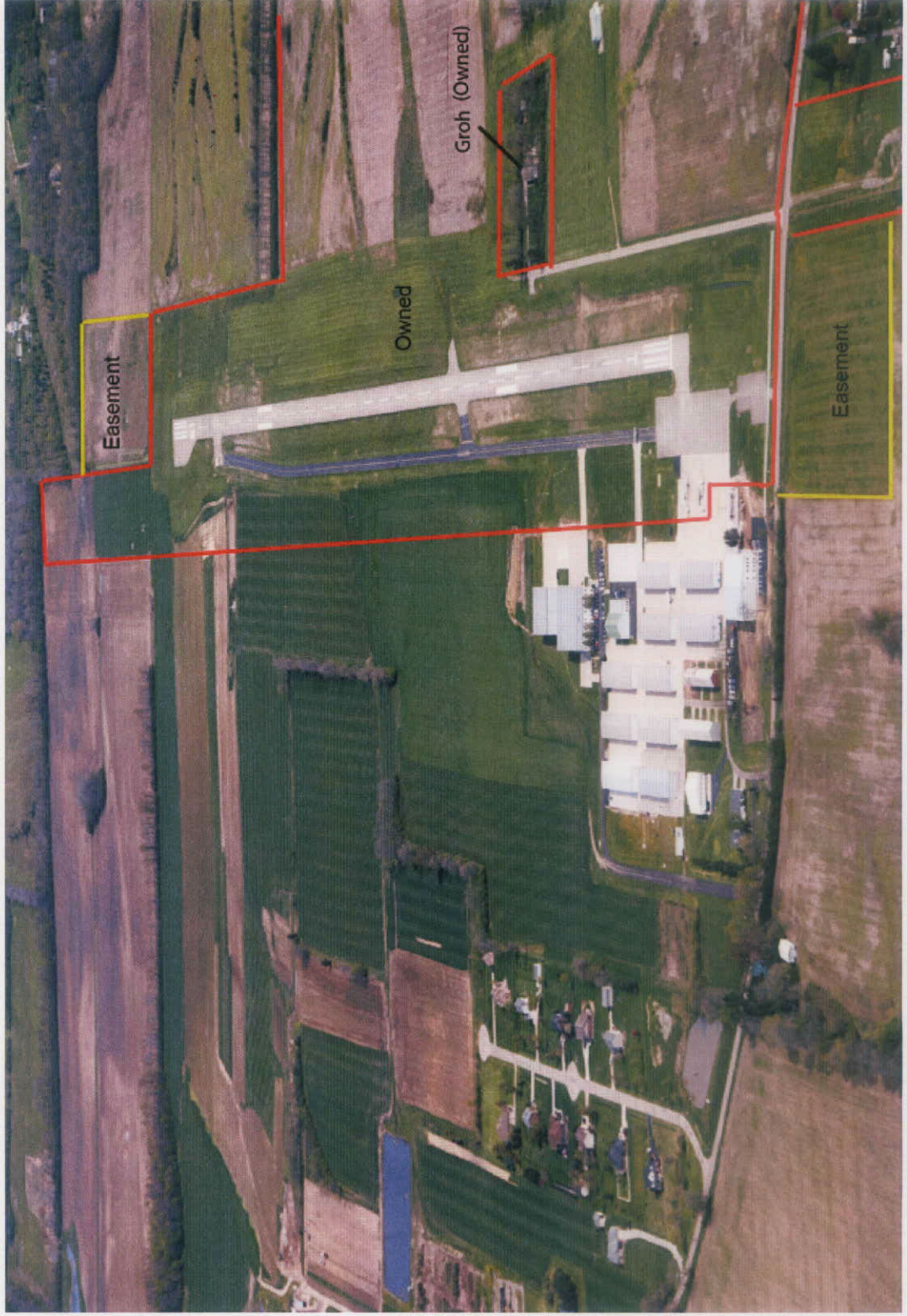
- Introductions
- Financials
- FAA / ODOT Safety Issues
- Other Airport Area Issues
- Wrap Up



Financials

- An FAA funded Ohio Airports Focus Study
 - Classified the airport as a GA1 airport - the highest general aviation classification. The study said the economic impact of the Warren County Airport was \$13,700,000
- Annual Operating Budget :
 - \$73,300
- Annual Income Generated by Airport
 - Property Taxes: (\$ 67,150)
 - Sales Taxes: (\$32,130)
 - Farming Rental (\$5,000)

Current Airport View



Current Issues

- “Through The Fence” Operation
 - User Access Agreement
 - Services Agreement
- Westheimer Trees
- CSW Request

Current Airport View (Issues)



Future Improvements

- Obstacle Free Area
- Taxiway Relocation Project
- Runway Overlay Project

Future Projects



Wrap Up Q & A



THE WARREN COUNTY FAIRGROUNDS PROJECT

BACKGROUND

The Warren County Board of County Commissioners and the Fairgrounds Redevelopment Committee have been presented with a tremendous opportunity to transform the 97-acre Warren County Fairgrounds property into a facility and destination that is not only sustainable but becomes a greater asset to the Lebanon and Warren County community. In early 2014, Lebanon Raceway and Miami Valley Gaming moved from the Fairgrounds to their new facility in western Turtlecreek Township near Monroe. Their absence at the Fairgrounds has resulted in a loss of revenue for the Fair Board and underutilization of the Fairgrounds. Consequently, there is a need to address redevelopment and sustainability of the site for County Fair operations.

The Fairgrounds is located at 665 North Broadway Street in Lebanon, OH and is a major gateway corridor to Downtown Lebanon from the north. There are 33 buildings on the property totaling 360,000 sq. ft (7.5 acres). The property is currently leased from the Board of County Commissioners (BOCC) to the County Agricultural Society (Fair Board), and was sub-leased to two horse racing entities, Lebanon Trotting Club, Inc and Miami Valley Gaming (collectively known as "Lebanon Raceway"). The rent from the Lebanon Raceway accounted for a major portion of the Fair Board's annual budget.

The Fair Board holds the annual county fair on the property and also hosts 4-H Programs and related activities. Horse stables are currently rented in approximately 17 barns to Harness Race Horse Owners and Trainers. The Fair Board also rents buildings and portions of the property to various organizations and individuals for outside storage, community events, and private/business purposes. These activities help generate revenue that supports the facility operations and the County Fair. The departure of the horse racing from the facility will create a void in utilization and a dramatic reduction in annual revenue to support the facility and the County Fair. The Board of County Commissioners and the Fair Board both agree that new enterprises and expanded use of the facilities should be top priorities.

THE APPROACH

Throughout this effort to better utilize the Fairgrounds, the County focused on projects and/or activities that add charm, vitality, and diversity to the site that will generate opportunities for new employment growth. The process involved the Fair Board, County Commissioners, City of Lebanon, the Warren County Equestrian Society, the County Visitors Bureau and other entities to identify issues and opportunities. This process also included focus group meetings with the Fair Board.

THE VISION

The site is currently used for the county fair, special events, and equestrian activities and is located close to Downtown Lebanon (the community's center of culture, restaurants, entertainment, and shopping). The purpose of this project is to assess the existing strengths of the site and identify opportunities to improve economic vitality, fairgrounds operations, aesthetics, and quality of life. The attached master plan emphasizes opportunities for special events and utilizes this asset to complement current fair operations while identifying priorities for improvement, reconstruction, and traffic flow. The County desires to find new or expanded uses for the property that are self-sustaining; will support the continuation of the 4-H Program and the County Fair; and creates jobs for the City of Lebanon and Warren County. The master plan was developed with an emphasis on creating a vibrant, economically viable place with a mix of uses tied together with a large public plaza where people may enjoy

pleasures of day-to-day life. The plan presents a realistic vision for the site and identifies catalytic projects that will serve to leverage existing uses, as well as new resources. In addition, the master plan addresses the following questions:

1. What projects are financially feasible; economically viable; and will best stimulate economic growth and jobs?
2. What site features/buildings will remain and how will select areas of the site be redeveloped?
3. What categories of uses are complementary and appropriate (Expo/Conference Center, microbrewery, restaurants, western-wear, tack shop, etc) for the site.
4. How will new uses be designed and redeveloped to align with the Fair Board and community's vision and help promote the continued success of the Warren County Fair?
5. How to create a synergistic relationship between multiple users of the site, in particular the Fair Board and how complementary programming for special events may function?
6. Where to place developable out-parcels?
7. How can iconic, signature buildings be developed, creating a sense of place and instilling community pride?
8. How can this site be better linked to the downtown as an aesthetically pleasing gateway?

ELEMENTS OF THE MASTER PLAN – THE BIG IDEAS

To help execute the vision and allow the Fairgrounds to reach its full economic and civic potential, a series of physical and procedural improvements are recommended. Key features of the Master Plan include:

The Central Green: A seven-acre central plaza serves as the site's entryway to interesting experiences. Upon arrival at the Fairgrounds, an extensive green space with strong pedestrian orientation will reinforce the look and feel of being in a special place. Although most patrons will likely arrive by car, they will park on the street, or in parking lots, and then walk. They will be able to stroll down the Central Green lined with trees and laced with benches, distinctive banners, and artwork. This is a place for civic celebrations, festivals, and programmed events that enliven the site and complement the Fair Boards' operations. The Central Green is designed to accommodate sustained activities and the centerpiece will be an area that is programmed as a continuous activity space. The adjacent development will include new uses that front on the Green.

The Expo Center: An Expo-Center, properly designed and operated, will be a tremendous asset for the County. The Master Plan suggests distinguished architecture and a properly located facility that is integrated with other Fairgrounds facilities, and complements SR 48. Although it would serve community interests, it would also be capable of accommodating a wide variety of business groups and association meetings. Such a use will stimulate and support redevelopment of the business environment and will enable Warren County to become known as a regional place of excellence in which to do business and to host cultural gatherings, exhibits, and activities. The facility could be paired with a hotel and cross-management operating agreements could be negotiated with the Fair Board.

Design Standards: New development and design policies are proposed to attract high quality development that will create an attractive and lively street frontage along Broadway and the Central Green. Several out-lots are proposed along Highway 48 and the Central Green. These well-planned, designed, and executed buildings with a dynamic mix of uses and activities will create a sense of place in an area that historically has a weak presence. All of this change will take time and require the determined cooperation of government and business.

Out-Lot Uses: The focus of the redevelopment is not just on constructing new buildings, but also on creating a synergetic mix of uses that complements the Fair Board's operations and enhances the vitality of the City. Uses for the site should include features that will make the area an attractive place to visit and that link the site to Downtown Lebanon. Proposed uses include business incubation; anchor institutions; dining; and entertainment facilities. The Master Plan identifies locations for retail and restaurants. The precise design for the out-lots at the extreme southern end of the site will require significant planning to ensure that it takes best advantage of its proximity to Downtown and along the Central Green. On the northern end of the site, appropriate uses include clusters that group equestrian or agricultural related suppliers, training programs, researchers, and agencies. The uses around the Central Green will offer a superb, well-designed variety of retail, entertainment, and civic uses. Uses such as a restaurant incubator and festivals highlighting local cuisine and farm products have been discussed.

Equestrian Facilities: Warren County has made a special effort to retain and promote an equestrian and agricultural lifestyle. The current facilities, the riding barn and stables, are profitable and operate at high occupancy rates. New stalls are proposed along with a riding trail. These changes will encourage additional promotions of equestrian and other activities at the Fairgrounds to increase annual revenue.

Streetscape: High-quality landscaping, landmarks, public art, and attractive fencing along SR 48 are proposed so that both visitors and residents are appraised when they enter the Fairgrounds. The City has taken initial steps in this direction with the installation of some gateway and directional signs. Nevertheless, the Master Plan recommends additional efforts to make the streetscape and entry statement more prominent.

Reuse of Existing Buildings: Select buildings will be retained and repurposed as part of the redeveloped site. Reuse of buildings will be based on a study commissioned by the Fair Board. The existing facilities may be used as venues for outdoor concerts, indoor sports activities and sport fields, rodeos, and livestock shows.

The Master Plan is depicted in the PowerPoint presentation attached. It contains three options or layouts for possible redevelopment.

IMPLEMENTATION

The County, City, and Fair Board have the leadership and certitude that will get it done in a quick and cooperative manner that transcends political administrations. With both the public and private sectors and the State investing millions of dollars in building and infrastructure, all are committed to investing in the relationship so that it works well and lasts a long time. The County has already taken a proactive lead with generous investment in time, land assembly, and planning.

Positive steps towards implementation, first and foremost, will include agreement with the City of Lebanon and the Warren County Board of County Commissioners as well as a revised lease between the Fair Board and the County. The Fair Board has also outlined a scope of work, which is intended to assess the existing buildings and provide an existing conditions analysis. Subsequently, an accompanying report will recommend strategies and actions to enhance and support the site's full and potential economic investment, maximizing its existing "place-based strengths" (i.e. walkability and proximity to parks and downtown) and determine if infrastructure and building retrofits are necessary on or around the site to make it more developable and marketable. The County is also in the process of a land swap (adjacent to the Fairgrounds site) to create additional development sites.

The City is in the process of looking at the broader context of the site and how to expand its redevelopment activities to include surrounding sites and the SR 48 corridor. The City may establish a program for the public realm and right-of-way improvements, upgrading the existing infrastructure where appropriate and creating a more pedestrian-friendly area.

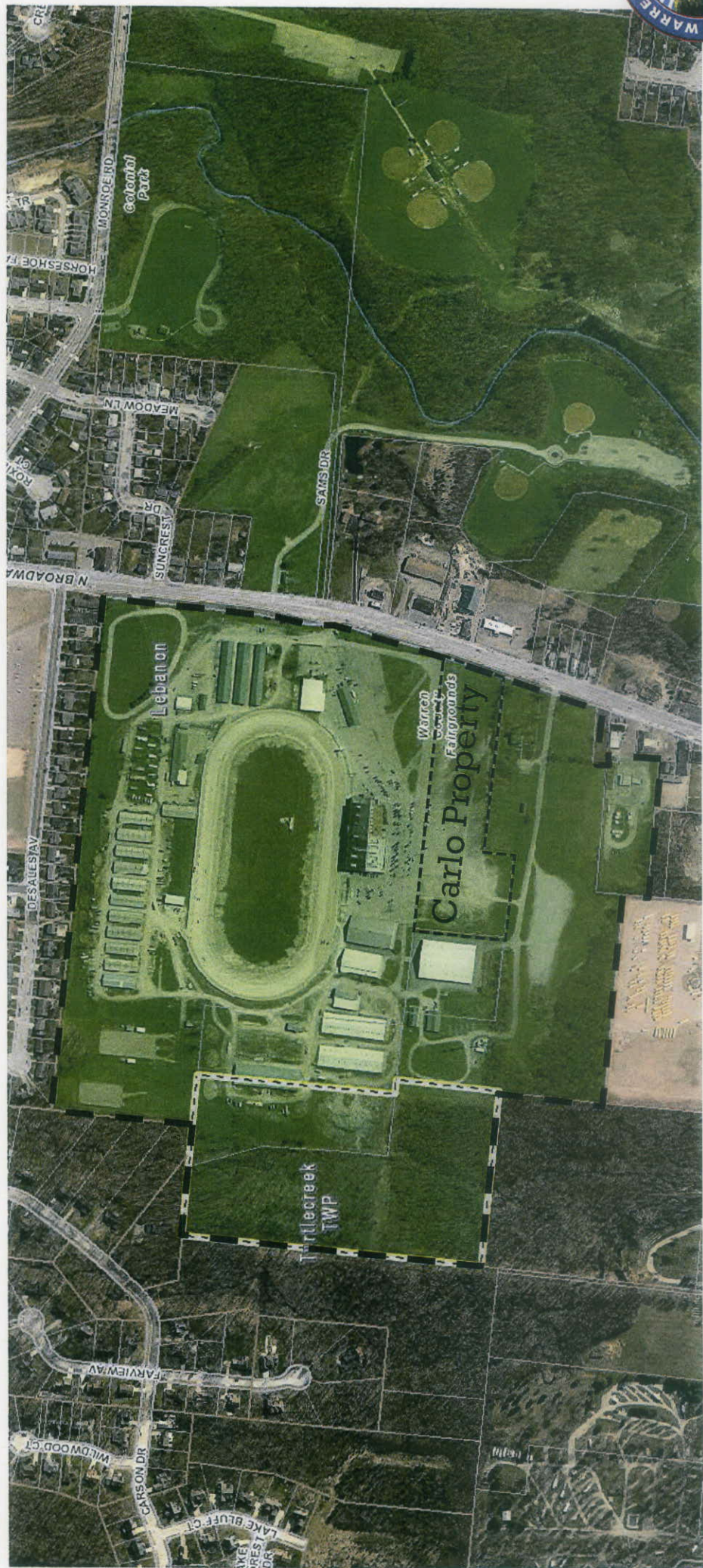
By utilizing the Fairgrounds as a diverse gathering place to showcase youth development, agricultural exhibits, family events, and entertainment in a wholesome and family friendly atmosphere, the economic and social vitality of the Warren County Community will be enhanced. The County has laid out an initial outline and given direction to the path to success and will work with local leaders to implement this vision.

WARREN COUNTY FAIRGROUNDS

Master Plan



SITE



THE APPROACH

Early Oct: Fair Board

Early Oct: BOCC

Oct: City of Lebanon

Ongoing: W.C. Economic
Development Office
and RPC

Nov: Fair Board/Kleingers

Dec: **BOCC**

WHO'S INVOLVED

- Fair Board
- Warren County Equestrian Society
- WCCVB
- City of Lebanon
- BOCC
- WC Econ. Dev.
- RPC



THE VISION

The Fairgrounds is a vibrant, economically viable place with a mix of uses tied together with a large public plaza for gatherings and events.

PRIORITIES

1. Economic Vitality
2. Sustained Fairgrounds operations
3. Aesthetics
4. Quality of Life

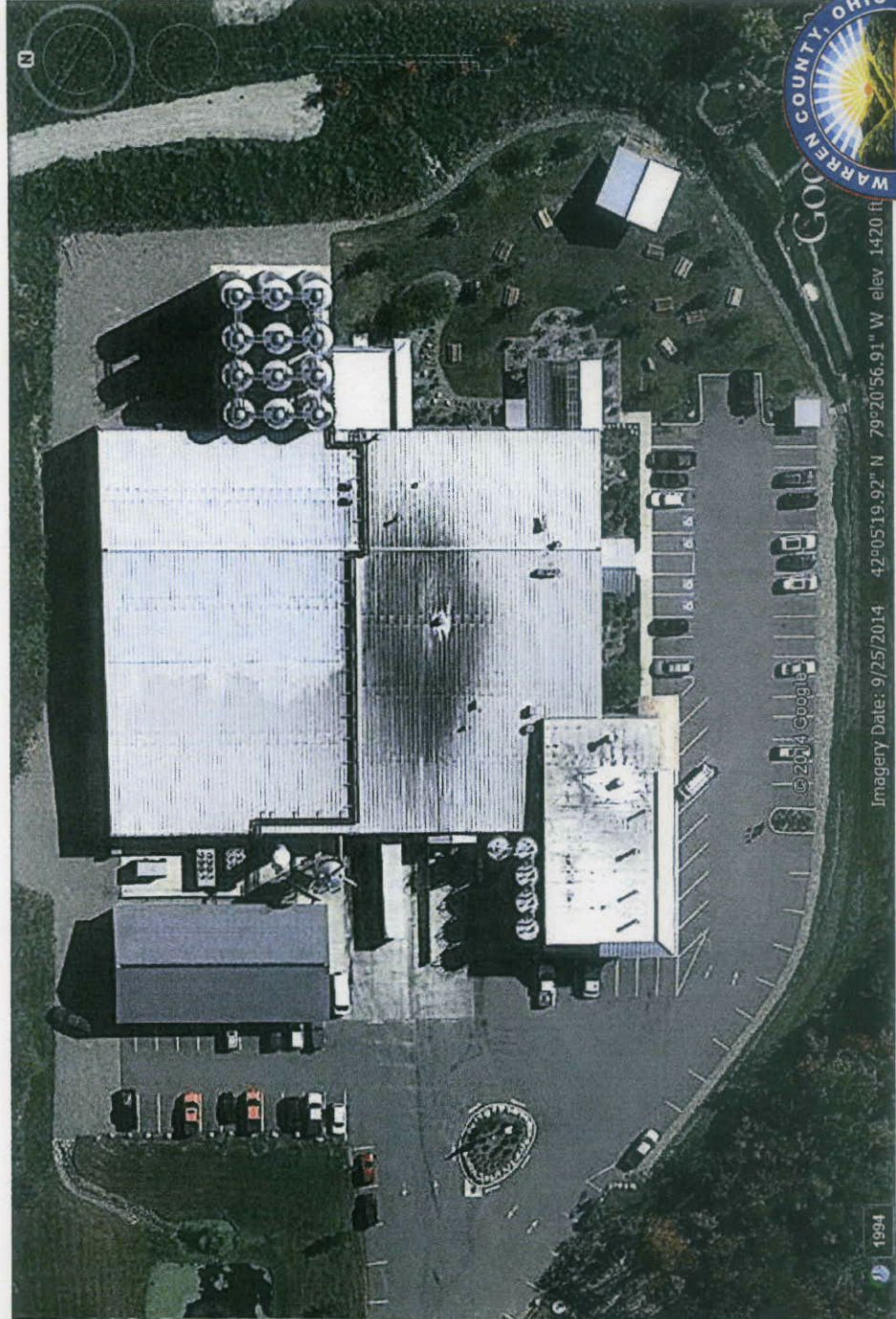


DEVELOPMENT POTENTIAL

- **Micro-brewery**
- **Office/Tech**
- **Conference Center**
- **Specialty Shops**
- **Restaurants**
- **Entertainment**
- **Business Incubator**



MICRO-BREWERY



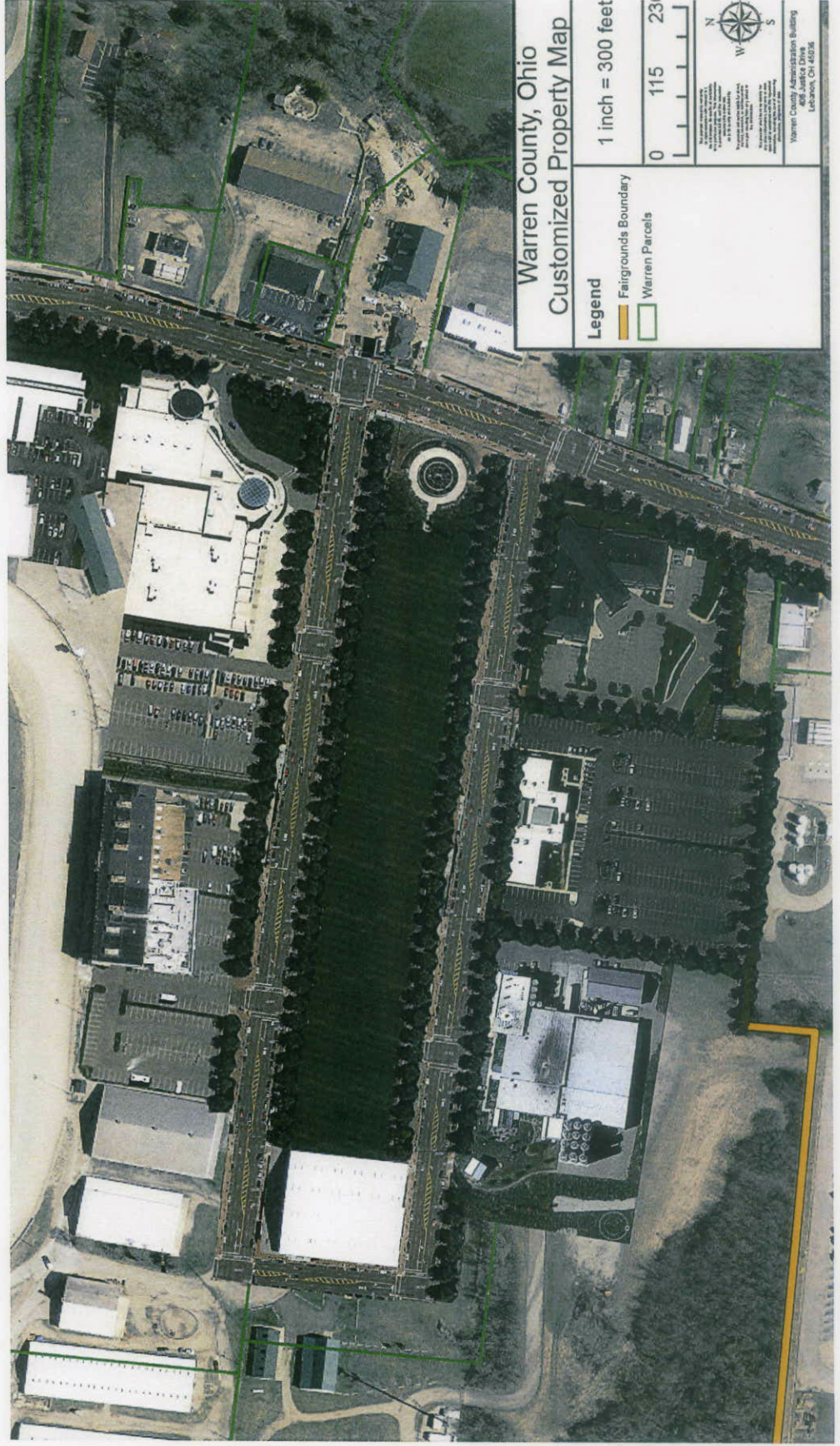
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INITIAL CONCEPT



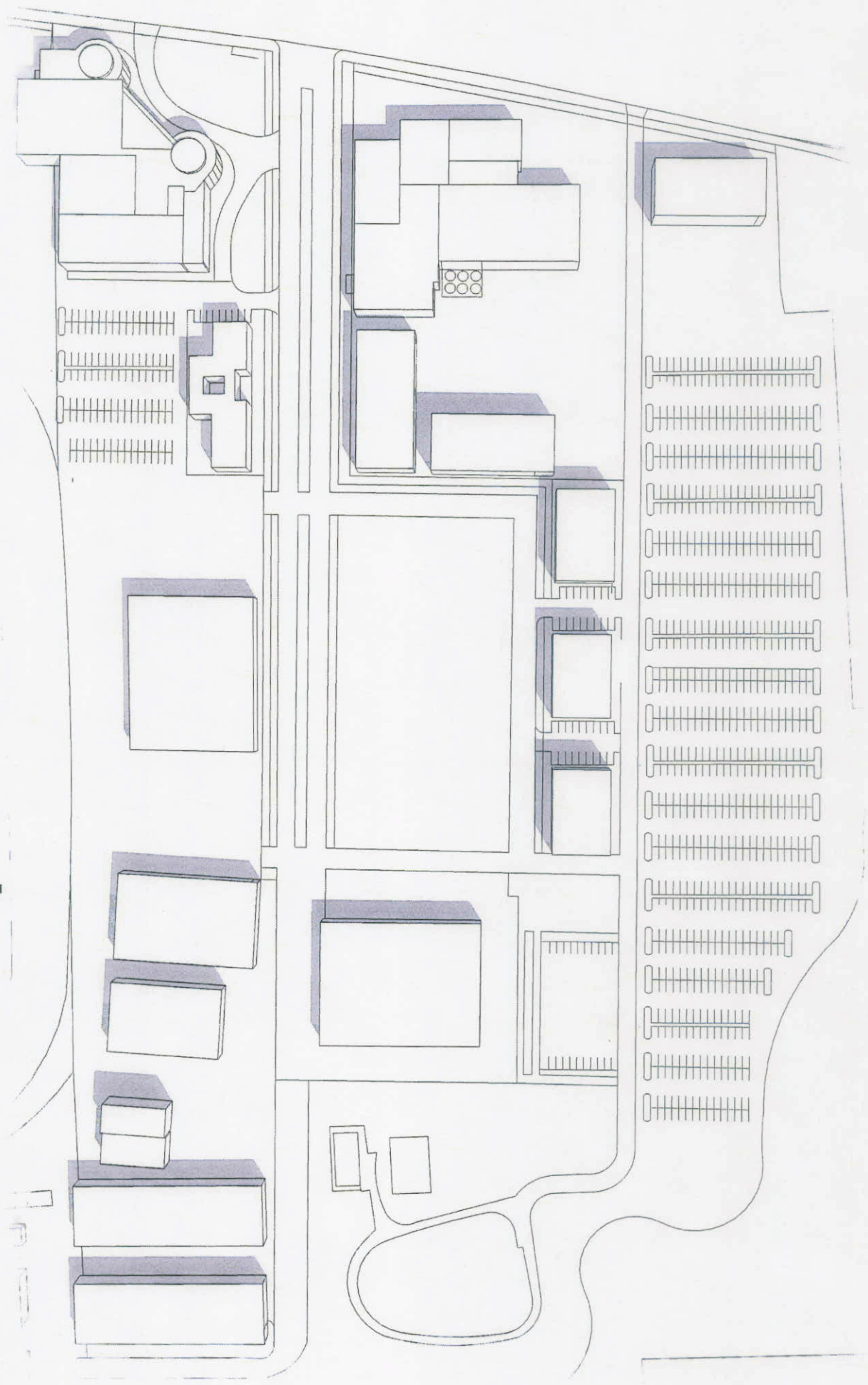
MASTER PLAN | OPTION 1



MASTER PLAN | OPTION 1

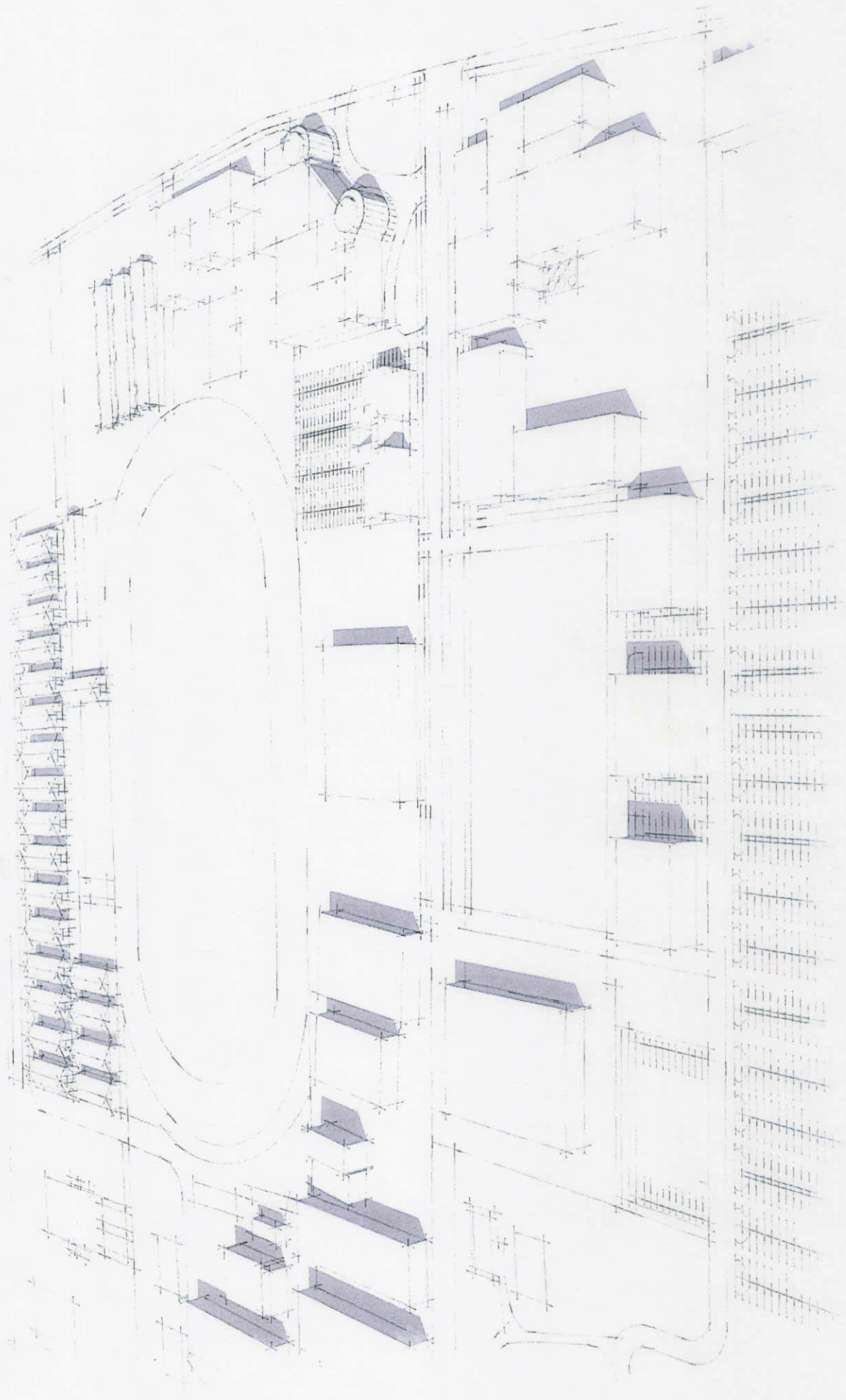


MASTER PLAN | OPTION 2





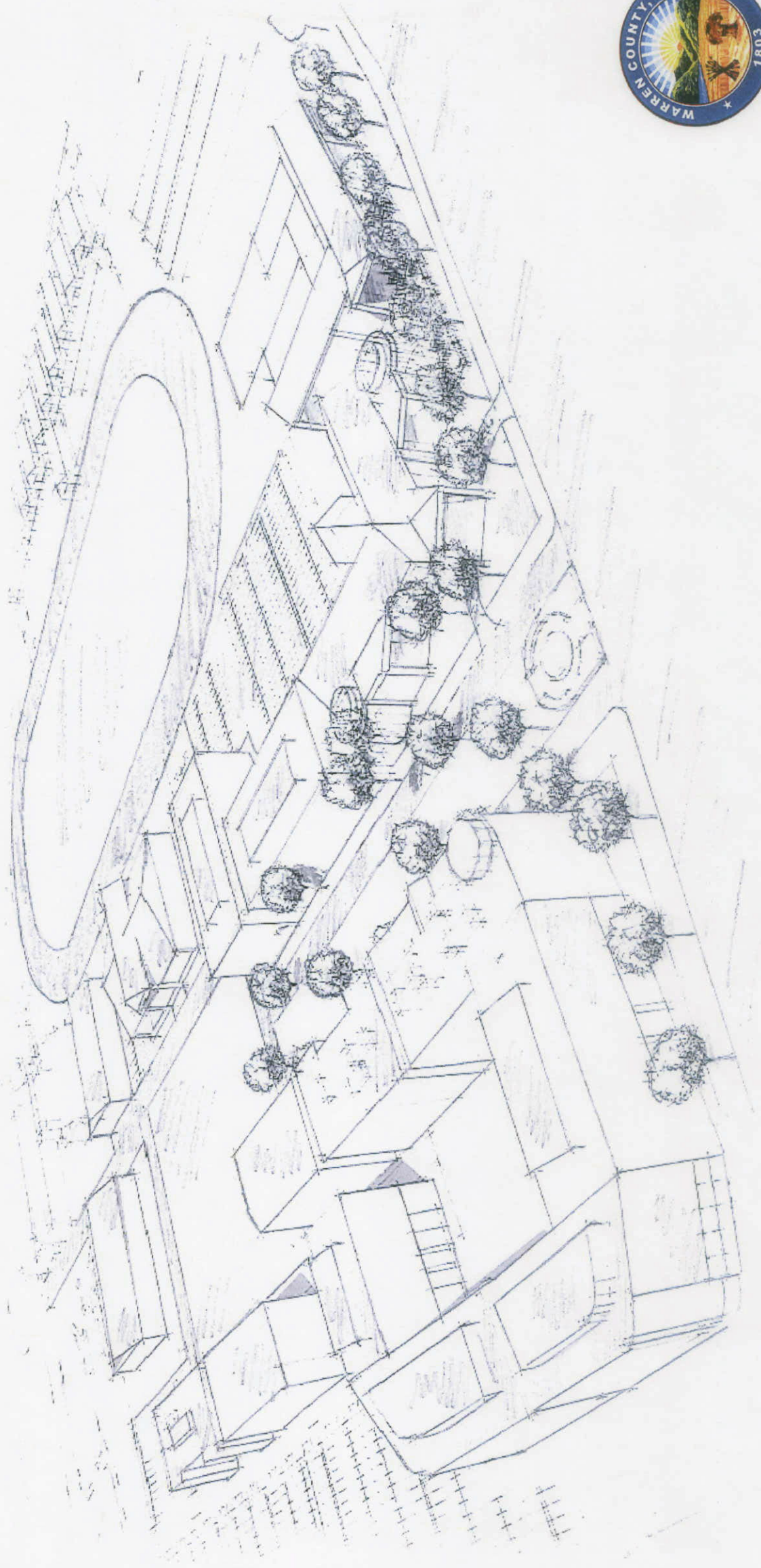
MASTER PLAN | OPTION 2



MASTER PLAN | OPTION 3



MASTER PLAN | OPTION 3



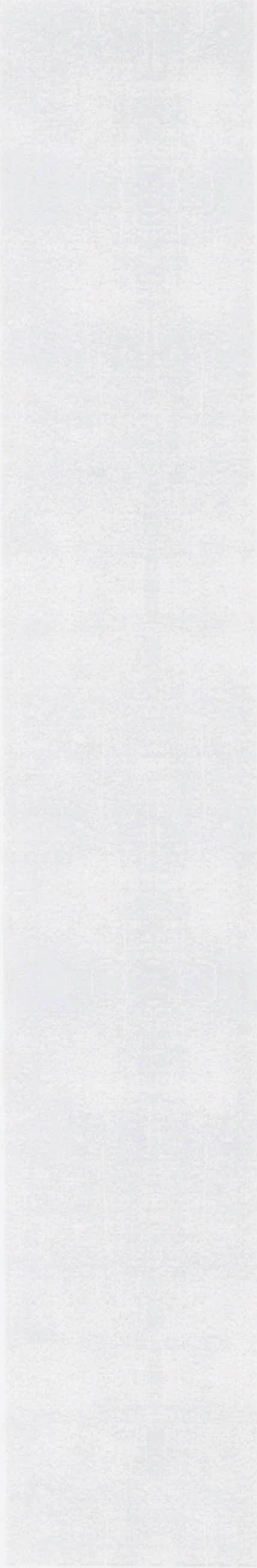
QUESTIONS TO CONSIDER

- Allowable uses on north-side versus south-side?
 - Location for Micro-Brewery, Office/Tech Building, Convention Center, etc?
- Development Theme?
- Restrictive Covenants and/or Design Standards?
- What Areas should be managed by the County?
- Proportion of Grant Funds to the Master Plan? Building upgrades?
- Master Plan details moving forward?





DEVELOPMENT THEMES?



THEME 1: URBAN



From Simple to Simply Sublime

Stables, Arenas
and
Facilities



75973
62' x 146' personal stable complex
Cleveland, OH

LESTER
BUILDINGS
LESTERBUILDINGS.COM

THEME 2: RURAL



THEME 3: SUBURBAN

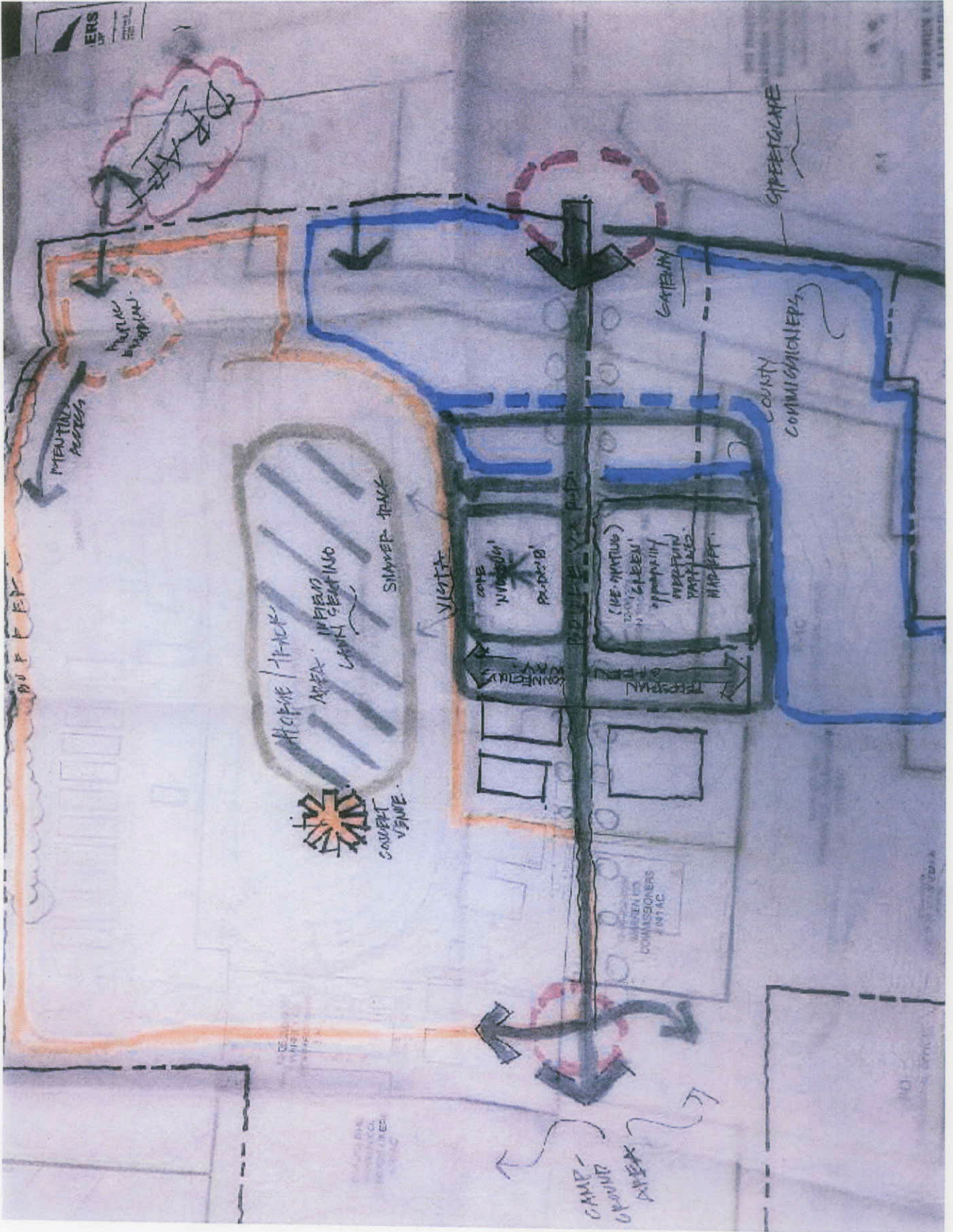




PROPERTY MANAGEMENT?



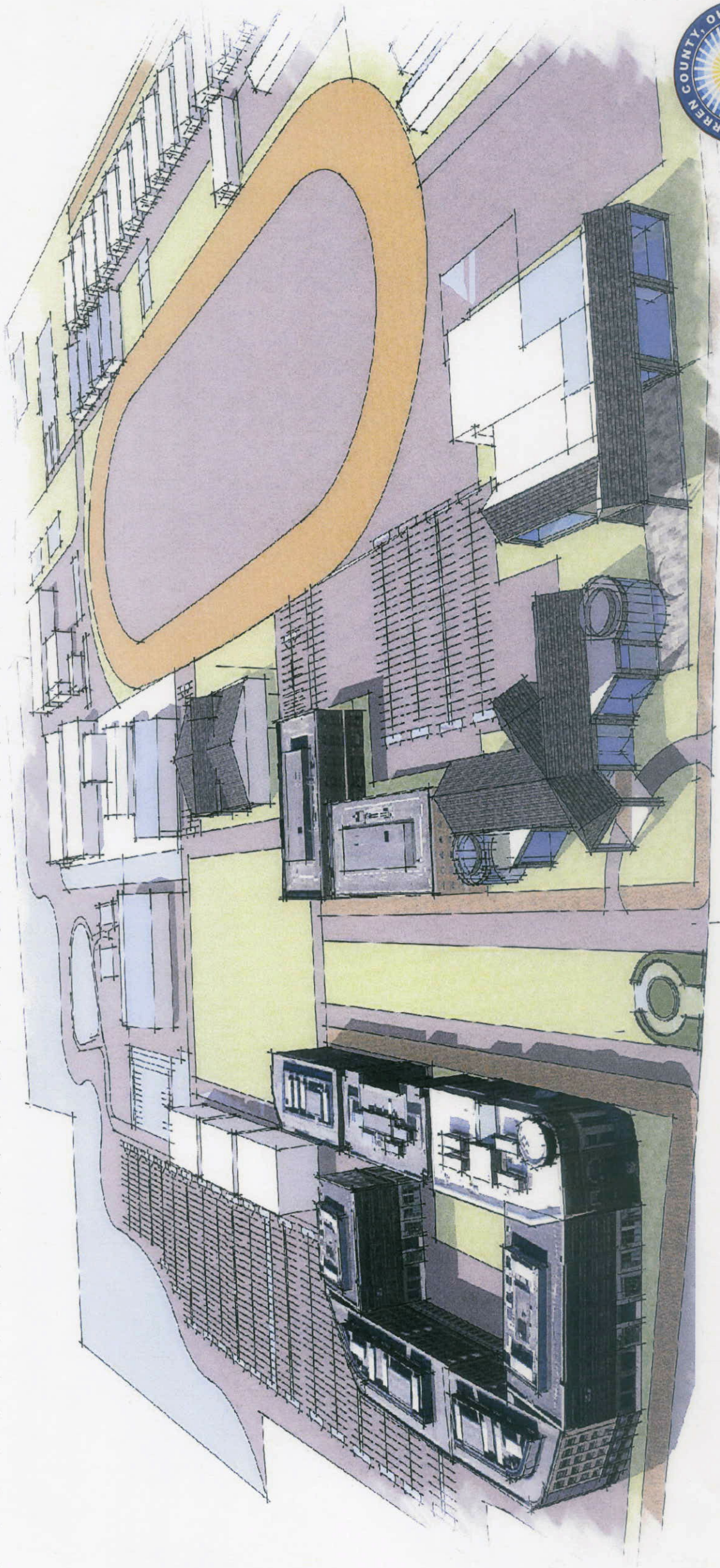
KLEINGERS PROPOSAL





PLAN DETAILS?







Stage III

Stage II

Stage I

Stage V

Stage IV