



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

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

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

MINUTES: Regular Session – April 6, 2021

The Board met in regular session pursuant to adjournment of the March 30, 2021 meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the March 23, 2021 meeting were read and approved.

- 21-0447 A resolution was adopted to hire Devin Newman as Water Treatment Plant Technician, within the Warren County Water and Sewer Department. Vote: Unanimous
- 21-0448 A resolution was adopted to accept resignation of James Blair, Sewer Collection Worker III, within the Warren County Water and Sewer Department, effective April 8, 2021. Vote: Unanimous
- 21-0449 A resolution was adopted to approve reappointment to the Mental Health Recovery Board serving Warren & Clinton Counties. Vote: Unanimous
- 21-0450 A resolution was adopted to cancel regularly scheduled Commissioners' meeting of Thursday, April 8, 2021. Vote: Unanimous
- 21-0451 A resolution was adopted to approve Notice of Intent to Award Bid to Barrett Paving Materials Inc. for the 2021 Resurfacing Project. Vote: Unanimous
- 21-0452 A resolution was adopted to approve Notice of Intent to Award Bid to Guardian RFID for the Warren County New Jail & Sheriff's Office RFID Inmate Tracking System Project. Vote: Unanimous
- 21-0453 A resolution was adopted to advertise for bids for the Update Endpoint Detection and Response Project. Vote: Unanimous

- 21-0454 A resolution was adopted to enter into contract with Structured Solutions, LLC for the Sanitary Sewer Manhole & Sewer Main Rehabilitation – Phase 1 – Project. Vote: Unanimous
- 21-0455 A resolution was adopted to approve the service agreement with Mobilcomm, Inc. on behalf of Warren County Telecommunications. Vote: Unanimous
- 21-0456 A resolution was adopted to authorize the President of the Board to sign Key Release and Terms of Use agreement with the State of Ohio, Department of Administrative Services on behalf of Warren County Telecommunications relative to the MARCS Mobile Voice Delivery System Advanced System Key. Vote: Unanimous
- 21-0457 A resolution was adopted to enter into a Youth Worksite Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 21-0458 A resolution was adopted to enter into a Classroom Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 21-0459 A resolution was adopted to enter into a Classroom Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 21-0460 A resolution was adopted to approve and authorize OhioMeansJobs/Butler-Clermont-Warren extension of Memorandum of Understanding. Vote: Unanimous
- 21-0461 A resolution was adopted to acknowledge execution by the County Administrator of change orders no 17, 18 and 19 to the Guaranteed Maximum Price agreement with the Construction Manager at Risk Granger Construction Company for the New Jail and Sheriff's Administration Office Project (Project). Vote: Unanimous
- 21-0462 A resolution was adopted to approve and enter into an agreement with Improvedge, LLC for a leadership development program for directors. Vote: Unanimous
- 21-0463 A resolution was adopted to approve emergency repair to the backflow device located at the Renneker Water Treatment Plant chemical building. Vote: Unanimous
- 21-0464 A resolution was adopted to set and advertise public hearing #2 to designate projects Warren County intends to fund for the FY 2021 Community Development Block Grant (CDBG) Urban Entitlement Program. Vote: Unanimous
- 21-0465 A resolution was adopted to approve and authorize Warren County Transit Service Program Manager to apply with the Ohio Department of Transportation for SFY2022 or CY2022 Transportation Assistance Grants in regard to the Ohio Rides to Community Immunity Program. Vote: Unanimous

- 21-0466 A resolution was adopted to approve and enter into amendment to the lease agreement with Dayton Children's Hospital DBA The Child Advocacy Center of Warren County relative to 320 E. Silver Street Lebanon Ohio. Vote: Unanimous
- 21-0467 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 21-0468 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release with M/I Homes of Cincinnati, LLC for Rivercrest, Section Four, Phase C situated in Hamilton Township. Vote: Unanimous
- 21-0469 A resolution was adopted to approve a cash advance from the County Motor Vehicle fund #2202 into the King Avenue Bridge Project fund #4437. Vote: Unanimous
- 21-0470 A resolution was adopted to approve supplemental appropriation into Common Pleas Court Cognitive Intervention Program Substance Abuse Monitoring 2284. Vote: Unanimous
- 21-0471 A resolution was adopted to approve supplemental appropriation into the RID Greens of Bunnell Hill fund 3393. Vote: Unanimous
- 21-0472 A resolution was adopted to approve supplemental appropriation within Jail Sales Tax fund #4495. Vote: Unanimous
- 21-0473 A resolution was adopted to approve appropriation adjustment within Common Pleas Court General fund #11011220. Vote: Unanimous
- 21-0474 A resolution was adopted to approve appropriation adjustment within Board of Elections fund #11011300. Vote: Unanimous
- 21-0475 A resolution was adopted to approve appropriation adjustments within Recorder's Office fund #2216. Vote: Unanimous
- 21-0476 A resolution was adopted to approve appropriation adjustment within County Court fund #2283. Vote: Unanimous
- 21-0477 A resolution was adopted to approve rezoning application of Creek Song LLC to rezone 70.39 acres from a "R1" Single Family Residence classification (1-unit per 2-acre density) to a "R1B" Single Family Residence classification (1-unit per 1-acre density) in Turtlecreek Township. Vote: Unanimous
- 21-0478 A resolution was adopted to determine it to be in the interest of Warren County to sell certain real property not needed for public interest identified as Parcel "A" of Burnham Woods Subdivision, Section One in Franklin Township, Middletown Corporation, Warren County, Ohio. Vote: Unanimous

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

Tiffany Zindel, County Administrator, provided an update on the progress of the jail construction and the Rental Assistance Program.

PUBLIC HEARING

REZONING APPLICATION OF CREEK SONG LLC TO REZONE 70.39 ACRES FROM A
“R1” SINGLE FAMILY RESIDENCE CLASSIFICATION (1-UNIT PER 2-ACRE DENSITY)
TO A “R1B” SINGLE FAMILY RESIDENCE CLASSIFICATION (1-UNIT PER 1-ACRE
DENSITY) IN TURTLECREEK TOWNSHIP

The public hearing to consider the rezoning application (Case #2021-01) of Creek Song LLC to consider the rezoning of 70.39 acres located at 2260 N Route 48 in Turtlecreek Township (Parcel # 0932300010), known as “Creek Song”, from “R1” Single Family Residence (1-unit per 2-acres density) to “R1B” Single Family Residence (1-unit per 1-acre density) was convened this 6th day of April 2021, in the Commissioners’ Meeting Room and virtually.

Ryan Cook, Regional Planning Commission, presented the attached PowerPoint providing a project overview including the location, current zoning and requested zoning. He also provided a comparison of the density, lot sizes and setbacks of the “R1” versus the “R1B” zones. He stated the applicant is proposing to develop 52 lots with sanitary sewer service. He then stated the Regional Planning Commission recommendation to approve the rezoning application as well as the Rural Zoning Commission’s decision to approve the application.

Mike Williams, property owner, stated that the original development plan for this property was to develop 63 lots which was then modified to include 86 lots. He stated his opinion that the current proposal of 52 lots is a better fit for Turtlecreek Township.

There was discussion relative to the what the price point for the homes proposed.

Mr. Williams stated his housing price point is \$600,000 and higher.

Zane Roe, area property owner, questioned the proposed entrance for the subdivision.

Mr. Williams stated that the proposed traffic from the subdivision does not require a turn lane to be constructed at this time.

Shirley Lutmer, area property owner, questioned the availability of sanitary sewers in the area.

Mr. Williams stated he is obtaining sanitary sewer to the property from the City of Lebanon.

Bruce McGary, Assistant Prosecutor, discussed the previous litigation from the adjacent property owners, Mr. and Mrs. Powell. He stated that at the Rural Zoning Commission public hearing, the Powell's stated they have no objection to this revised development plan.

Mrs. Powell, being virtually present for the public hearing, stated she has no objection to the rezoning application.

Upon discussion, the public hearing was closed, and the Board resolved (Resolution #21-0477) to approve the rezoning application of Creek Song LLC to rezone 70.39 acres from a "R1" Single Family Residence classification (1-unit per 2-acre density) to a "R1B" Single Family Residence classification (1-unit per 1-acre density) in Turtlecreek Township.

Colleen Chamberlain, Executive Director of Mental Health Recovery Board of Warren and Clinton Counties, was present to discuss the levy campaign on the November 2, 2021 ballot.

Mrs. Chamberlain presented the attached PowerPoint presentation presenting the new name and logo and explained that the 2016 levy is expiring, and the Board voted to renew the levy. She provided an overview of some of the services provided with the levy funding as well as the expense model for the agency.

There was discussion relative to the number of clients service as well as the impact that the pandemic is having on the mental health.

Mrs. Chamberlain discussed the concerns relative to kids that are being reached and what the impact will be upon their return to the classroom. She stated the fear of a large increase in mental health problems.

Commissioner Jones questioned the intervention for children younger than school age.

Mrs. Chamberlain stated they have the TIP Program and the early children intervention program through childcare providers.

Mrs. Jones stated her desire to discuss this further with Mrs. Chamberlain as there may be a need for more intense services to infants and toddlers due this pandemic.

The Board then discussed the levy renewal and the fact that with a renewal, property taxes will not increase.

Mrs. Chamberlain then discussed the makeup of the Board and that Warren County has a member whose term will be expiring in June that is not eligible for reappointment.

Commissioner Young discussed the additional Covid funding being allocated to Warren County. He stated his desire to select projects that have a larger impact on the public.

There was discussion relative to the cost of childcare prohibiting parents from entering the workforce due to the low threshold of income needed to obtain daycare assistance from the State. The Board discussed the desire to assist in some type of daycare assistance program that could help break the cycle of dependency on government assistance.

Commissioner Jones stated we have a record high number of people leaving the workforce due to childcare. She then stated that the Board has a unique opportunity to create something that does not compete with the private sector but supports families in need.

There was discussion relative to the need for guidance on how funds can be spent.

There was discussion relative to the ability to work with the Warren County Port Authority on projects in partnership with other organizations.

Commissioner Jones stated she does not desire for the County to become a childcare provider as there is already infrastructure in place to support private providers.

The Board stated their desire to work on a concept plan that supports working parents.

Commissioner Young stated that the funds are not permitted to cut property taxes to help our citizens and the debt has been issued which our residents will be required to repay and therefore, he desires to utilize the funds in a way that supports our constituents.

Tina Osborne, Clerk of Commissioners, stated that the County owns a small unbuildable lot in Burnham Woods, Section One, in the City of Middletown that was deeded for the purpose of a future road connection when the subdivision was originally developed. She stated that the adjacent property has been developed in a manner that a future connection will not be utilized.

Mrs. Osborne stated that in 2007, the Board authorized the sale of the property through sealed bid but the process was never completed. She then presented a request from the current adjacent property owner for the Board to consider selling the property once again.

Upon discussion, the Board resolved (Resolution #21-0478) to determine it to be in the interest of Warren County to sell certain real property not needed for public interest identified as Parcel "A" of Burnham Woods Subdivision, Section One in Franklin Township, Middletown Corporation, Warren County, Ohio.

Commissioner Young read aloud a redrafted resolution in support of the United States Constitution and the Bill of Rights. He stated that he swore an oath to uphold this and is in support of the resolution.

Commissioner Grossmann stated that this redrafted resolution includes support of all constitutional amendments as well as the Bill of Rights.

Commissioner Jones stated she swore an oath to the Constitution and not to the Bill of rights.

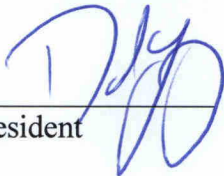
Commissioner Young discussed the attempts to change or restructure the protections, particularly the 1st through the 10th.

There was much discussion relative to the need to call out the Bill of Rights relative to the other important amendments such as the right to vote.


Upon discussion, it was determined that the resolution would be redrafted and presented for further discussion at a future meeting.

Upon motion the meeting was adjourned.

David G. Young, President



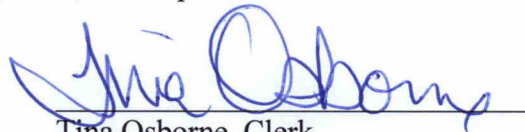
Tom Grossmann

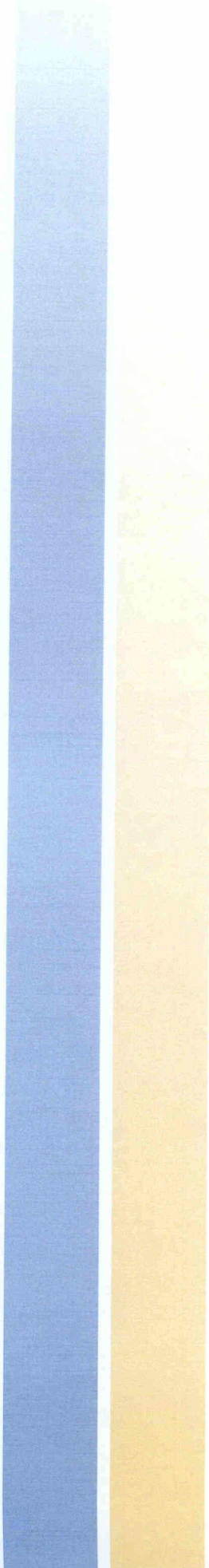


Shannon Jones

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on April 6, 2021, in compliance with Section 121.29 O.R.C.

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



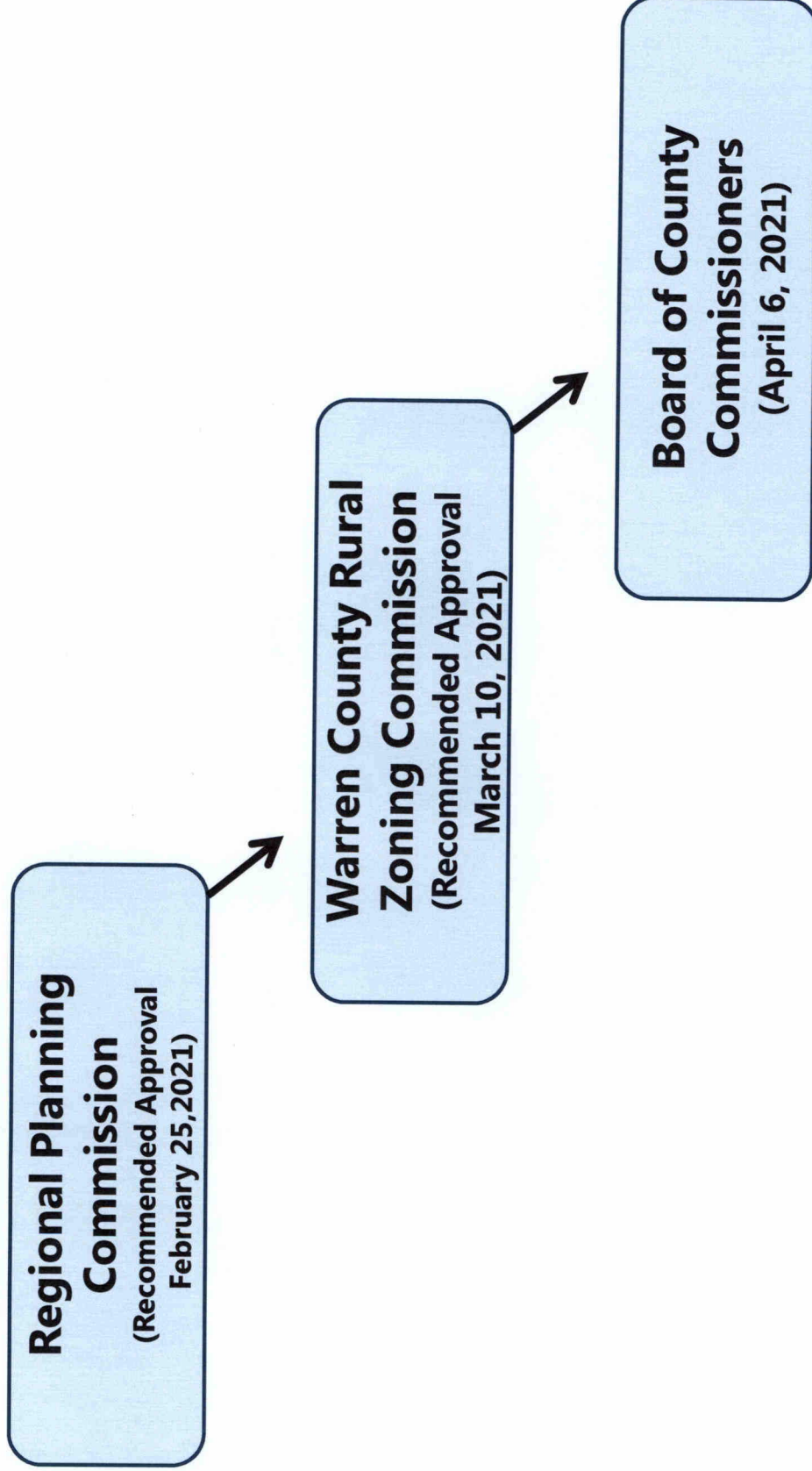


State Route 48 Creek Song Rezoning

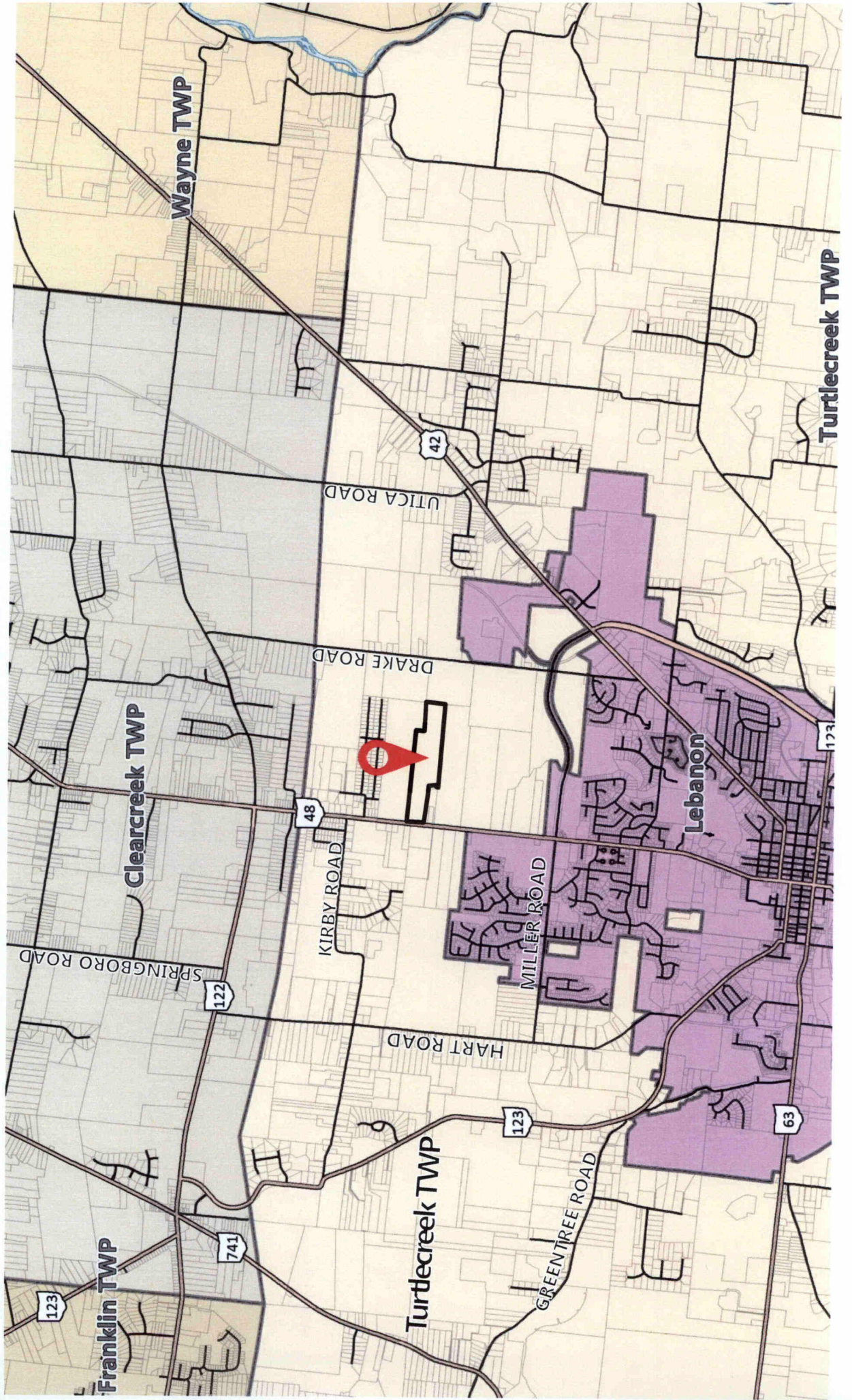
Project Overview

Property Owner	Creek Song, LLC
Developer	Highland Development Partners, LLC
Site Location	2260 N. Route 48, Lebanon, OH 45036
Site Area	70.39 Acres, 554 Feet of Frontage
Current Zoning	R1 Single Family Residential, 2 acre
Proposed Zoning	R-1B Single Family Residential, 1 acre

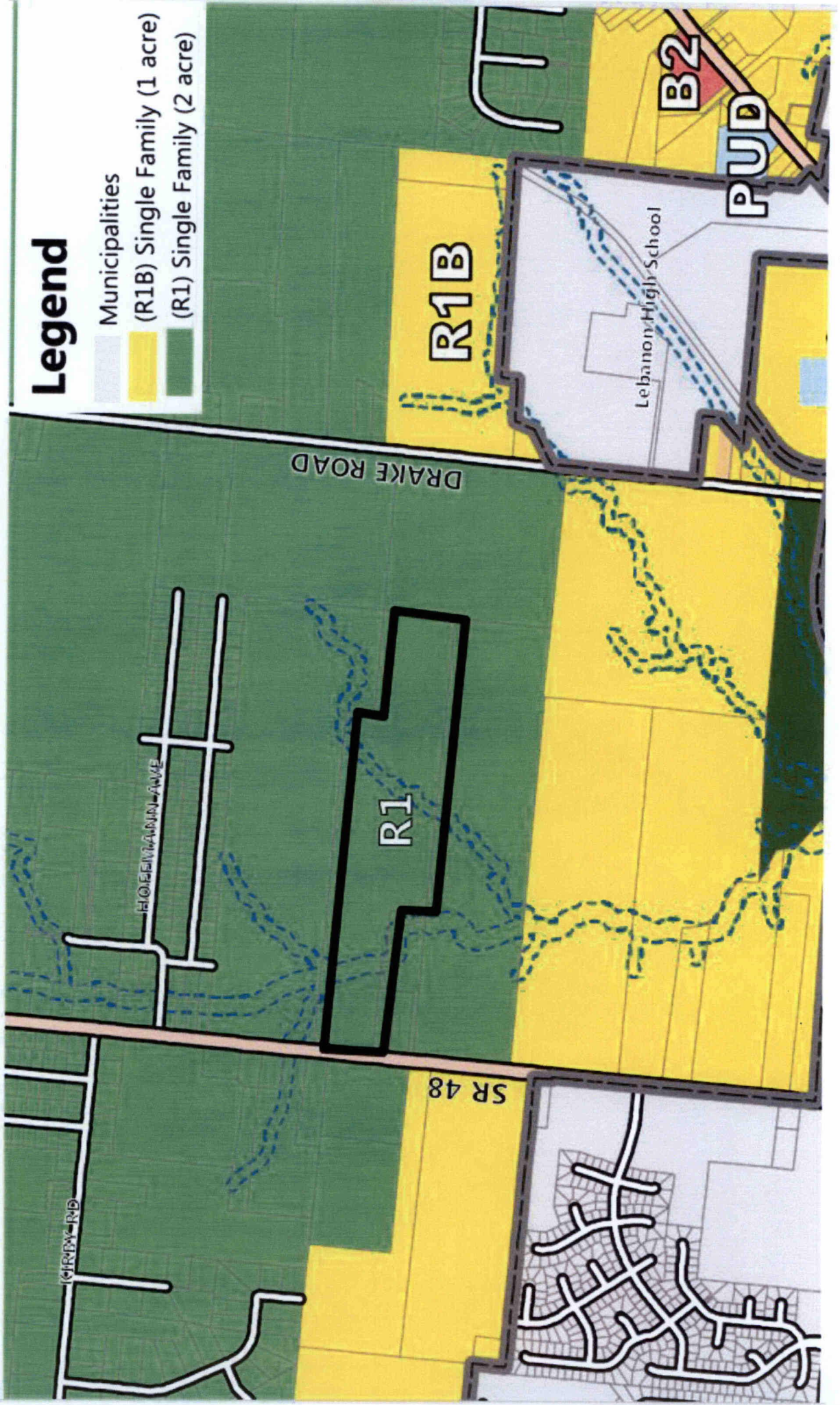
Rezoning Process



Vicinity Map



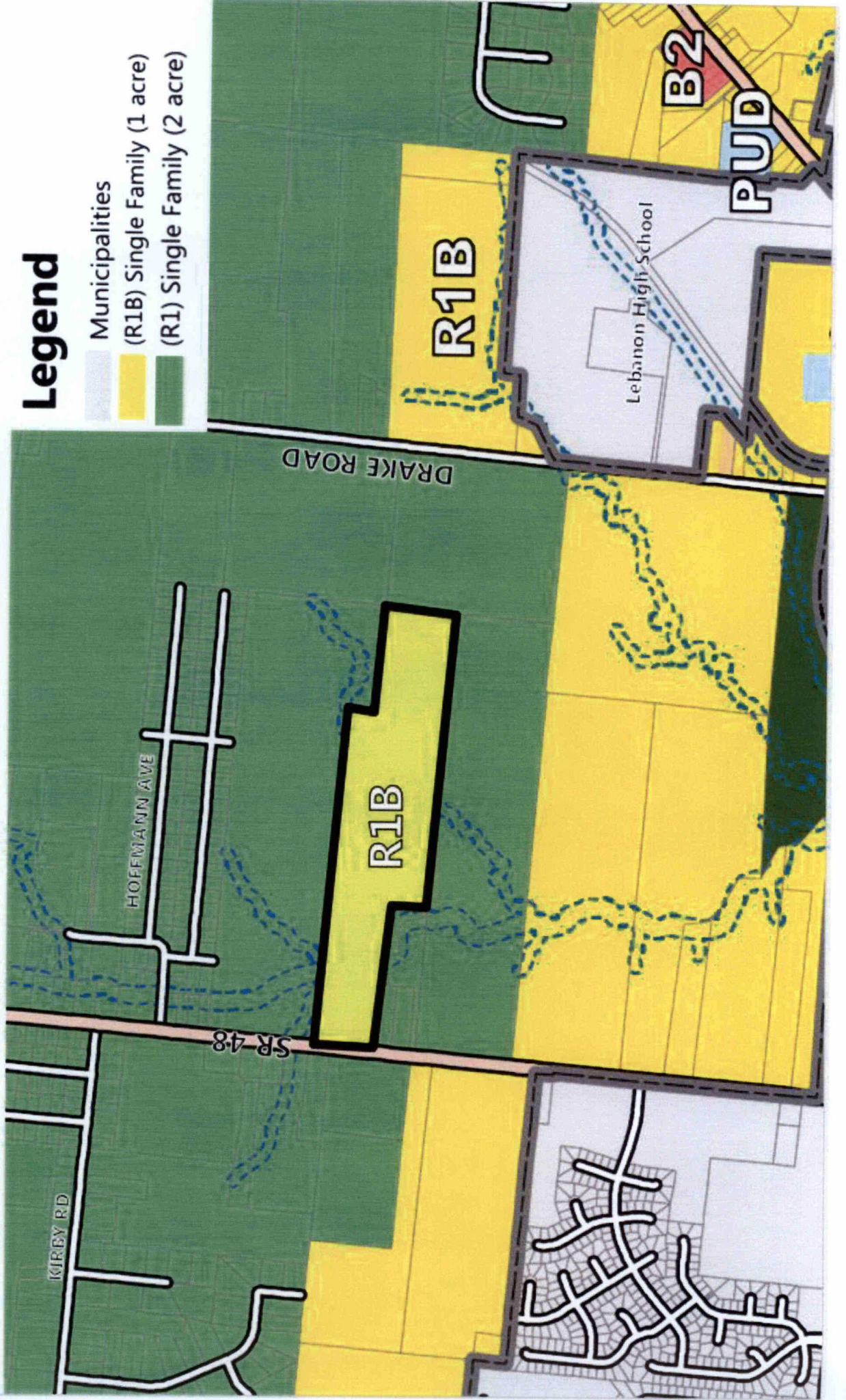
Current Zoning



Proposed Zoning

Legend

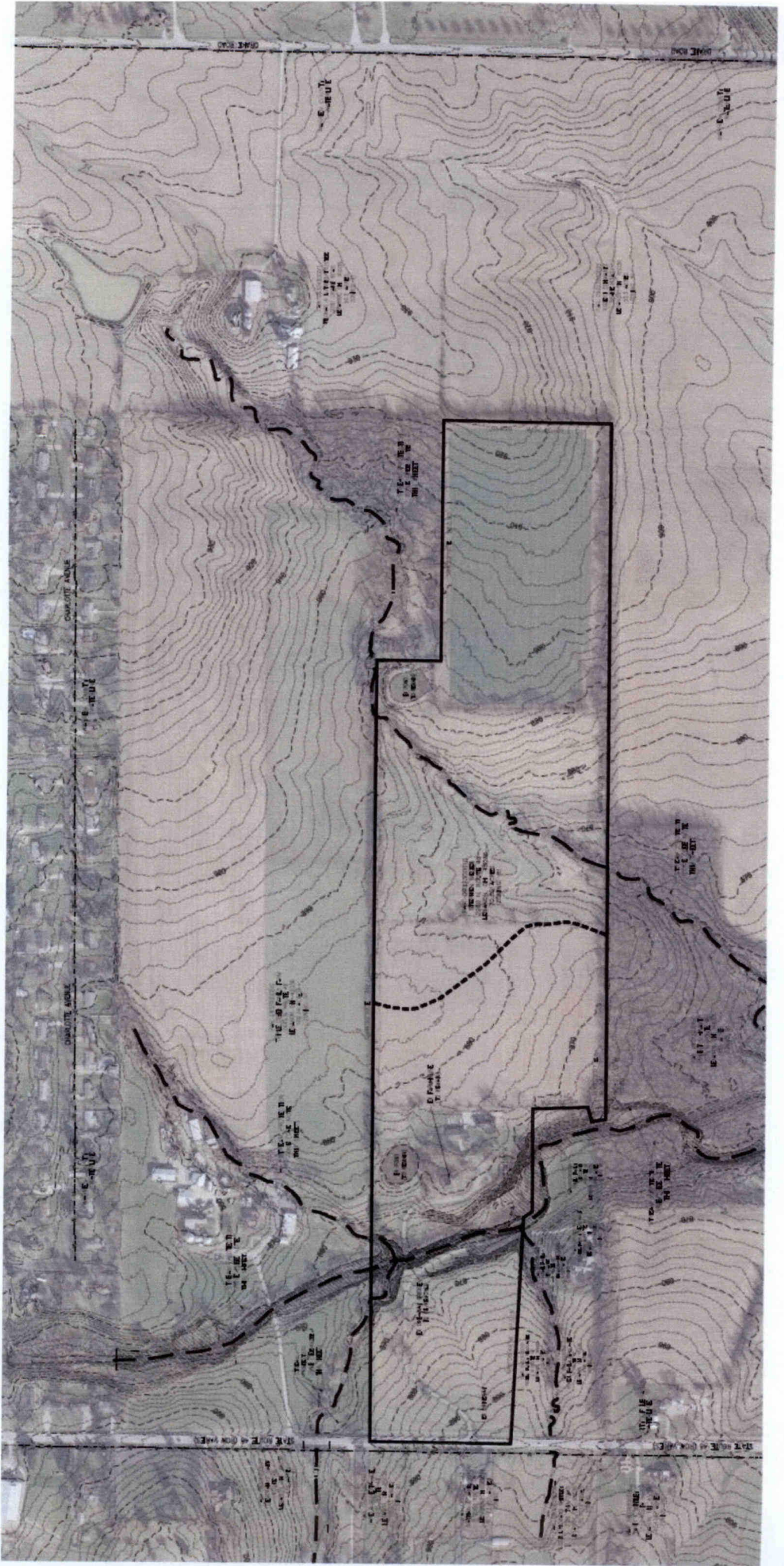
- Municipalities
- (R1B) Single Family (1 acre)
- (R1) Single Family (2 acre)



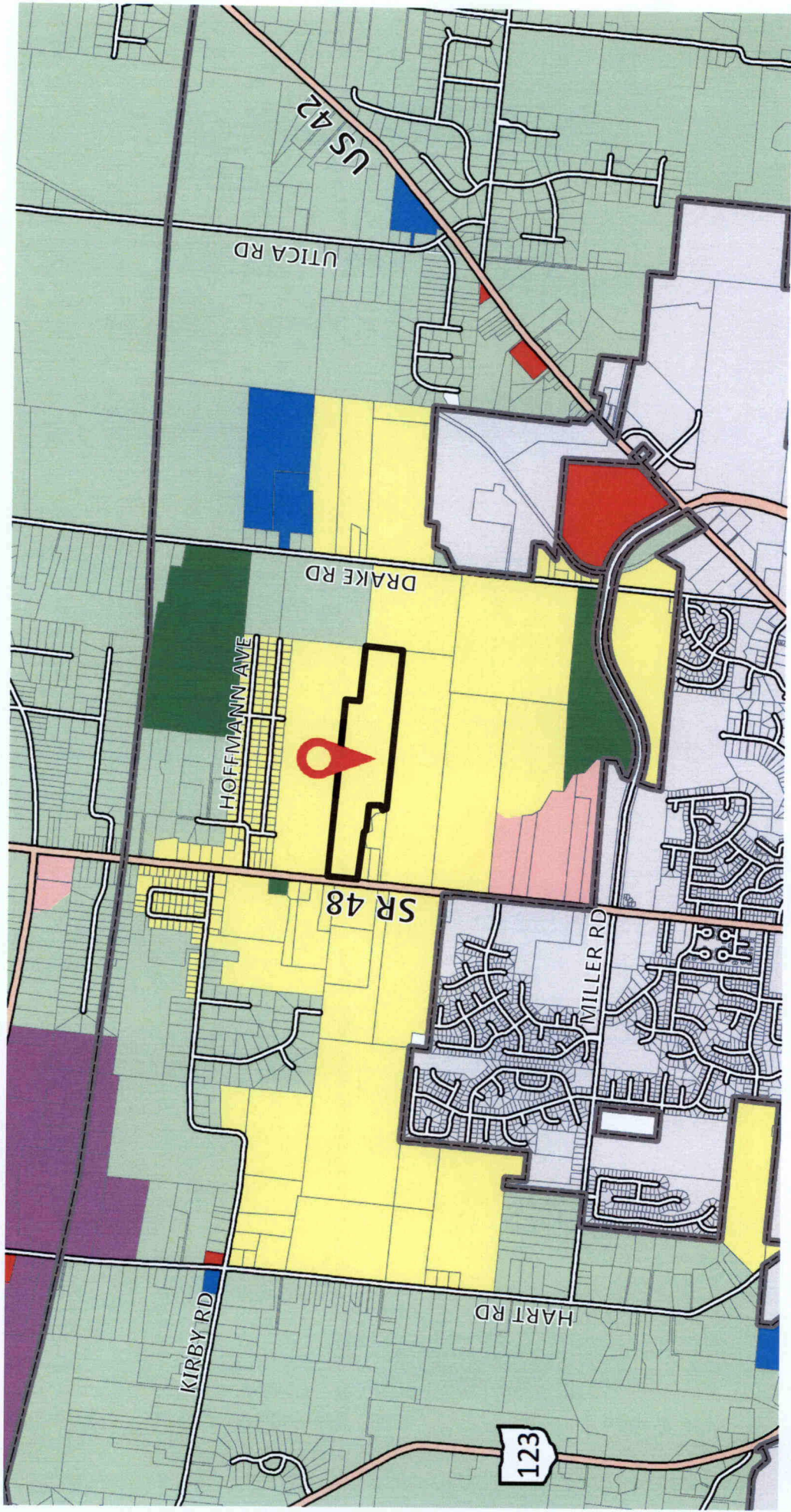
Zoning Comparison

Zoning	R-1 Zone	R-1B
Density (Units Per Acre)	1 unit per 2 acres	1 unit per acre
Minimum Lot Size	1.25 acres	0.75 acre
Front Yard Setback	50 ft.	40 ft.
Side Yard Setback	Total 50 ft. Min. 20 ft.	Min. 15 ft.
Rear Yard Setback	50 ft.	40 ft.
Lot Frontage	140 ft.	100 ft.
Minimum Open Space	None	None

Topo Map



Warren County Future Land Use Map



Legend

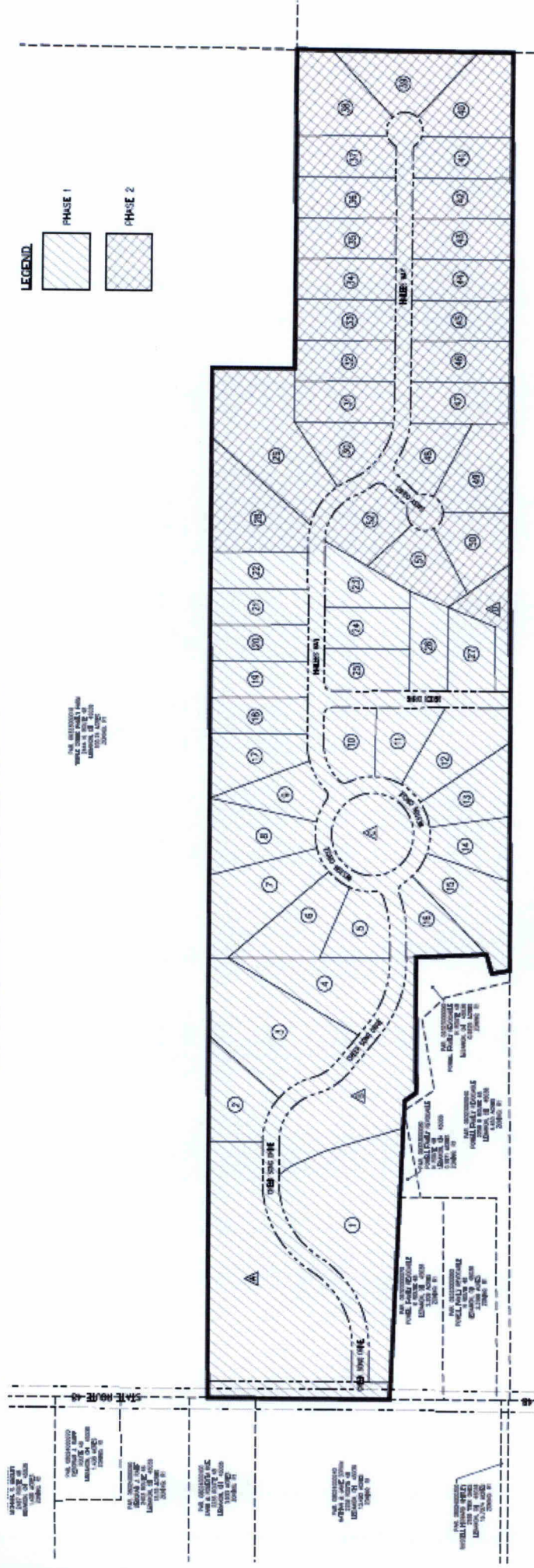
- Parks and Recreational-Open Space
- Single Family Residential
- Industrial
- Mixed-Use Neighborhood
- Multi-Family Residential
- Office
- Protection Area
- Public-Semi-Public
- Agricultural-Rural Residential
- Commercial

Notification Map

2021-01



Proposed Development Plan



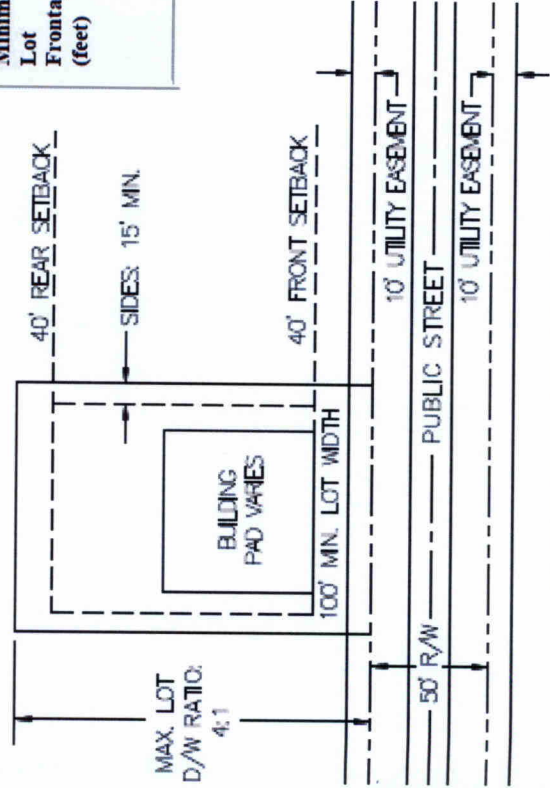
PROJECT SUMMARY

ACREAGE SUMMARY		ACRES	PERCENT
EXISTING RIGHT-OF-WAY		0.38	0.5
PROPOSED RIGHT-OF-WAY		6.72	9.5
LOTS		54.12	77.0
OPEN SPACE		9.17	13.0
TOTAL		70.39	100.0
NUMBER OF LOTS			
TOTAL		52	
DENSITY			
NET DENSITY		1.14 DU/AC	
GROSS DENSITY		1.33 DU/AC	

Proposed Development Plan

2.302.1 Residential Zones Development Standards Table:

Development Standard	Residential Zoning Districts						
	RU	R-1A	RI	R1B	R2	R3	
Density (Units per acre)	0.2	0.33	0.5	1.0	3	4	
Minimum *Yard (feet)	Front	50	50	40	40	35	
	Side	Total of 50 feet with a minimum side of 20 feet	Total of 50 feet with a minimum side of 20 feet	Total of 50 feet with a minimum side of 20 feet	15	10	
	Rear	50	50	40	40	30	
Maximum Height (feet)*		35	35	35	35	35	
Minimum Lot Frontage (feet)	Standard	Lots ≤ 2 Acres 150	Lots ≤ 2 Acres 150	Lots ≤ 2 Acres 140	Lots ≤ 2 Acres 100	Lots ≤ 2 Acres 65	
	Curved* Frontage	Lots > 2 Acres 200	Lots > 2 Acres 200	Lots > 2 Acres 140	Lots > 2 Acres 100	Lots > 2 Acres 65	
Minimum Lot Frontage (feet)	At road right-of-way	50	50	50	50	25	
	At building setback line	150	150	140	100	65	



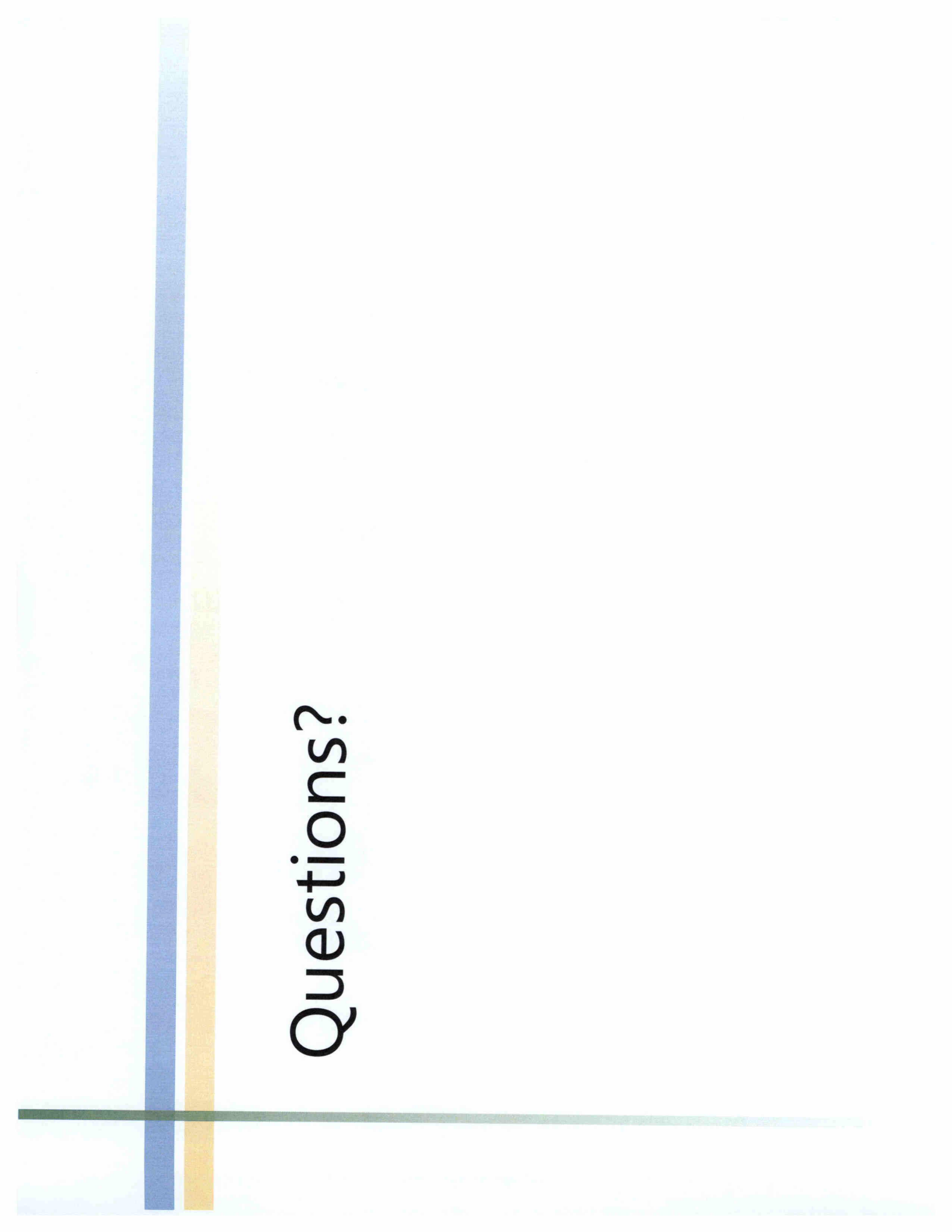
TYPICAL LOT SECTION
NOT TO SCALE

Regional Planning Commission

At their February 25th meeting, the RPC Executive Committee voted to recommend **approval** of the Creek Song Stage 1 Rezoning to the Warren County Rural Zoning Commission with a vote of 14 aye, 0 nay and 2 abstain.

Regional Planning Commission

At their March 10th meeting, the Rural Zoning Commission voted to recommend **approval** of the Creek Song Stage 1 Rezoning to the Warren County Board of County Commissioners with unanimous vote. Their recommendation included limiting the development to 52 lots and ask the BOCC to take in consideration the Turtlecreek Township letter dated February 23, 2021, requesting parking on one side of the street (posted by the developer) and the stub street to the south have a T turnaround.



Questions?

Mental Health Recovery Board Levy Campaign November 2, 2021

- **Colleen Chamberlain, Executive Director**
- **Karen Robinson, Chief Financial Officer**
- **Marsha Wagstaff, MHRB Board Chair**



MHRB
Serving Warren & Clinton Counties

2019 Name and Logo Changes

- Mental Health Recovery Board serving Warren and Clinton Counties (MHRB) is formerly known as Mental Health Recovery Services of Warren and Clinton Counties (MHRS).
- On November 13, 2019 MHR Board voted to change the name.
- On December 11, 2019, MHR Board acknowledged that the MHRB and MHRS are one in the same and all previous rights and obligations remain unaffected by the name change.
- Logo was updated.



2016 Levy



In 2016 MHRS Board approved resolutions to place a 5-year, 1- mill renewal levy on the ballot.



This levy was the 3rd time a renewal was requested from taxpayers. (Origination in 2002)



The levy was passed with a 72% approval vote.

Who do we serve with these funds?



- **Safety Net for all persons in Warren and Clinton Counties**
- **Those who are uninsured and underinsured**
- **Those in need of services that are not covered by 3rd party payers**
- **High priority populations with the need for services- adults and children**

Levy Funded



- Mobile Crisis
- Hotline Services
- Court Assessor
- Mental Health (MH) Probation Officers
- Jail/JDC MH Services
- Jail Psychiatry
- Jail Substance Abuse Groups
- Crisis Intervention Teams (CIT)
- Substance Use Disorder (SUD) Treatment
- Residential Detox
- SUD Medications
- MH/SUD Assessments
- MH/SUD Consultation
- MH/SUD Counseling and Therapy
- MH/SUD Case Management
- SUD Residential
- Respite for Severely Emotionally Disabled (SED) Youth
- Homeless Shelters
- School Based Prevention Services
- Community Based Prevention Services
- Early Childhood Mental Health Consultation
- Youth Led Prevention
- Tobacco/Nicotine Prevention Specialist

Levy Funded

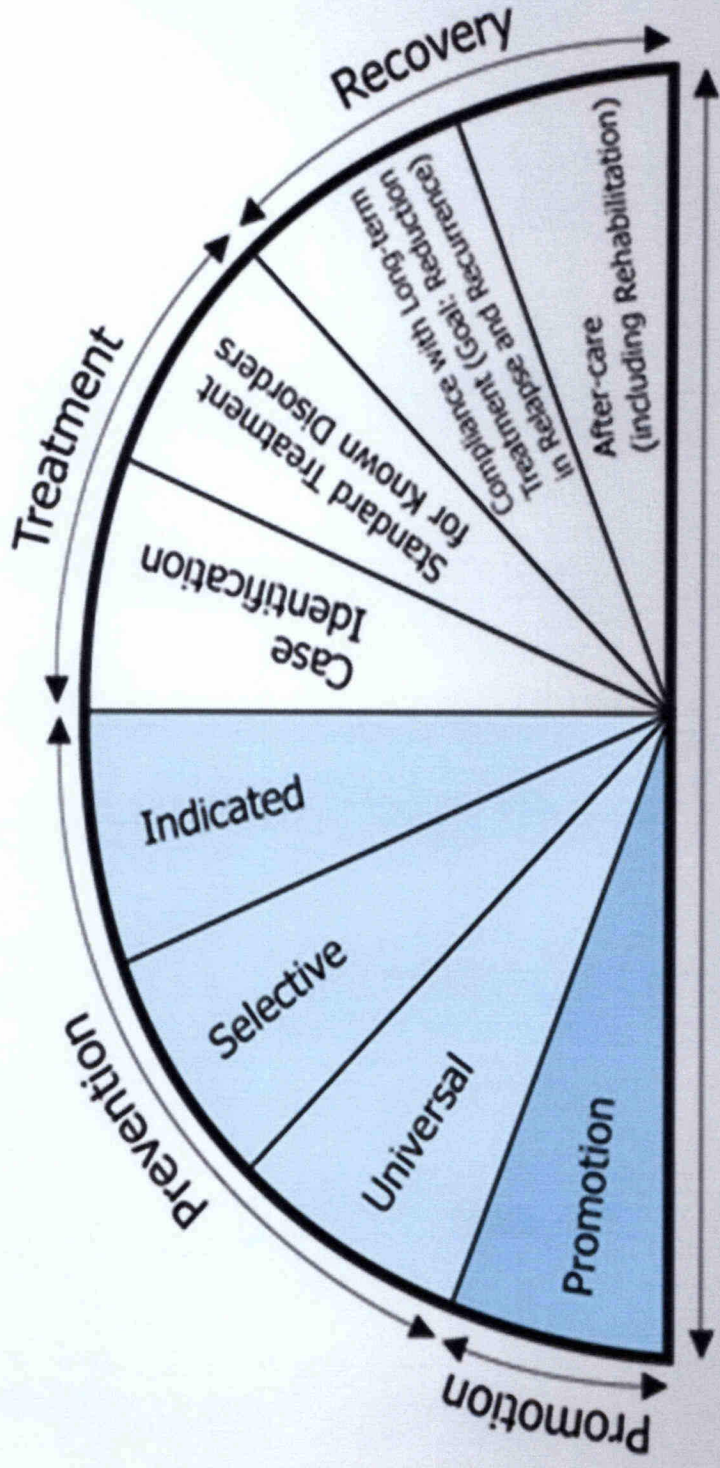


- Assertive Community Treatment for Severely and Persistently Mentally Ill (SPMI)
- Adult Education
- Peer Services
- National Alliance for the Mentally Ill (NAMI)
- Vocational Services
- Forensic Monitoring
- Restoration to Competency
- Probate Evaluations
- Probate Attorney
- MH Guardianships
- MH/DD Sinclair College Care Coordinator
- Covid Support/PPE
- Board Administration
- Chief Clinical Officer
- Promotion
- Training
- MH Housing
- Recovery Housing

Funding Detail for State Fiscal Year 20

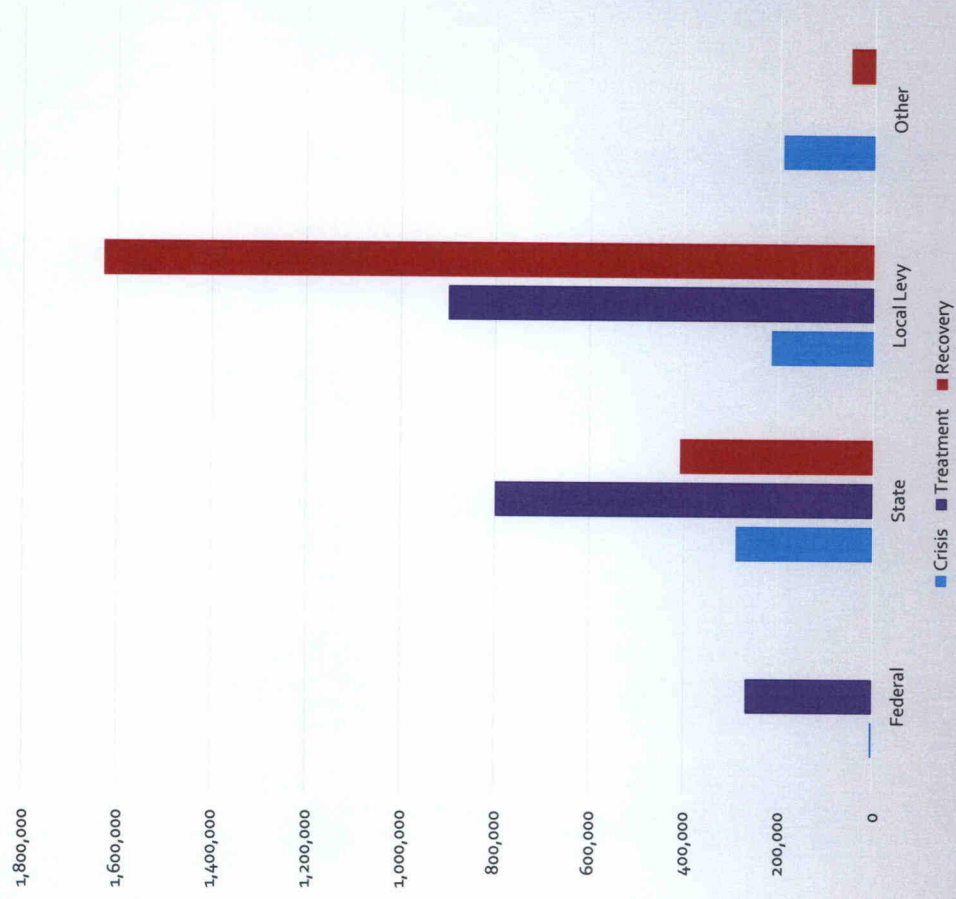
Illustration of Importance of Levy funds in
providing behavioral healthcare in our
communities

Mental Health Recovery Board Serving Warren and Clinton Counties Protractor Model



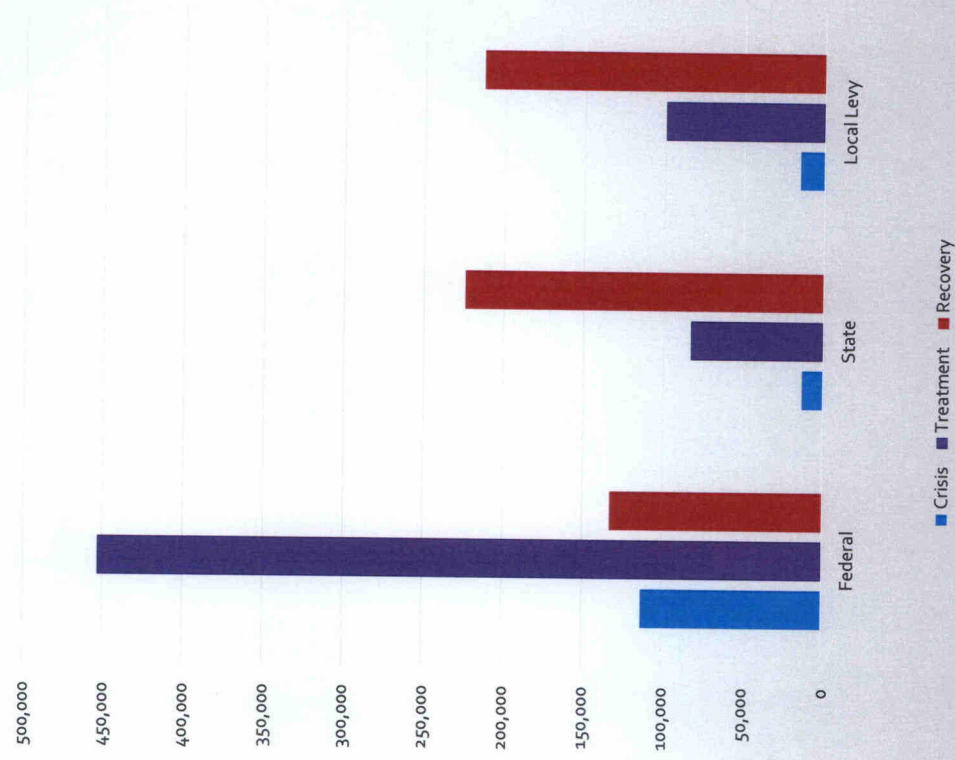
Mental Health Services

Expenses by Funding Sources and Type



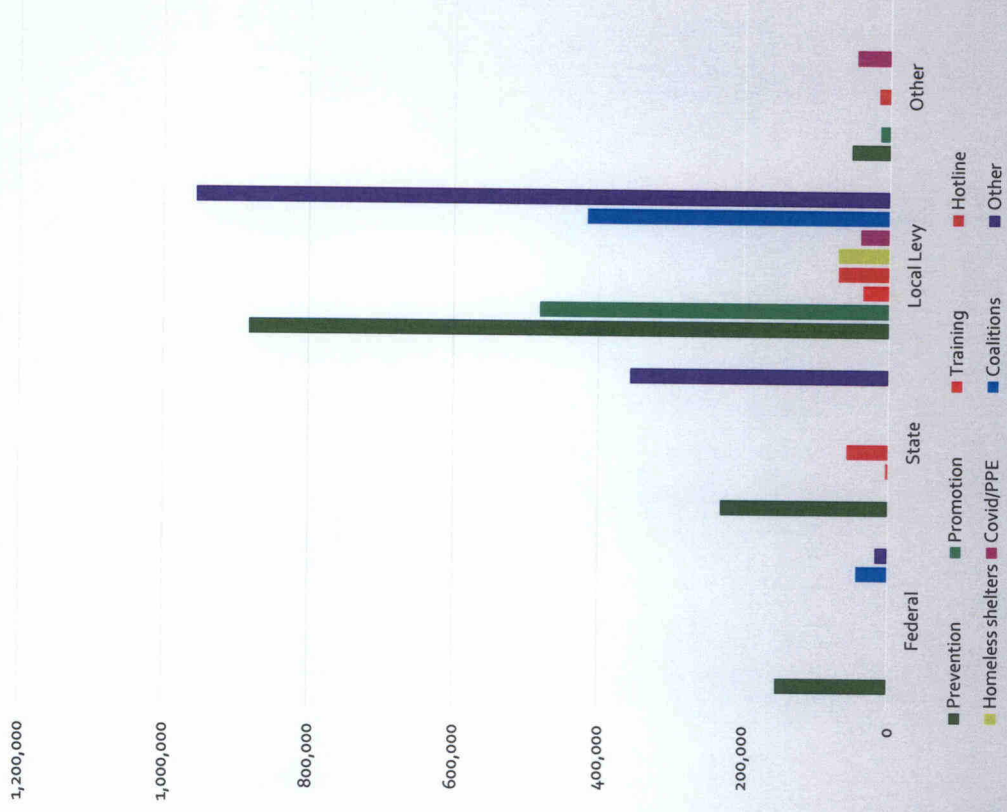
Substance Use Disorder Services

Expenses by Funding Sources and Type

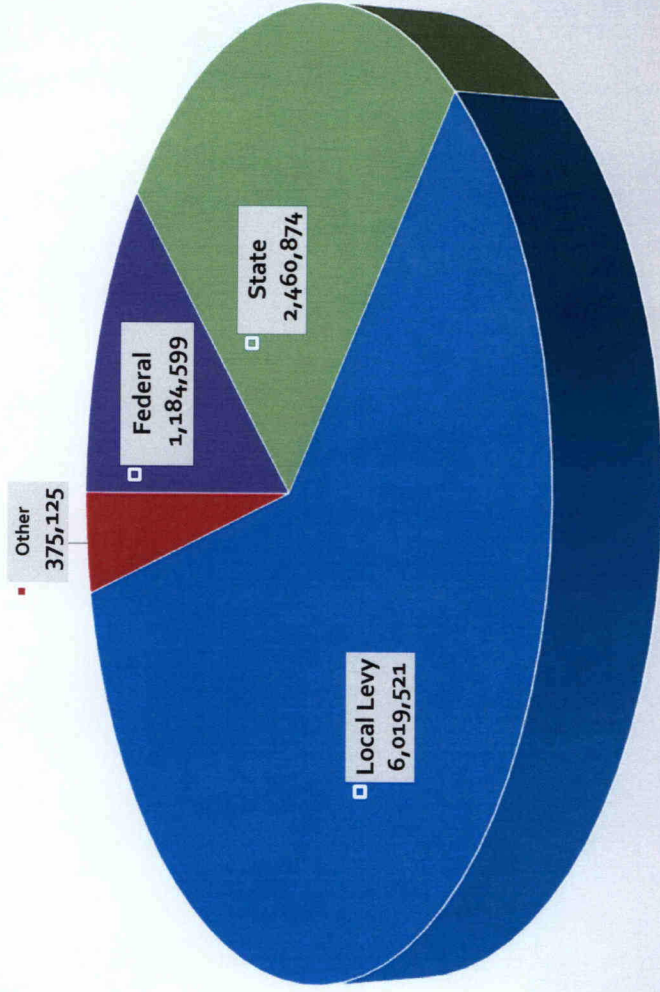


Prevention, Promotion, Training, Hotline, Homelessness, and Covid-Related/PPE, Coalitions, Other

Expenses by Funding Source and Type



Total Service Expenses by Funding Sources



Levy Specifics

- **5 Year**
- **1 mill**
- **Resolution of Need passed by MHR Board February 10, 2021**
- **Estimated property tax revenue \$6,065,160 annually**
- **Certification by Matt Nolan, Warren County Auditor**
- **Resolution to Certify passed by MHR Board March 10, 2021**
- **Ballot date: November 2, 2021**



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