



**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 – July 20, 2021**

The Board met in regular session pursuant to adjournment of the July 6, 2021 meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the June 29, 2021, and July 7, 2021, meeting were read and approved.

- 21-0939      A resolution was adopted to approve pay increase for Candy Massie and Jacqueline Hankins, Cashier Receptionists within the Building and Zoning Department. Vote: Unanimous
- 21-0940      A resolution was adopted to approve pay increase for Tayler Bishop, Wastewater Treatment Systems Superintendent within the Water and Sewer Department. Vote: Unanimous
- 21-0941      A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Amelia Jones within the Warren County Department of Facilities Management. Vote: Unanimous
- 21-0942      A resolution was adopted to recognize the appointment of Rebecca Ehling as Interim Executive Director within the Workforce Investment Board Butler, Clermont, Warren Counties. Vote: Unanimous
- 21-0943      A resolution was adopted to approve lateral transfer of Olivia Taylor from the position of Protective Caseworker III / Start position to Community of Support Liaison position, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 21-0944      A resolution was adopted to accept resignation of Tammi Wolf, Emergency Communications Operator, within the Warren County Emergency Services Department, effective July 19, 2021. Vote: Unanimous

- 21-0945 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, July 22, 2021. Vote: Unanimous
- 21-0946 A resolution was adopted to set public hearing to consider Variance and Appeal of Conditions Required for an Access Permit of Bon Secours Mercy Health (applicant), LJB Inc. Agent, in Deerfield Township. Vote: Unanimous
- 21-0947 A resolution was adopted to approve amendment to the Work Rules relative to the Warren County Water and Sewer Department. Vote: Unanimous
- 21-0948 A resolution was adopted to declare various items within Commissioners' Office, Board of Developmental Disabilities, Board of Elections, Drug Task Force, Engineer's Office, Telecommunications, and Sheriff's Office and authorize the disposal of said items through internet auction. Vote: Unanimous
- 21-0949 A resolution was adopted to approve the destruction of various Warren County Sheriff's Office equipment. Vote: Unanimous
- 21-0950 A resolution was adopted to waive permit fees associated with the St. Margaret of York Annual Festival. Vote: Unanimous
- 21-0951 A resolution was adopted to advertise for the Lower Springboro Road and New Burlington Road Drilled Pier Wall Project. Vote: Unanimous
- 21-0952 A resolution was adopted to approve Notice of Intent to Award Bid to Fillmore Construction LLC for the FY2021 Franklin Township Ne Pennyroyal Area Road Paving CDBG Project. Vote: Unanimous
- 21-0953 A resolution was adopted to acknowledge execution by the County Administrator of Change Order No. 22 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
- 21-0954 A resolution was adopted to approve various Memorandum of Understanding Agreements relative to electronic monitoring services to various courts within Warren County. Vote: Unanimous
- 21-0955 A resolution was adopted to approve Mediation Settlement Agreement relative to Warren County Board of Commissioners vs. HRC Investments, Inc. Vote: Unanimous
- 21-0956 A resolution was adopted to approve and authorize County Administrator to enter into a one-month agreement extension with Engie for electric generation to various facilities within the Water and Sewer Department, various facilities within the Park District, various facilities within Warren County Telecommunications, and various services with the Warren County Engineer's Office. Vote: Unanimous

- 21-0957 A resolution was adopted to enter into contract with Mid-Miami Roofing Inc. for the Warren County Old Administration Building Roof Replacement Project. Vote: Unanimous
- 21-0958 A resolution was adopted to approve and enter into a vendor contract between the Warren County Commissioners on behalf of the Warren County Department of Human Services and the Child Advocacy Center of Warren County. Vote: Unanimous
- 21-0959 A resolution was adopted to approve and enter into contract with Aramark Correctional Services, LLC to provide food services, on behalf of the Warren County Sheriff's Office. Vote: Unanimous
- 21-0960 A resolution was adopted to authorize the President of the Board to sign permit liquor application from the Ohio Department of Commerce, Division of Liquor Control for an event at the Warren County Fairgrounds. Vote: Unanimous
- 21-0961 A resolution was adopted to authorize the President of the Board to sign permit liquor application from the Ohio Department of Commerce, Division of Liquor Control for an event at the Warren County Fairgrounds. Vote: Unanimous
- 21-0962 A resolution was adopted to approve Change Order No. 2 to the contract with Building Crafts Inc. for the construction of the Lower Little Miami Wastewater Treatment Plant Improvements Project, purchase order no. 20001880. Vote: Unanimous
- 21-0963 A resolution was adopted to approve extension of the Professional Service Agreement with Dimalanta Design Group and the Workforce Development Board of Ohio's 12<sup>th</sup> Local Workforce Development Area. Vote: Unanimous
- 21-0964 A resolution was adopted to authorize acceptance of quote from ESRI, Incorporated, for Public Safety Training, on behalf of Warren County Telecommunications. Vote: Unanimous
- 21-0965 A resolution was adopted to approve and authorize the President and/or the Vice-President of the Board to e-sign the Federal Funding Agreement between transit agencies within the Ohio-Kentucky-Indiana Urbanized Area. Vote: Unanimous
- 21-0966 A resolution was adopted to set and advertise public hearing to amend FY2019 Community Development Black Grant Action Plan of the Consolidated Plan. Vote: Unanimous
- 21-0967 A resolution was adopted to approve and authorize the President and/or Vice-President of this Board to sign a Subgrant Award Agreement on behalf of the Greater Warren County Drug Task Force. Vote: Unanimous
- 21-0968 A resolution was adopted to establish the Union Road Water Improvement Area, Warren County Water District. Vote: Unanimous

- 21-0969 A resolution was adopted to approve Revised General Plans for waterworks facilities in the Warren County Water District, to include water main extensions for the Union Road Water Improvement Area Project. Vote: Unanimous
- 21-0970 A resolution was adopted determining necessity for the Union Road Water Improvement Area for public use. Vote: Unanimous
- 21-0971 A resolution was adopted to declare official intent with respect to reimbursement of temporary advances made for capital expenditures to be made from subsequent borrowings for the Union Road Water Improvement Area. Vote: Unanimous
- 21-0972 A resolution was adopted to acknowledge receipt of June 2021 Financial Statement. Vote: Unanimous
- 21-0973 A resolution was adopted to acknowledge approval of financial transaction. Vote: Unanimous
- 21-0974 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 21-0975 A resolution was adopted to approve a street and appurtenances bond release for J A Development, LLC for completion of installation of the westbound right tun lane on Franklin-Trenton Road for the Waterbury Village Subdivision, Section Two connection to Franklin-Trenton Road situated in Franklin Township. Vote: Unanimous
- 21-0976 A resolution was adopted to enter into a subdivision public improvements performance and maintenance security agreement with Grand Communities, LLC for installation of certain water and/or sanitary sewer improvements in Renaissance, Phase 7 situated in the City of Middletown. Vote: Unanimous
- 21-0977 A resolution was adopted to approve various record plats. Vote: Unanimous
- 21-0978 A resolution was adopted to approve operational transfer from Commissioners Fund #11011112 into Children Services Fund #2273. Vote: Unanimous
- 21-0979 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Common Pleas Fund #11011223. Vote: Unanimous
- 21-0980 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Warren County Sheriff's Office-Correction Fund #11012210. Vote: Unanimous
- 21-0981 A resolution was adopted to approve appropriation adjustment within Common Pleas General Fund #11011220. Vote: Unanimous
- 21-0982 A resolution was adopted to approve appropriation adjustment within Juvenile Court Fund #110111240. Vote: Unanimous

- 21-0983 A resolution was adopted to approve appropriation adjustment within Telecommunications Department Fund #11012810. Vote: Unanimous
- 21-0984 A resolution was adopted to approve appropriation adjustment within Telecommunications Department Fund #11012812. Vote: Unanimous
- 21-0985 A resolution was adopted to approve appropriation adjustment within Telecommunications Fund #11012812. Vote: Unanimous
- 21-0986 A resolution was adopted to approve appropriation adjustment from Telecommunications Department Fund #11012812 into #11012810. Vote: Unanimous
- 21-0987 A resolution was adopted to approve appropriation adjustment within Facilities Management #11011600. Vote: Unanimous
- 21-0988 A resolution was adopted to approve appropriation adjustment within Sheriff's Office Fund #11012210. Vote: Unanimous
- 21-0989 A resolution was adopted to approve appropriation adjustment within the Building and Zoning Department Fund #11012300. Vote: Unanimous
- 21-0990 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Community Based Corrections #2289. Vote: Unanimous
- 21-0991 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Community Based Corrections #2289. Vote: Unanimous
- 21-0992 A resolution was adopted to approve appropriation adjustment within Sheriff's Office Fund #2295. Vote: Unanimous
- 21-0993 A resolution was adopted to approve appropriation adjustment within Telecommunications Department Fund #4492. Vote: Unanimous
- 21-0994 A resolution was adopted to approve supplemental appropriation within Facilities Management Capital Purchase Fund #4494. Vote: Unanimous
- 21-0995 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 21-0996 A resolution was adopted to approve appropriation adjustment within the Clerk of Courts Certificate of Title Administration Fund #2250. Vote: Unanimous
- 21-0997 A resolution was adopted to approve emergency purchase order to repair a force main along Bethany Road. Vote: Unanimous
- 21-0998 A resolution was adopted to approve emergency purchase order to install a new subscriber module for the Zoar Water Tower to connect the existing access point on the Zoar Radio Tower. Vote: Unanimous

- 21-0999 A resolution was adopted to approve pay increase for Connor Davis, Sewer Maintenance Foreman, within the Water and Sewer Department. Vote: Unanimous
- 21-1000 A resolution was adopted to approve rezoning application of Wilson Farm Development II LLC to rezone 87.6718 acres from Single Family Residential (1-acre density) "R1B" to Multi-Family Residential (1/4-acre density) "R3" PUD in Franklin Township. Vote: Unanimous
- 21-1001 A resolution was adopted to approve rezoning application of Turtlecreek Investments, LLC/ Arthur Frasik Trust to rezone approximately 87.35 acres from Single Family Residential (1-acre density) "R1B" to Two-Family Residential "R2" with a planned unit development overlay in Turtlecreek Township. Vote: Unanimous
- 21-1002 A resolution was adopted to adopt Warren County Tax Budget for year 2022. Vote: Unanimous
- 21-1003 A resolution was adopted to declare the necessity for renewal of a levy for senior citizens services. Vote: Unanimous
- 21-1004 A resolution was adopted to post for Re-Bid of the Sale of Various Scrap Metal for the Water and Sewer Department. Vote: Unanimous

#### DISCUSSIONS

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

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Madeline Iseli, Sinclair Community College Courseview Campus, was present along with various Board of Trustee members and Jacob Cole, Courseview Campus student, for the Board to present a scholarship check to be used towards tuition of Warren County residents in the amount of \$56,200.

Mrs. Iseli presented the attached PowerPoint presentation providing background information on enrollment, earned degrees and certificates, and various other information relative to the Courseview Campus.

Jacob Cole, student in the Sinclair Apprenticeship Program, provided information on what the program has done for him and his family and the fact that upon graduation, he will receive a \$6 per hour pay increase.

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PUBLIC HEARING

REZONING APPLICATION  
WILSON FARM DEVELOPMENT II LLC TO REZONE 87.6718 ACRES  
FROM SINGLE FAMILY RESIDENTIAL (1-ACRE DENSITY) "R1B" TO  
MULTI-FAMILY RESIDENTIAL (1/4-ACRE DENSITY) "R3" PUD  
IN FRANKLIN TOWNSHIP

The Board met this 20<sup>th</sup> day of July 2021, to consider the rezoning application (Case #2021-04) of Wilson Farm Development II LLC, to consider the rezoning of 87.6718 acres located at Robinson Vail Road and Jenny Marie Drive in Franklin Township from Single Family Residential (1-acre density) "R1B" to Multi-Family Residential (1/4-acre density) R3 with a Planned Unit Development.

Michelle Tegtmeier, Building and Zoning Director, reviewed the attached PowerPoint presentation providing background information for the requested rezoning application including the applicant/property owners, size and location of the property, the previously approved record plat which was approved under the old "cluster" zoning which no longer exists, current land use, the future land use map designation, and the requested rezoning.

Mrs. Tegtmeier provided a comparison of the approved cluster development and the requested zoning classification which would allow an additional 12 lots. She then stated the Regional Planning Commission recommendation to approve the request, subject to eleven (11) conditions and the Rural Zoning Commission decision to approve the application subject to the same eleven (11) conditions.

Bruce McGary, Assistant Prosecutor, stated that the requested zoning is the closest classification to the cluster development that was a part of the zoning code prior to the 2012 Re-Write.

Joh Del Verne, Bayer Becker Engineering, presented the proposed redesigned development stating that site conditions are a factor in the requested redesign. He then stated that the recommended conditions limit the development to single family dwellings only and that the requested traffic impact study has been submitted for the connector street onto Robinson Vail Road.

Commissioner Grossmann questioned if the applicant is in agreement with the eleven (11) recommended conditions which he answered affirmatively.

There being no others present to speak in favor of or in opposition to the rezoning application, the Board closed the public hearing and resolved (Resolution #21-1000) to approve the rezoning application subject to eleven (11) conditions.

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PUBLIC HEARING

REZONING APPLICATION OF TURTLECREEK INVESTMENTS, LLC/ARTHUR FRASIK  
TRUST TO REZONE APPROXIMATELY 87.35 ACRES  
FROM SINGLE FAMILY RESIDENTIAL (1-ACRE DENSITY) "R1B" TO  
TWO-FAMILY RESIDENTIAL "R2" WITH A PLANNED UNIT DEVELOPMENT  
OVERLAY  
IN TURTLECREEK TOWNSHIP

The Board met this 20<sup>th</sup> day of July 2021, to consider the rezoning application (Case #2021-05) of Turtlecreek Investments, LLC/Arthur Frasier, Trust, owners of record, to consider the rezoning of 87.35 acres (Parcel ID 0825100003, 0825100001, and 0831200014) located at 4850 N Greentree Road in Turtlecreek Township from Single Family Residential (1-acre density) "R1B" to Two-Family Residential "R2" (1/3-acre density) with a Planned Unit Development Overlay.

Michelle Tegtmeier, Building and Zoning Director, reviewed the attached PowerPoint presentation providing background information for the requested rezoning application including the applicant/property owners, size and location of the property, current land use, the future land use map designation, and the requested rezoning. She stated that the Regional Planning Commission (RPC) Executive Committee recommended approval subject to thirteen (13) conditions and the Rural Zoning Commission (RZC) vote to deny the rezoning application.

Mrs. Tegtmeier stated that after the recommendation of denial by the RZC, the applicant amended the requested rezoning to a 2.27 maximum dwelling units per acre and a minimum square footage house size as requested by the Turtlecreek Township Trustees. She then reviewed the RPC recommended thirteen (13) conditions including no multi-family dwellings to be permitted.

Mrs. Tegtmeier stated the revised plan included 198 single family lots with 22.55 acres of open space (25.82 %). She then stated that the RZC denied the original 2.48 dwelling units per acre (du/ac) plan but has not seen the revised plan proposing 2.27 du/ac.

Jim Vandegrift, Turtlecreek Township Trustee, stated he would like to see the 2.27 du/ac at a maximum but would like to see the property remain at the current 1 unit per acre. He then stated he does not see the 1 du/ac remaining based upon the developments surrounding this property.

Alex Betsch, Bayer Becker Engineering, reviewed the layout of the development including the proposed trail system.

There was discussion relative to the zoning classifications on the surrounding properties and the maximum du/ac permitted on those parcels.



Mr. Betsch stated his opinion that the proposed request is in compliance with the comprehensive plan, thoroughfare plan and the gateway plan and is in agreement with all proposed conditions of approval.

Lenny Robinson, Real Estate Broker for the property, stated that he has attempted to sell the property for two (2) years at 1 du/ac density and it would not be marketable.

There being no more comments in favor of or in opposition to this rezoning application, the Board closed the public hearing and resolved (Resolution #21-1001) to approve the rezoning application subject to thirteen (13) conditions.

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## 2022 TAX BUDGET

This Board met this 20<sup>th</sup> day of July 2021, to consider the 2022 Tax Budget.

Martin Russell, Deputy County Administrator, previewed the general fund requested tax budget and as follows:

- General fund appropriation request: \$85,273,494
- Request consists of 54.9% public safety, 37.9% general operating, 4.83% social service and 2% miscellaneous and debt service
- The requested budget is 9.41% over the 2021 approved budget but includes the “full weight” of Children Services, the new Warren County Jail coming online, the statutory salary increases of newly/re-elected officials, the ongoing maintenance of our new CAD system including cybersecurity as well as various facility upgrades and ongoing maintenance projects.

Mr. Russell stated that the tax budget is a “wish list” from departments and officials and that the fall budget process will include an in depth look on what the Board will fund.

Mr. Russell reviewed the receipts for 2021 as of June 30<sup>th</sup> and the anticipated receipts for 2022. He stated that sales tax remains strong, currently 6.15% higher than this time last year.

Mr. Russell then discussed the “set aside” of \$10 million for the infrastructure bank and the “rainy day” fund.

Tiffany Zindel, County Administrator, discussed an increase in expenditures relative to the new Warren County Jail. She informed the Board of the possible increase in healthcare cost of \$1 million which is not included in the current requested tax budget.

Mrs. Zindel stated that upon review on the proposed receipts, she feels the Board will be able to grant a holiday to Warren County property owners which could include 100% of the inside millage collected by the County.

Commissioner Young stated his desire for Warren County to remain fiscally conservate by treating taxpayer dollars as if it is our own money.

Commissioner Grossmann stated that this Board will continue to reduce taxes where we have control.

Matt Nolan, County Auditor, stated his desire for the public to understand that a county tax holiday will not mean property owners will not receive a property tax bill as the schools, townships/cities, and various approved levies will remain.

Upon further discussion, the Board resolved (Resolution #21-1002) to approve the 2022 Tax Budget.

There was additional discussion relative to the approval of the “tax holiday” now or at a future meeting and upon discussion, the Board stated their desire to schedule the legislation on the agenda as a time when appropriate press releases, along with a communication plan, can be implemented.

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Suzanne Burke, Council on Aging of Southwestern Ohio, was present to discuss the Elderly Services Levy renewal request.

Mrs. Burke presented the attached PowerPoint presentation reviewing the 2012 – 2016 levy cycle as well as the 2017-2021 figures. She stated the estimated fund balance of \$11,265,310 and the factors that surround the high balance.

Mrs. Burke reviewed the rationale for the levy renewal and the options available to the Board which address the higher than needed carryover as follows:

1. One time \$8 million tax “holiday” – leaves \$3.2 million to carry forward. Place renewal on ballot.
2. Five -year tax rollback: 1.2 mill levy – place on ballot as renewal: assess annually potential roll back amount based on current projections (ex: roll back to .9 mill (25%) each year for five years if expenditures don’t increase as planned)

Matt Nolan, County Auditor, discussed the reasons to continue with the five-year renewal levy and stated that either direction that the Board chooses to address the carryover will work. He stated that the question the Board needs to decide is do we want to give the tax break immediately or a little at a time.

There was discussion relative to the cost of this levy to taxpayers being approximately \$35 per \$100,000 property valuation.

Upon discussion, the Board stated their desire to proceed with Option 2 and resolved (Resolution #21-1003) to declare the necessity for renewal of a levy for senior citizens services.

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The Board discussed the Council on Aging's need to recruit and retain home healthcare workers.

Commissioner Jones questioned if there is any way to use ARPA (American Rescue Plan Act of 2021) funding to recruit employees.

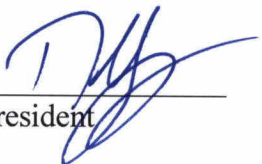
Mrs. Burke explained that scheduling and the need for faster pay are the bigger issues. She then discussed the App currently in process of being launched which will help match the healthcare aid with the appropriate client as it relates to location and the hours needed.

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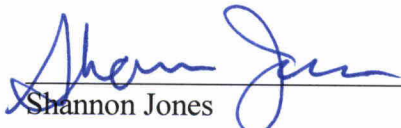
On motion, upon unanimous call of the roll, the Board entered into executive session at 10:55 a.m. to discuss pending litigation with legal counsel pursuant to Ohio Revised Code Section 121.22 (G) (3) and exited at 11:30 a.m.

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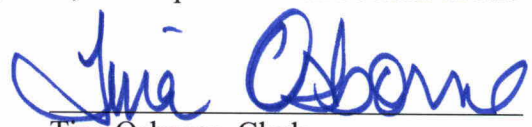
Upon motion the meeting was adjourned.

  
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David G. Young, President

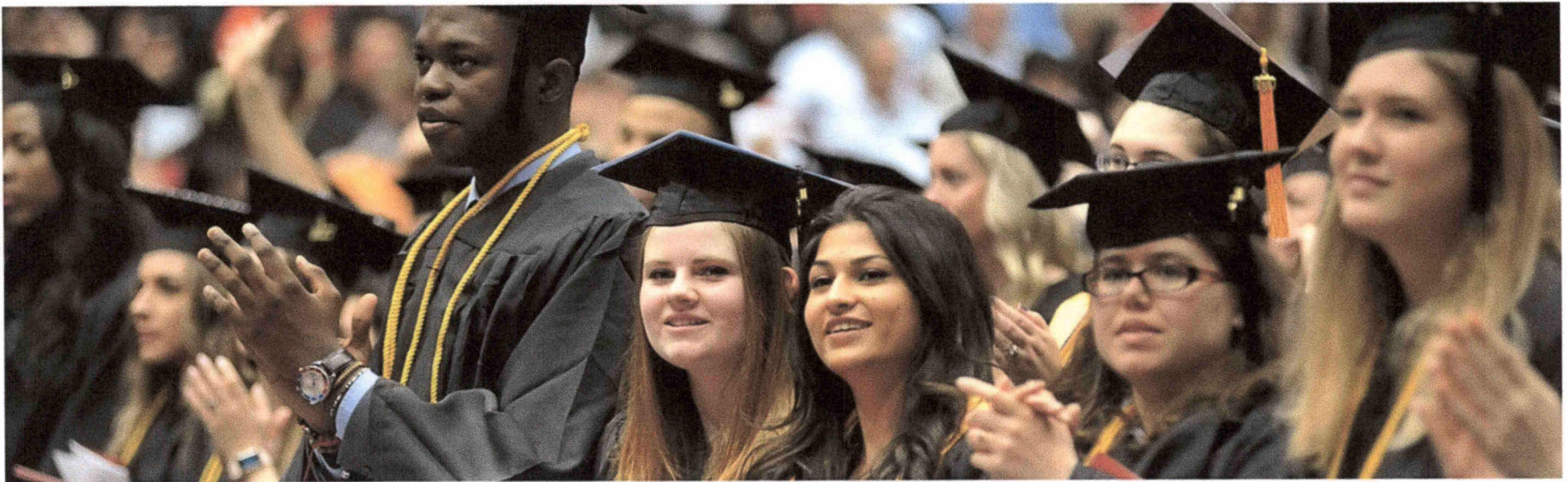
  
\_\_\_\_\_  
Tom Grossmann

  
\_\_\_\_\_  
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 July 20, 2021, in compliance with Section 121.29 O.R.C.

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

# 2021 Sinclair Warren County Results Update



**SINCLAIR**  
STRATEGIC PRIORITIES

Alignment | Growth | Equity



**SINCLAIR**  
COMMUNITY COLLEGE

ESTABLISHED 1887



**David A. Sinclair**

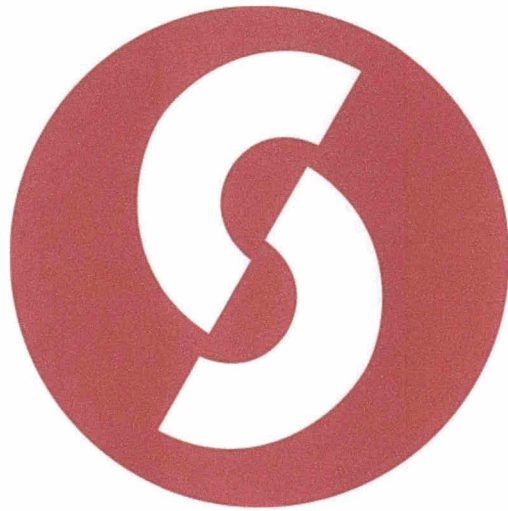
**“Find the need  
and endeavor to  
meet it”**

**In 1887 Dayton YMCA General  
Secretary David Sinclair founded  
the courses of study to create  
skilled citizens to succeed in local  
jobs and life.**



CELEBRATING  
**135 YEARS**





# SINCLAIR

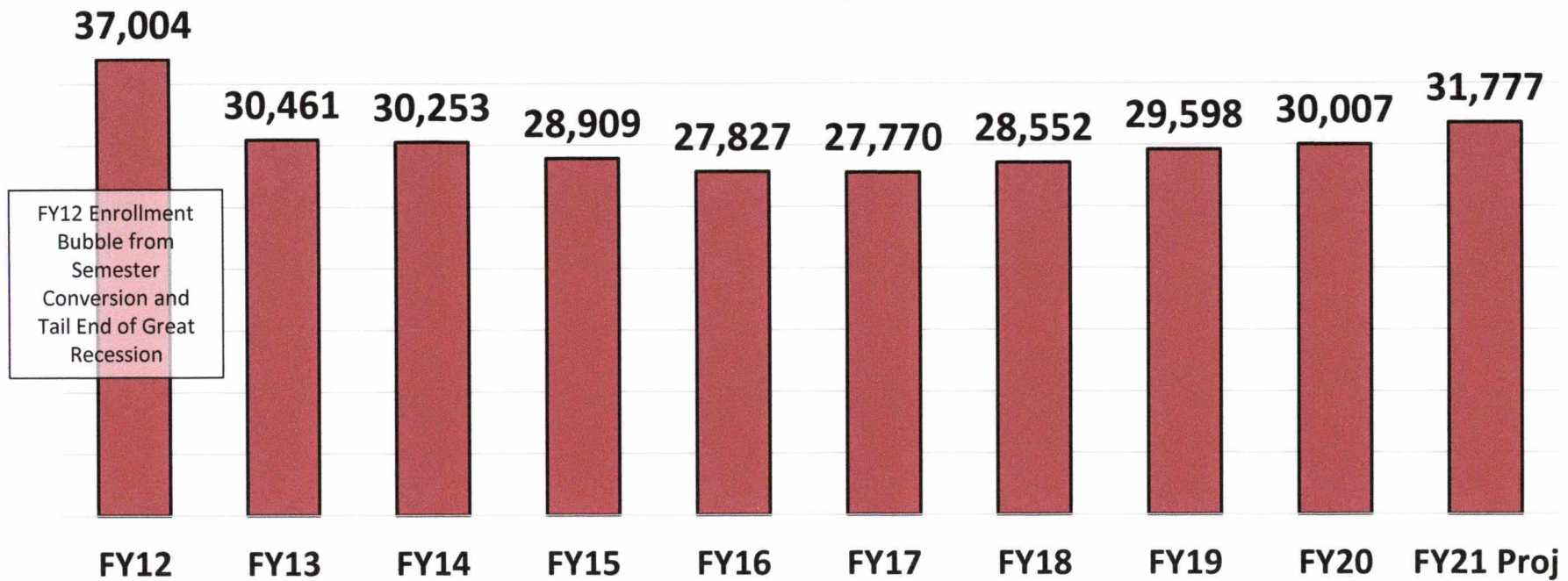
## STRATEGIC PRIORITIES

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Alignment | Growth | Equity



# Sinclair College Student Headcount Enrollment by Fiscal Year

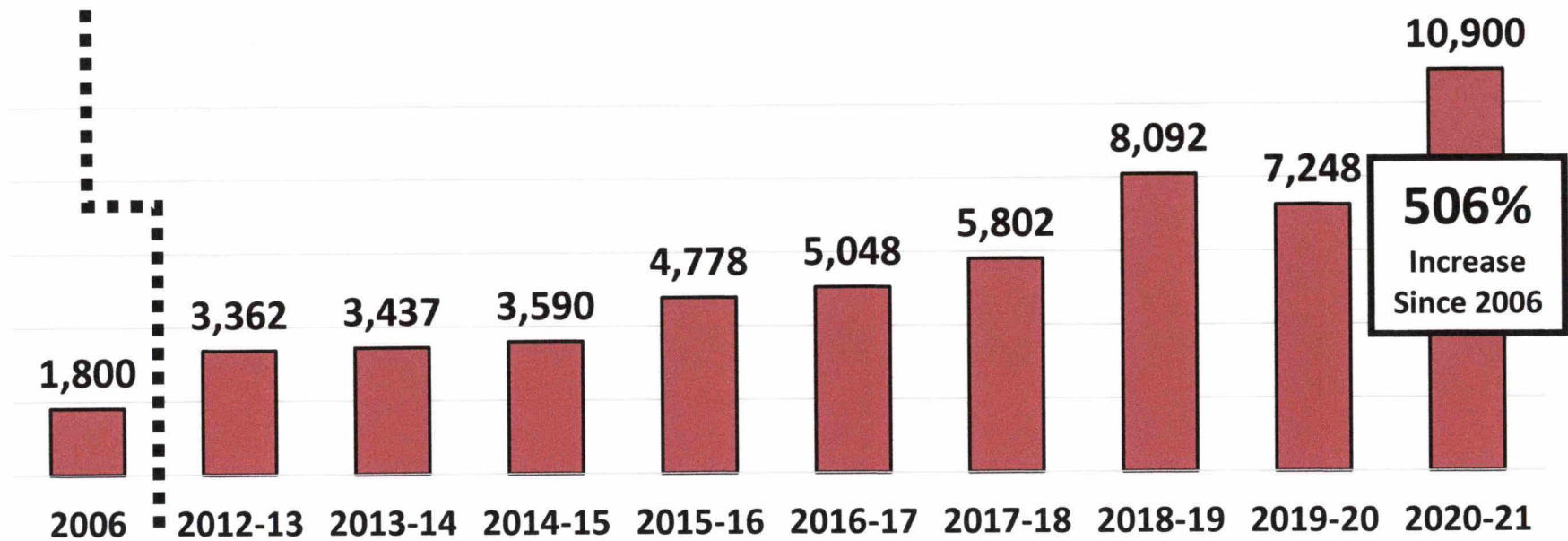


Internal RAR Data, May 7, 2021





# Number of Sinclair Degrees & Certificates Earned by Fiscal Year



Internal RAR Data, May 11, 2021



# SINCLAIR COLLEGE STUDENT SUCCESS



**Sinclair Students  
Earned a  
Record Number  
of Associate  
Degrees in 2021**

**Associate Degree  
Graduates Overall**

**+4%**

Over Last Year

**Women  
Graduates**

**+5%**

Over Last Year

**African American  
Women Graduates**

**+11%**

Over Last Year

**Military-Affiliated  
Graduates**

**+13%**

Over Last Year

Source: Internal RAR Data, May 11, 2021



# 2021 Bachelor's Degree Graduates

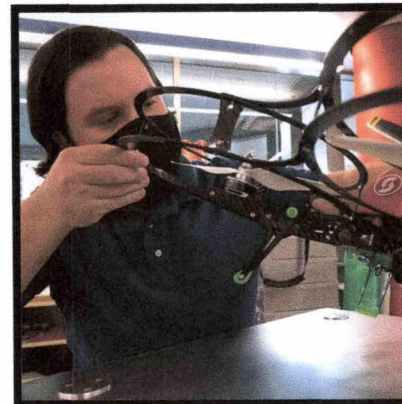
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**Mugisha "Mo" Kamana**  
Bachelor of Applied Science  
Aviation Technology  
Professional Pilot



**Michael Sherbet**  
Bachelor of Applied Science  
Aviation Technology  
Professional Pilot



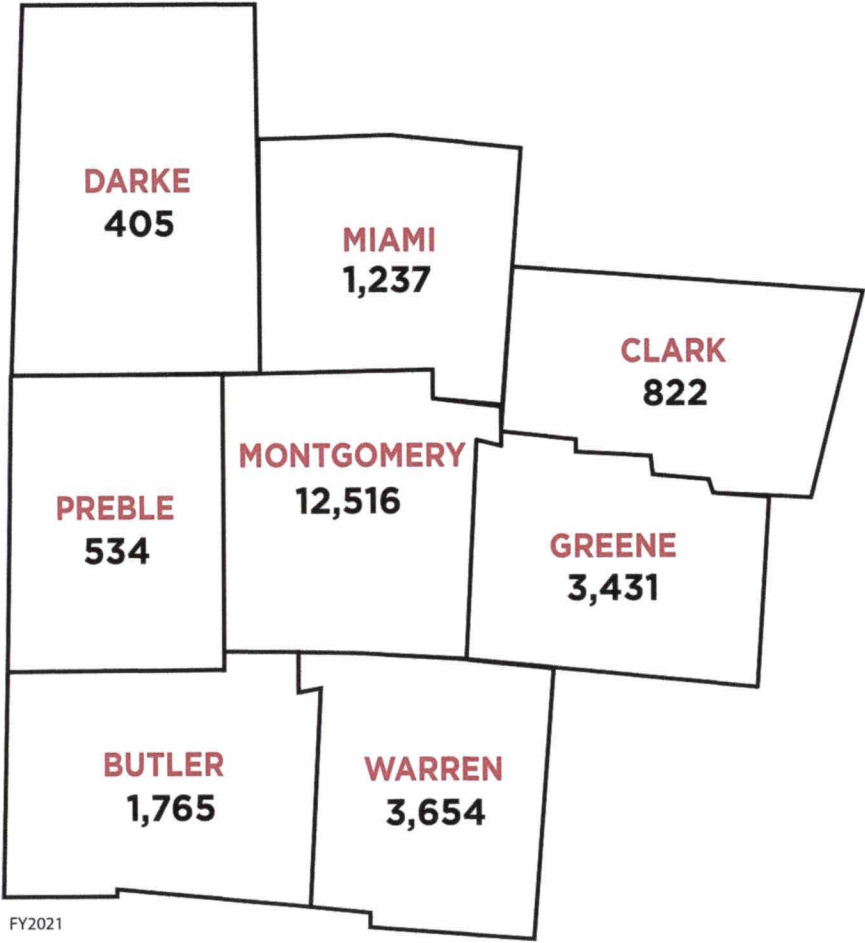
**Preston Moore**  
Bachelor of Applied Science  
Unmanned Aerial Systems



**Samuel Bryan**  
Bachelor of Applied Science  
Unmanned Aerial Systems  
(Summer '21)

# Sinclair College Credit Students by County of Residency

Unduplicated Headcount  
Students FY2021



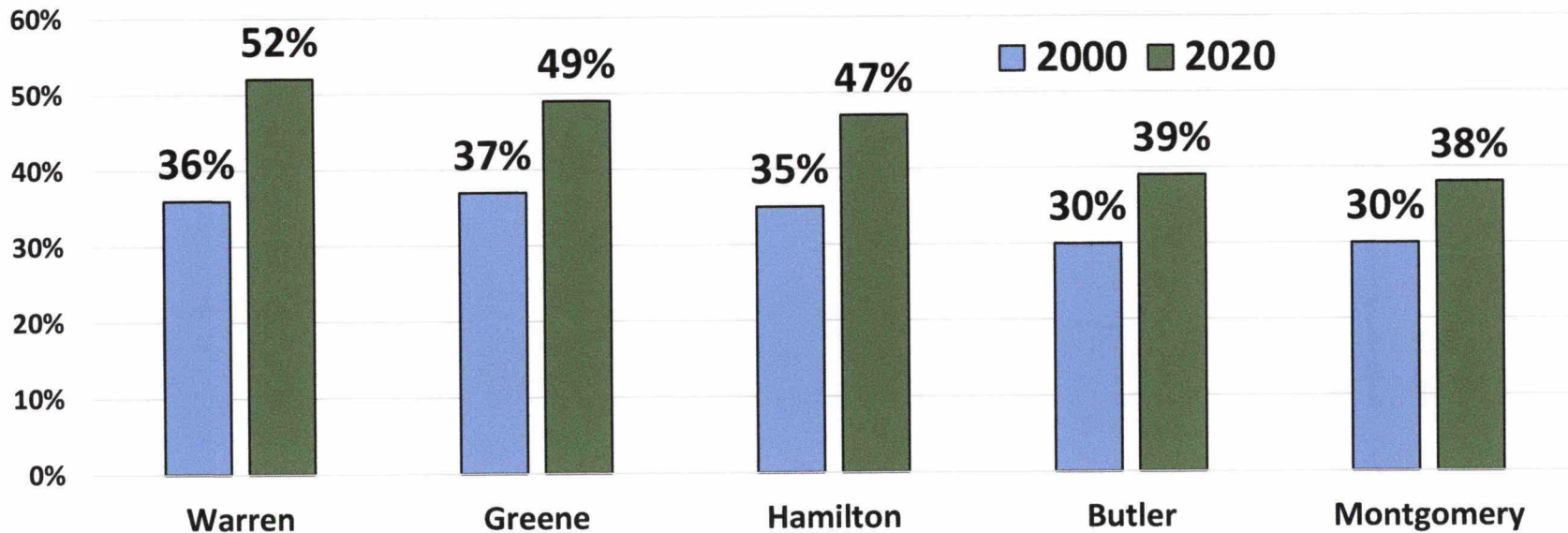
FY2021

# Warren Student Success Rates and Numbers are Increasing . . .



# Educational Attainment Rates of Select SW Ohio Counties (2000 vs. 2020)

## Adults 25+ with an Associate Degree or Higher



Note: to obtain the population with an Associate degree or higher for this timeframe, only the population aged 25 or older is available (ACS series 1501)



# Warren County Colleges of Choice

(Annual Unduplicated Headcount Enrollment, Ranked by FY 2020 Enrollment)

Institution	FY 2016	FY 2020	Number Change	Percent Change
1. University of Cincinnati	3,055	3,518	463	15%
<b>2. Sinclair Community College</b>	<b>2,714</b>	<b>3,117</b>	<b>403</b>	<b>15%</b>
3. Miami University	1,366	1,626	260	19%
4. Ohio State University	1,213	1,374	161	13%
5. Cincinnati State Technical	859	601	(258)	(30%)
6. Ohio University	722	562	(160)	(22%)
7. Wright State University	853	434	(419)	(49%)
8. Bowling Green State University	202	245	43	21%
9. Hocking College	121	135	14	12%
10. Kent State University	120	121	1	1%
<b>Total</b>	<b>11,225</b>	<b>11,733</b>	<b>508</b>	<b>5%</b>



# Warren County Market Perceptions

Market Studies Conducted by Triad Research, Inc. and LJR

		2005	2018	2021
<b>Sinclair</b>	Positive Approval Rating	56%	69%	90%
	Do Not Know	34%	13%	5%
<b>Cincinnati State</b>	Positive Approval Rating	47%	59%	74%
	Do Not Know	40%	22%	15%
<b>University of Cincinnati</b>	Positive Approval Rating	78%	89%	
	Do Not Know	16%	7%	
<b>Miami University</b>	Positive Approval Rating	86%	91%	
	Do Not Know	12%	5%	

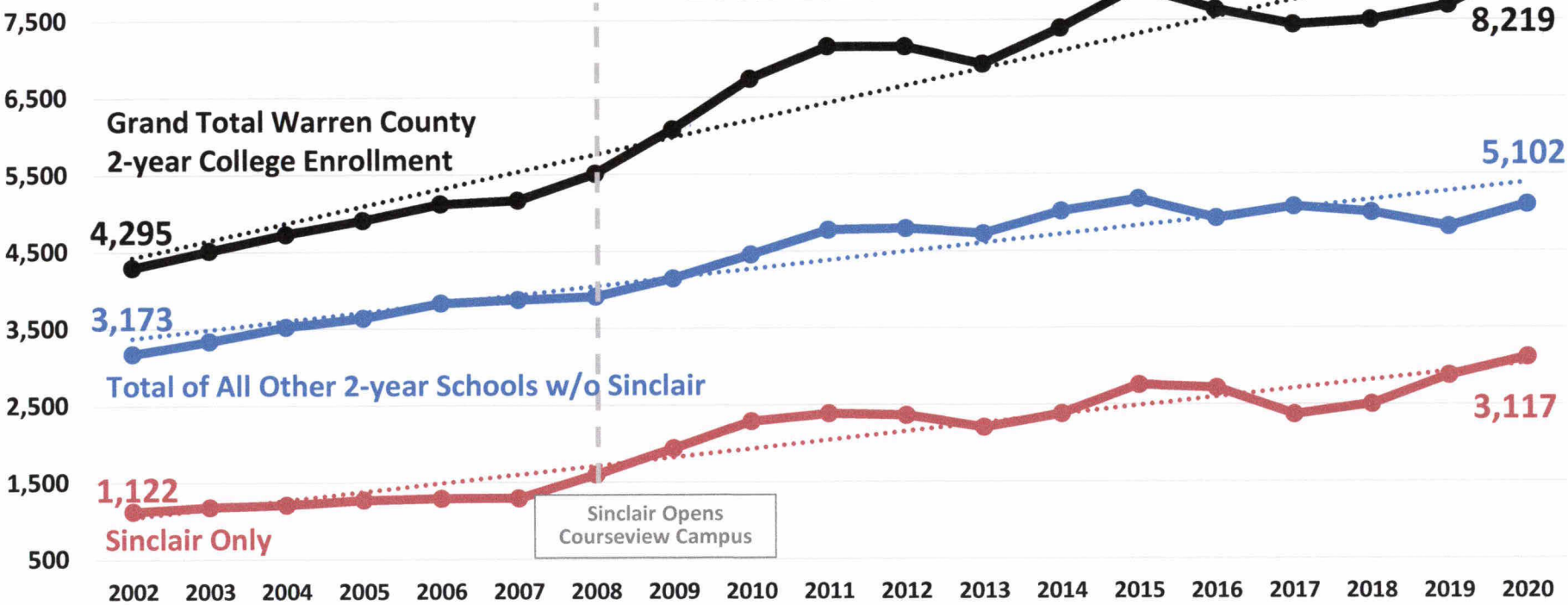




# Warren County Total Enrollment in all Two-Year Colleges

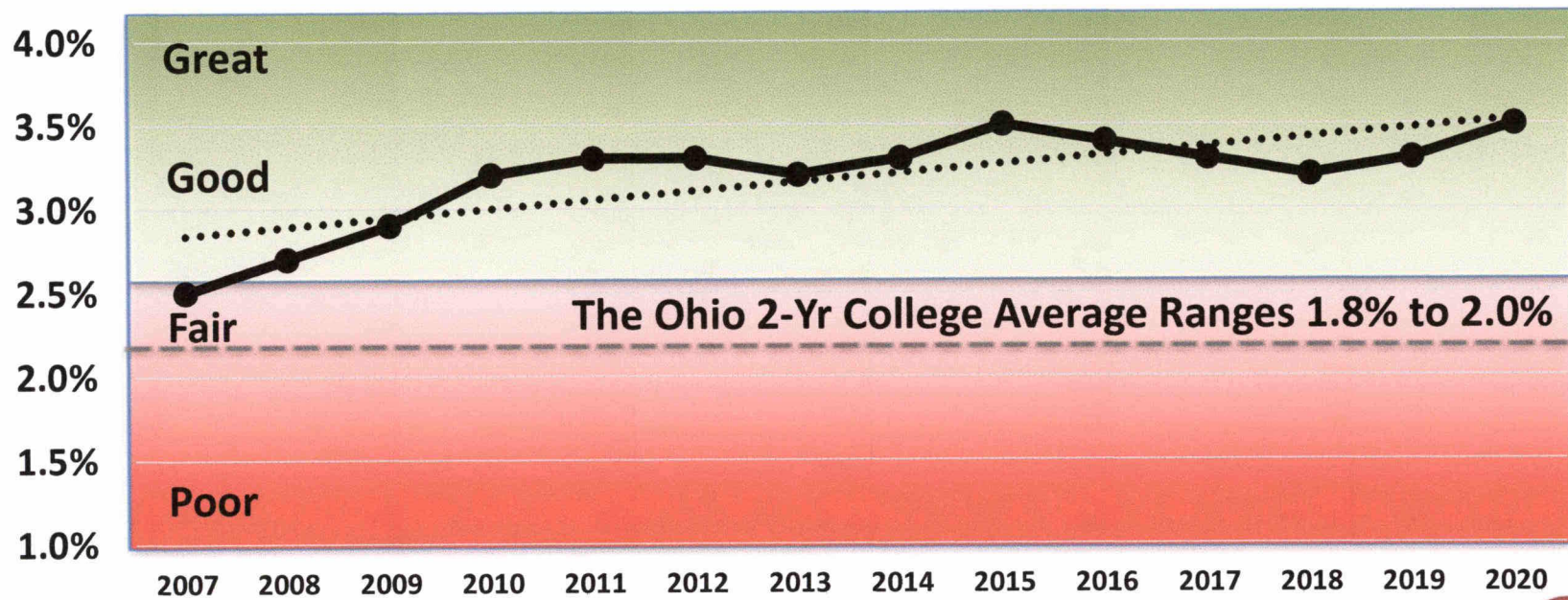
(Includes University Branch Campuses)

2002-2020



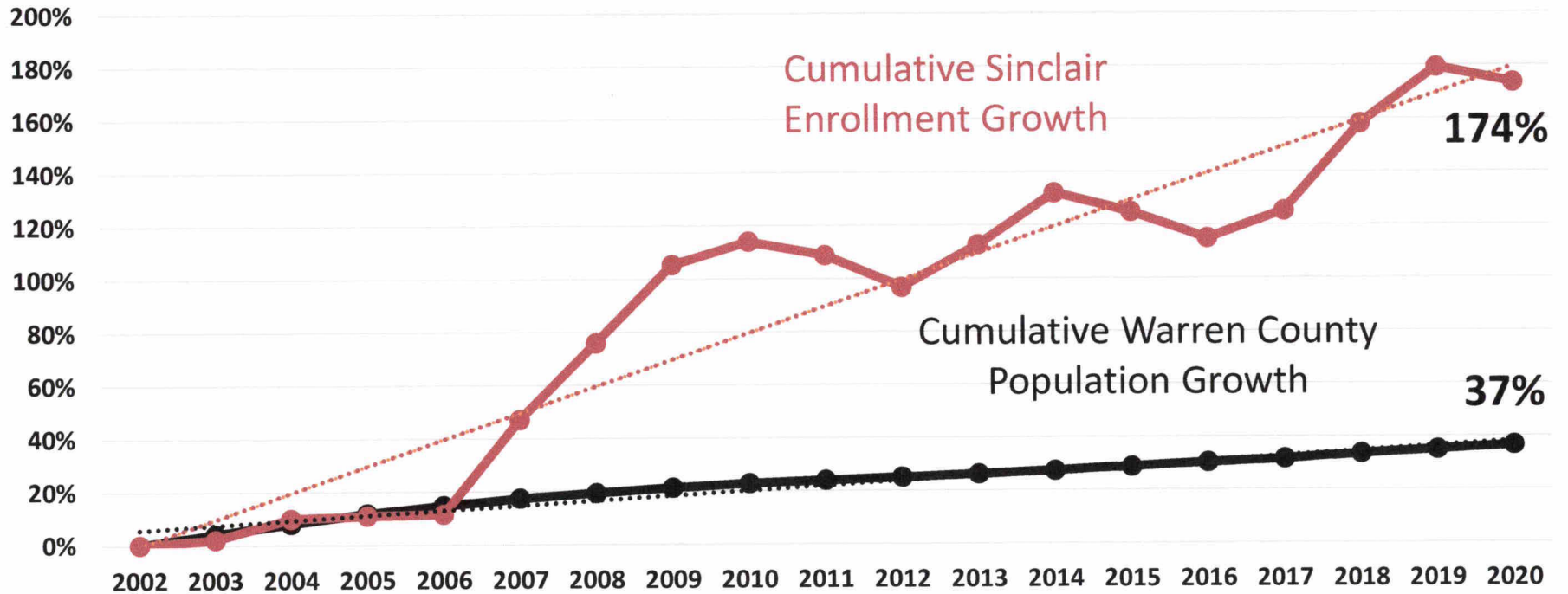
# Percent of Warren County Residents Enrolled in Any 2-Year Colleges

(community colleges, branch campuses, career centers)



# Cumulative Sinclair Enrollment Growth vs. Cumulative Warren County Population Growth

## Year Over Year Cumulative Percent Change, 2002-2020

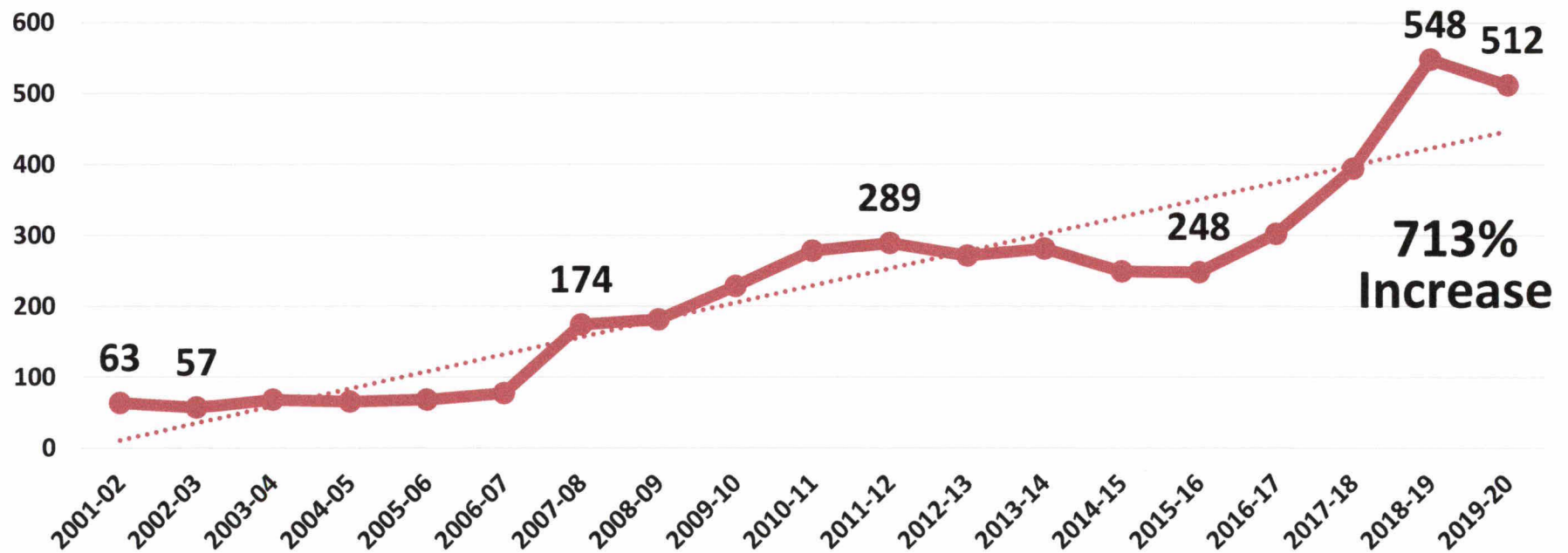


# Sinclair Academic Program Offerings at the Warren County Mason Campus



# Sinclair Credentials Earned by Warren County Residents

## By Academic Year



In 2021, a  
**RECORD NUMBER OF  
WARREN COUNTY  
RESIDENTS**

are earning  
**DEGREES and CERTIFICATES**  
from Sinclair.

**↑ 58%**

Over last year

**↑ 153%**

Over the last 10 years

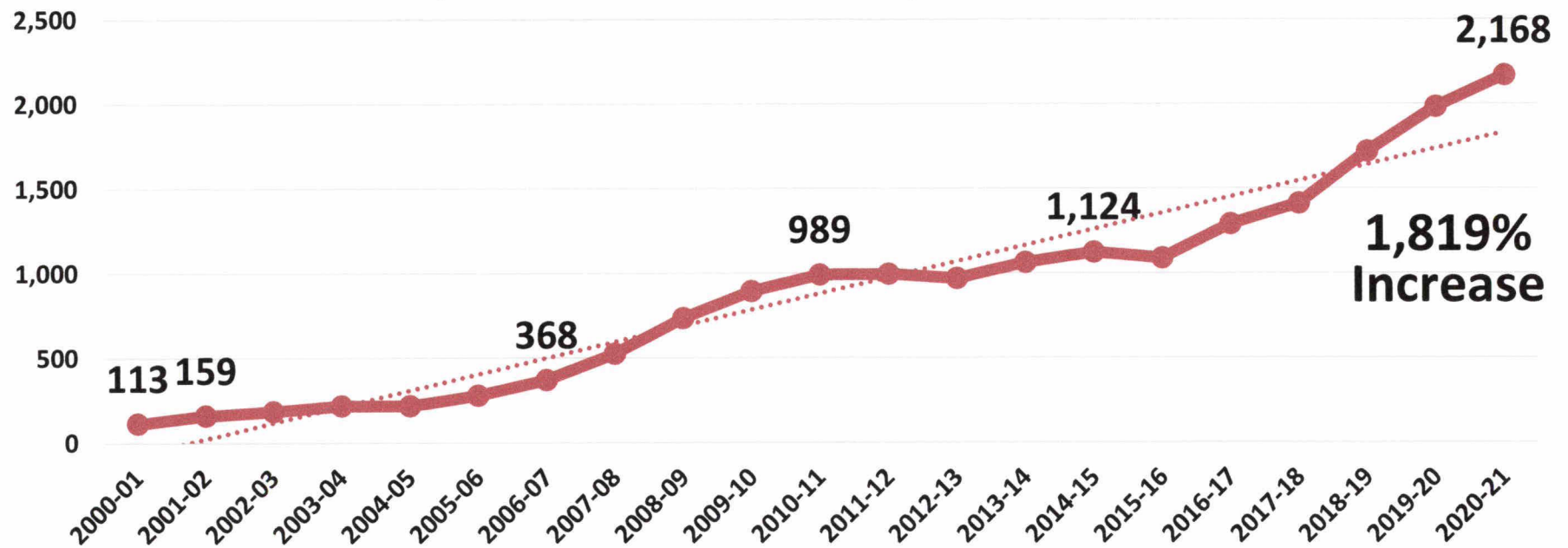


Source: Internal RAR Data, May 11, 2021



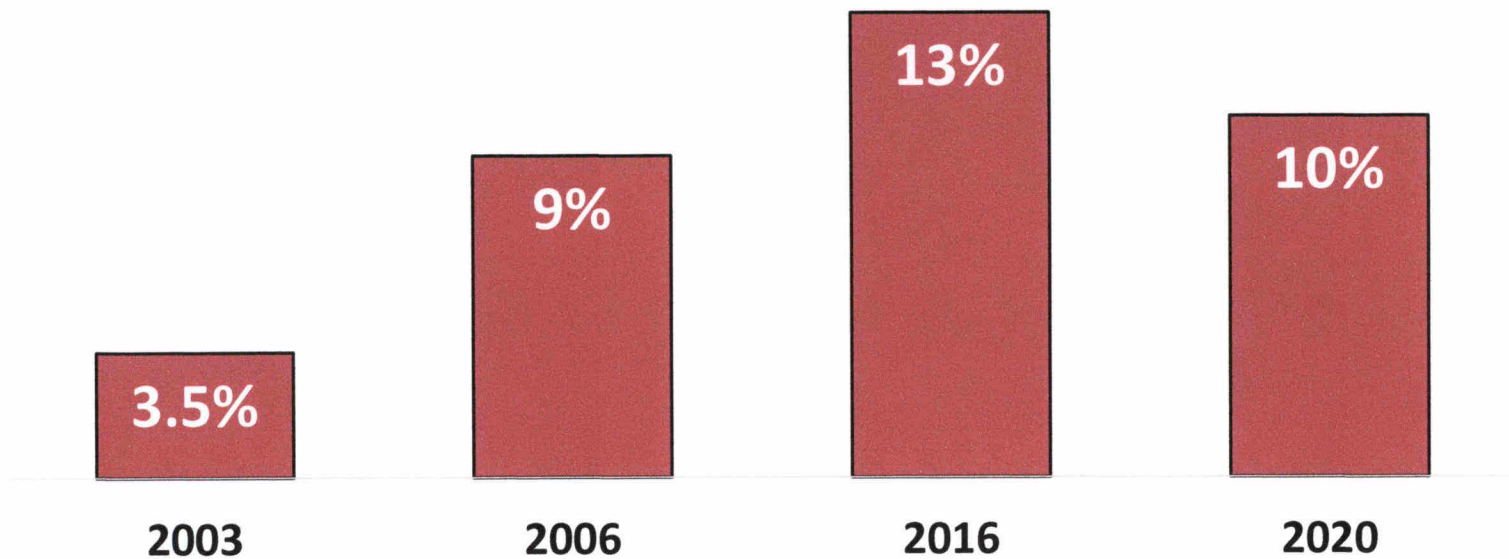
# Online Sinclair Enrollment Trend for Warren County Students

## Unduplicated Headcount by Fiscal Year



# Warren County High School Graduates Enrolling at Sinclair

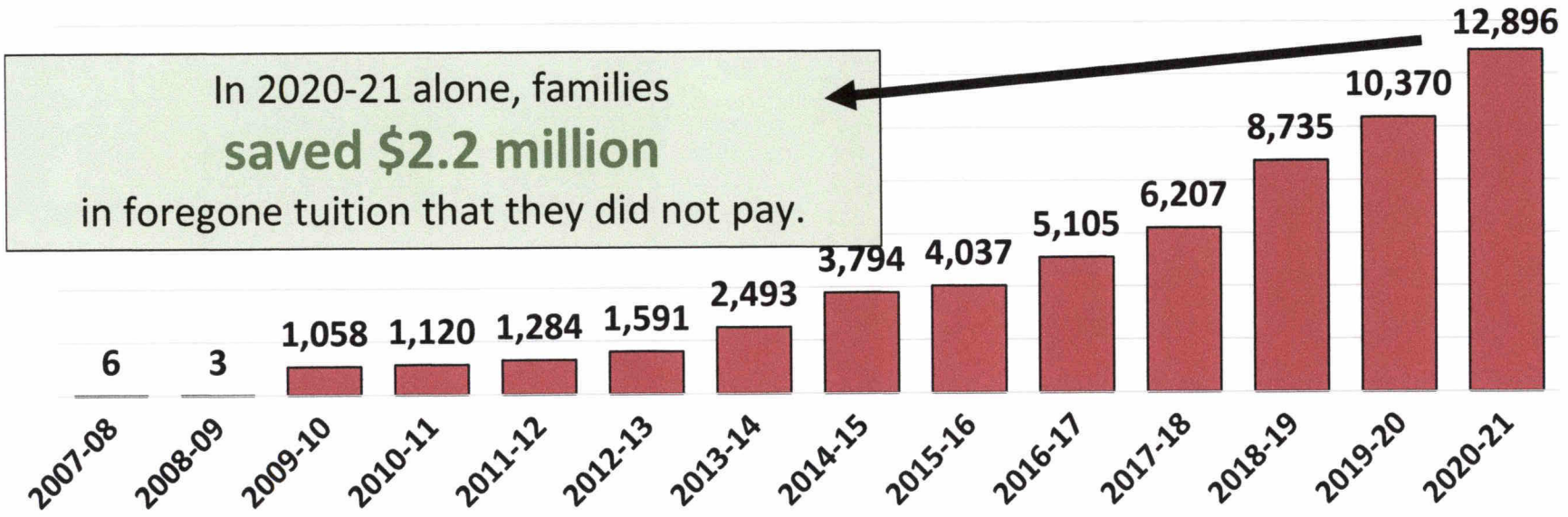
Percent of Recent High School  
Graduates Attending Sinclair





# Dual Enrolled Warren County High School Students

## Number of Credit Hours Earned by Year

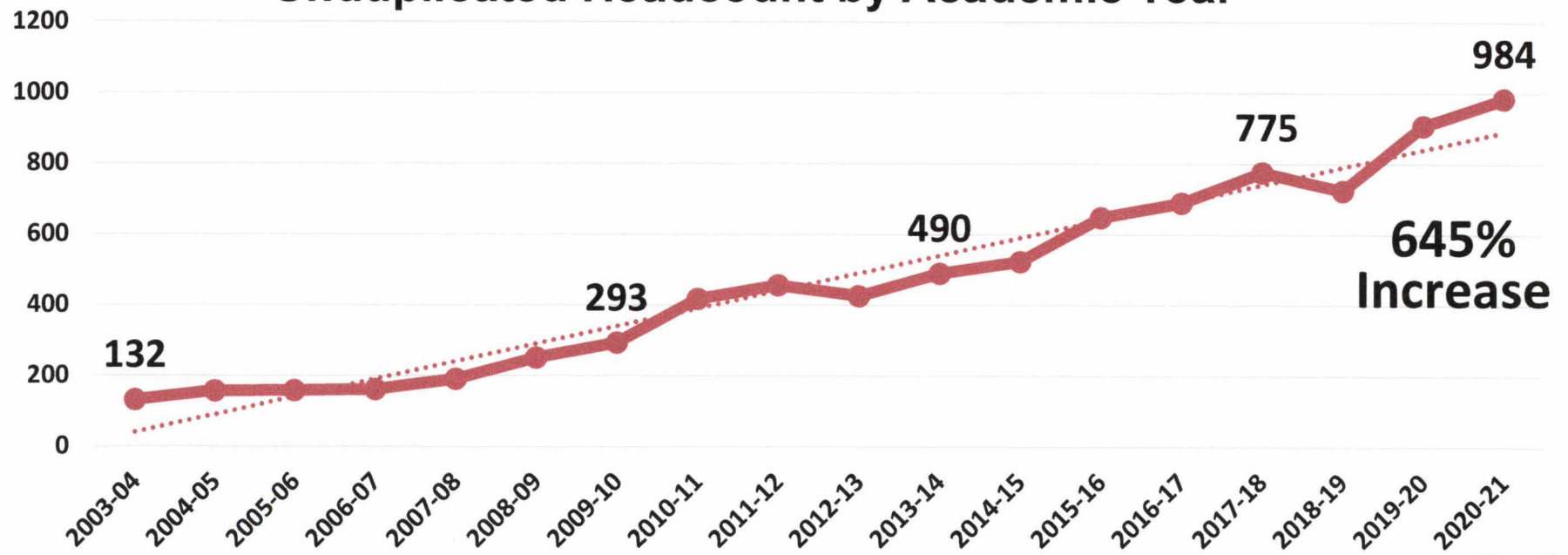


In 2020-21 alone, families saved **\$2.2 million** in foregone tuition that they did not pay.



# Sinclair Warren County Students Transferring to 4-year Universities

## Unduplicated Headcount by Academic Year



# New Developments at Sinclair Mason . . .



# Smart Manufacturing Lab Expansion

Dedication Event: June 29, 2021



- \$1.2 million investment to grow workforce
- 6000 ft<sup>2</sup> lab & classroom space
- 6 Academic Programs in:
  - Industrial Maintenance
  - Robotics
  - Programmable Logic Controllers (PLCs)
  - Industrial Internet of Things (Integrated Systems)





# Employer Engagement

Dedication Event:  
June 29, 2021

- Sonoco – 4 apprentices
- Crane1 – 3 apprentices
  
- Universal Palletizing Robot gifted by Proctor & Gamble
- Fanuc Handling Tool Robot purchased by Sinclair





Sinclair Community College student Conner Elliott talks about his experience in the program during an open house for the new Smart Manufacturing and Automation Lab on June 29 at the Sinclair Community College Mason campus. NICK GRAHAM PHOTOS / STAFF

# Sinclair unveils \$1.2M expansion of campus

Industrial Maintenance and Technology (IMT) Lab at Mason branch.

By Michael D. Clark  
Staff Writer

MASON – The regional impact of Mason's campus of Sinclair Community College recently got bigger as officials and the public celebrated a \$1.2 million expansion. More than 70 visitors and school officials attended the unveiling last week of renovated and expanded Industrial Maintenance and Technology (IMT) Lab at the college branch near Kings Island.

Sinclair continued on B2



The electronics lab is filled with test equipment for students to learn about testing and building circuits.

# B LOCAL & STATE

## Sinclair

continued from B1

"This venture strengthens our ability to educate and train more people to meet high-demand workforce needs in sectors throughout southwest Ohio," said Steve Johnson, president of Sinclair Community College. "It is an investment in our students' futures and in the region's workforce."

Sinclair began the construction project in late 2020. The expanded lab, which increased its learning area by 335% from 1,392 square feet to 6059 square feet, "is now ready to train students for in-demand careers in automation and smart manufacturing" in southwest Ohio, said Johnson.

The Courseview Campus Center of the Dayton-based college, which is visible from Interstate 71 just south of the 741 interchange, is the southern-most facility of the school and serves more than 1,400 students from Warren, Butler and northern Hamilton counties at the Mason campus.

The campus opened in 2007.



Retiring Sinclair Community College employee Woody Woodruff is handed a pen by a robot inside the new Smart Manufacturing and Automation Lab at Sinclair Community College Mason campus on June 29. NICK GRAHAM PHOTOS / STAFF

Sinclair officials said students in the IMT program develop the knowledge and skillset required for installing, maintaining, and troubleshooting modern industrial machinery. They learn to solve practical maintenance

problems, read, and interpret mechanical drawings, and interpret maintenance publications.

Officials said there are more than 4,000 industrial maintenance technician-related jobs in Butler, Cler-

mont, Hamilton, and Warren counties.

Each month, 235 jobs are posted in the 11-county region of southwest Ohio. That is 37% higher than the national average and students can earn over \$42,000 per year



Sinclair College Mason campus held an open house for its new Smart Manufacturing and Automation Lab last week.

starting out.

Madeline Iseli, senior vice president for advancement and regional strategy for Sinclair, said "enhancing and strengthening Sinclair's IMT program will put more students on the path to well-paying, fulfilling careers."

Sinclair student Connor Elliott left the public tour impressed and eager to learn in the new facility.

"My experience in this pro-

gram has been valuable. And (Sinclair) is a fantastic starting point and the doors this (IMT program) has opened for me ... when I'm finished with this, I'll be able to go anywhere for any number of careers," said Elliott.

Photographer Nick Graham contributed to this story.

Contact this reporter at 513-820-2179.



# Meet Jacob Cole – Sonoco Apprentice



**Employer:** Sonoco Flexible Packaging (Franklin)  
**Program:** Automation & Control Technology  
**Anticipated Graduation:** 2022



# Warren County Commission Scholarship Update

Senior VP Madeline Iseli





# Warren County Scholarship

**\$752, 191**

Total awarded since 2007

**7,394**

Number of students awarded scholarships since 2007





**David A. Sinclair**

# Thank You





**Robinson-Vail Road  
Jenny Marie Drive  
Wilson Farms Rezoning**

<b>CASE #</b>	<b>2021-04</b>	
<b>APPLICANT/OWNER/AGENT</b>	Wilson Farms Development II LLC Ryan Taggart, Frank Ferris, and Arthur Greene Jr.	
<b>TOWNSHIP</b>	Franklin	
<b>PROPERTY LOCATION</b>	<b>ADDRESS</b>	4356 Robinson-Vail Rd
	<b>Parcel ID</b>	08-22-300-058-0
		08-22-300-021-0 08-22-300-018-0
<b>PROPERTY SIZE</b>	87.67 ACRES 553 FEET OF ROAD FRONTAGE	
<b>CURRENT ZONING DISTRICT</b>	Cluster Development / R1B in 2012 amendment	
<b>FUTURE LAND USE MAP (FLUM) DESIGNATION</b>	Single Family Residential	
<b>EXISTING LAND USE</b>	Vacant land- approved under the 2004 Wilson Farms	
<b>ZONING REQUESTED</b>	R3 PUD Multi Family Residential Planned Unit Development	
<b>ISSUE FOR CINSIDERATION</b>	Rezoning from Cluster Development to R3-PUD	

# Rezoning Process

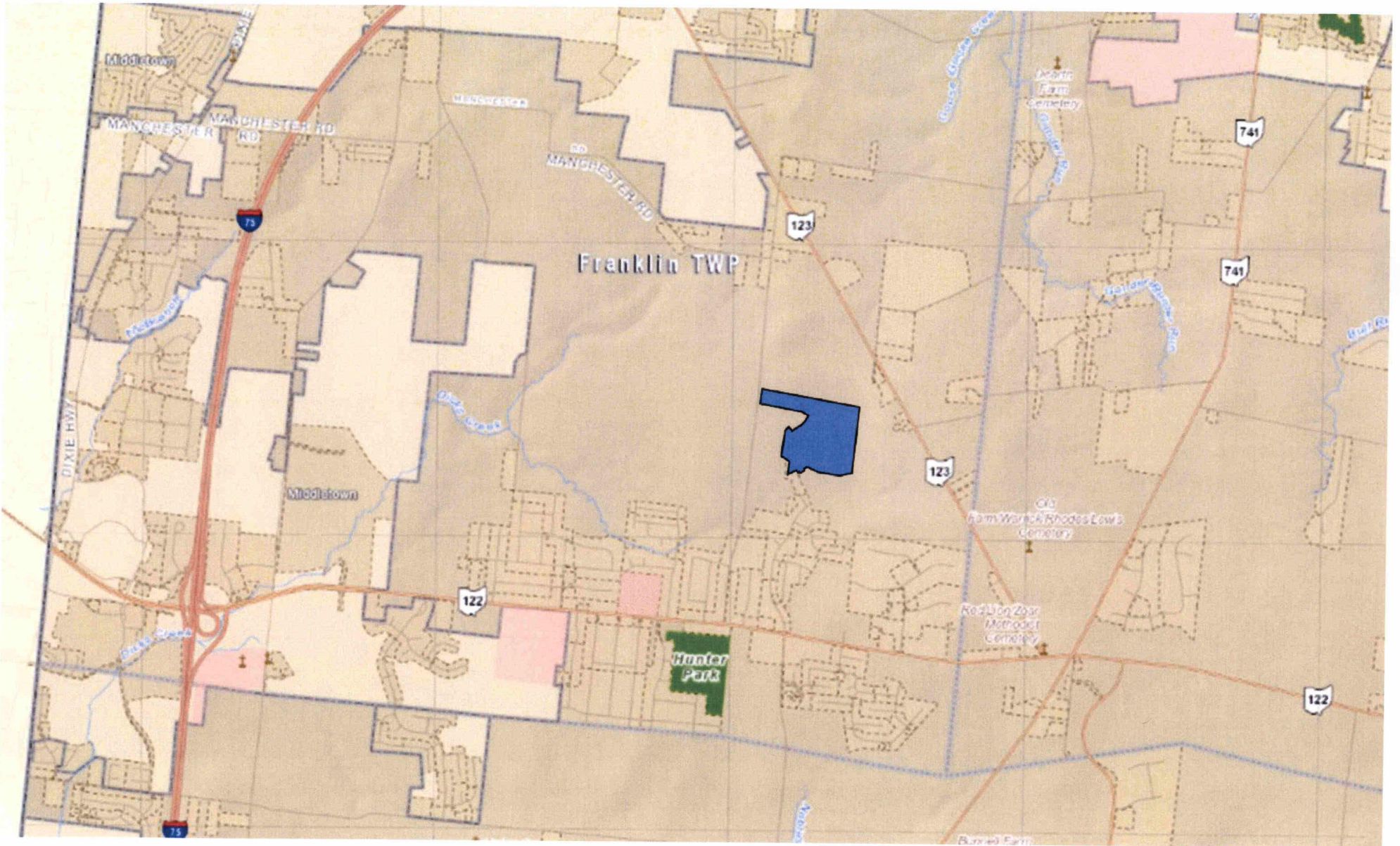
**Regional Planning  
Commission  
(April 22, 2021)**

**Warren County Rural  
Zoning Commission  
(April 27, 2021)**

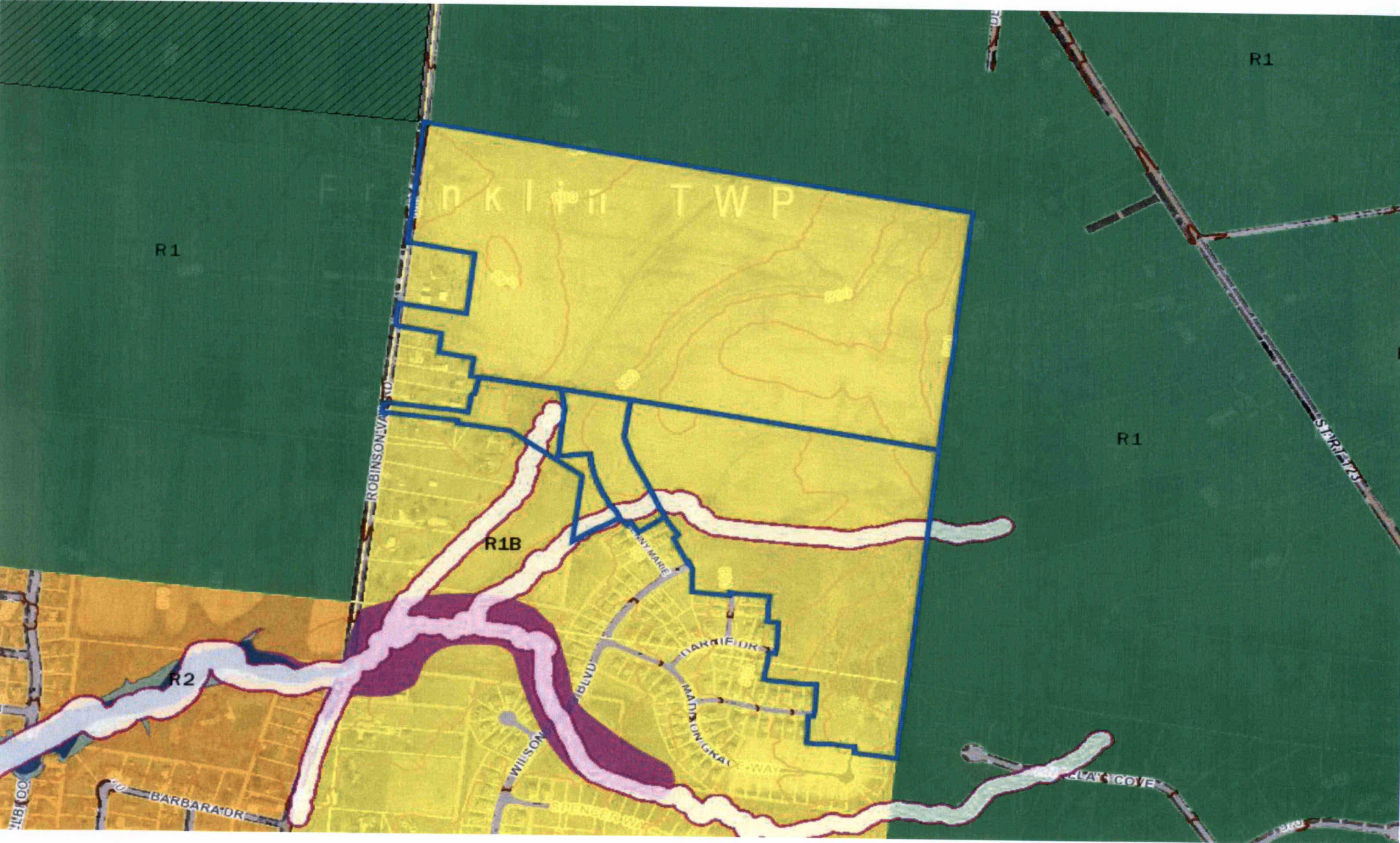
**Board of County  
Commissioners  
(Continued in progress July 20,  
2021)**

# Vicinity Map

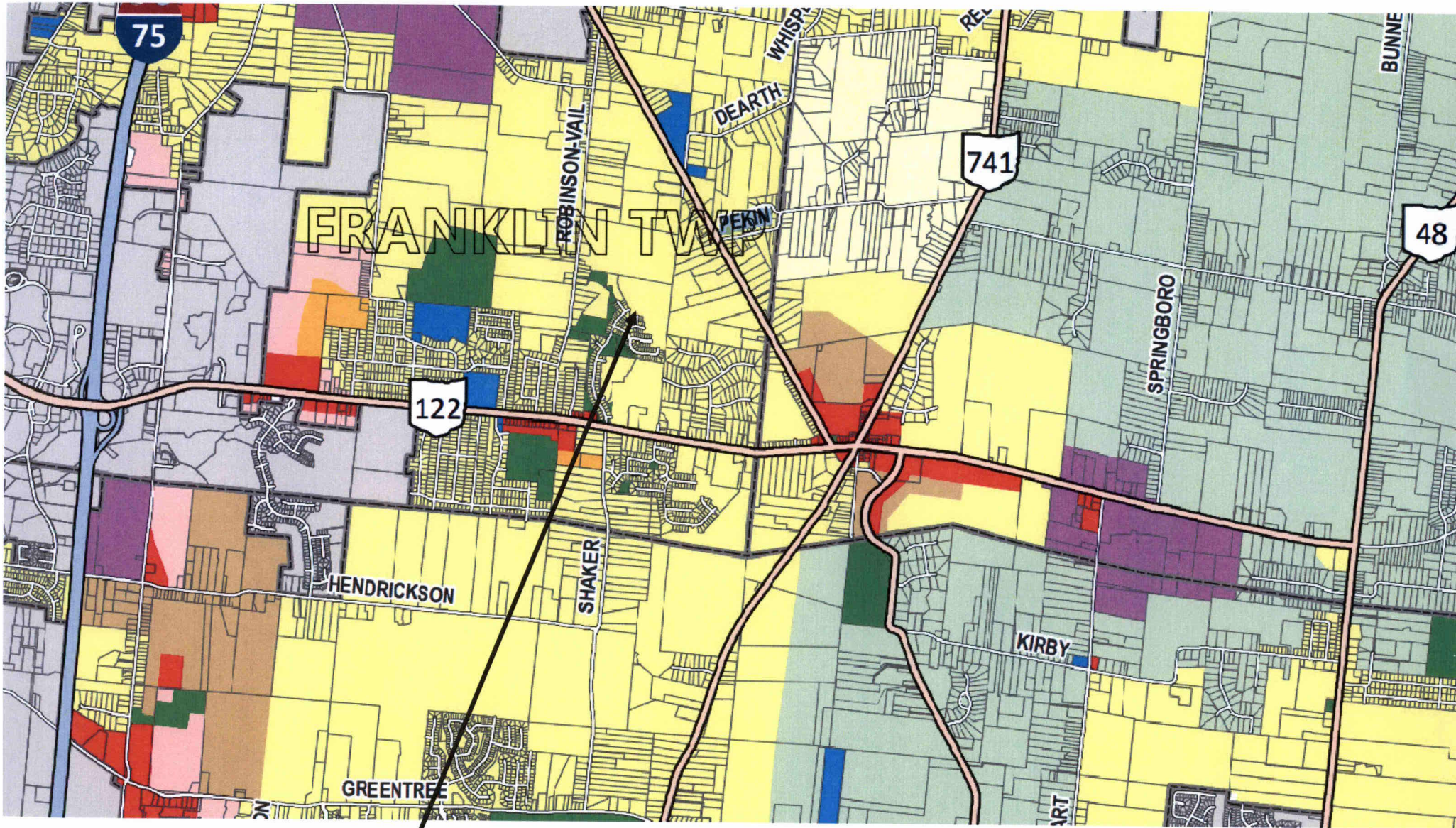
2021-04





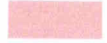

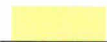
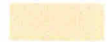




# Current Zoning and Flood Map



# Warren County Future Land Use Map



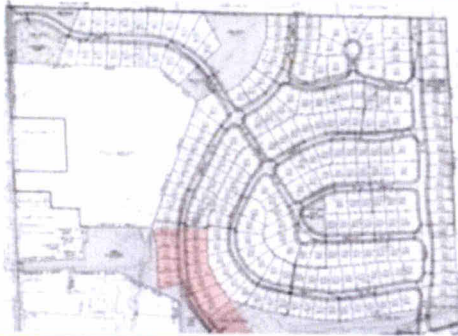
## Legend

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



## Wilson Farms Addition–North

APPROVED PLAN



PROPOSED PLAN



Approved Plan–Cluster Zoning — 20% Open Space Required	Proposed Zoning R-3 PUD — 30% Open Space Proposed	Difference
Lots: 208 (2.38 units per acre)	Lots: 220 (2.5 units per acre)	↑ 12 lots (increase of 0.12 units per acre)
Front Yard: 40 ft.	Front Yard: 30 ft.	↓ 10 feet
Side Yard: 5 ft.	Side Yard: 5 ft.	Same
Rear Yard: 30 ft.	Rear Yard: 30 ft.	Same
Lot Frontage: 60 ft.	Lot Frontage: 61 ft.	↑ 1 foot

# Proposed 2021 Plan

2021-04



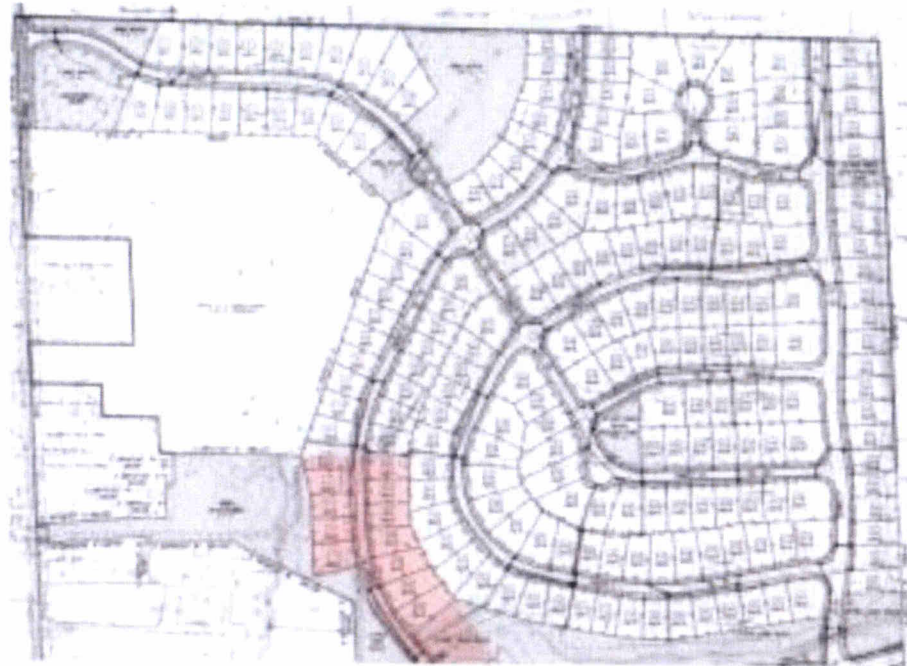
# HISTORY

- Previous Preliminary Plan approved in 2004 & illustrates 208 single-family lots (2.38 units per acre).
- In 2012, the countywide zoning code update rezoned the site to R1B (1 unit per acre).
- 220 single family lots are currently proposed (2.5 units per acre).



# Wilson Farms Addition–North

APPROVED PLAN



PROPOSED PLAN



## REVISIONS:

- Redesign of road network.
- Reconfigure open space .
- Add 12 more lots.
- Provide wider road right-of-way (required).
- Relocate stub streets.

# RPC Recommendation

At its meeting on April 22, 2021 the Warren County Regional Planning Commission Executive Committee voted to recommend approval of the Rezoning to the Warren County Rural Zoning Commission with a vote of 11 aye, 0 nay, 4 abstain subject to the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by the conditions below.
2. The development shall comply with the Warren County Subdivision Regulations and the Warren County Zoning Code, except for the modifications in the Wilson Farm North R-3 Planned Unit Development Overlay Development Standards, as indicated on Exhibit A.
3. Prior to Final Plat approval, the applicant shall obtain access permits and perform a traffic impact study that is reviewed by the Warren County Engineer's Office.
4. Active recreation amenities and any phasing requirements shall be determined at PUD Stage 2 Site Plan; at a minimum, the amenities shall be required prior to developers receiving final plat approval for 75% of the lots.
5. A conservation area shall be placed on passive open space areas. Conservation areas shall be established at PUD Stage 2 Site Plan.

# RPC Recommendation Continued

6. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office.
7. Erosion and Sediment control shall be reviewed by the Warren County Soil and Water Conservation District.
8. A HOA shall be established to own and maintain common open areas and entryways.
9. A detailed landscaping plan, along with modifications to the PUD standards to include landscaping requirements, shall be included with the PUD Stage 2 submittal.
10. Approval shall be required from Warren County Water & Sewer Department and The Franklin Regional Wastewater Treatment Plant Corporation for sewer service.
11. A 20' wide conservation easement shall be established along the Northern and Eastern perimeter of the subdivision, extraterritorial to public utility easements.

# RZC Recommendation

At their meeting on April 27, 2021, the Rural Zoning Commission voted unanimously to approve with the following conditions:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by the conditions below.
2. The development shall comply with the Warren County Subdivision Regulations and the Warren County Zoning Code, except for the modifications in the Wilson Farm North R-3 Planned Unit Development Overlay Development Standards, as indicated on Exhibit A.
3. Prior to Final Plat approval, the applicant shall obtain access permits and perform a traffic impact study that is reviewed by the Warren County Engineer's Office.
4. Active recreation amenities and any phasing requirements shall be determined at PUD Stage 2 Site Plan; at a minimum, the amenities shall be required prior to developers receiving final plat approval for 75% of the lots.

# RZC Recommendation

5. A conservation area shall be placed on passive open space areas. Conservation areas shall be established at PUD Stage 2 Site Plan.
6. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office.
7. Erosion and Sediment control shall be reviewed by the Warren County Soil and Water Conservation District.
8. A HOA shall be established to own and maintain common open areas and entryways.
9. A detailed landscaping plan, along with modifications to the PUD standards to include landscaping requirements, shall be included with the PUD Stage 2 submittal.
10. Approval shall be required from Warren County Water & Sewer Department and The Franklin Regional Wastewater Treatment Plant Corporation for sewer service.
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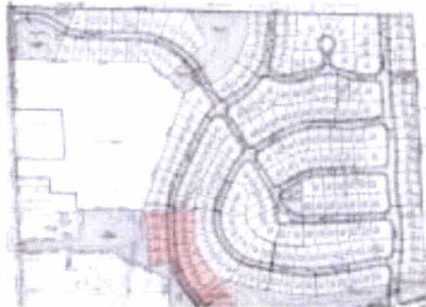




Questions?

## Wilson Farms Addition–North

**APPROVED PLAN**



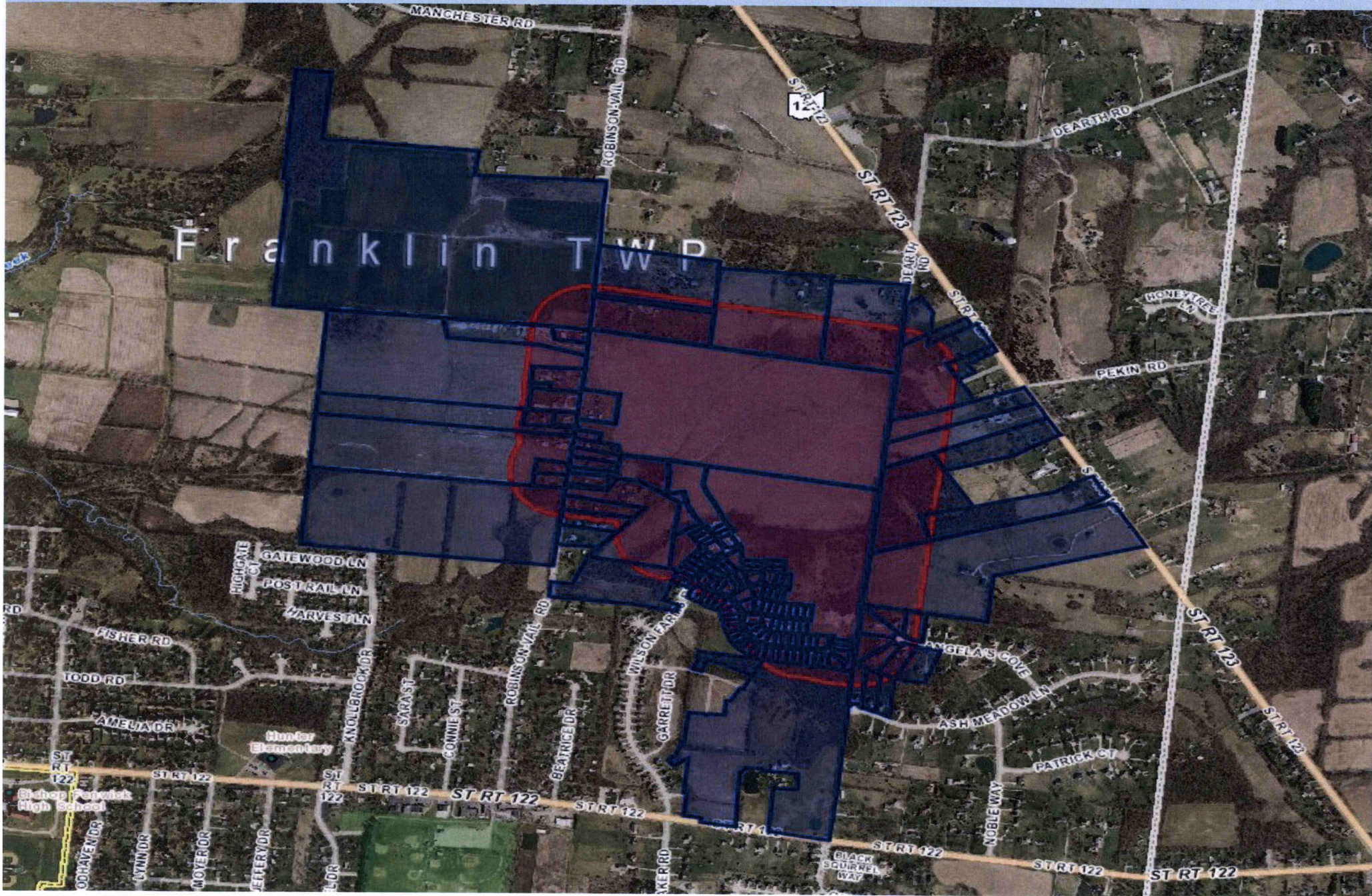
**PROPOSED PLAN**



Approved Plan–Cluster Zoning	Current Zoning –R-1B	Proposed Zoning R-3 PUD
Lots: 208 (2.38 units per acre)	Lots: 87 (1 unit per acre)	Lots: 220 (2.5 units per acre)
Front Yard: 40 ft.	Front Yard: 40 ft.	Front Yard: 30 ft.
Side Yard: 5 ft.	Side Yard: 15 ft.	Side Yard: 5 ft.
Rear Yard: 30 ft.	Rear Yard: 40 ft.	Rear Yard: 30 ft.
Lot Frontage: 60 ft.	Lot Frontage: 100 ft	Lot Frontage: 61 ft.

# Notification Map

2021-04



# PUD STANDARDS – Permitted Uses

Single Family Dwelling	Parks & Open Space
Home Occupation Class 1	Model Dwelling Sales Units
Yard/Garage Sales	Estate Sales, and Private Auctions

**PROHIBITED USES: MULTI-FAMILY; DUPLEX  
& USES NOT LISTED ABOVE.**

# Proposed change

2021-04

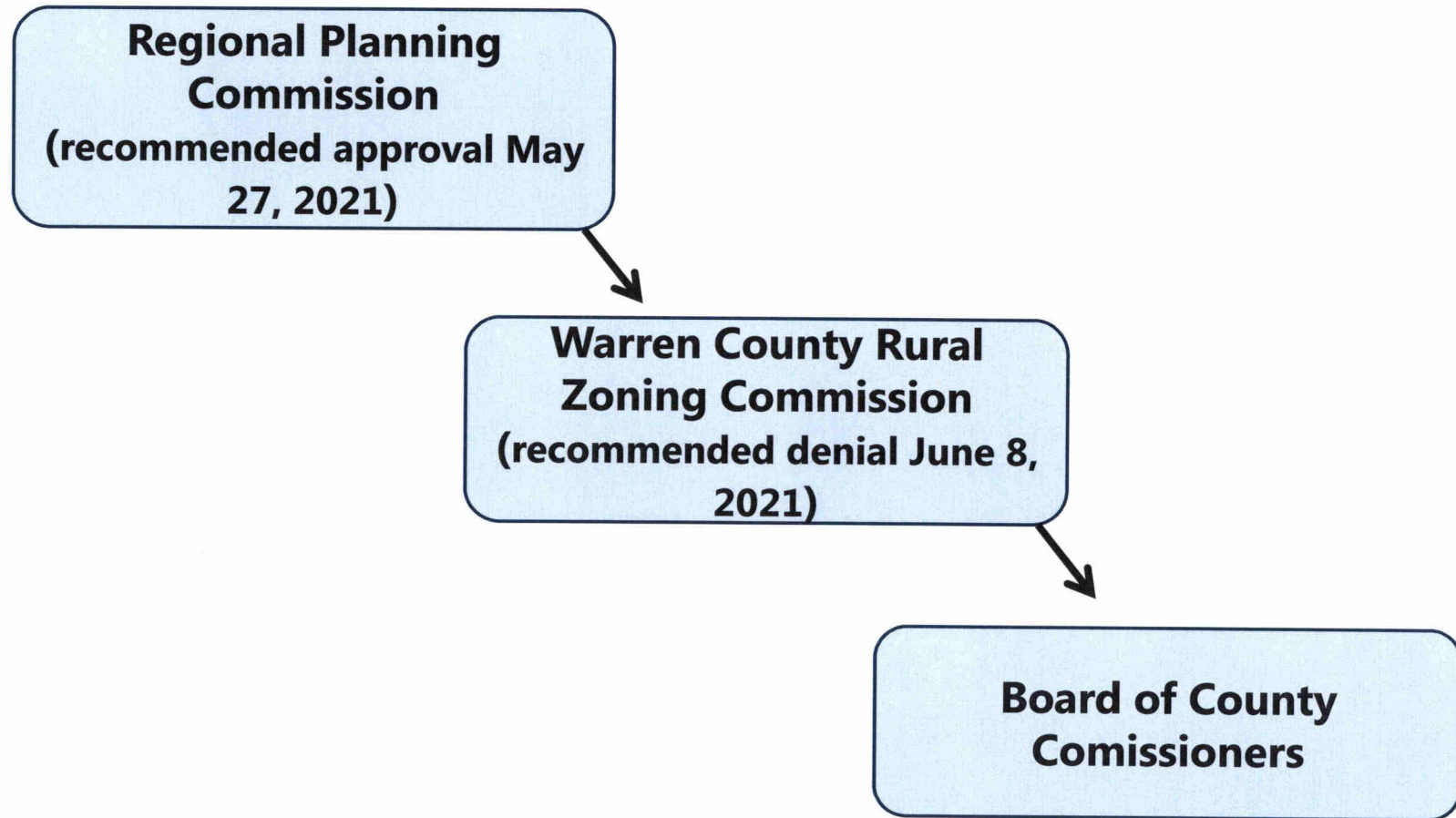
- 220 Residential lots.
- 1 Pocket park.
- Walking Trails/Open Space (30% open space).
- Residential uses limited to Single-Family Residential.



**4850 N. Greentree Rd.  
Turtlecreek Investments, LLC  
Rezoning**

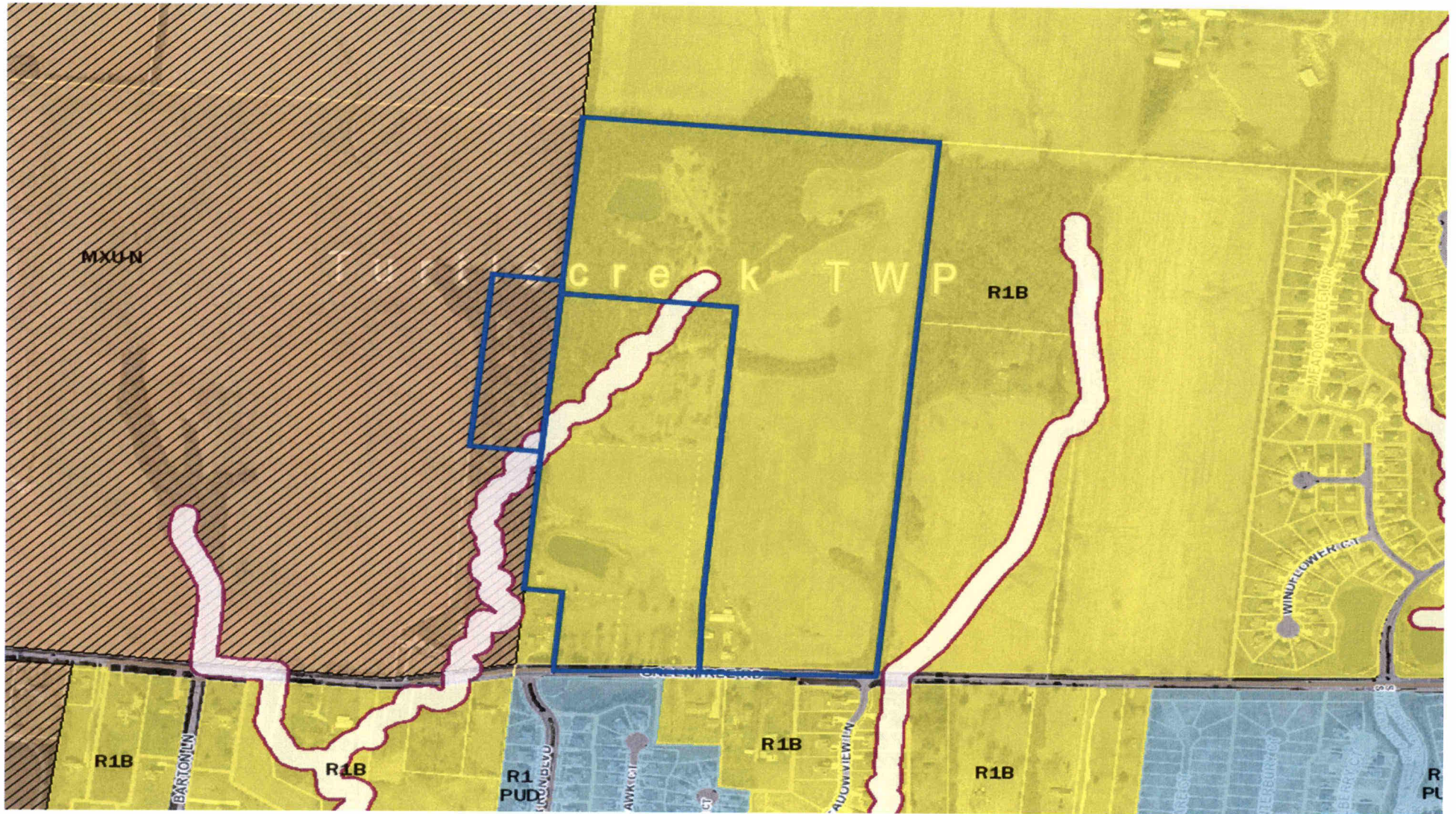
<b>CASE #</b>	<b>2021-05</b>	
<b>APPLICANT/OWNER/AGENT</b>	Turtlecreek Investments, LLC Arthur Frasik, Trust	
<b>TOWNSHIP</b>	Turtlecreek	
<b>PROPERTY LOCATION</b>	<b>ADDRESS</b>	4850 N. Greentree Rd.
	<b>Parcel ID</b>	08-25-100-003-0
		08-25-100-001-0 08-31-200-014-0
<b>PROPERTY SIZE</b>	87.35 ACRES 1,220 FEET OF ROAD FRONTAGE	
<b>CURRENT ZONING DISTRICT</b>	R1B Single Family Residential (1-acre density)	
<b>FUTURE LAND USE MAP (FLUM) DESIGNATION</b>	Single Family Residential	
<b>EXISTING LAND USE</b>	Single Family- CAUV- General Farm	
<b>ZONING REQUESTED</b>	R2 PUD Two-Family Residential (1/3-acre density) Planned Unit Development	
<b>ISSUE FOR CINSIDERATION</b>	Rezoning from R1B to R2-PUD	

# Rezoning Process





# Current Zoning and Flood Map



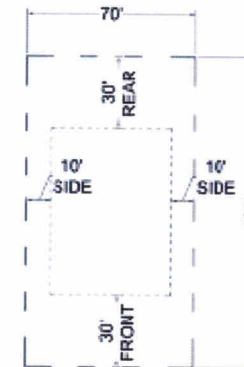
# Proposed change

# 2021-05



## CONCEPT PLAN SUMMARY:

TOTAL ACREAGE: 87.35  
PROPOSED ZONING: R-2, PUD OVERLAY  
TOTAL LCTS: 198 (2.27 DU/AC)  
TOTAL OPEN SPACE: 22.55 AC. (25.82%)



70'x130' LOT = 9,100 SF MIN.  
LOT FRONTAGE = 70' MIN.  
SIDE SETBACK = 10' MIN.

**DWELLING UNIT SIZES**  
SINGLE STORY = 1,600 SF MIN.  
ONE AND A HALF STORY = 1,800 SF MIN.  
TWO STORY = 2,000 SF MIN.

# RPC Development Standards

2021-05

Zoning	Current - R1-B	R2	Proposed – R2 PUD
Density	1 unit per acre	3 unit per acre	<del>210 units</del> ( <del>2.4</del> Units Per acre-gross density)
Front Yard Setback (Feet)	40	40	30
Side Yard Setback (Feet)	15	15	10
Rear Yard Setback (Feet)	40	40	30
Lot Frontage (Feet)	100	75	70
Minimum Lot Size	32,670 sq. ft.	9,000 sq. ft.	9,100 sq. ft.
Minimum Dwelling Size	1,200 sq. ft.	1,200 sq. ft.	1,600 sq. ft. Ranch 1,800 sq. ft. 1 ½ Story 2,000 sq. ft. 2 Story

# RPC Staff Analysis

2021-05



# PUD STANDARDS – Permitted Uses

Single Family Dwelling	Parks & Open Space
Home Occupation Class 1	Model Dwelling Sales Units
Yard/Garage Sales	Estate Sales, and Private Auctions

**PROHIBITED USES: MULTI-FAMILY; DUPLEX  
& USES NOT LISTED ABOVE.**

# RPC Recommendation

At its meeting on May 27, 2021, the Regional Planning Commission Executive Committee voted to recommend approval with the following conditions with a 12 aye, 1 nay and 0 abstain:

1. All plans and proposals of the applicant shall be made conditions of approval, unless modified by the conditions below.
2. The development shall comply with the Warren County Subdivision Regulations and the Warren County Zoning Code, except for the modifications in the R-2 Planned Unit Development Overlay – Development Standards for the Frasik Property, as indicated on Exhibit A.
3. Prior to Final Plat approval, the applicant shall obtain access permits and perform a traffic impact study that is reviewed and approved by the Warren County Engineer's Office.
4. The RPC Executive Committee recommends an access point reduction for access points required from Greentree Road to a single access point, and the applicant updates the PUD development standards to reflect the reduction in access points, prior to BOCC approve of PUD Stage 1.
5. Active recreation amenities and any phasing requirements shall be determined at PUD Stage 2 Site Plan; at a minimum, the amenities shall be required prior to developers receiving final plat approval for 75% of the lots.
6. A conservation area shall be placed on passive open space areas. Conservation areas shall be established at PUD Stage 2 Site Plan.

# RPC Recommendation Continued

7. A stormwater management plan shall be reviewed and approved by the Warren County Engineer's Office.
8. Erosion and Sediment control shall be reviewed by the Warren County Soil and Water Conservation District.
9. A HOA shall be established to own and maintain common open areas and entryways.
10. A detailed landscaping plan shall be included with the PUD Stage 2 submittal.
11. Prior the PUD Stage 1 approval by the BOCC, the applicant shall submit revised PUD standards that state that "No fence, air conditioning units, patio, or any other type of obstructions are allowed within the required side yard setbacks".
12. Prior to PUD Stage 2 approval, the applicant shall verify sewer service and approval from the Warren County Water & Sewer Department and the Butler County Water & Sewer Department.
13. Prior to PUD Stage 1 review by the Zoning Commission, the applicant shall revise the site plan to illustrate a Multi-Purpose Trail that stretches from the eastern property line to the western property line parallel to Greentree Road. The trail shall be consistent with recommendations of the LTTI Plan.

# RZC Recommendation



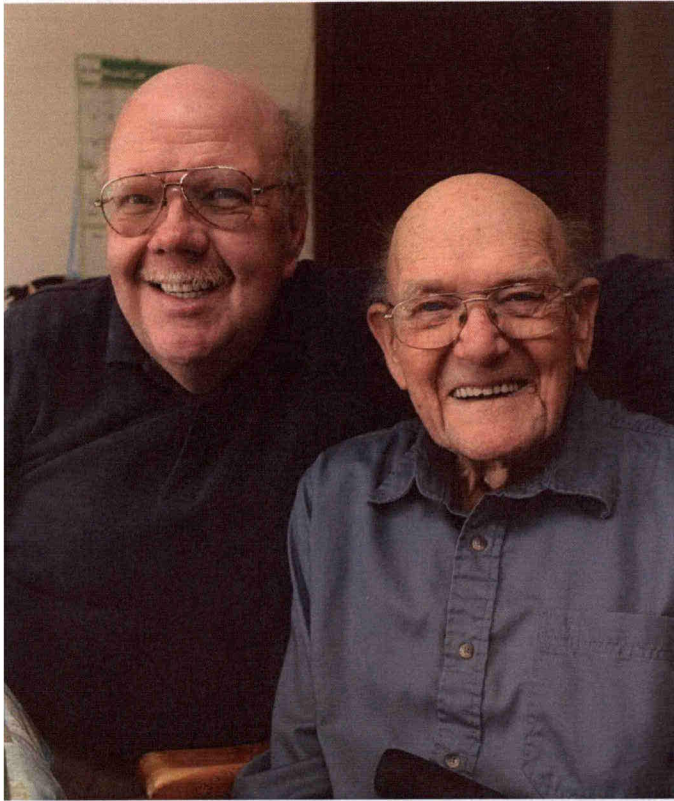
At their meeting on June 8, the Rural Zoning Commission voted to deny the request with a 3 yes and 1 no vote of the re-zoning from R1B to R2 Planned Unit Development at 4850 N. Greentree Road.

\* Recommendation was made at a 2.48 density, since the meeting, a new density of 2.27 has been established.





Questions?



# WARREN COUNTY ELDERLY SERVICES PROGRAM

HELPING OLDER ADULTS MAINTAIN INDEPENDENCE IN THEIR HOMES

# WARREN COUNTY SENIOR SERVICES TAX LEVY

## **2012-2016 Levy Cycle:**

Planned Ending Fund Balance:

\$164,405

Actual Fund Balance:

\$6,659,082

Drivers:

- \$3 Million more levy revenue
- \$674 K more Federal revenue
- \$3.2 Million less expenses
  - the caseload was 228 less than projected

# WARREN COUNTY SENIOR SERVICES TAX LEVY

## **2017 - 2021 Levy Cycle:**

Planned Ending Fund Balance:

\$3,185,421

Actual Fund Balance (est.):

\$11,265,310

## Drivers:

- \$3.2 Million more levy revenue
- \$1 Million more Federal Funding, one-time COVID 19 funding
- \$3.6 Million less expenses
  - Significant home care staffing shortages
  - Lower service usage because of COVID for adult day service, transportation, and home care.

# OPTIONS

1. One time \$8 million tax “holiday” – leaves \$3.2 million to carry forward. Place renewal on ballot.
2. Five -year tax rollback: 1.2 mill levy – place on ballot as renewal: assess annually potential roll back amount based on current projections (ex: roll back to .9 mill (25%) each year for five years if expenditures don't increase as planned)

## Rationale for Levy Renewal

- We anticipate rising prices as bids such as home care assistance has an annual average increase of 9.6% each year over the next four years. Bids for transportation just came in and are showing similar increases.
- The current worker shortage gap results in missed services and \$350k annually in costs that are not incurred.
- We are concerned about the shortage of home care aides and would ask that we be able to do some marketing from levy funds for the app we are developing to attract more aides to Warren County.
- The Fast Track Home pilot has small numbers currently but is reaching individuals who need help as 33% transition to the program after Fast Track home services end. This should yield some small levy growth.