



BOARD OF COUNTY COMMISSIONERS

WARREN COUNTY, OHIO

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

Telephone (513) 695-1250

Facsimile (513) 695-2054

TOM GROSSMANN

SHANNON JONES

DAVID G. YOUNG

BOARD OF COUNTY COMMISSIONERS WARREN COUNTY, OHIO

MINUTES: Regular Work Session – March 5, 2024

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the March 5, 2024, General Session meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Krystal Powell, Clerk – present

24-0347 A resolution was adopted to establish water and sewer user rates, water tap fees, sanitary sewer connection fees, and other fees and charges for 2024, 2024, and 2026 and modify the Warren County Water and Sewer Department Rules and Regulation relating thereto. Vote: Unanimous

DISCUSSIONS

Jonathan Sams, Turtlecreek Township Trustee, was present to discuss the need for zoning changes within Turtlecreek Township. Mr. Sams presented the attached maps showing the areas currently zoned Mixed Use throughout the township. He stated the need to coordinate with local property owners to develop a plan for future use of the zoned areas.

There was discussion relative to the Board's view on changing the current zoning within the township and the need for balanced growth.

Commissioner Jones stated she was in favor of supporting the community request to meet the needs of Turtlecreek Township.

Mr. Sams stated he would begin the process of working with Regional Planning and stakeholders to begin the process of developing a future use plan.

Susanne Mason, Program Manager, Warren County Office of Grants Administration, was present to discuss project applications for 2024 Community Development Block Grant Funding.

Mrs. Mason presented the attached list of public service projects and construction projects which includes a project description, recent awards, whether this funding is being used as a match to leverage additional dollars, and the amount requested.

Mrs. Mason stated that the final determination of the funds Warren County will receive has not yet been made by the Department of Housing of Urban Development (HUD).

The Board determined that a final decision is not needed today. The Board requested Mrs. Mason bring this matter back for a final decision once we have received the final funding amount from HUD.

Matt Latham, Chief Executive Officer of Warren County Park District, presented the attached PowerPoint presentation to provide the Board with an update on the state of the Park District. Mr. Latham stated the need to develop a strategic plan process by creating a steering committee to develop a desired plan for the Park District

There was discussion relative to Park District funding and the ability to place a tax levy on the ballot to increase funding.

Ben Yoder, Park Board President, stated the Park District has no desire to place a levy on the ballot to increase Park District funding.

Commissioner Jones stated she would be happy to participate as a member of the steering committee to learn more about the Park District and to help identify additional funding resources for the Park District.

Scott Hagemeyer, Washington Township Trustee, was present to discuss solar utility facilities in Washington Township. Mr. Hagemeyer stated Vesper Energy has approached various landowners within the township to propose a 4,000-acre solar utility facility. He stated the

township's concerns regarding the volume of acres, the impacted tracts of land currently used for commercial agriculture, and the proposed term of Vesper's lease.

Bruce McGary, Assistant Prosecuting Attorney, stated solar facilities less than 50 megawatts are regulated through the Zoning Board and facilities greater than 50 megawatts are regulated by the Power Zoning Board. Mr. McGary stated there are two different processes in which the Board can regulate solar utility facilities. He then outlined the procedure for each process.

Upon discussion, the Board stated their desire to have no involvement in the aforementioned processes involving solar utility facilities.

Greg Meyer, Educator for the Ohio State University Warren County Extension, stated Turtlecreek Township has also been approached by Vesper Energy for the use of land for a proposed solar utility facility.

Mr. McGary stated the Board has discretion to prohibit or limit any proposed solar utility facility when the issue arises with the Board.

Commissioner Young recommended the Zoning Department staff begin drafting policy options relative to proposed solar utility facilities that would fall under County zoning jurisdiction.

Ryan Cook, Regional Planning Commission, presented the attached PowerPoint presentation stating the need to amend the current Subdivision Regulations Standards relative to fire access roads. Mr. Cook stated the proposed amendment would require two access roads, one of which must be a fire apparatus road, for developments with more than 30 dwellings. He further stated the amendment is a result of the Subdivision Regulations Standards needing to be compliant with the current Ohio Fire Code Standards.

Bruce McGary, Assistant Prosecuting Attorney, stated applicants can seek a waiver and present to the Regional Planning Commission their desire to deviate from the access road requirement through an administrative hearing. Mr. McGary stated the Regional Planning Executive Committee has the authority to determine the need for the access points. He further stated the Regional Planning Commission is looking for the Board's direction relative to a text amendment to the current Subdivision Regulation Standards because there is no current zoning code standard.

Upon further discussion, the Board expressed their recommendation for the Regional Planning Commission to begin working on the proposed text amendment.

Chris Brausch, Sanitary Engineer, presented the drafted resolution establishing water and sewer user rates, water tap fees, sanitary sewer connection fees, and other fees. Mr. Brausch stated the resolution includes specific projects listed that are to be grandfathered into the old rate schedule.

Upon further discussion, the Board resolved (Resolution 24-0347) establishing water and sewer user rates, water tap fees, sanitary sewer connection fees, and other fees and charges for 2024, 2024, and 2026 and modify the Warren County Water and Sewer Department Rules and Regulations relating thereto.

Bruce McGary, Assistant Prosecuting Attorney, brought an issue before the Board relative to a Notice of Violation from the City of Lebanon Code Enforcement Inspector. Mr. McGary stated the violation is a result of the county owning property where a political sign has been displayed in a parked vehicle. He further stated the particular sign involved Commissioner Grossmann's wife and recommended Commissioner Grossmann recuse himself from any discussion. Mr. McGary also stated the Board is under obligation to dissolve the issue.

Mr. McGary asked the Board if they would like him to prepare a resolution relative to parking vehicles on county owned property. He then presented Resolution 16-0335, adopted March 1, 2016 which prohibits signs on county owned property.

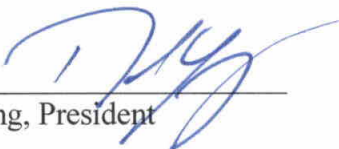
There was discussion relative to the intent of the resolution adopted in 2016 and the course of action taken for those who violate the policy.

Commissioner Jones stated although she was not present in 2016 when the resolution was adopted, the text simply states the public can not advertise on our property and the sign is a violation of the Board policy.

Commissioner Young stated the resolution allows no signs on County owned property.

Upon further discussion, Commissioner Jones recommended we continue the discussion at a later date.

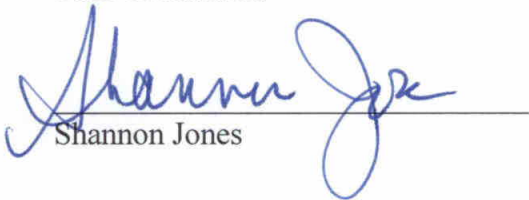
Upon motion the meeting was adjourned.



David G. Young, President

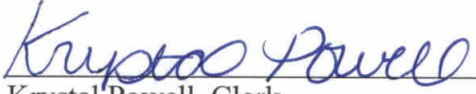


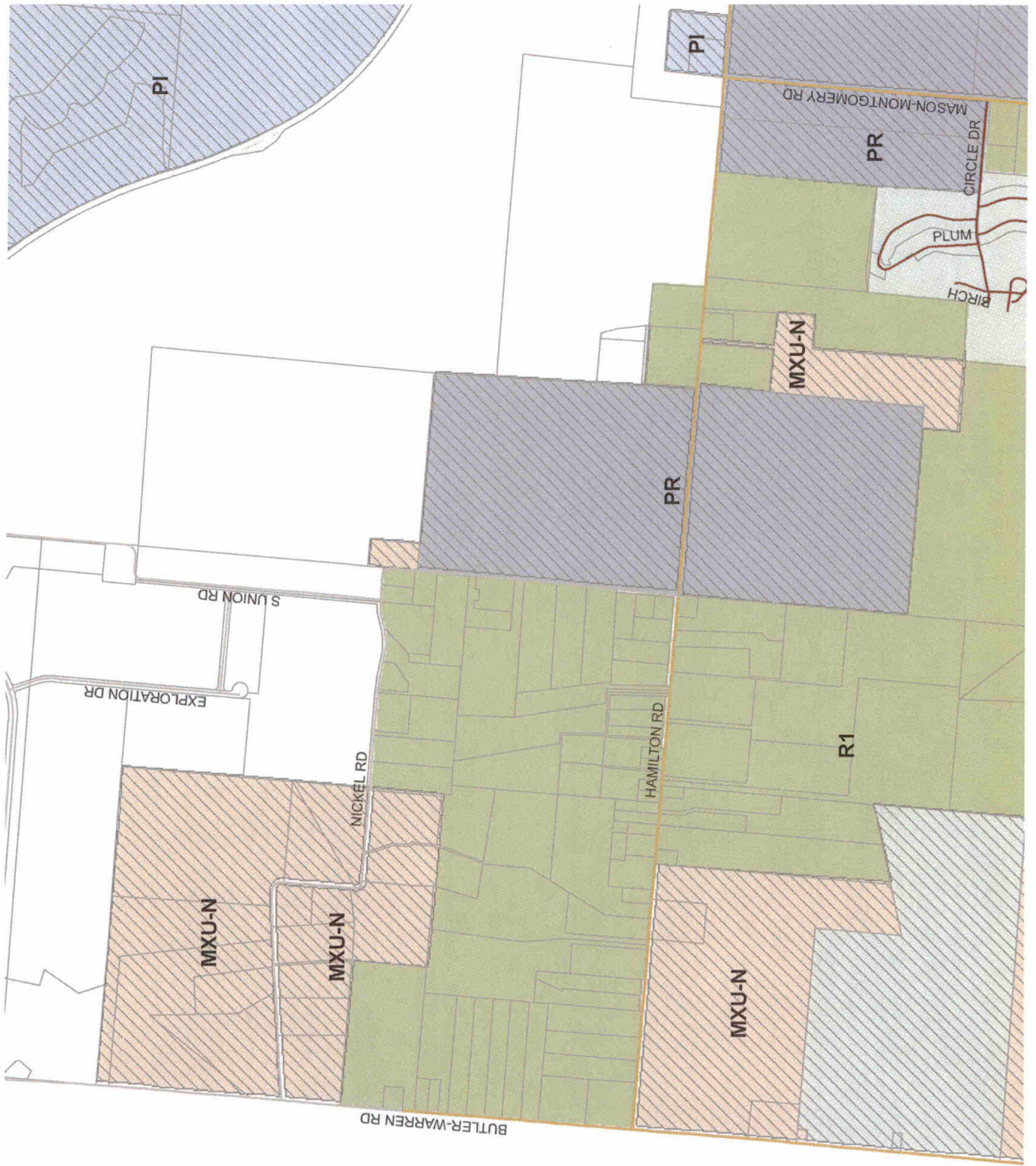
Tom Grossmann



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 March 5, 2024, in compliance with Section 121.22 O.R.C.


Krystal Powell, Clerk
Board of County Commissioners
Warren County, Ohio



2024 CDBG Application Summary

Estimated Funding from HUD	\$	680,000.00
Less Admin Costs	\$	75,000.00
Amount to Allocate	\$	605,000.00
(To be divided between Public Service and Construction Projects)		

Public Service Projects - Please select up to two projects. Total should be between \$0 and \$85,000

Project Name	Recent Awards	Match	Current Request	Award Amount
Family Promise of Warren County Assistance to homeless	2020: \$100,000 2020: \$69,450 2021: \$270,515 2021: \$22,550 2021: \$30,000 2022: \$64,000 2023: \$75,000	\$300,000 from various sources	\$75,000	
Safe on Main Assistance to victims of domestic abuse	2020: \$42,000 2020: 50,000 2021: \$67,640 2021: \$30,000 2022: \$36,000	\$762,000 from various sources	\$60,000	
				\$ -

\$ 605,000.00

Less Public Service Total \$ -

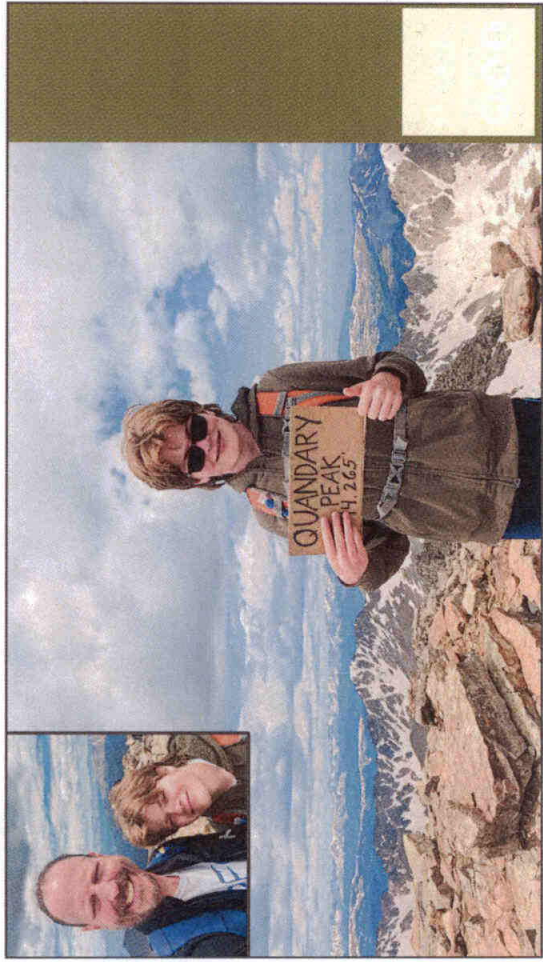
Total to Allocate for Construction Projects: **\$ 605,000.00**

Construction Projects - Select up to five project equaling approximately \$605,000 minus Public Service Amount

Project Name	Recent Awards	Match	Current Request	Award Amount
Butlerville Road Project - Final Phase Repave 2nd, 3rd, and 4th Street	2022: \$17,512 2023: \$29,350		\$ 38,000.00	
City of Franklin Storm Sewer Project Mill pavement on Bryant and Judy Dr, replace storm pipes and catch basins	2019: \$165,000 2021: \$180,000 2023: \$180,000	Street Funds: \$50,000 Stormwater Fund: \$50,000.00	\$ 199,000.00	
Franklin Twp: Morningstar Road Project Mill and resurface Morningstar Road	2019: \$49,300 2020: \$87,600 2021: \$160,000 2022: \$140,654		\$ 166,000.00	
Harveysburg: South Street Improvements Pave 1,700 feet of South, Frost, and Grant Streets	2019: \$124,500 2022: \$90,000	Local Village Funds: \$22,000.00	\$ 195,074.00	
Morrow RR Bridge Lighting Install LED lighting at bridge over bike trail	2019: \$77,000 2020: \$158,500 2021: \$170,000	Village : \$20,000.00	\$ 180,000.00	
South Lebanon - King Ave Improvement Repave 850 LF King Ave between Hobart Ave and Mary Ellen St	2020: \$200,000 2023: \$84,788	City: \$25,000.00	\$ 147,301.00	
				\$ -



1



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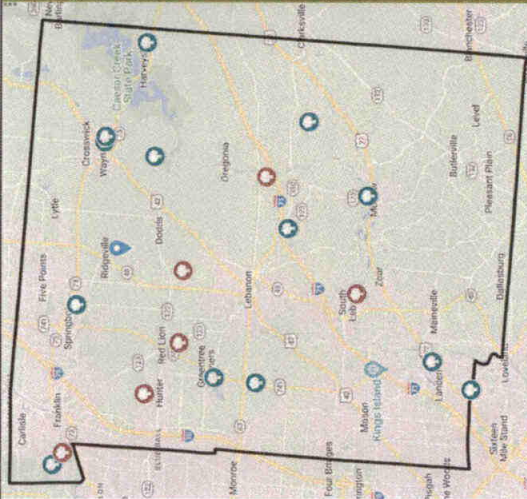



93% of U.S. adults say they fondly remember childhood summer activities provided by parks and recreation

3

Warren County Park District

- 1,721 acres
- 19 properties
- 13 parks open to public
- 6 undeveloped conservation areas (future parks)
- Armco Park, on 741 NW of Lebanon
- Landen-Deerfield Park, on 22-3 in Landen



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What We Offer

- The Great Outdoors
- Nature Education Programs
- Trails / Walking / Jogging
- Little Miami Scenic Trail Access
- Fishing / Boating
- Canoe / Kayak
- Playgrounds / Nature Play
- Sports Fields
- Executive Golf Course
- Disc Golf
- MORE

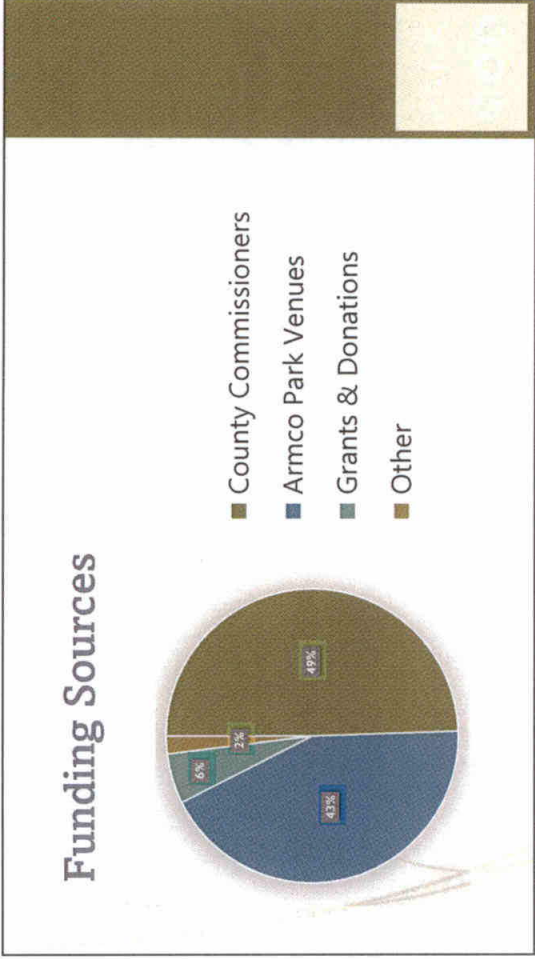
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Governance

- County-wide Park District
- Formed in 1970
- Political Subdivision
- Park Commissioners
 - Ben Yoder, President
 - Jeff Blazey, VP
 - Wendy Monroe
- Appointing Authority
 - Hon. Joseph W. Kirby
Warren County
Probate Judge

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What is a Park District?

Great Parks | FIND YOUR WILD | MetroParks of Butler County, OH | FIVE RIVERS METROPARKS | GREENE COUNTY PARKS & TRAILS


8



What is a Park District?

ORC 1545.11: The board of park commissioners may acquire lands...
 ...for conversion into **forest reserves** and for the **conservation of the natural resources** of the state... and to those ends may create **parks, parkways, forest reservations, and other reservations** and **afforest, develop, improve, protect, and promote** the use of the same.

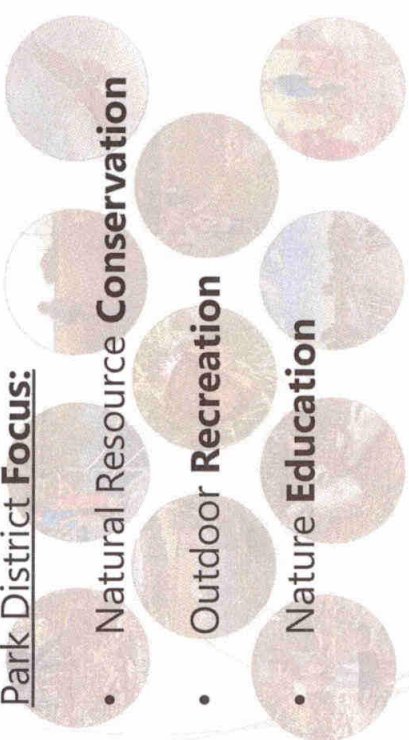
What do Park Districts do?



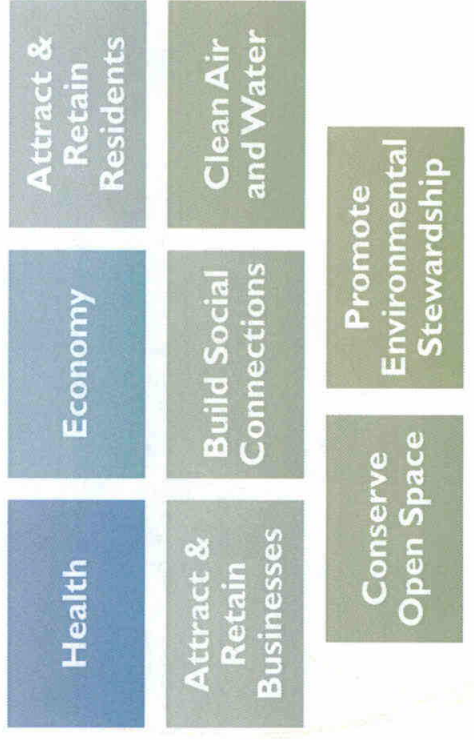
What do Park Districts do?

Park District Focus:

- Natural Resource **Conservation**
- Outdoor **Recreation**
- Nature **Education**



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Health	Economy	Attract & Retain Residents
Attract & Retain Businesses	Build Social Connections	Clean Air and Water
Conserve Open Space	Promote Environmental Stewardship	

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Health

- 20-minute walk in nature **reduces ADHD symptoms** in children¹
- **28% reduced stress** level in children²
- **33% lower rate of depression** in adults³
- **\$.3 in health care costs saved** for every \$1 invested in trails⁴

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Economy

- Properties **\$2,262 more valuable** on average when near a park.⁸
- **75%** want public hiking and biking **trails close to home.**⁷
- **84%** seek high-quality parks when **choosing where to live.**⁶
- Quality of life **second most important** factor that **companies** consider when selecting **where to locate.**⁵

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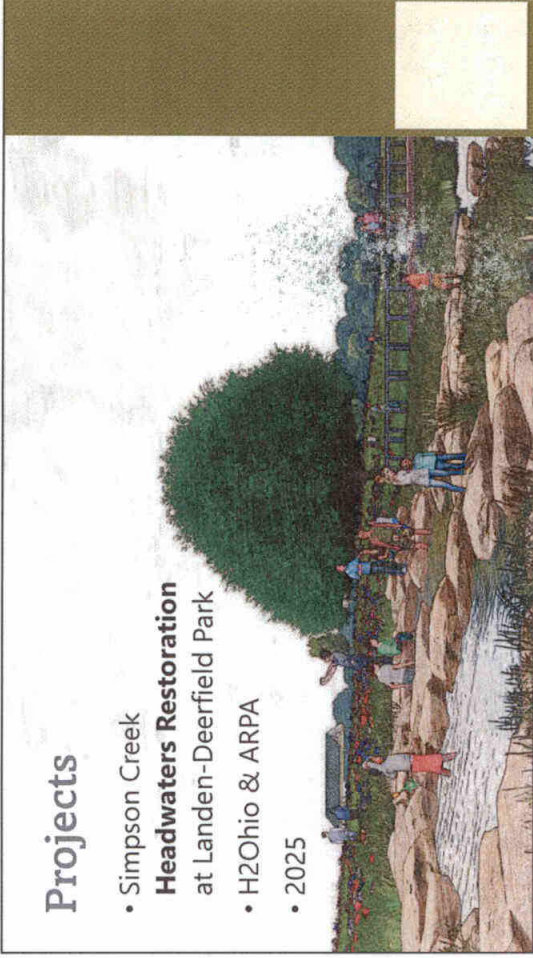
Projects

- **Synthetic Turf** Infields at Armco Park Softball Complex
- Made possible due to ARPA grant from Warren County Commissioners
- **Ribbon Cutting** **Friday April 26, 3:00pm**

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Projects

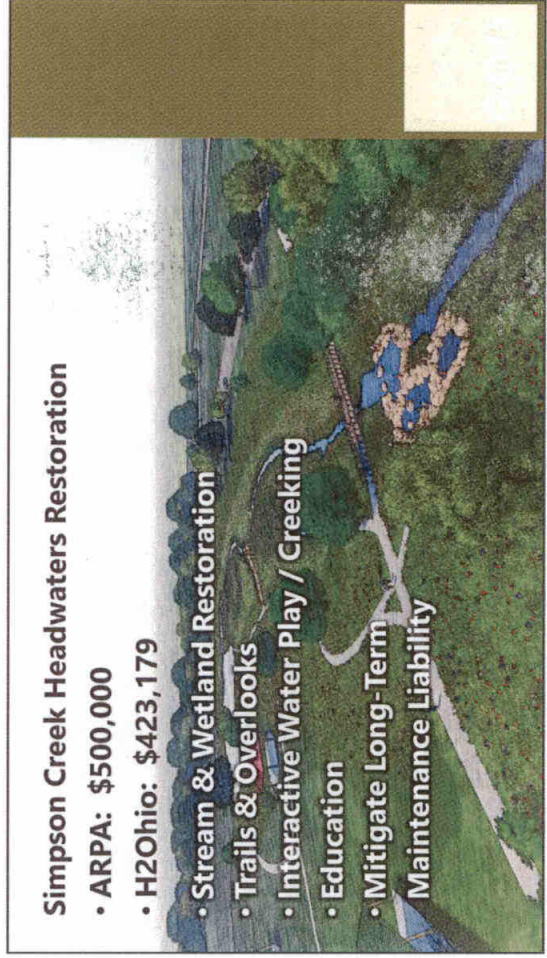
- Simpson Creek **Headwaters Restoration** at Landen-Deerfield Park
- H2Ohio & ARPA
- 2025



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Simpson Creek Headwaters Restoration


- ARPA: \$500,000
- H2Ohio: \$423,179
- Stream & Wetland Restoration
- Trails & Overlooks
- Interactive Water Play / Creeking
- Education
- Mitigate Long-Term Maintenance Liability



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Projects

- **New Website**
Coming!
Summer 2024
- **Online Reservation System** (ongoing)
- **Shelter Renovations**
 - 2 completed
 - 5 in 2024



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2023 Accomplishments

- Launched **WCPD Charitable Fund**
 - Managed by Warren County Foundation
 - Thanks to a \$50,000 gift towards a restroom at Morrow Veterans Park in honor of Carl & Verna Rae Oeder
- **\$423,179** H2Ohio grant
 - for Simpson Creek Restoration at Landen-Deerfield Park
- **15% YOY revenue increase** at Armco Park venues
 - **92%** of Armco Park operational expenses covered through non-tax revenue in 2023
- Approx. **2,000** nature education program participants
- Approx. **700,000** park visitor occasions



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Pursuing Operational Excellence

- A Work in Progress
- Staff Reorganization
 - CEO
 - Park Operations Manager for Armco
- Employee Handbook
- Policies and Procedures
- Performance Management
- Budget Tracking, P&L

Strategy Development	Leadership & Culture
Performance Management	Process Excellence
Team Performance	



Strategic Plan












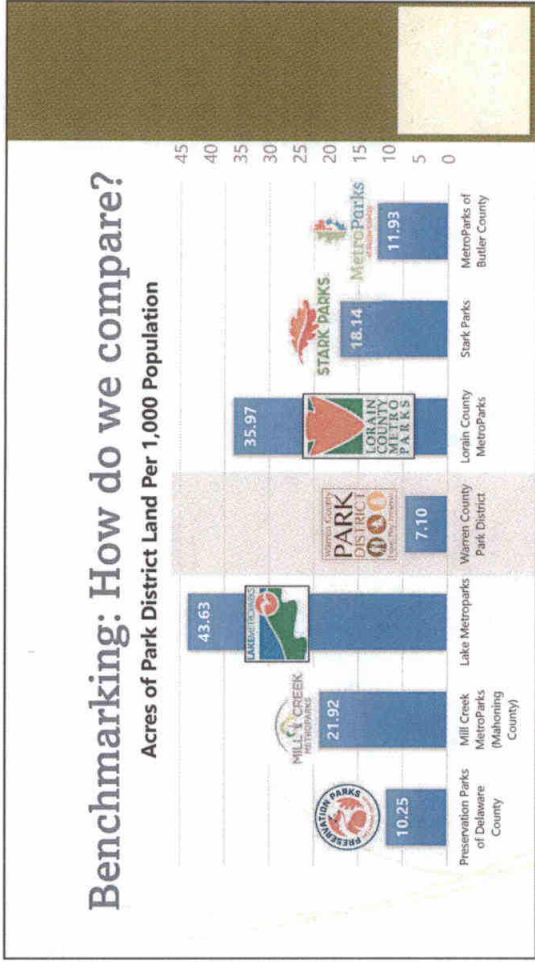
WARREN COUNTY
NORTH CAROLINA

Strategic Planning Goals

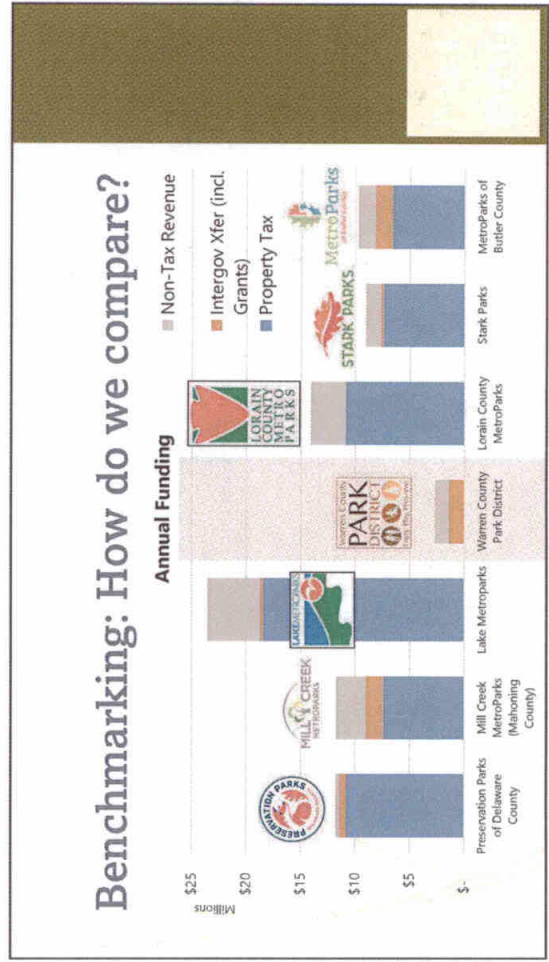
- **Understand community needs and trends** as they relate to parks, open space, and trails
- Craft the Park District's **mission, vision, goals, and objectives**
- Define the Park District's **unique value proposition** – i.e. what sets a Park District apart from municipal and township park providers?

Benchmarking: How do we compare? Six closest Ohio counties by population

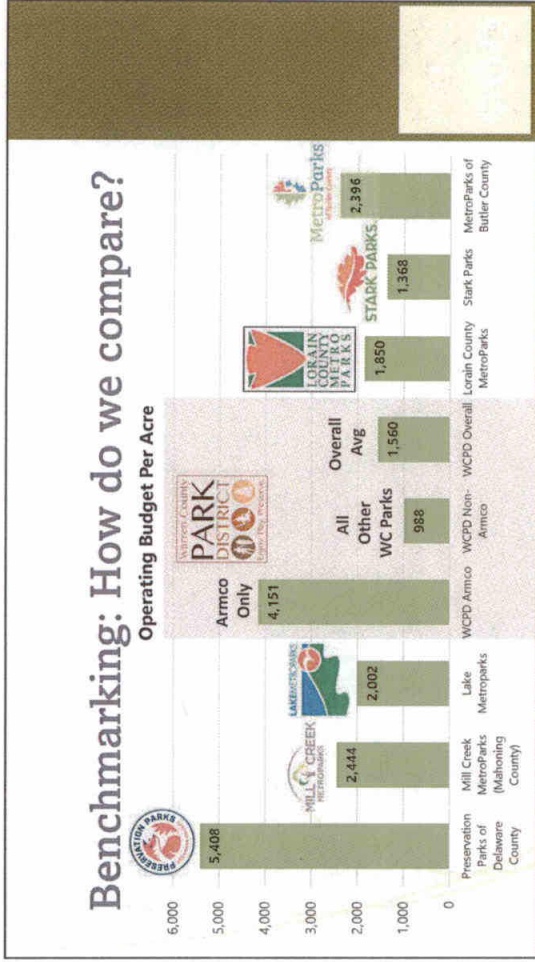
County	Park District	Population
 Delaware	Preservation Parks of Delaware County	214,120
 Mahoning	Mill Creek MetroParks	228,621
 Lake	Lake MetroParks	232,524
 Warren	Warren Co. Park District	242,338
 Lorain	Lorain Co. Metro Parks	312,974
 Stark	Stark Parks	374,853
 Butler	MetroParks of Butler Co.	390,378



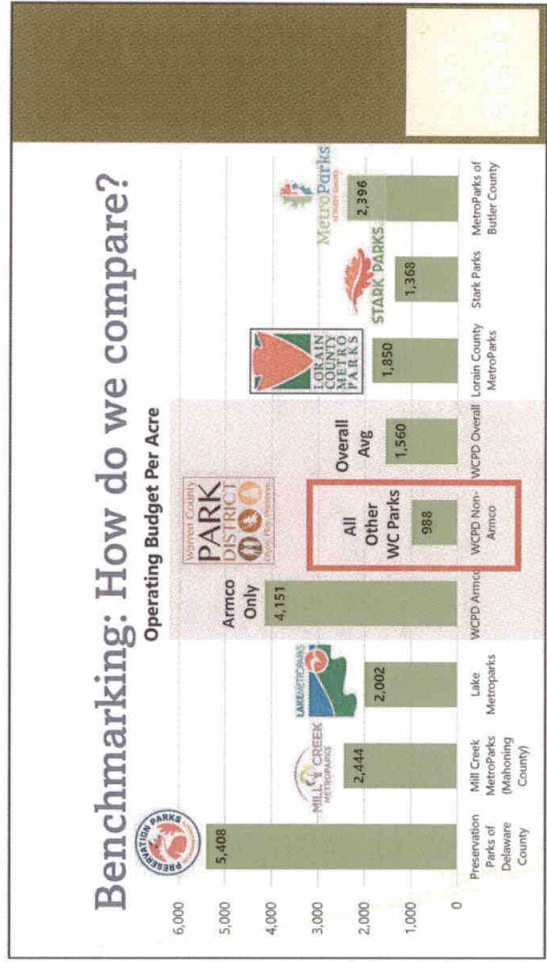
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Outdated Facilities

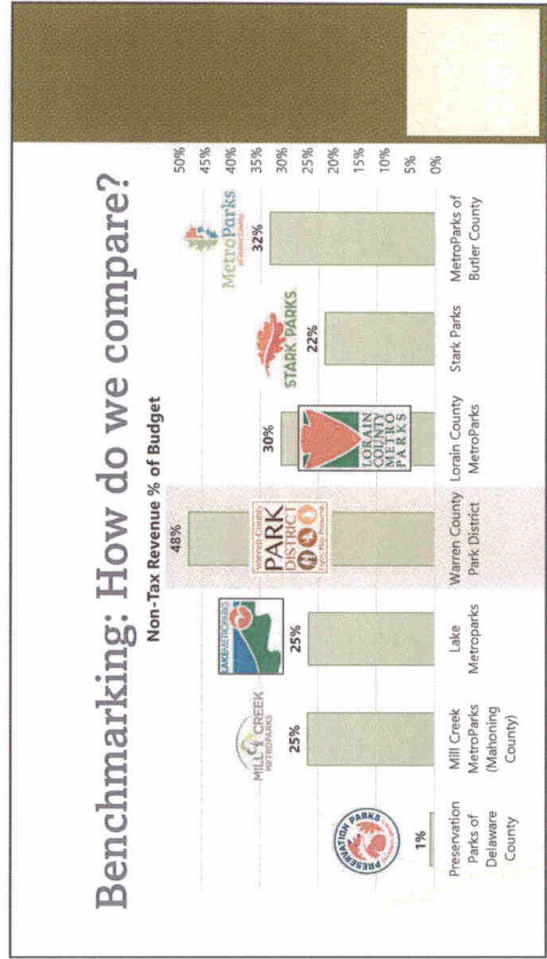
Lack of Amenities

Poor Service

Inability to Leverage Grant Funds

Inefficiency

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Strategic Plan Process & Timeline

- Guided by a **Steering Committee** of ~20 individuals
 - Representing different geographic areas of the County
 - Representing various stakeholder groups (health, business, trails, tourism, conservation, recreation, nonprofit etc.)
- **Online surveys**
- **Open houses** across the County
- Statistically valid survey
- Now through the end of 2024



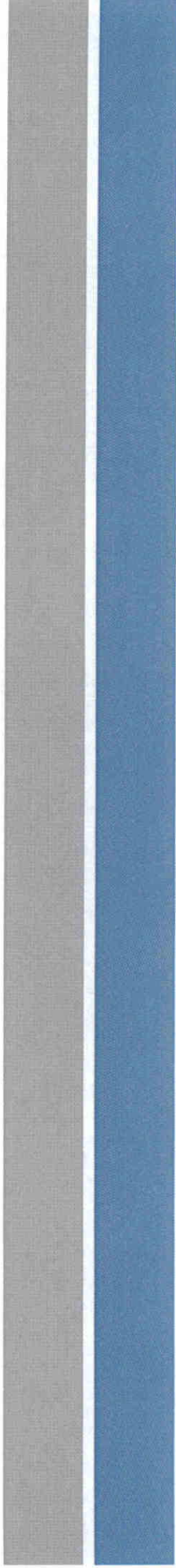
31



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References

1. Making the Case for Designing Active Cities, Active Living Research (King's Fund, 2013), 2015
2. Infographic: Children & Nature, National Environmental Education Foundation
3. Infographic: Children & Nature, National Environmental Education Foundation
4. Infographic: the Role of Parks and Recreation in Promoting Physical Activity, Active Living Research
5. Area Development Magazine, Q1 2023
6. NRPA 2023 Engagement with Parks Report
7. NRPA 2023 Engagement with Parks Report
8. NRPA Economic Impact of Local Parks 2021



Work Session

Fire Access Roads

Current Subdivision Regulations Standards — added in 2017

SECTION 403: TRAFFIC MANAGEMENT (G)

ACCESS POINTS. The minimum access point requirements for major subdivisions which involve the construction/extension of public streets are as follows:

1. Access points to existing roadways adjacent to the subdivision site, including arterial, collector/distributor, collector and local roads, as well as local subdivision streets, are required as follows:
 - a. For subdivisions with less than fifty (50) units, a minimum of one (1) access point to an existing roadway is required.
 - b. For subdivisions with fifty (50) units or more, a minimum of two (2) access points to an existing roadway or roadways are required, except in cases where the access management regulations of Warren County or ODOT (as applicable) would prevent the provision of a second location.**

Ohio Fire Code

APPENDIX D, SECTION D107, ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

Developments of one- or two-family dwellings where the number of dwelling units exceeds **30** shall be provided with separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are 30 or fewer dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Definitions

Fire Apparatus Access Road

Same as “Fire lane”.

A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus. A fire lane shall not be interpreted to mean a residential and/or public street.

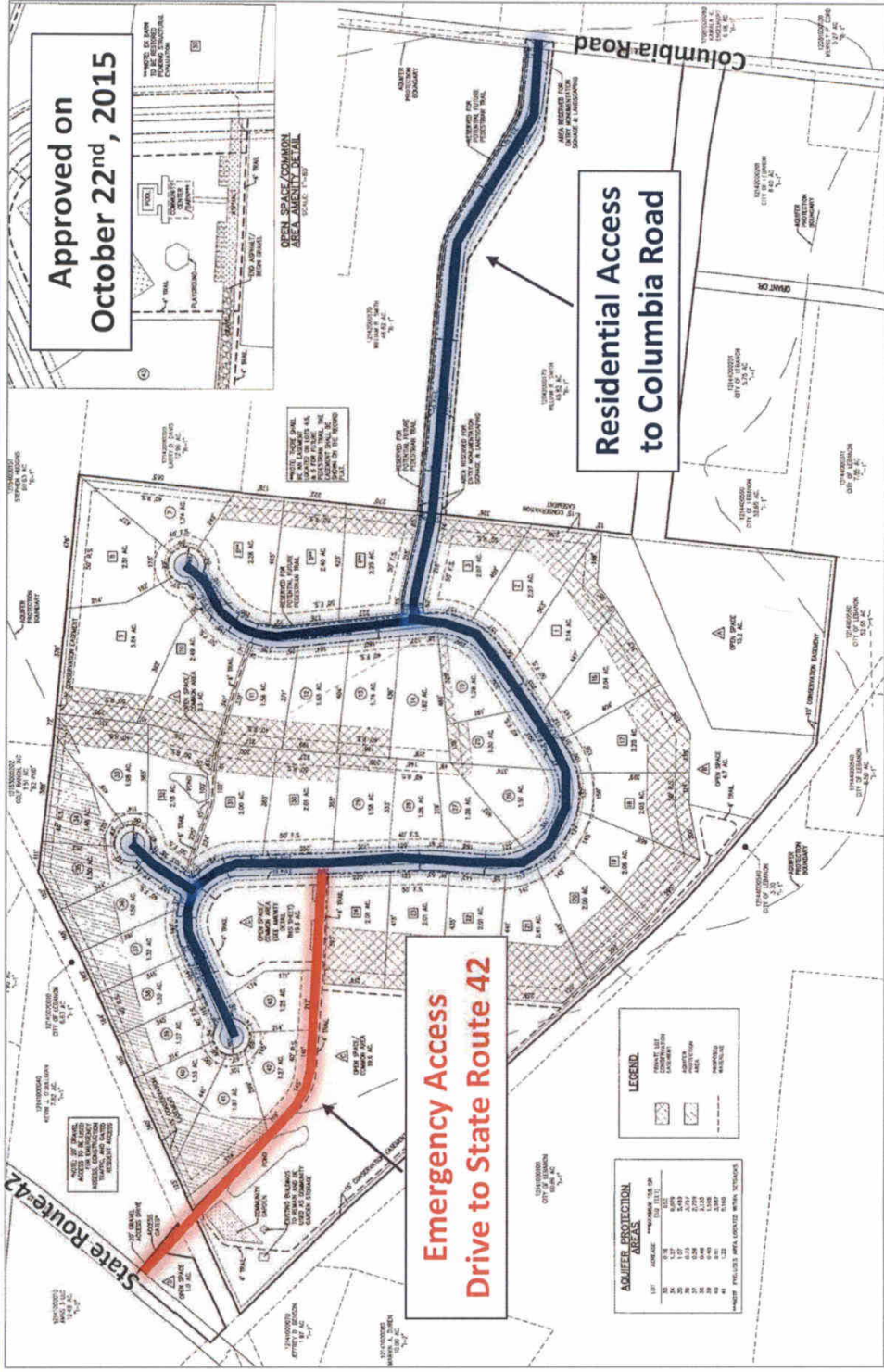
Construction standards of a fire apparatus access road (within fire code)

(2) 503.2 Specifications.

- (a) 503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with paragraph (C)(6)(503.6) of this rule, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
- (b) 503.2.2 Authority.** The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.
- (c) 503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.

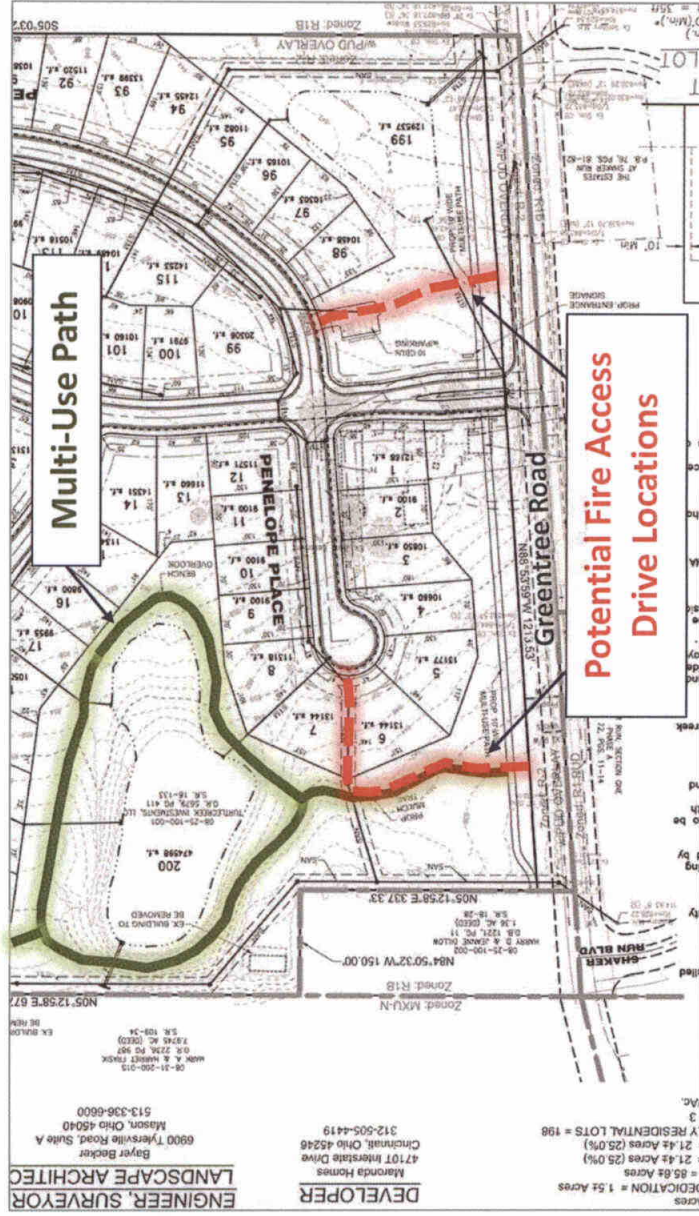
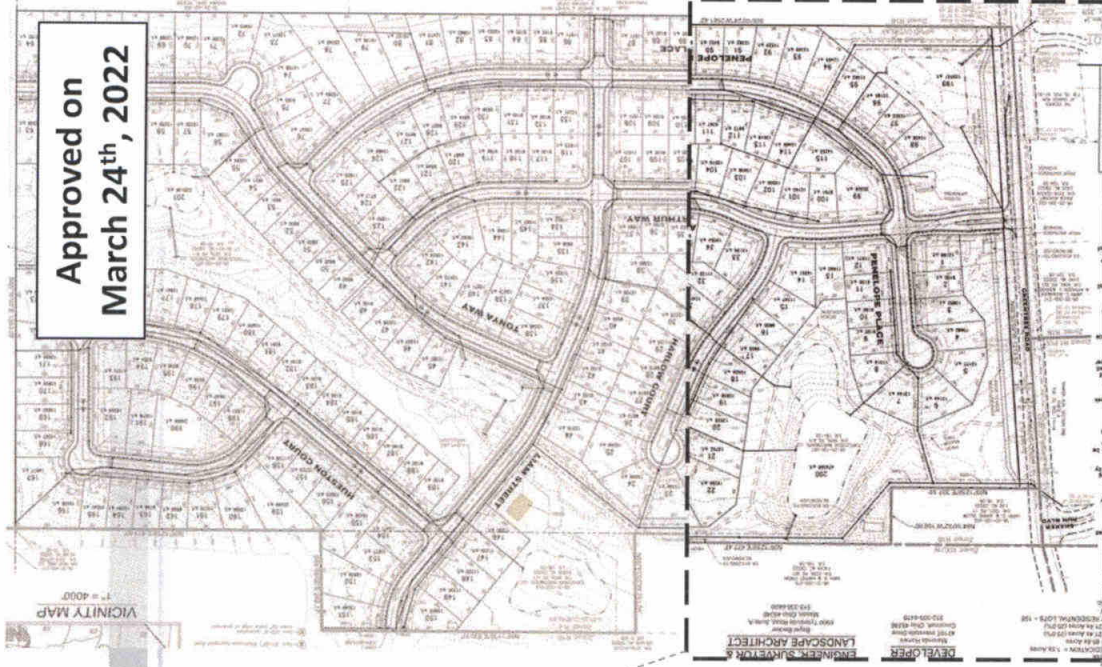
Example – Highlands at Heritage Hill

- 43 residential lots approved
- Residential access on Columbia Road
- Emergency Access Drive on State Route 42



Example – Greentree Meadows

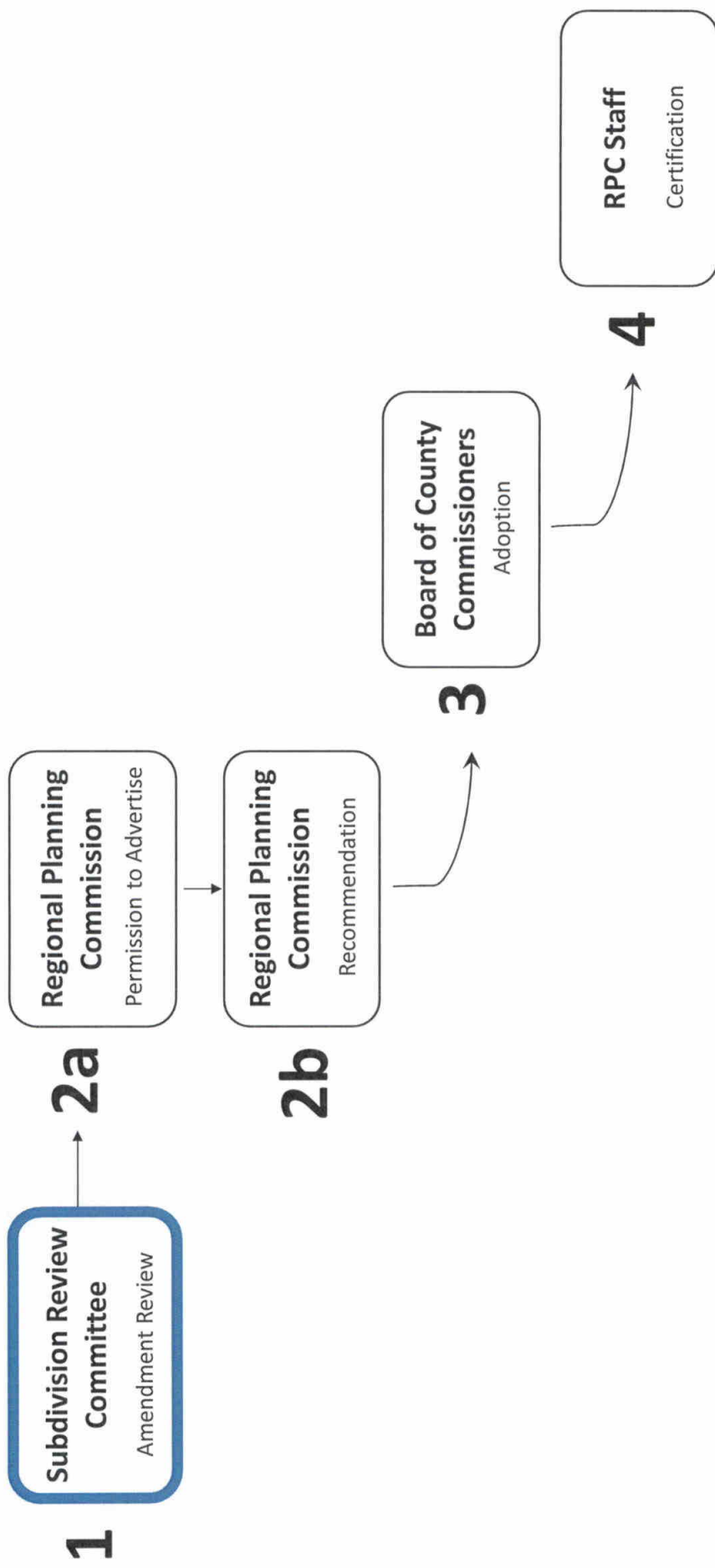
- 198 residential lots approved on one access point
- Located along Greentree Road



Amending the Subdivision Regulations

- Research other Regional Planning Commission regulations
- Work with local agencies
- Discuss with HBA

Process to Amend Subdivision Regulations



Topics of Discussion

- Should fire apparatus access roads be permitted through on-lot access easements?
- Otherwise, should fire apparatus access roads only be permitted on open space lots?
- Timing of installation?

Topics of Discussion

- Is the RPC Executive Committee able to grant this waiver or variance request?
- Otherwise, who would review this waiver or variance?

Construction standards of a fire apparatus access road (within fire code)

- d) **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the fire code official.
- e) **503.2.5 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Construction standards of a fire apparatus access road (within fire code)

- f) 503.2.6 Bridges and elevated surfaces.** Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO Standard Specification for Highway Bridges as listed in rule 1301:7-7-45 of the Administrative Code. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.
- g) 503.2.7 Grade.** The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.

D104.3 Remoteness

Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.