



**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 Session – August 17, 2021

The Board met in regular session pursuant to adjournment of the August 10, 2021 meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Tina Osborne, Clerk – present

- 21-1114 A resolution was adopted to accept resignation of Lisa Lobe, Cashier Receptionist, within the Building and Zoning Department, effective August 27, 2021. Vote: Unanimous
- 21-1115 A resolution was adopted to hire Alex Mokrycki as Communications System Analyst, within the Telecommunications Department. Vote: Unanimous
- 21-1116 A resolution was adopted to advertise for bids for the FY21 City of Franklin-Mackinaw Road Repair and Storm Sewer Project. Vote: Unanimous
- 21-1117 A resolution was adopted to authorize amendment no. 3 to the Engineering Agreement with Strand Associates, Inc., increasing purchase order no. 19001038 for the Sycamore Trails Wastewater Treatment Plant Upgrades Project. Vote: Unanimous
- 21-1118 A resolution was adopted to support the City of Lebanon's Ohio Public Works Commission Clean Ohio Funds Green Space Conservation Program Grant. Vote: Unanimous
- 21-1119 A resolution was adopted to approve a subsidy grant agreement for the FY2022-2023 Justice Reinvestment and Incentive Funding through the Ohio Department of Rehabilitation and Correction on behalf of the Warren County Common Pleas Court. Vote: Unanimous

- 21-1120 A resolution was adopted to approve and authorize the President of the Board to sign a funding approval/ agreement between Warren County and the U.S. Department of Housing & Urban Development relative to the Fiscal Year 2019 Community Development Block Grant (CDBG)- Cares Act Amendment #2. Vote: Unanimous
- 21-1121 A resolution was adopted to approve and enter into a Memorandum of Understanding with Butler Behavioral Health (BBH) on behalf of Warren County Children Services (WCCS). Vote: Unanimous
- 21-1122 A resolution was adopted to approve and authorize the President of the Board to execute a service agreement for the FY2021-2022 with BI Incorporated for electronic monitoring on behalf of the Warren County Juvenile Court. Vote: Unanimous
- 21-1123 A resolution was adopted to authorize Mutual Confidentiality Agreement between Horan Associates and Dental Care Plus. Vote: Unanimous
- 21-1124 A resolution was adopted to authorize the County Administrator to sign Change Order No. 23 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
- 21-1125 A resolution was adopted to approve the Professional Service Agreement with Working Partners Systems, Inc., and the Workforce Development Board of Ohio's 12th Local Workforce Development Area. Vote: Unanimous
- 21-1126 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 21-1127 A resolution was adopted to accept an amended certificate and approve supplemental appropriation into Workforce Investment Fund #2238. Vote: Unanimous
- 21-1128 A resolution was adopted to approve supplemental appropriation within Jail Sales Tax Fund #4495. Vote: Unanimous
- 21-1129 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Common Pleas Court Fund #11011220. Vote: Unanimous
- 21-1130 A resolution was adopted to approve appropriation adjustment from Commissioners General Fund #11011110 into Emergency Services Office Fund #11012850. Vote: Unanimous
- 21-1131 A resolution was adopted to approve appropriation adjustment within Telecommunications Department Fund #11012812. Vote: Unanimous
- 21-1132 A resolution was adopted to approve appropriation adjustments within Mary Haven Fund #2270. Vote: Unanimous

- 21-1133 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 21-1134 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 21-1135 A resolution was adopted to grant the variance to Bon Secours Mercy Health required for an access permit for parcel # 16184050040, 16182750010, 16184260010, 16184050030 & 16184050020 in Deerfield Township subject to certain conditions. Vote: Unanimous
- 21-1136 A resolution was adopted to enter into a Memorandum of Agreement with the Warren County Soil and Water Conservation District for Floodplain Regulation Administration. Vote: Unanimous

DISCUSSIONS

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

David McCandless and John Gomez, District Representatives for Congressman Steve Chabot, were present for a work session to discuss various matters relative to Warren County.

Mr. McCandless discussed Warren County's recent population increase of 13.9% according to the 2020 census. He also discussed the various divisions of the office such as Community Outreach and Citizen Services. He then discussed the Congressman's involvement with service academy nominations and informed the public of the October 1, 2021, application deadline for the class of 2022 graduates.

Mr. Gomez reviewed the various activities he is involved in on behalf of the Congressman including Social Security, Medicare, USDA, FAA and various legislation issues.

ADMINISTRATIVE HEARING REQUEST FOR VARIANCE OF CONDITIONS REQUIRED FOR AN ACCESS PERMIT BON SECOURS MERCY HEALTH (APPLICANT), LJB INC. AGENT

The Board met this 17th day of August 2021, in the Commissioners' Meeting Room, to consider the A REQUEST FOR A VARIANCE OF CONDITIONS REQUIRED FOR AN ACCESS

PERMIT filed by Dan McCarthy of Bon Secours Mercy Health, whose Agent is Veena Madineni of LJB, Inc.

Commissioner Young opened the hearing and requested Tina Osborne, Clerk of Commissioners, to identify for the record the name and address of the owners, to identify each document filed in support of the application and state the resolution number and date that set this administrative hearing. He then swore all those desiring to give testimony during today's hearing.

Neil Tunison, County Engineer, stated his office has a good working relationship with the applicant and their engineer and have worked together to present access points that are acceptable to the Engineer's Office.

Dave Mick, Assistant County Engineer, presented the attached PowerPoint presentation showing the proposed five access points with three of those meeting the Access Management Regulations and two that do not, one only being 50' short of meeting standards.

Mr. Mick reviewed the concept plan and the map showing the opening year improvement, explaining each of the access points. He stated that the Traffic Impact Study shows that the proposed access point on Kings Island Drive with 550' rather than the standard 1760' will work due to the low volume generation and the improvements they propose.

There was discussion relative to coordinated traffic lights but the possibility of still having stacking during peak times.

Mr. Mick stated that the Engineer's Office supports the request for a variance subject to an approved development agreement that would include things such as scope and timing of the improvements. He then reviewed the factors to consider pursuant to Section 601.4 of the Access Management Regulations.

David Fikse, President, Mercy Health – Cincinnati, commended the Warren County team working on this development and stated Mercy is investing \$7.5 million in concessions in order to make the area safe. He then stated his agreement to the proposed conditions of approval recommended by the County Engineer's Office.

Mr. Fikse presented the attached PowerPoint presentation providing a project overview and the community benefits to their \$200 million investment. He stated they have worked with the local fire departments and neighbors to relocate the emergency department location.

Mike Frank, Wilson Avenue resident, stated he represents the small community adjacent to this project and stated their support for the project but voiced concerns relative to safety along Wilson Avenue due to the increase in "cut through" traffic with no shoulder or sidewalks along this narrow roadway concerns with flooding due to stormwater runoff.

There was much discussion relative to these concerns and the need for dedicated right of way and working with Deerfield Township and the developer for needed grading improvements and the possibility of future sidewalks.

Dan McCarthy, Bon Secours Mercy Health, provided background information relative to a zoom meeting with the neighbors to discuss their concerns. He stated that the erosion problems along

Wilson Road will be eliminated with their development and that they are constructing a pedestrian path within their development that can be utilized by the residents. He then noted the connection issue with the swale along Wilson Avenue and the overhead electric lines.

There was discussion relative to their proposal not addressing the concerns of the people that live in the area.

Kurt Weber, Chief Deputy Engineer, discussed the thoroughfare plan and they are requiring dedications of road right of way along Wilson Avenue and stated that the Engineer's Office plans to require grading and the construction of a shoulder in the development agreement being recommended as a condition of approval.

There being no others present to speak in favor of or in opposition to this application, Commissioner Young questioned the applicant with the required procedural questions.

Upon further discussion, the public hearing was closed, and the Board resolved (Resolution #21-1135) to grant the variance to Bon Secours Mercy Health required for an access permit for parcel # 16184050040, 16182750010, 16184260010, 16184050030 & 16184050020 in Deerfield Township subject to certain conditions.

Michelle Tegtmeier, Warren County Building and Zoning Director was present along with Molly Conley, Soil and Water Conservation District Director, to present a memorandum of approval for consideration by the Board in order to contract with Soil and Water to provide floodplain administration on behalf of Warren County.

Mrs. Tegtmeier stated that the Soil and Water Conservation District has agreed to become part of Warren County's team and would take over the role of floodplain administration due to their engineering background.

Upon further discussion, the Board resolved (Resolution #21-1136) to enter into a Memorandum of Agreement with the Warren County Soil and Water Conservation District for Floodplain Regulation Administration.

Chris Brausch, Sanitary Engineer, was present for a work session to discuss sanitary sewer services to a property along US RT 22-3 in Hamilton Township that is developing a not-for-profit sober living facility.

Bruce McGary, Assistant Prosecutor, provided background information relative to the process the Board has followed in the past relative to any request to expand the sewer improvement area as well as litigation associated with the establishment of the sewer improvement boundary.

Mr. Brausch informed the Board that there is a capacity issue along this sewer line and the studies are showing concern of there not being adequate capacity to handle the development that has already been approved in the area. He stated the need for significant improvements to the system in this area.

Mr. McGary discussed the substantial cost to the developer that would be required to connect to the sewer system including the construction of a private pump station on their property that they would be responsible for all construction and maintenance costs.

Commissioner Young stated he is not in favor of pursuing this further due to capacity issues, the cost of the private pump station and the potential liability as well as the need to amend the sewer boundary.

Commissioner Grossmann stated it would be helpful if the owner could come in to explain their request.

Upon discussion, Mr. Brausch stated he will meet with the property and to explain the Board's concerns and should they desire to discuss this matter further, they can schedule a time on the agenda.

Duane Stansbury, Health Commissioner, was present along with Dustin Ratliff, Emergency Preparedness Coordinator, for a work session to provide an update on Covid-19.

There was discussion relative to the guidelines for masks in schools relative to this being a mandate linked to the Ohio Revised Code.

There was discussion relative to the mandatory 14-day quarantine required if a child is exposed to Covid-19 when not wearing a mask and the concern of schools if children are not in class.

Steve Thomas, Massie Township resident, was present to provide an update relative to his concern with election fraud.

Mr. Thomas stated that since he last spoke with the Board, he attended a Board of Elections meeting which he felt was very open. He then stated that a new study shows that 90% of the people feel there was a problem with the last election.

There was further discussion relative to the Board's role in the election process which is to provide space and security and it being the Board of Election's responsibility of voting.

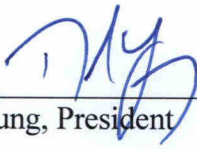
Mr. Thomas questioned his ability to meet with the IT people from the Board of Elections to address his concerns.

The Board directed Mr. Thomas to contact Matt Nolan, County Auditor, as he is the elected official over Warren County's IT Department.

Josh Beckmann, Lebanon resident, discussed the mask mandate relative to Lebanon Schools and stated that currently Lebanon has 10 exposures.

There was discussion relative to the Ohio Department of Health's (ODH) mandate to quarantine and that schools are requiring students wear masks in order to prevent the quarantine mandated by the ODH.

Upon motion the meeting was adjourned.



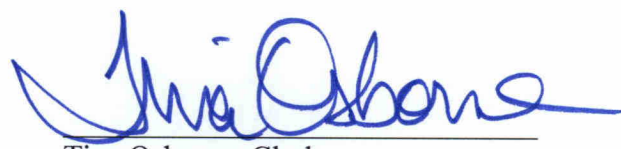
David G. Young, President



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 August 17, 2021, in compliance with Section 121.29 O.R.C.



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



Bon Secours Mercy Health

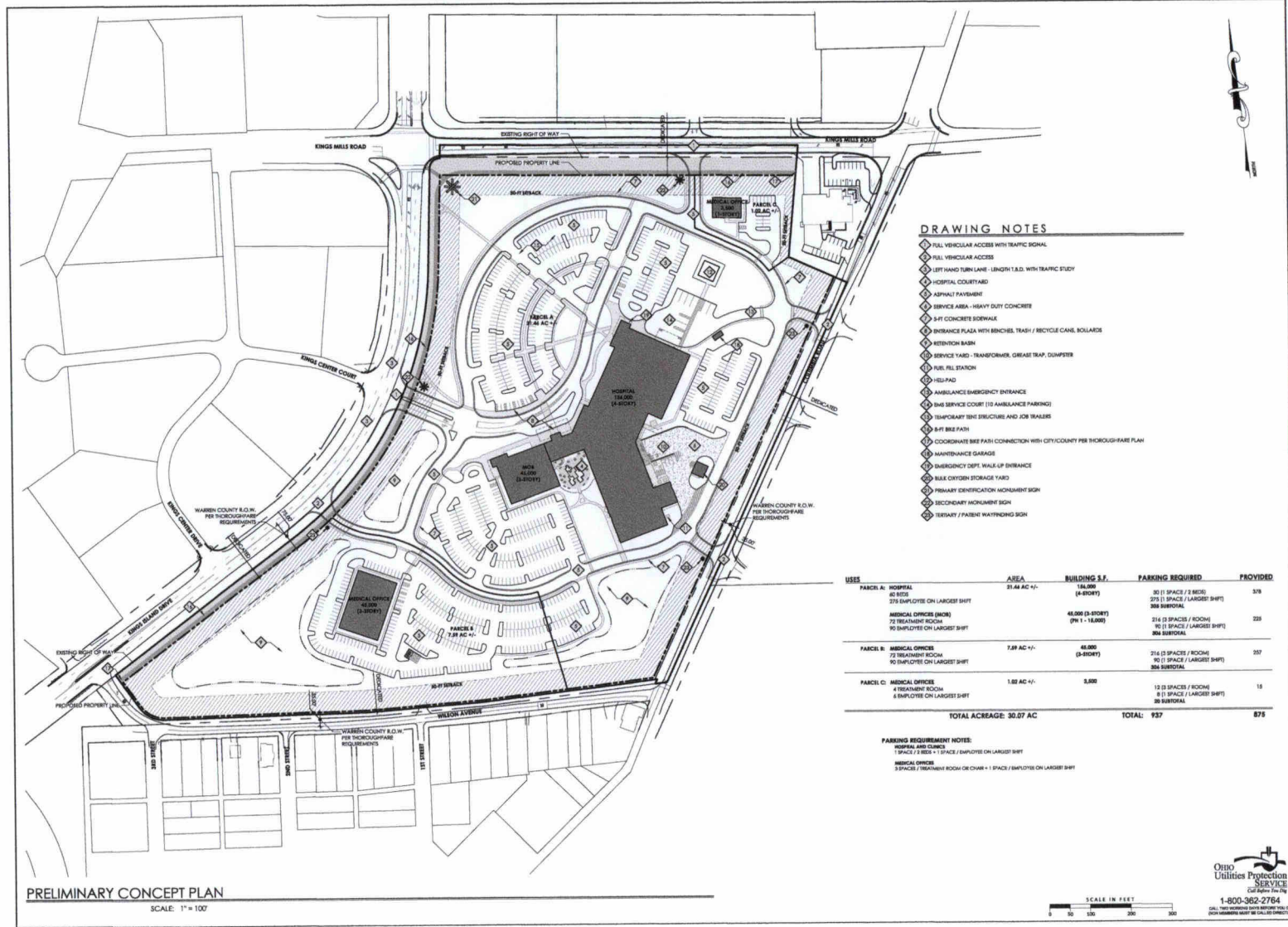
**Variance Request Hearing
August 17, 2021**

Kings High School

Kings Junior High School

Kings Stadium

Bon Secours Mercy Health



DRAWING NOTES

- ◆ FULL VEHICULAR ACCESS WITH TRAFFIC SIGNAL
- ◆ FULL VEHICULAR ACCESS
- ◆ LEFT HAND TURN LANE - LENGTH T.O.D. WITH TRAFFIC STUDY
- ◆ HOSPITAL COURTYARD
- ◆ ASPHALT PAVEMENT
- ◆ SERVICE AREA - HEAVY DUTY CONCRETE
- ◆ 3" FT CONCRETE SIDEWALK
- ◆ ENTRANCE PLAZA WITH BINCHCEL TRASH / RECYCLE CANE, BOLLARDS
- ◆ RETENTION BASIN
- ◆ SERVICE YARD - TRANSFORMER, GREASE TRAP, COUNTPETER
- ◆ FUEL FILL STATION
- ◆ ASPHALT
- ◆ AMBULANCE EMERGENCY ENTRANCE
- ◆ EMS SERVICE COURT (2 AMBULANCE PARKING)
- ◆ TEMPORARY TENT STRUCTURE AND JOB TRAILERS
- ◆ 3" FT BIKE PATH
- ◆ COORDINATE BIKE PATH CONNECTION WITH CITY/COUNTY PER THROUGHFARE PLAN
- ◆ MAINTENANCE GARAGE
- ◆ EMERGENCY DEPT. WALK-UP ENTRANCE
- ◆ BULK OXYGEN STORAGE YARD
- ◆ PRIMARY IDENTIFICATION MOUNTMENT SIGN
- ◆ SECONDARY MOUNTMENT SIGN
- ◆ TERTIARY / PATIENT WAITING SIGN

PARCEL	AREA	BUILDING S.F.	PARKING REQUIRED	PROVIDED
PARCEL A: HOSPITAL	21.46 AC +/-	184,000 (4-STORY)	30 (1 SPACES / 2 BAYS) 275 (1 SPACES / LARGEST SHIFT)	378 SUBTOTAL
PARCEL B: MEDICAL OFFICE	7.89 AC +/-	48,000 (3-STORY)	216 (1 SPACES / ROOM) 90 (1 SPACES / LARGEST SHIFT)	306 SUBTOTAL
PARCEL C: MEDICAL OFFICE	1.52 AC +/-	2,800	12 (1 SPACES / ROOM) 8 (1 SPACES / LARGEST SHIFT)	20 SUBTOTAL
TOTAL ACREAGE: 30.07 AC			TOTAL: 937	875

- PARKING REQUIREMENT NOTES:**
- HOSPITAL: 1 SPACE / 2 BAYS = 1 SPACE / EMPLOYEE OR LARGEST SHIFT
 - MEDICAL OFFICE: 3 SPACES / TREATMENT ROOM OR CHAIR = 1 SPACE / EMPLOYEE OR LARGEST SHIFT



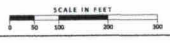
Project Manager: JIC
 Drawn By: CFB
 DWG#: 20455-02-01-00
 X-REF#: 20455-02-04-00
 20455-02-10-00

Issue/Revision	No.	Date
CONCEPT PLAN SUBMITTAL		05/03/21
START COMMENTS		05/24/21

PROJECT CARE
CONCEPT PLAN SUBMITTAL
 CITY OF MASON
 WARREN COUNTY, OHIO

Sheet Title:
PRELIMINARY
CONCEPT PLAN

Project Number: 20455-02
 Drawing Scale: 1" = 100'
 Sheet Number: **C101**
 File Number: 20-455



PRELIMINARY CONCEPT PLAN
 SCALE: 1" = 100'

Bon Secours Mercy Health



Opening Year Improvements

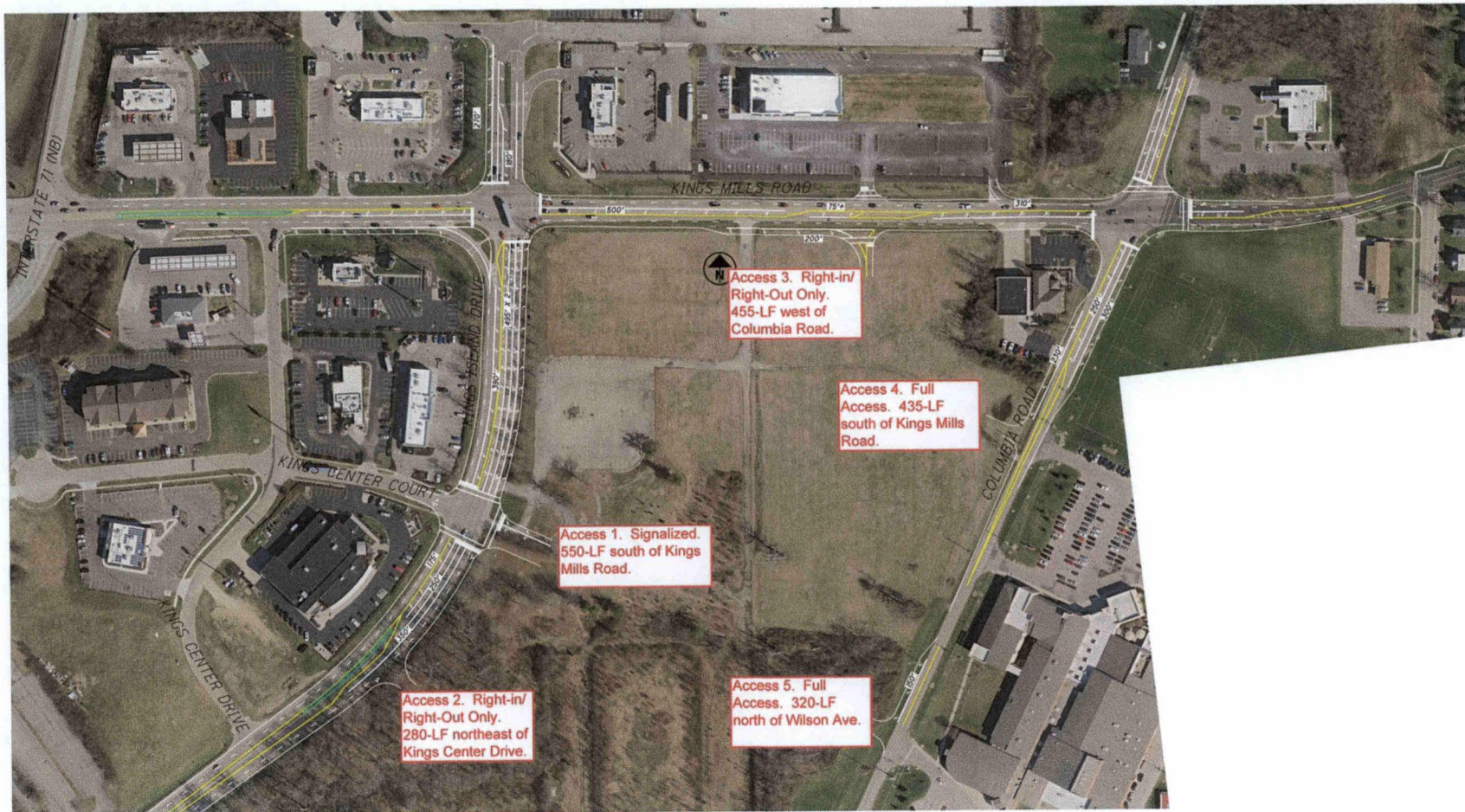


Bon Secours Mercy Health

Development Agreement Components

1. Scope and timing of improvements.
2. Warren County may want to add to the Developer's engineering design and construction scope to include consideration of future public improvements with the Developer to be reimbursed for the incremental difference in cost of the public portion.
3. Bidding and Construction management/inspection responsibilities.

Bon Secours Mercy Health



Proposed Access Points

Bon Secours Mercy Health

Mercy Health Access Permit Variance Request

Access 1: Located on Kings Island Drive 550-LF south of Kings Mills Road opposite of Kings Center Ct.

General Questions/Facts:

1. Proposed New Access.
2. Full/Signalized Access is Requested.
3. The proposed access does not comply with Access Management Regulations Section 401.6 Spacing Requirements for Signalized intersections.
 - i. Spacing required by regulations
 - 1760 LF
 - ii. Spacing Proposed
 - 550 LF

(Continued)

Bon Secours Mercy Health

Section 601.4 of Access Management Regulations (Variances and Appeals) – Factors to consider

Access 1: Located on Kings Island Drive 550-LF south of Kings Mills Road opposite of Kings Center Ct.

1. Whether not granting a variance would deny all reasonable access. No.
2. Whether granting a variance would endanger the public safety. No (With mitigation).
 - Way finding signage is proposed to alleviate weave/merge concerns at various locations along the Kings Island Drive and Kings Mills Road corridors.
3. Whether the hardship was self-created by the applicant or his agent? Mostly No.
 - There is no location along the development frontage that meets the 1760-LF signal spacing requirement provided in Section 401.6 of the Access Management Regulations. However, there is an alternate location for the signalized intersection (Kings Center Drive) with 760-LF spacing from Great Wolf Drive, still well below the 1760-LF requirement, that may provide some additional benefit from a roadway operations standpoint compared to requested Access 1, but not enough in the Warren County Engineer's Office opinion to override the Applicant's concerns of adverse impacts to the proposed hospital/medical office building campus when considering the Applicant's proposed package of roadway improvements and their associated benefits to the roadway network as a whole.

(Continued)

Bon Secours Mercy Health

Section 601.4 of Access Management Regulations (Variances and Appeals) – Factors to consider

Access 1: Located on Kings Island Drive 550-LF south of Kings Mills Road opposite of Kings Center Ct.

4. Whether granting the variance would hinder traffic movement or the proper operation of the public road. No (with mitigation shown).
 - There are occasions now where traffic movement is hindered due to limitations with the existing roadway capacity. The applicant proposes to mitigate their own development impacts, and in doing so, will provide added capacity to the Kings Mills Road and Kings Island Drive road corridors that will help alleviate some of the current concerns with traffic movement.

5. Whether granting the variance would be consistent with the purpose of these Access Management Regulations. Mostly Yes.
 - Roadway operations over the next 20-years will be improved overall as a result of the Applicant's proposed construction. It should be noted though that lane changes will sometimes occur near and within the functional area of the Kings Island Drive/Kings Mills Road intersection.

(Continued)

Bon Secours Mercy Health

Section 601.4 of Access Management Regulations (Variances and Appeals) – Factors to consider

Access 1: Located on Kings Island Drive 550-LF south of Kings Mills Road opposite of Kings Center Ct.

6. Whether all feasible access options except granting a variance have been considered. Yes.
 - The Applicant and County Engineer's Office studied well all feasible alternatives.

7. Is Warren County Engineer's Office supportive of the variance request? Yes, with conditions.
 - The conditions will be outlined in a development agreement that will be submitted for the Board of County Commissioners' consideration.

Bon Secours Mercy Health

Mercy Health Access Permit Variance Request

Access 2: Located on Kings Island Drive 290-LF south of Access 1/Kings Center Ct

General Questions/Facts:

1. Proposed New Access.
2. Right-in/Right-out Only is Requested.
3. The proposed access does not comply with Access Management Regulations Section 401.8.2 (c) Spacing Requirements for Right-in/Right-out Only
 - i. Spacing required by regulations
 - 330 LF
 - ii. Spacing Proposed
 - 290 LF

(Continued)

Bon Secours Mercy Health

Section 601.4 of Access Management Regulations (Variances and Appeals) – Factors to consider

Access 2: Located on Kings Island Drive 290-LF south of Access 1/Kings Center Ct

1. Whether not granting a variance would deny all reasonable access. No.
2. Whether granting a variance would endanger the public safety. No.
3. Whether the hardship was self-created by the applicant or his agent? In Part.
 - While there is not location between Kings Center Ct and Kings Center Drive that meets the 330 LF spacing requirement, the drive could be located opposite of Kings Center Drive; although, it would require significant changes to the Applicant's current plan.
4. Whether granting the variance would hinder traffic movement or the proper operation of the public road. No. Not anticipated.

(Continued)

Bon Secours Mercy Health

Section 601.4 of Access Management Regulations (Variances and Appeals) – Factors to consider

Access 2: Located on Kings Island Drive 290-LF south of Access 1/Kings Center Ct

5. Whether granting the variance would be consistent with the purpose of these Access Management Regulations. Yes.
6. Whether all feasible access options except granting a variance have been considered. Yes.
7. Is Warren County Engineer's Office supportive of the variance request? Yes, with conditions.
 - The conditions will be outlined in a development agreement that will be submitted for the Board of County Commissioners' consideration.



Bon Secours Mercy Health

Additional Future Public Improvements

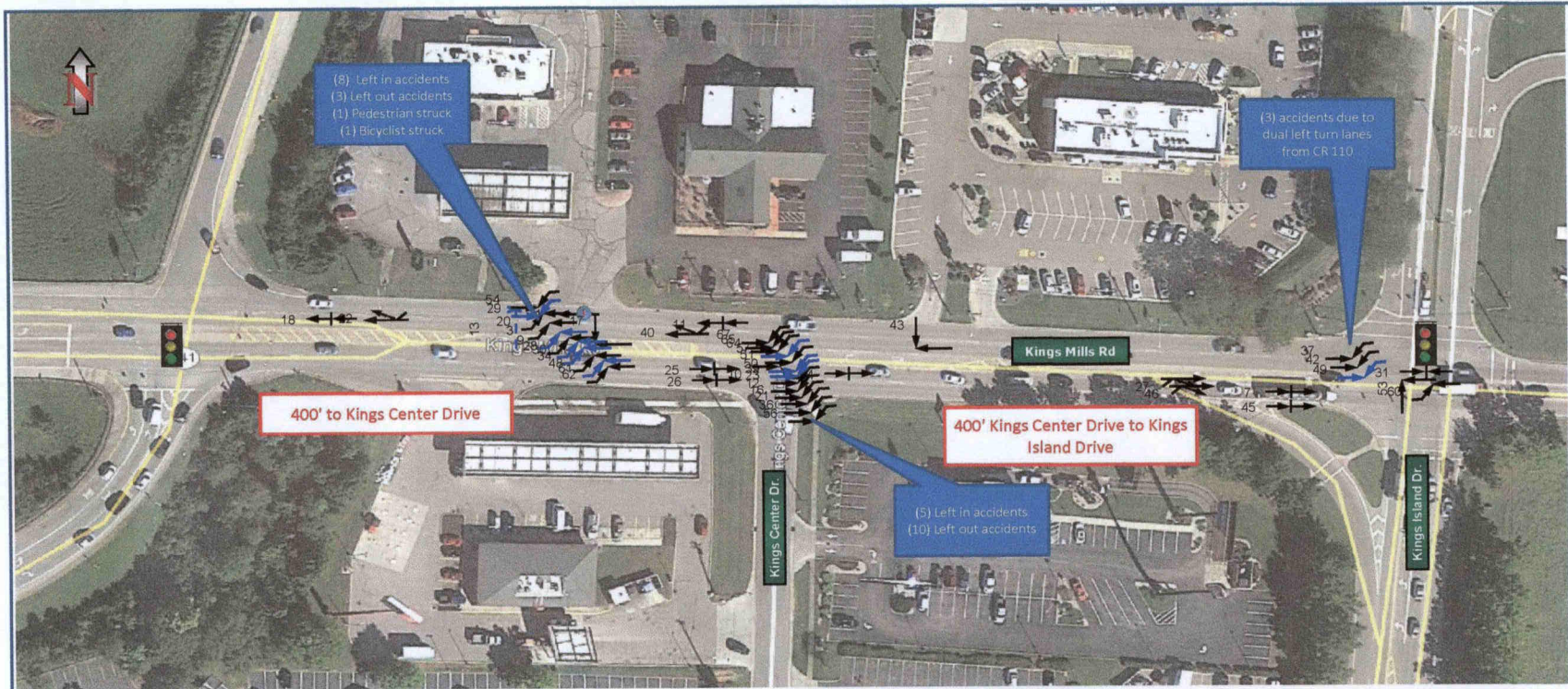
1. Provision for future dual left turn lanes for Eastbound Kings Mills Road at Kings Island Drive (with the future Kings Island Drive extension to Columbia Road) and/or Columbia Road.
2. Right turn lane on Kings Mills Road at Kings Center Drive.

Bon Secours Mercy Health



> KINGS ISLAND DRIVE EXTENSION PLANNING STUDY
EXHIBIT A: A-D ALIGNMENT ALTERNATIVES

Bon Secours Mercy Health



Kings Mills Road
Between I-71 NB Ramps and
Columbia Road
2016-2018 Crash Diagram

Total Crashes: 67
2016: 29 2017: 21
2018: 17

Notes:
- 21% resulted in Injury
- 27% occurred on Thursdays
- 18% occurred on Wednesdays & Fridays
- 15% occurred at 5pm
- 9% occurred at 7am, Noon & 3pm
- 78% occurred in daylight

Notes cont:
- 42% left turn crashes
- 42% rear end crashes
- 15% occurred in wet conditions
- contributing factor for 42% was failure to yield
- contributing factor for 42% was following to closely

Legend	
Symbols	Types of Collisions
Other	Rear End
Backing Vehicle	Head On
Pedestrian	Side-Swipe Passing
Parked Vehicle	Side-Swipe Meeting
Fixed Object	Out-of-Control
Fatal Crash	Angle
Injury Crash	Left Turn
Signal	Right Turn
Street Name	Right Turn
Stop Sign	
Animal	

Accident Data 2016-2018

Warren County Commissioners Variance Hearing

August 17, 2021

BON SECOURS MERCY HEALTH

Project Overview & Community Benefit

- \$200MM Private Investment
- ~220,000 SF Health Care Facility
 - Emergency Department
 - Level II Cath Lab
 - 60 Inpatient Beds
 - 30,000 SF Medical Office Building
- 275 new jobs over 5 years
- Convenient access to full service, comprehensive care to residents located in Warren County
- Future partnerships to identify unmet community health needs in Warren County



LEGEND

- 1 ENTRANCE PLAZA WITH BENCHES, TRASH / RECYCLE CANS
- 2 (MOB) MEDICAL OFFICE BUILDING
- 3 HOSPITAL COURTYARD
- 4 SERVICE COURT
- 5 HOSPITAL STAFF PARKING
- 6 HELIPAD
- 7 EMS SERVICE COURT
- 8 AMBULANCE EMERGENCY ENTRANCE
- 9 EMERGENCY DEPT. WALK-UP ENTRANCE AND PARKING LOT
- 10 MAINTENANCE GARAGE
- 11 BULK OXYGEN STORAGE YARD
- 12 RETENTION POND
- 13 HOSPITAL PATIENT / VISITOR PARKING
- 14 MOB PATIENT / VISITOR PARKING
- 15 MEDICAL OFFICE - PARCEL B
- 16 MEDICAL OFFICE - PARCEL C
- 17 EXISTING VEGETATION BUFFER
- 18 BUFFER SCREENING
- 19 8-FT BIKE PATH (WARREN COUNTY THOROUGHFARE PLAN)

Funding & Timing of Proposed Improvements

