



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

406 Justice Drive, Lebanon, Ohio 45036

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TOM GROSSMANN

SHANNON JONES

DAVID G. YOUNG

GENERAL SESSION AGENDA

April 11, 2023

- #1** ***Clerk — General***
- #2** **9:00** ***ADMINISTRATIVE HEARING — Continuation of the Greene Meadows PUD Stage 2 in Franklin Township***
- #3** **9:15** ***Work Session — Susanne Mason, Program Manager of Warren County Transit Service, Relative to UTS Contract Amendment***
- 11:00** ***Warren County Area Progress Council “State of the County” at Shaker Run Golf Club***

The Board of Commissioners’ public meetings can now be streamed live at [Warren County Board of Commissioners - YouTube](#)

APPROVE REQUISITIONS AND AUTHORIZE COUNTY ADMINISTRATOR TO SIGN DOCUMENTS RELATIVE THERETO

BE IT RESOLVED, to approve requisitions as listed in the attached document and authorize Tiffany Zindel, County Administrator, to sign on behalf of this Board of County Commissioners.

M moved for adoption of the foregoing resolution being seconded by M. Upon call of the roll, the following vote resulted:

M
M
M

Resolution adopted this 11th day of April 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

/tao

cc: Commissioners' file

REQUISITIONS

| Department | Vendor Name | Description | Amount |
|------------|----------------------------|--------------------------------|---------------|
| WAT | KT HOLDEN CONSTRUCTION LLC | SEW CORWIN BOOSTER PUMP IMPROV | \$ 145,911.00 |
| WAT | KARL ERICH ROSE | WAT FURNISH & INSTALL SRVC BDY | \$ 11,500.00 |
| WAT | KARL ERICH ROSE | WAT FURNISH & INSTALL SRVC BDY | \$ 11,500.00 |
| ENG | VILLAGE OF WAYNESVILLE | CVT-383 VILLAGE OF WAYNESVILLE | \$ 128,215.00 |

4/11/2023 APPROVED:

Tiffany Zindel, County Administrator

CANCEL REGULARLY SCHEDULED COMMISSIONERS' MEETING OF THURSDAY, APRIL 13, 2023

BE IT RESOLVED, to cancel the regularly scheduled Commissioners' Meeting of Thursday, April 13, 2023.

M moved for adoption of the foregoing resolution, being seconded by M . Upon call of the roll, the following vote resulted:

M
M
M

Resolution adopted this _____ day of _____, 20__.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

/tao

cc: Auditor _____
Commissioners' file
Press

CONSENT AGENDA*

April 11, 2023

Approve the minutes of the April 4, 2023, Commissioners' Meeting.

PERSONNEL

- 1. Adopt classification specification and point factor assignment for Technologist within Telecomm and hire Tim Simpson as Telecom Technologist*
- 2. Designate extended illness leave for Stacey Newdigate within Human Services*
- 3. Accept resignation of Krista Wright, Eligibility Referral Specialist I within Human Services and authorize posting of vacated position*
- 4. Temporarily reclassify Jordan Barnhardt to Business Manager within Human Services*
- 5. Hire Jordan Flannery and Jeremy Turnmire as Water Treatment Plant Technician within W/S Department*
- 6. Approve pay increase for Nick Vearil, Jerry Cassidy and Shea Flannery within W/S Department relative to OEPA lab certification*
- 7. Hire Andrew Bolin as Alternative Response Caseworker I within Children Services*
- 8. Hire Antonio Miller as Alternative Response Caseworker II within Children Services*
- 9. Approve full time hours for McKenna Hammonds, Investigative Caseworker II within Children Services*
- 10. Approve end of 365-day probationary period and pay increase for Kody Sanders within Facilities Management*
- 11. Remove probationary employee from employment within Warren County OMJ*

GENERAL

- 12. Approve amendment to the Work Rules within Warren County Water and Sewer Department relative to restrictive pay and uniform allowance*
- 13. Enter into contract with KT Holden Construction, LLC for the Corwin Booster Pump Station Improvements Project*
- 14. Advertise for bids for the Warren County Airport-South Taxiway and Taxiway Pavement Marking Project*
- 15. Advertise for bids for 2023 Striping Project for the County Engineer*
- 16. Approve CVT project for the Village of Waynesville*
- 17. Approve emergency procurement to repair valve at the RAR Water Treatment Plant*
- 18. Authorize submission of SF-424 Assurances and Certifications relative to 2019-2023 Consolidated Plan and FY 2023 CDBG Annual Action Plan*
- 19. Approve key release and terms of use with Stat of Ohio Department of Administrative Services relative to MARCS Mobile Voice Delivery System Advanced System Key*
- 20. Approve placement agreement with Boys to Men Transitional Home Inc. on behalf of Children Services*
- 21. Acknowledge receipt of March 2023 financial statement*
- 22. Acknowledge payment of bills*
- 23. Approve various plats*

FINANCIAL

- 24. Approve operational transfer from Commissioner into Human Services 2203*
- 25. Approve supplemental appropriations into Warren County OMJ 2254 and 2258*
- 26. Approve supplemental appropriation and appropriation adjustment within Property Insurance 6637*

- 27. Approve appropriation adjustments from Commissioners 11011110 into Juvenile Court 11012600 for payout**
- 28. Approve appropriation adjustment within Garage 11011620, Building Inspection 11012300, Auditor 2237 and Water 5510**

****Please contact the Commissioners' Office at (513) 695-1250 for additional information or questions on any of the items listed on the Consent Agenda***



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TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Session – April 4, 2023

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 28, 2023, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – absent

Tina Osborne, Clerk – present

Minutes of the March 28, 2023 meeting were read and approved.

- 23-0400 A resolution was adopted to rescind resolution #23-0295 which authorized the hiring of Mikel Shane Barnette as Training Coordinator within Warren County Department of Job and Family Services, Human Services Division.
Vote: Unanimous
- 23-0401 A resolution was adopted to accept resignation of Bailey Cobb, Alternative Response Caseworker II within the Warren County Department of Job and Family Services, Children Services Division, effective April 21, 2023.
Vote: Unanimous
- 23-0402 A resolution was adopted to hire Emmanuel Olorunfemi as on On-Going Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-0403 A resolution was adopted to hire Laura Russell as On-Going Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-0404 A resolution was adopted to hire Chris Lemming as Wastewater Treatment Plant Technician, within the Warren County Water and Sewer Department.
Vote: Unanimous

- 23-0405 A resolution was adopted to approve the promotion of Nick Brewer to the position of Wastewater Treatment Plant Operator I within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0406 A resolution was adopted to acknowledge policy with Arch Insurance for the provision of Stop Loss coverage for 2023 relative to the Self-Insured Workers' Compensation program. Vote: Unanimous
- 23-0407 A resolution was adopted to authorize EyeMed second amendment to the Fee for Service Agreement effective January 1, 2023. Vote: Unanimous
- 23-0408 A resolution was adopted to authorize the County Administrator to sign a letter of arrangement between the Board of County Commissioners and the Auditor of State relative to the 2022 County Financial Audit. Vote: Unanimous
- 23-0409 A resolution was adopted to approve Notice of Intent to award bid to John R. Jurgensen for the 2023 Resurfacing Project. Vote: Unanimous
- 23-0410 A resolution was adopted to award bid to Chemicals Inc. USA for the 2023 Sewer Treatment Plant Chemicals Project. Vote: Unanimous
- 23-0411 A resolution was adopted to advertise for bids for trash and recycling services on behalf of the Village of Harveysburg. Vote: Unanimous
- 23-0412 A resolution was adopted to authorize Susanne Mason, Program Manager of the Warren County Transit Service, to electronically sign the Elderly and Disabled Transit Fare Assistance Grant Contract by and between the Ohio Department of Transportation and the Warren County Board of Commissioners.
Vote: Unanimous
- 23-0413 A resolution was adopted to declare various items within Board of Elections, Building and Zoning, Mary Haven, and Facilities Management as surplus and authorize the disposal of said items through internet auction. Vote: Unanimous
- 23-0414 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-0415 A resolution was adopted to approve various record plats. Vote: Unanimous
- 23-0416 A resolution was adopted to approve supplemental appropriation into Common Pleas Court Community Based Corrections #2289. Vote: Unanimous
- 23-0417 A resolution was adopted to approve supplemental appropriations in the RID Funds 3393 and 4493. Vote: Unanimous
- 23-0418 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous

- 23-0419 A resolution was adopted to approve appropriation adjustment within County Court Fund #2274. Vote: Unanimous
- 23-0420 A resolution was adopted to approve appropriation adjustment within Common Pleas Court #11011220. Vote: Unanimous
- 23-0421 A resolution was adopted to approve appropriation adjustments within Common Pleas Court #11011220 and from Court Services #11011223 into Common Pleas #11011220. Vote: Unanimous
- 23-0422 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Fund #11011223. Vote: Unanimous
- 23-0423 A resolution was adopted to authorize participation in a sublease- purchase arrangement with the Ohio Secretary of State for the purpose of acquiring and implementing voting machines and equipment and financing certain costs thereof, a sublease-purchase agreement evidencing such arrangement, and matters related thereto. Vote: Unanimous
- 23-0424 A resolution was adopted to accept the full and final settlement and release of subrogation lien and authorize County Administrator to sign documents relative thereto. Vote: Unanimous

DISCUSSIONS

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

Brian Sleeth, Warren County Board of Elections Director, was present to explain the resolution listed on the “for consideration not on the consent agenda” relative to sublease-purchase arrangement with Ohio Secretary of State.

Mr. Sleeth explained that the State had unused funds that were made available to counties throughout the state for the purchase of additional voting equipment. He stated the need for additional voting machines and scanners as Warren County will need to increase the number of precincts in the upcoming election due to an increase in the number of registered voters. He stated that this would be a one-time purchase.

Upon discussion, the Board resolved (Resolution #23-0423) to authorize participation in a sublease- purchase arrangement with the Ohio Secretary of State for the purpose of acquiring and implementing voting machines and equipment and financing certain costs thereof, a sublease-purchase agreement evidencing such arrangement, and matters related thereto.

James Kuhn, Patient Advocate/Navigator with the Foundation on Sarcoidosis Research, was present to explain Sarcoidosis and the effects it has had on himself and his family in recognition of April as Sarcoidosis Awareness Month.

Upon discussion, the Board presented Mr. Kuhn and his wife a proclamation to proclaim April as Sarcoidosis Awareness Month in Warren County.

Susanne Mason, Program Manager with Warren County Grants Administration, was present along with Brandon Baum and Geoff Kuzio, UTS, for a follow-up work session to discuss the 2023 Warren County Transit agreement.

Mr. Kuzio explained the request to amend the agreement in order to increase the rate by an additional \$2.50 per hour, stating that the increase will go directly to driver pay in order to retain and recruit drivers. He presented the attached PowerPoint presentation outlining the changes relative to the economy as it relates to their request.

There was much discussion relative to the economy and the need to increase driver pay as well as the question of why the agreement was renewed at the agreed upon price in December rather than requesting an increase at that time.

Bruce McGary, Assistant Prosecutor, answered the questions posed by the Board at the previous work session relative to the current agreement.

Upon discussion, the Board stated their desire to continue this discussion at the next meeting in order for Commissioner Young to be present.

Trevor Hearn, Facilities Management Director, was present for a continued discussion relative to the Warren County Master Plan.

Mr. Hearn reviewed the PowerPoint presentation from the previous work session and introduced Jim Vorhis, VSWC Architects, the criteria architect for the Warren County Court Project.

Mr. Vorhis stated his opinion that Champlain did a good job on the layout of the building within the Master Plan and feels the placement of the County Court is a good location with enough parking to accommodate the court.

There was discussion relative to the job of the criteria architect vs. the design/build contractor and where the County Court project is in the process.

Mr. Vorhis stated the need to “double back” with the court in order to ensure accuracy of the proposed square footage of the building since it has been a year and a half since the original footprint was determined.

There was discussion relative to the accommodation of space if a full time County Court is established as well as the timeline for construction to begin for the County Court building.

Mr. Vorhis stated it would be approximately one year from the time the Board starts the Design/Build process before actual construction would begin.

Upon further discussion, the Board stated their desire to continue this discussion in order for Commissioner Young to be present for the final decision to proceed.

On motion, upon unanimous call of the roll, the Board entered into executive session at 10:14 a.m. relative to imminent litigation with legal counsel present pursuant to Ohio Revised Code Section 121.22 (G)(3) and exited at 10:25 a.m.

Upon motion the meeting was adjourned.

Shannon Jones, President

David G. Young

Tom Grossmann

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on April 4, 2023, in compliance with Section 121.22 O.R.C.

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



Warren County Commissioners Meeting
4.4.2023



2021 vs. Now

- \$31.37 per revenue hour
 - 2.5% annual increase based on trailing 12-month historical average (CPI-U)
- Actual CPI-U increase
 - 2021 = 4.7%
 - 2022 = 8.6%
 - 2023 Trend = 6.0%

| | 2021 | 2022 | 2023 | 2024 | 2025 |
|------------------------------|----------|----------|----------|----------|----------|
| Budgeted Rate (per hour) | \$ 31.37 | \$ 32.15 | \$ 32.96 | \$ 33.78 | \$ 34.63 |
| Budgeted CPI-U | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% |
| Actual CPI-U | 4.70% | 8.60% | 6.0% | | |
| CPI Adjusted Rate (per hour) | | \$ 32.84 | \$ 35.67 | \$ 37.81 | |



Continued

- Budgeted 2023 Rent \$2955 / month
 - Actual 2023 Rent \$3866 / month
 - Other cost increases realized:
 - Utilities/Parts
 - Dispatch/Management Pay
 - Insurance
 - 2022 Data
 - Budgeted 40,000 Trips / 29,764 Rev Hours
 - Actual 34,029 Trips / 24,347 Rev Hours (4% increase from 2021)
 - Equates to annual shortage of 2.36 drivers (at 9 revenue hours per day)
-



Proposal

- UTS is proposing a \$2.50 rate increase for the remainder of 2023
 - Full wage pass-through
 - \$2 raise to all current drivers with 5+ years of experience
 - New hires at \$14 / hour instead of \$12 / hour
 - Retain our best drivers and bring in a higher quality candidate for WCTS
 - A \$12 / hour candidate in January 2021 is worth \$13.80 / hour in February 2023



What does this mean for Warren County?

- Meet increase in demand from original contract
 - 14 drivers needed during peak times in 2021
 - 17 drivers needed during peak times in 2023
 - Root Cause:
 - Free medical rides
 - Increased demand in Mason and Lebanon
 - Increase in customers post-Covid
 - Hire 3-5 high quality candidates at \$14/hour
 - 2 drivers in Mason to meet increasing demand
 - 1 driver for second Lebanon Loop
 - 1 “flex” driver to help in all areas
 - Opportunity for a Butler County Route Connection
-



Q & A



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Nancy Lamb DEPARTMENT: Treasurer's office/pros Atty

*POSITION: Title Examiner/paralegal DATE: 4/4/23

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:

Continuing education / SWOLTA / attending w/ Chris Watkins

LOCATION:

Embassy Suites - Cincinnati
4534 Lake Forest, Blue Ash, OH

DATE(S):

6/9/23

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING:

na

ESTIMATED COST OF TRIP:

\$80 - Registration Fee / no mileage reimbursement

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

[Signature] 9/4/2023
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

[Empty box for listing additional attendees]

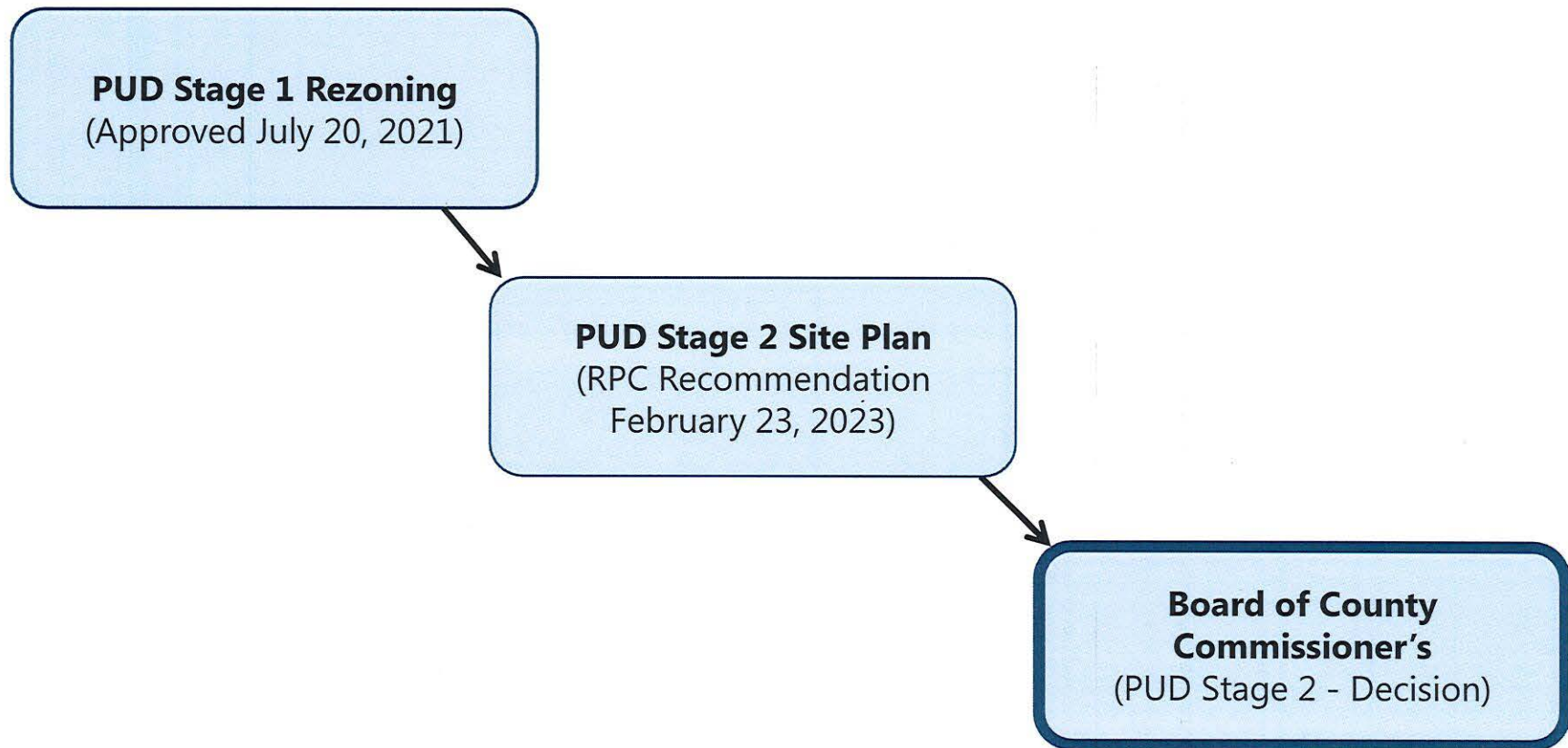
Two horizontal bars are positioned at the top of the page. The upper bar is blue and the lower bar is yellow, both with a slight gradient and a soft shadow effect.

Greene Meadows PUD Stage 2

Prepared for the
Board of County Commissioners

Meeting Date: March 28, 2023

SUBDIVISION REVIEW PROCESS



PROJECT OVERVIEW

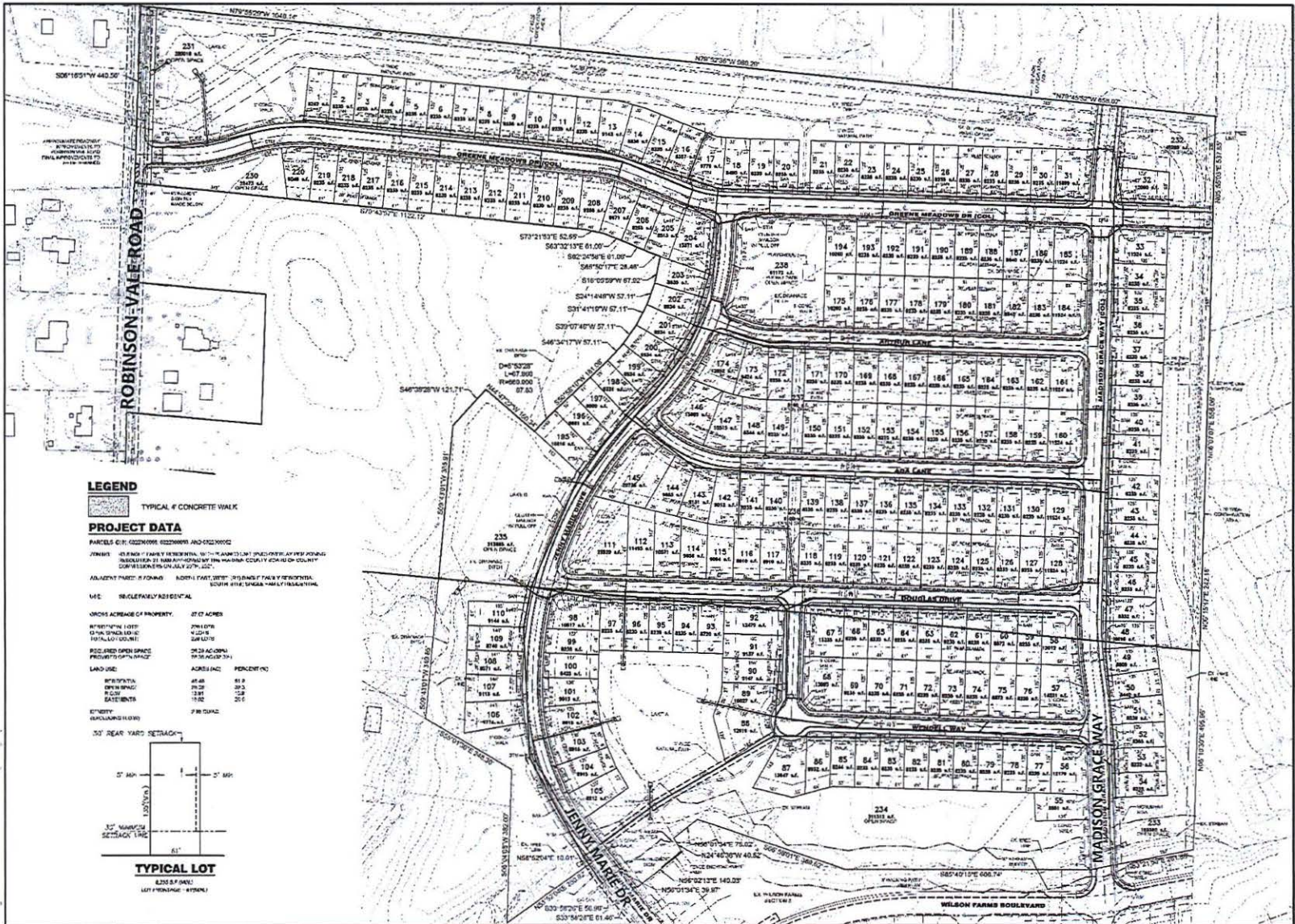
| | |
|--------------------------|---|
| Property Owner | Wilson Farms Development II, LLC & Greene Properties, LLC |
| Surveyor/Engineer | Bayer Becker |
| Site Location | Robinson-Vail Road |
| Site Area | 87.67 acres |
| Proposed Lots | 220 Single-Family and 9 Open Space |
| Zoning | R3 – Planned Unit Development |

VICINITY MAP



SITE AERIAL





LEGEND

TYPICAL # CONCRETE WALK

PROJECT DATA

PARCELS G.L.R. 03220000 03220000 AND 03220002
 ZONING: RESIDENTIAL SINGLE-FAMILY (R-1) - THE APPLICANT HAS APPLIED FOR ZONING
 RECLASSIFICATION TO RESIDENTIAL SINGLE-FAMILY (R-1) FROM RESIDENTIAL
 SINGLE-FAMILY (R-1) ON JULY 27, 2022.
 ADJACENT PARCELS: 03220000 03220000 AND 03220002
 OWNER: JENNEY MAIN DRIVE, INC.

NET GROSS ACRES OF PROPERTY: 25.07 ACRES

NET GROSS LOT AREA: 4,224 SQ. FT.

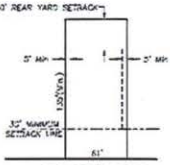
NET GROSS LOT AREA: 348 SQ. FT.

RESERVED OPEN SPACE: 26.29 AC. (10.4%)

PROVIDED OPEN SPACE: 26.29 AC. (10.4%)

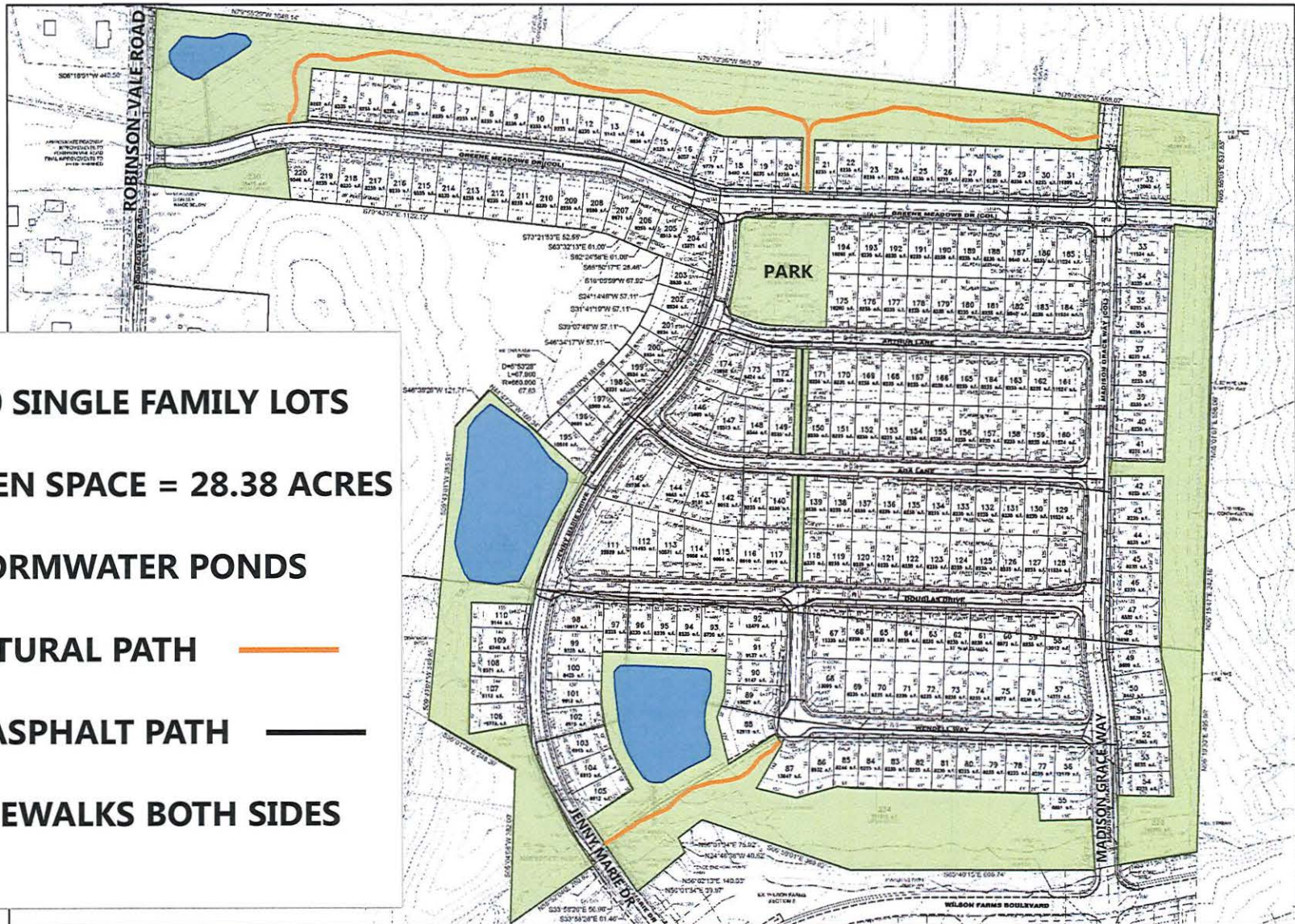
| LAND USE | ACRES (A.C.) | PERCENT (%) |
|-------------|--------------|-------------|
| RESIDENTIAL | 49.48 | 81.9 |
| OPEN SPACE | 10.28 | 20.2 |
| WATERWAYS | 13.81 | 27.6 |
| TOTAL | 73.57 | 100 |

ESTIMATED VALUE: 7.8M USD

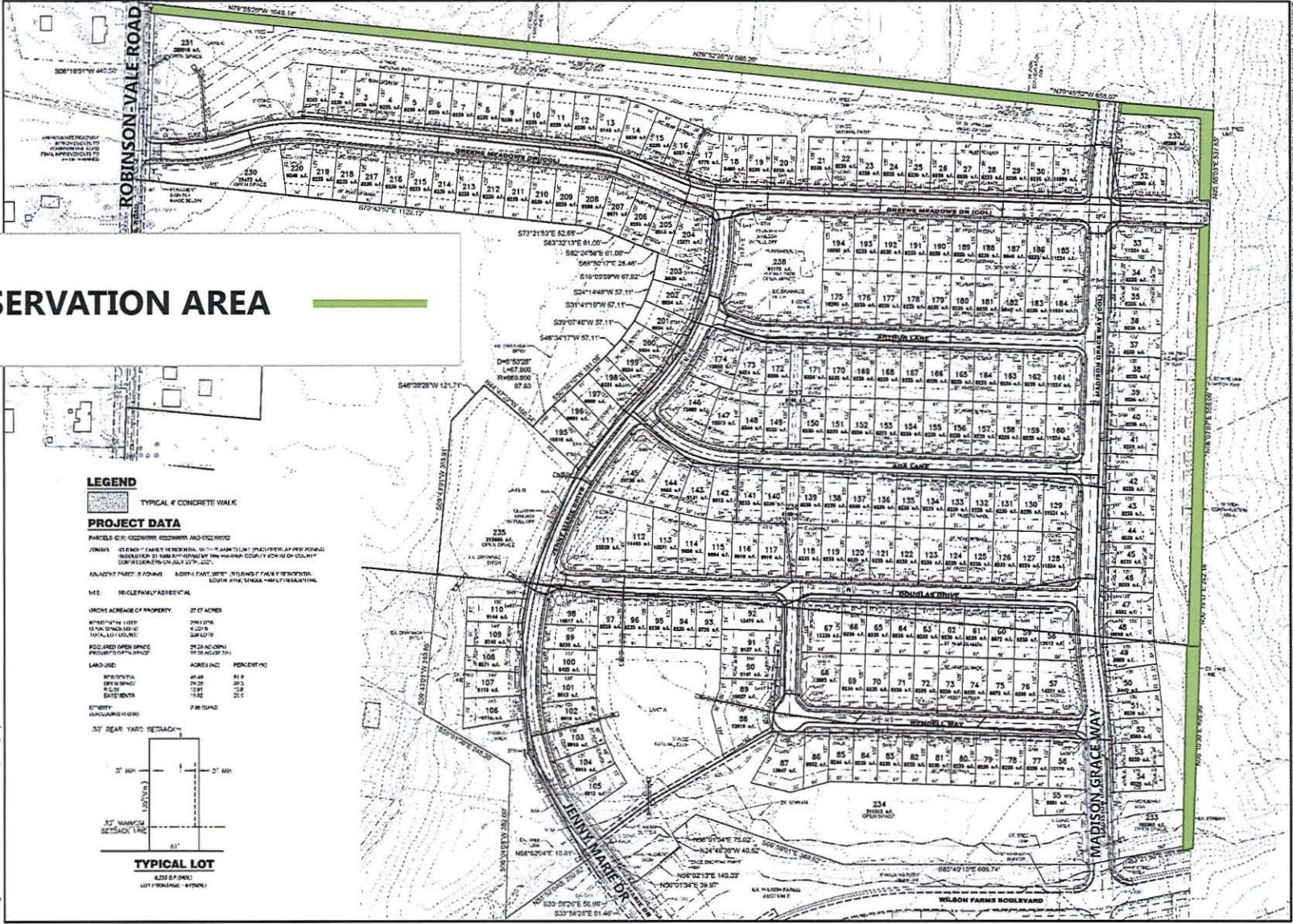


TYPICAL LOT
 625 S.F. (A.C.)
 LOT FRONTAGE: 61 FT.

220 SINGLE FAMILY LOTS
OPEN SPACE = 28.38 ACRES
STORMWATER PONDS
NATURAL PATH ———
8' ASPHALT PATH ———
SIDEWALKS BOTH SIDES



20' CONSERVATION AREA



LEGEND

TYPICAL 4' CONCRETE WALK

PROJECT DATA

PARCELS C.R. 022200000, 022200001 AND 022200002
 JURISDICTION: COUNTY OF WISCONSIN, TOWN OF WILSON, VILLAGE OF WILSON
 ADJACENT PARCELS: 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

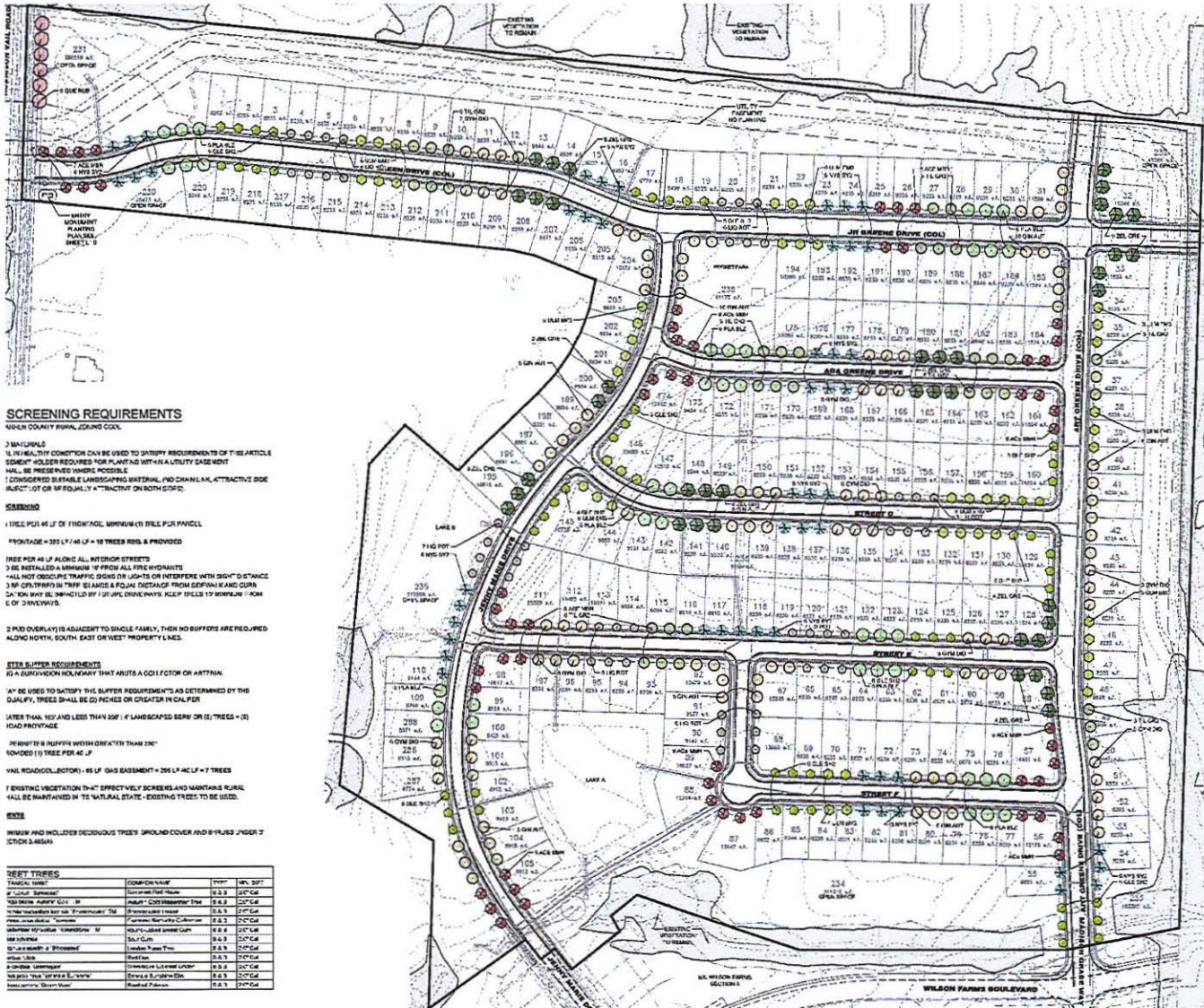
NET AREA OF PROPERTY: 37.07 ACRES
 IMPROVEMENTS: 786 LOTS
 TOTAL LOT AREA: 284,470 SQ. FT.
 PERCENTAGE IMPROVED: 28.23%
 PROJECT AREA: 284,470 SQ. FT.

LAND USE: ACRES (AC) PERCENT (%)
 RESIDENTIAL: 49.48 81.9
 OPEN SPACE: 79.28 21.3
 UTILITIES: 1.31 0.4
 TOTAL: 60.07 100.0

SETBACKS:
 37' REAR YARD SETBACK
 37' SIDE SETBACK
 37' FRONT SETBACK



TYPICAL LOT
 63' WIDE
 107' DEEP
 107' DEEP



SCREENING REQUIREMENTS

WILSON COUNTY ZONING CODE

- 3 MATERIALS
- 16. IF HEALTHY CONDITION CAN BE USED TO SATISFY REQUIREMENTS OF THIS ARTICLE
- SCHEMATIC HOLDER REQUIRED FOR PLANTING WITHIN A UTILITY EASEMENT
- MATERIALS TO BE PRESERVED WHERE POSSIBLE
- 1. CONSIDERED DESIRABLE LANDSCAPING MATERIAL, NON-CLIMAX, ATTRACTIVE, DISEASE RESISTANT, AND OF EQUAL OR BETTER QUALITY THAN THAT ON ADJACENT LOT

SCREENING

- 1. TREE PER 40 LF OF FRONTAGE WITHIN (3) BLOCK PER PARCEL
- FRONTAGE = 300 LF / 40 LF = 18 TREES REQ. & PROVIDED
- TREE PER 40 LF ALONG ALL INTERIOR STREETS
- 2. BE INSTALLED A MINIMUM 10' FROM ALL FIRE HYDRANTS
- ALL NOT OBSCURE TRAFFIC SIGNS OR LIGHTS OR INTERFERE WITH 35'-0" DISTANCE
- 3. NO CUTTERS IN TRAFFIC ISLANDS & FULL DISTANCE FROM DRIVEWAY AND CURB
- 4. CAN BE OVERLAP BY 10' FROM DRIVEWAYS, 10' FROM 15' SIDEWALK, 10' FROM 6' OF DRIVEWAYS
- 2. OVERLAP IS ADJACENT TO SINGLE FAMILY, THEN NO BUFFERS ARE REQUIRED ALONG NORTH, SOUTH, EAST OR WEST PROPERTY LINES

SCREENING BUFFER REQUIREMENTS

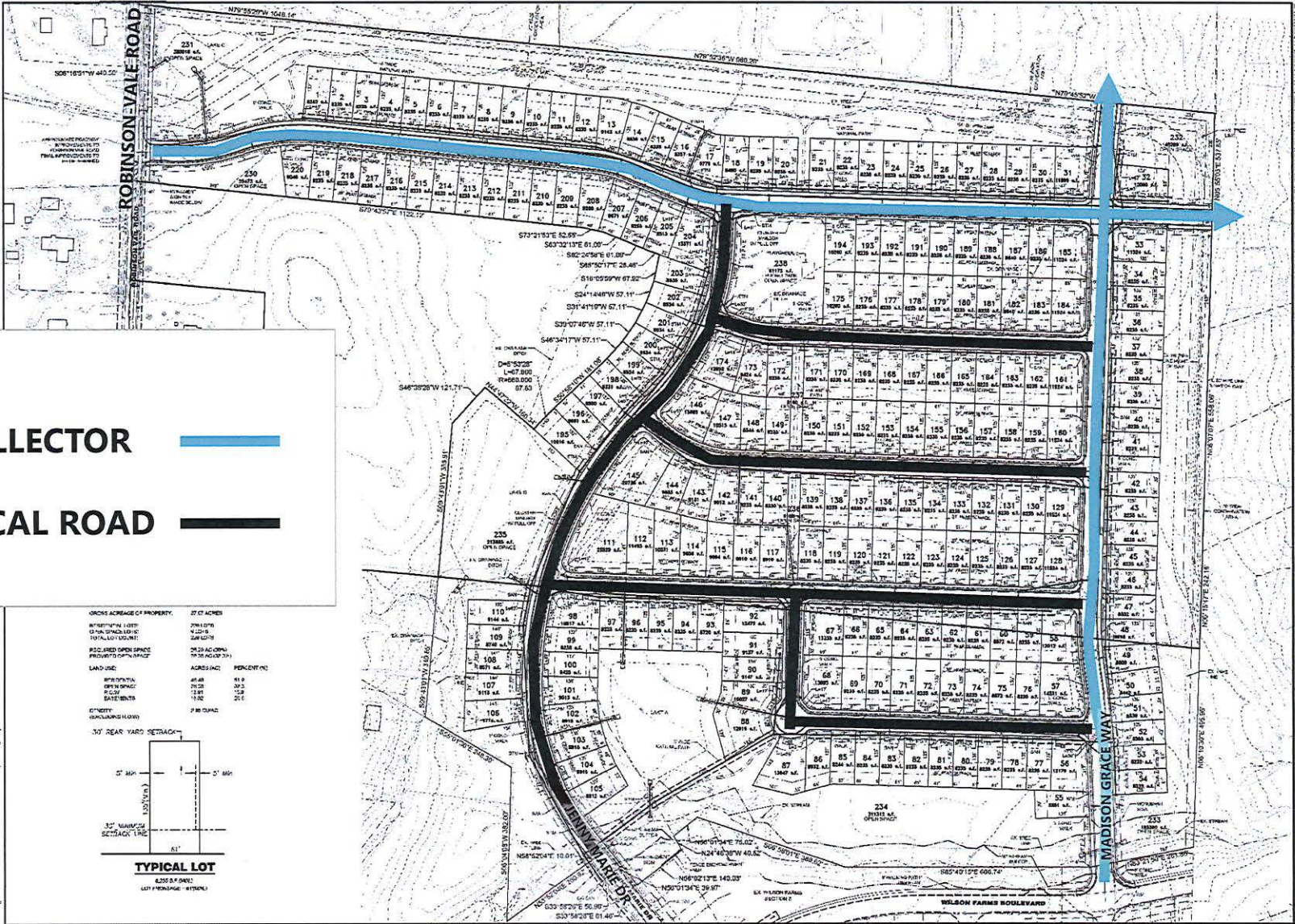
- 1. A BUFFER HEDGEROW THAT MEETS A 10' BUFFER OR 10' BUFFER
- 2. TO BE USED TO SATISFY THIS BUFFER REQUIREMENT AS DETERMINED BY THE QUALITY, TREES SHALL BE (2) INCHES OR GREATER IN CALIPER
- 3. LATER THAN 10" AND LESS THAN 200' 4. LANDSCAPED BERRY OR (2) TREES - (3) ROAD FRONTAGE
- 4. HEIGHT IS 8' HEIGHTS WITH GREATER THAN 20" DIAMETER (1) TREE PER 40 LF
- 5. VAL ROAD (COLLECTOR) - 40 LF OF GAS BASEMENT + 200 LF AC LF = 7 TREES
- 6. EXISTING VEGETATION THAT EFFECTIVELY SCREENS AND MAINTAINS RURAL CHARACTER SHALL BE MAINTAINED IN ITS NATURAL STATE - EXISTING TREES TO BE USED

NOTE

INCLUDE AND INCLUDE DECIDUOUS TREES - 50% COVER AND 8' HEIGHT UNDER 2" DBH (3-4854)

TREE SPECIES

| TREE SPECIES | COMMON NAME | DBH | HT. | SPR. |
|--------------|-------------------|-----|-----|------|
| Red Maple | Acer rubrum | 12" | 40' | 20' |
| White Birch | Betula papyrifera | 8" | 25' | 15' |
| Black Birch | Betula nigra | 8" | 25' | 15' |
| White Birch | Betula papyrifera | 8" | 25' | 15' |
| Black Birch | Betula nigra | 8" | 25' | 15' |
| White Birch | Betula papyrifera | 8" | 25' | 15' |
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| Black Birch | Betula nigra | 8" | 25' | 15' |
| White Birch | Betula papyrifera | 8" | 25' | 15' |
| Black Birch | Betula nigra | 8" | 25' | 15' |



COLLECTOR 

LOCAL ROAD 

ORIG. ACRES OF PROPERTY: 27.07 ACRES

INFORMATION LIST:

| | |
|-----------------------|---------|
| AREA SPACES 10' x 10' | 294,078 |
| TOTAL LOTS | 2,842 |

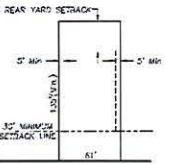
REQUIRED OPEN SPACE:

| | |
|---------------------|----------------|
| PROVIDED OPEN SPACE | 26.29 AC (97%) |
|---------------------|----------------|

LAND USE:

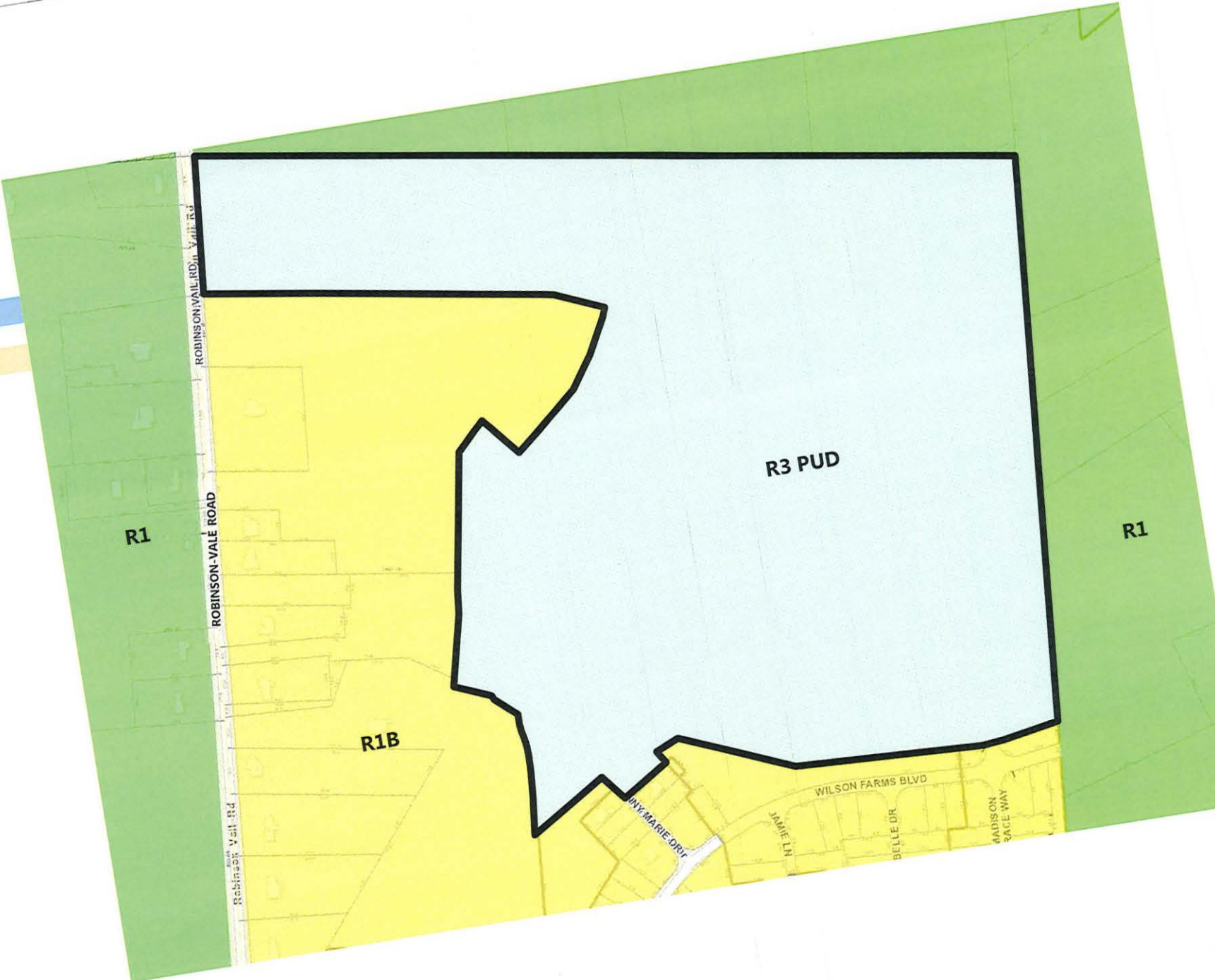
| LAND USE | ACRES (AC) | PERCENTAGE |
|-------------|------------|------------|
| RESIDENTIAL | 26.29 | 97.5 |
| OPEN SPACE | 0.78 | 2.8 |
| TOTAL | 27.07 | 100 |

STREETS: 2 MILE ROAD



TYPICAL LOT
60.00 FT WIDE
LOT FRONTAGE = 60.00 FT

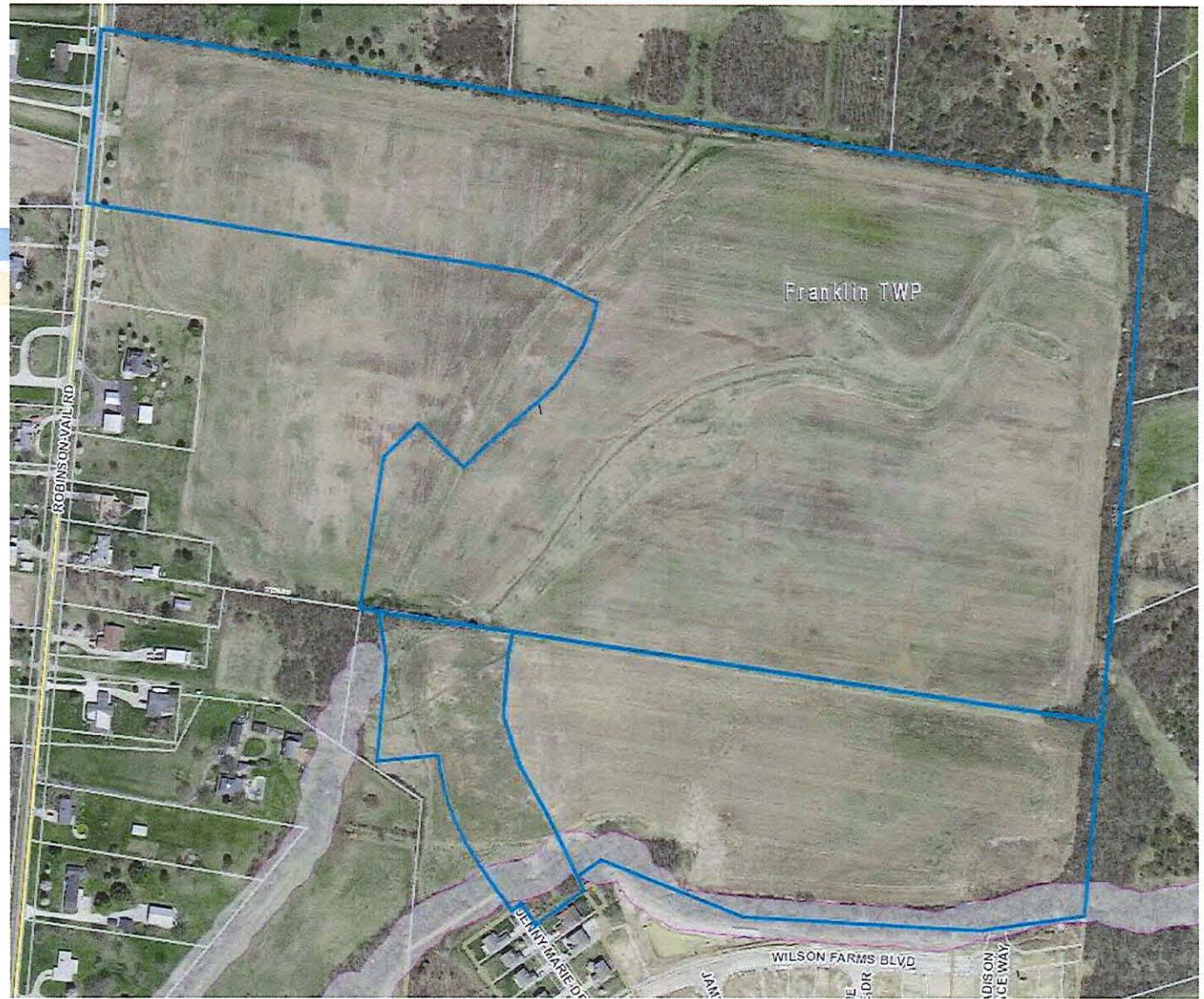
ZONING



ZONING – PUD Standards

| Approved R3 PUD Standards | |
|----------------------------------|----------------|
| Maximum Number of Dwelling Units | 220 |
| Lot Frontage (minimum) | 61 feet |
| Setbacks | Front: 30 feet |
| | Side: 5 feet |
| | Rear: 30 feet |

ENVIRONMENTAL FEATURES



Streamside Setback

PUD STAGE 2 RECOMMENDATION

Approve the Greene Meadows PUD Stage 2 to the Board of County Commissioners subject to the following conditions:

1. Compliance with the Warren County Rural Zoning Code, Planned Unit Development Stage 1 Standards and resolution, and the Warren County Subdivision Regulations.
2. Compliance with the requirements of the Warren County Engineer's Office and the Ohio Department of Transportation. Any road improvements deemed necessary by either department shall be installed by the developer.

PUD STAGE 2 RECOMMENDATION

3. Water and wastewater facilities shall comply with the Warren County Water & Sewer Department standards. Any improvements deemed necessary by the Warren County Water & Sewer Department shall be installed by the developer.
4. Compliance with the Warren County Soil and Water Conservation District (SWCD) Erosion and Sediment Control Plan requirements. An earth Disturbing Permit and Environmental Assessment shall be done and approved by SWCD prior to Final Plat.
5. The proposed stormwater detention system, inclusive of all storm sewers, basins, and other devices, shall be designed and constructed in accordance with the standards and regulations of the Warren County Engineer Office.

PUD STAGE 2 RECOMMENDATION



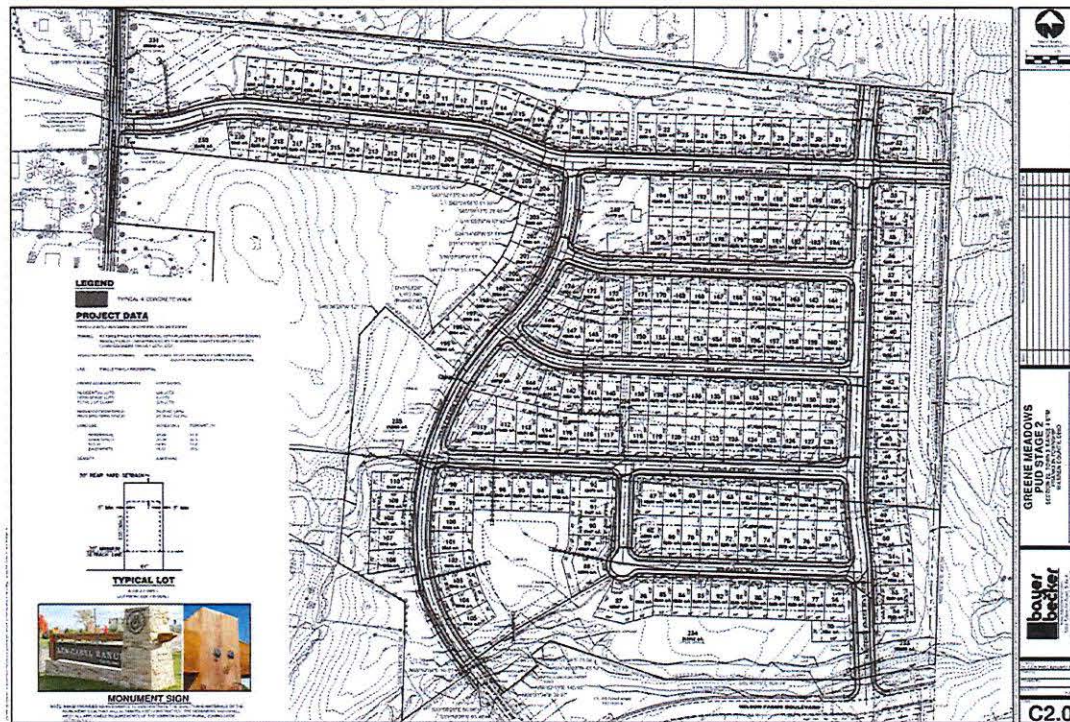
6. A Homeowners Association (HOA) shall be established for the management and maintenance of common open space, stormwater management, trails, paths, postal mailbox units, and any other community amenities. All amenities of the community shall be completed before the platting of the 166 residential lot.
7. Entry monument signs shall be similar to what was illustrated on the title page.

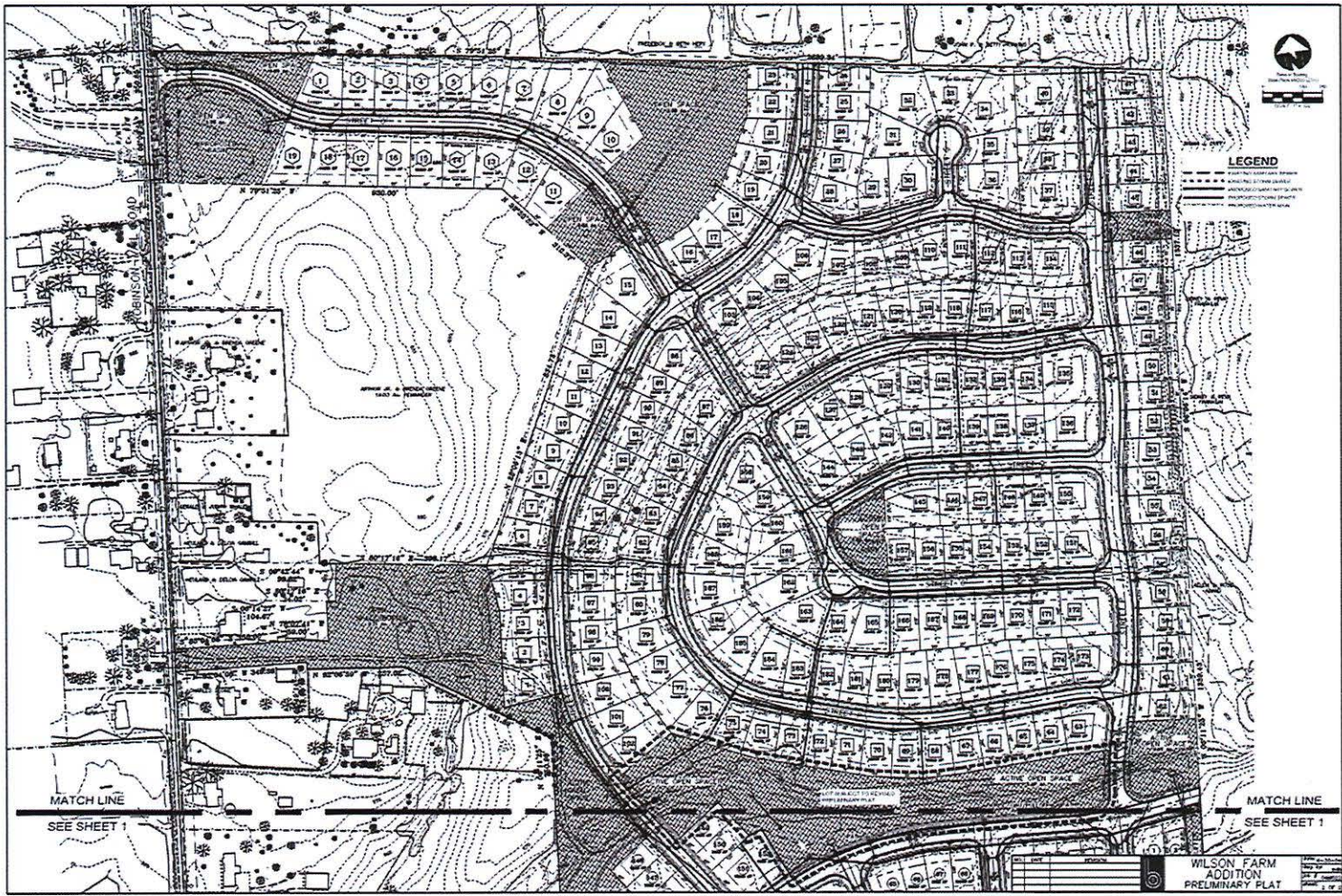
PUD STAGE 2 RECOMMENDATION



8. Submit an updated Stage 2 Plan that:
 - a. identifies the materials of the “natural path”.
 - b. updates the project data parcel numbers to the correct IDs.
 - c. changes the subdivision name and proposed street name ‘Arthur’ that is acceptable to the WCRPC and Engineer’s Office.
9. Compliance with all other local, state, and federal regulations.

Greene Meadows Stage 2 Plan





LEGEND

- EASEMENT
- UTILITY
- EASEMENT
- EASEMENT

WILSON FARM
 ADDITION
 PRELIMINARY PLAT

| DATE | DESCRIPTION |
|------|-------------|
| | |
| | |
| | |



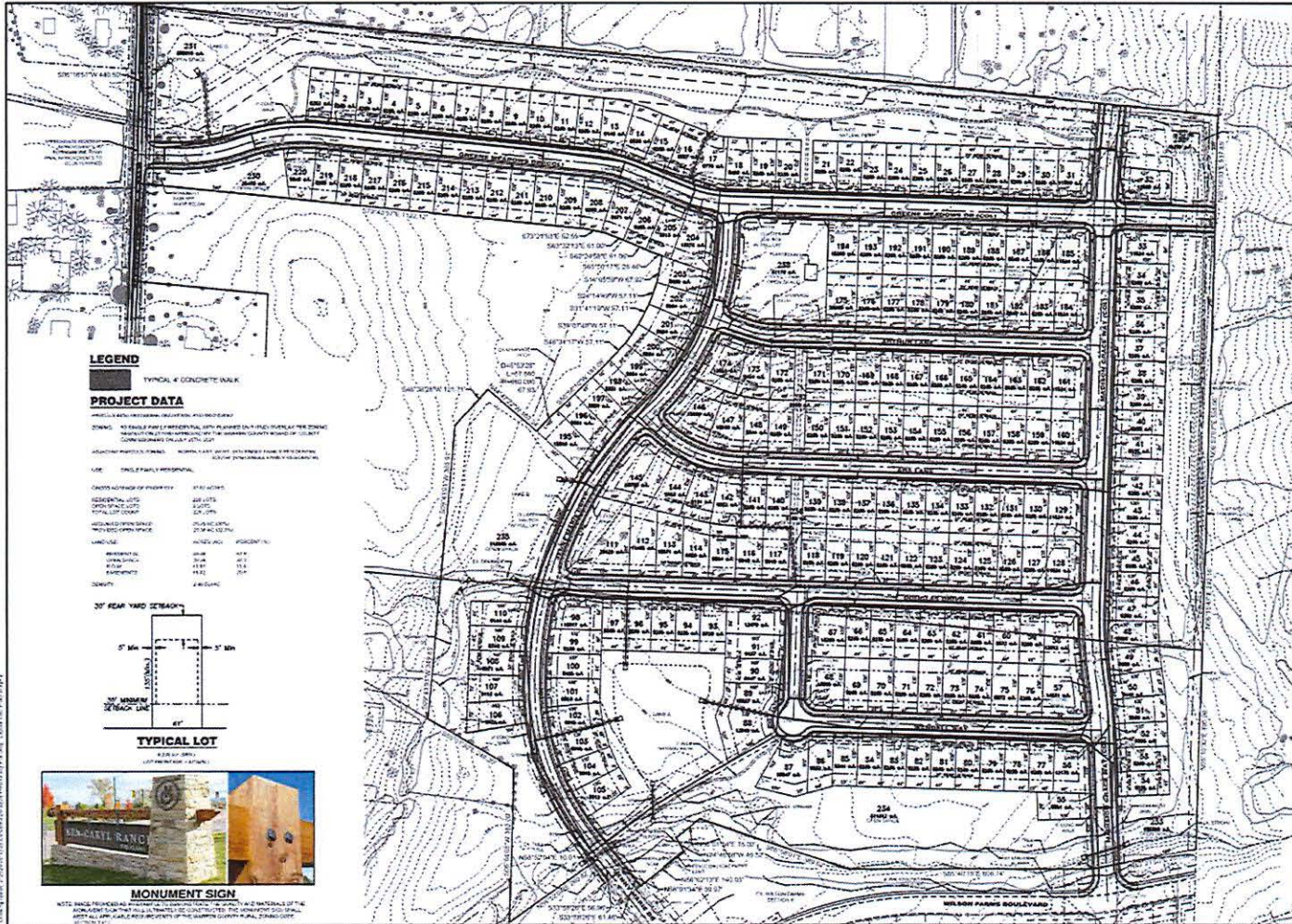
DATE: 06/25/2024
 TIME: 10:52:00 AM
 PROJECT: WILSON FARM NORTH ZONING MAP AMENDMENT





WILSON FARM NORTH
 ZONING MAP AMENDMENT
 #24000000000000000000
 SITE EVALUATOR




PL2.0

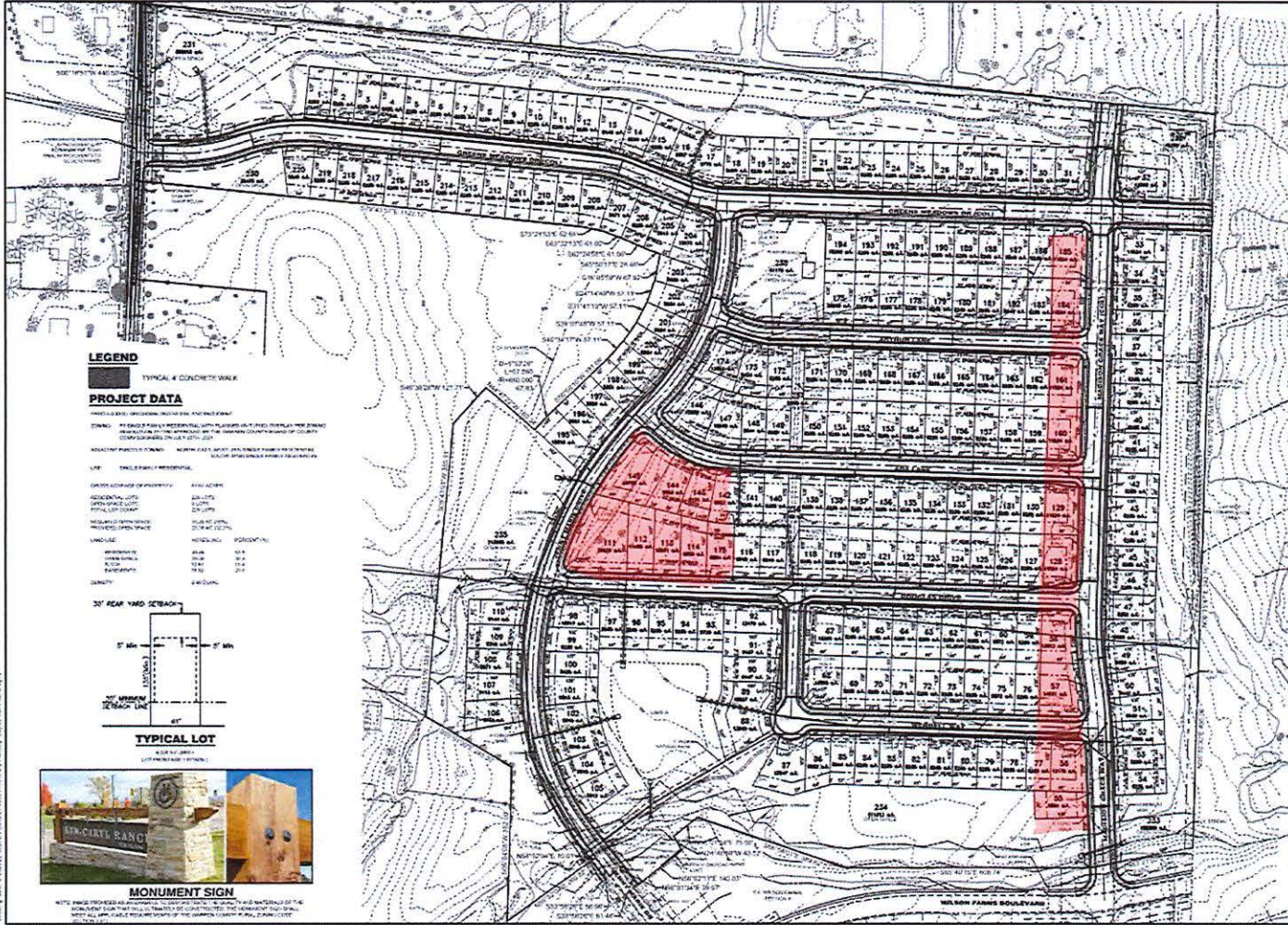




 0 10 20 30 40 50 60 70 80 90 100
 FEET

GREENE MEADOWS
PUD STAGE 2
 SITE PLAN FOR CONSTRUCTION OF
 254 SINGLE-FAMILY RESIDENTIAL UNITS
 LAYOUT AND UTILITY PLAN


 BOYER BECKER
 ARCHITECTS & ENGINEERS PLLC
 1000 10TH AVENUE, SUITE 100
 SEASIDE, WA 98148
 TEL: 206.465.1100

C2.0



LEGEND

TYPICAL 4' CONCRETE WALK

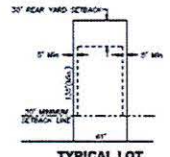
PROJECT DATA

PROJECT: GREEN MEADOWS PHASE 2 PUD
 OWNER: GREEN MEADOWS PHASE 2 PUD
 DESIGN: 40 SINGLE FAMILY RESIDENTIAL LOTS PLANNED WITH FIVE TRAILS AND ONE BIKING TRAIL
 LOCATION: 10000 S. 100TH AVENUE, GREEN MEADOWS PHASE 2 PUD, WASHINGTON COUNTY, COLORADO
 COUNTY: GARFIELD COUNTY, COLORADO
 PROJECT NUMBER: 2023-001
 DATE: 08/15/2023

DATE: 08/15/2023
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 PROJECT NUMBER: 2023-001

DATE: 08/15/2023
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 PROJECT NUMBER: 2023-001

DATE: 08/15/2023
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 PROJECT NUMBER: 2023-001



TYPICAL LOT



MONUMENT SIGN

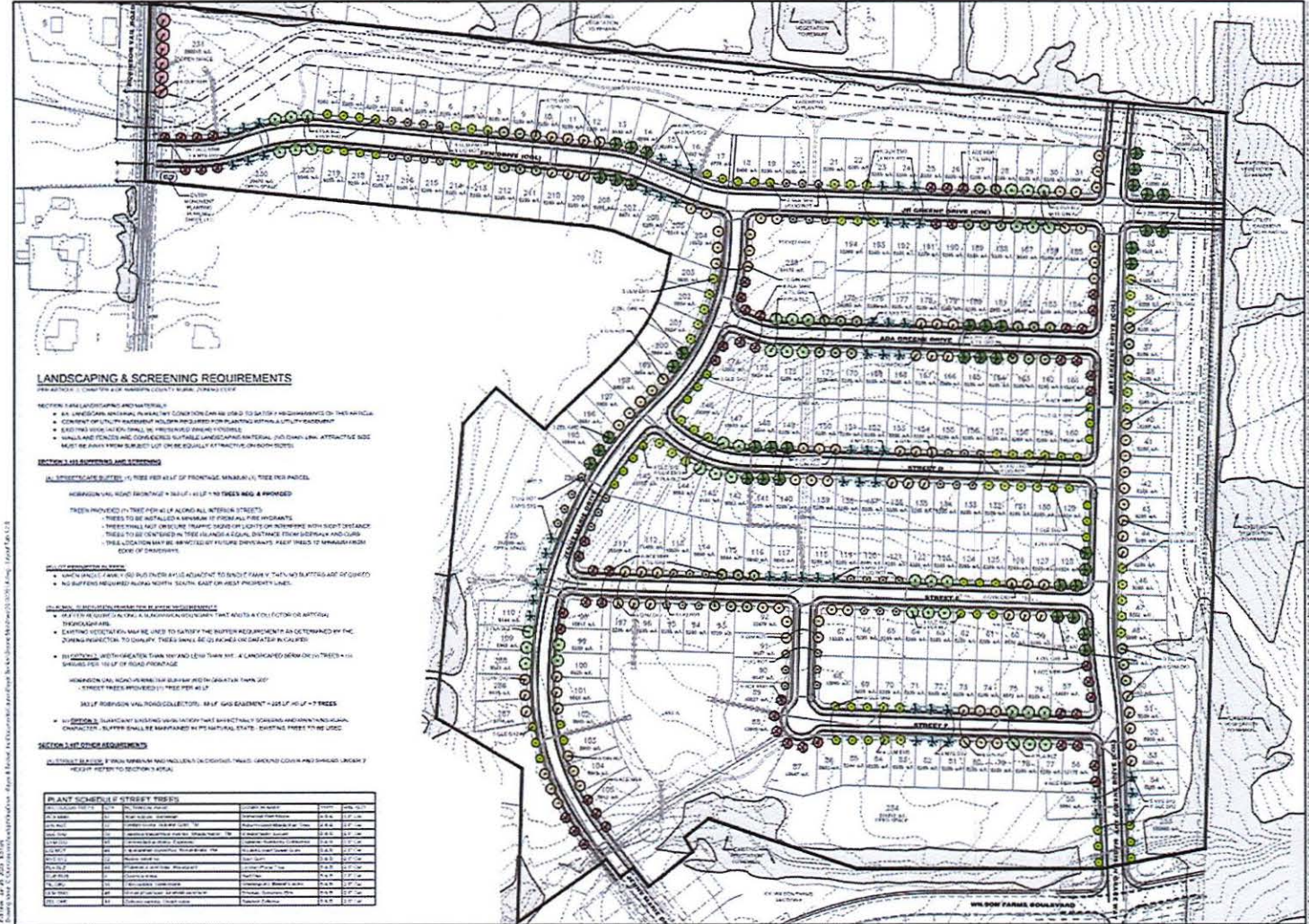
NOTE: THIS SIGN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE GARFIELD COUNTY BOARD OF COUNTY COMMISSIONERS. THE SIGN SHALL BE CONSTRUCTED WITH ALL APPLICABLE REQUIREMENTS OF THE GARFIELD COUNTY BOARD OF COUNTY COMMISSIONERS.



GREEN MEADOWS
 PUD STAGE 2
 40 SINGLE FAMILY RESIDENTIAL LOTS
 LAYOUT AND UTILITY PLAN



C2.0



LANDSCAPING & SCREENING REQUIREMENTS

- REQUIREMENTS FOR LANDSCAPING AND SCREENING:**
- ALL LANDSCAPING AND SCREENING CONDITIONS SHALL BE USED TO SATISFY REQUIREMENTS OF THIS ARTICLE.
 - CONTAINMENT OF LULU, LULU PLACEMENT, AND LULU PLACEMENT SHALL BE AS REQUIRED BY THE LULU PLACEMENT SCHEDULE.
 - SCREENING SHALL BE PROVIDED BY THE INSTALLATION OF SCREENING WALLS AND FENCES AND CONSIDERED SUITABLE LANDSCAPING MATERIAL. THE SCREENING WALLS AND FENCES SHALL BE CONSIDERED SUITABLE LANDSCAPING MATERIAL. THE SCREENING WALLS AND FENCES SHALL BE CONSIDERED SUITABLE LANDSCAPING MATERIAL. THE SCREENING WALLS AND FENCES SHALL BE CONSIDERED SUITABLE LANDSCAPING MATERIAL.
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PLANT SCHEDULE FOR STREET TREES

| STREET | PLANT SPECIES | PLANT SIZE | PLANT TYPE |
|----------|---------------|------------|------------|
| STREET 1 | ... | ... | ... |
| STREET 2 | ... | ... | ... |
| STREET 3 | ... | ... | ... |
| STREET 4 | ... | ... | ... |
| STREET 5 | ... | ... | ... |
| STREET 6 | ... | ... | ... |
| STREET 7 | ... | ... | ... |

**GREENE MEADOWS
PRELIMINARY PLAN**
SECTION 1, TOWN & RANGE #10
WASCO COUNTY, OREGON

LANDSCAPE PLAN

boyer becker
ARCHITECTS & PLANNERS
1000 N. W. 10th St., Suite 100
Vancouver, WA 98660
TEL: 503.251.1000
WWW.BOYERBECKER.COM

L2.0



HAMPSTEAD
1,498 SQ. FT. | 3 BED 2 BATH 1 STORY 2 CAR GARAGE



Elevation A



Elevation B



Elevation C



Elevation D



NEWBERRY
1,635 SQ. FT. | 3 BED 2 BATH 1 STORY 2 CAR GARAGE



Elevation A



Elevation B



Elevation C



Elevation D



CLAIBORNE
1,771 SQ. FT. | 4 BED 2 BATH 1STORY 2 CAR GARAGE



Elevation A



Elevation B



Elevation C



Elevation D



SIERRA
1,818 SQ. FT. | 3 BED 2.5 BATH 2 STORY 2 CAR GARAGE



Elevation A



Elevation B



Elevation C



Elevation D



BELFORD
2,053 SQ. FT. | 4 BED 2.5 BATH 2 STORY 2 CAR GARAGE



Elevation A



Elevation B



Elevation C



Elevation D



PENNINGTON
2,155 SQ. FT. | 3 BED 2.5 BATH 2 STORY 2 CAR GARAGE



Elevation A



Elevation B



Elevation C



Elevation D

D-R-HORTON
America's Builder

HOLLAND
2,356 SQ. FT. | 4 BED 2.5 BATH 2 STORY 2 CAR GARAGE



Elevation A



Elevation B



Elevation C



Elevation D

D-R-HORTON
America's Builder

ASBURY
2,389 SQ. FT. | 4 BED 2.5 BATH 2 STORY 2 CAR GARAGE



Elevation A



Elevation B



Elevation C



Elevation D

D-R-HORTON
America's Builder

BRIDGEPORT
2,546 SQ. FT. | 4 BED 2.5 BATH 2 STORY 2 CAR GARAGE



Elevation A



Elevation B



Elevation C



Elevation D

D-R-HORTON
America's Builder

HALEY
2,600 SQ. FT. | 5 BED 3 BATH 2 STORY 2 CAR GARAGE



Elevation A



Elevation B



Elevation C



Elevation D



Warren County Commissioners Meeting 4.4.2023



2021 vs. Now

- \$31.37 per revenue hour
 - 2.5% annual increase based on trailing 12-month historical average (CPI-U)
- Actual CPI-U increase
 - 2021 = 4.7%
 - 2022 = 8.6%
 - 2023 Trend = 6.0%

| | 2021 | 2022 | 2023 | 2024 | 2025 |
|------------------------------|----------|----------|----------|----------|----------|
| Budgeted Rate (per hour) | \$ 31.37 | \$ 32.15 | \$ 32.96 | \$ 33.78 | \$ 34.63 |
| Budgeted CPI-U | 2.50% | 2.50% | 2.50% | 2.50% | 2.50% |
| Actual CPI-U | 4.70% | 8.60% | 6.0% | | |
| CPI Adjusted Rate (per hour) | | \$ 32.84 | \$ 35.67 | \$ 37.81 | |

Continued

- Budgeted 2023 Rent \$2955 / month
 - Actual 2023 Rent \$3866 / month
 - Other cost increases realized:
 - Utilities/Parts
 - Dispatch/Management Pay
 - Insurance
 - 2022 Data
 - Budgeted 40,000 Trips / 29,764 Rev Hours
 - Actual 34,029 Trips / 24,347 Rev Hours (4% increase from 2021)
 - Equates to annual shortage of 2.36 drivers (at 9 revenue hours per day)
-



Proposal

- UTS is proposing a \$2.50 rate increase for the remainder of 2023
 - Full wage pass-through
 - \$2 raise to all current drivers with 5+ years of experience
 - New hires at \$14 / hour instead of \$12 / hour
 - Retain our best drivers and bring in a higher quality candidate for WCTS
 - A \$12 / hour candidate in January 2021 is worth \$13.80 / hour in February 2023



What does this mean for Warren County?

- Meet increase in demand from original contract
 - 14 drivers needed during peak times in 2021
 - 17 drivers needed during peak times in 2023
 - Root Cause:
 - Free medical rides
 - Increased demand in Mason and Lebanon
 - Increase in customers post-Covid
- Hire 3-5 high quality candidates at \$14/hour
 - 2 drivers in Mason to meet increasing demand
 - 1 driver for second Lebanon Loop
 - 1 “flex” driver to help in all areas
 - Opportunity for a Butler County Route Connection



Q & A



APPROVE AMENDMENT #4 TO THE WARREN COUNTY AGREEMENT WITH UNIVERSAL TRANSPORTATION SYSTEMS, LLC AND AUTHORIZE THE PRESIDENT OF THIS BOARD TO SIGN DOCUMENTS RELATIVE THERETO

WHEREAS, Warren County has entered into an agreement with Universal Transportation System, LLC through Resolution #20-1634, for the operation of Warren County Transit Service; and

WHEREAS, the County agrees to amend the contract to increase hourly rate to \$35.46; and

NOW THEREFORE BE IT RESOLVED, to approve Amendment #4 with Universal Transportation System, LLC and authorize the President of this Board to sign documents relative thereto, as attached hereto and made a part hereof.

M. moved for adoption of the foregoing resolution being seconded by M. Upon call of the roll, the following vote resulted:

M
M
M

Resolution adopted this _____ day of _____ 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

/sm

cc: c/a – Universal Transportation Systems LLC
OGA (file)
Transit (file)

I:Resolutions>grants>Transit>UTS Amendment 4 Resolution

WARREN COUNTY
COMMUNICATIONS
2023 MAR 30 AM 10:35
RECEIVED

**AMENDMENT #4
TO CONTRACT FOR
TRANSPORTATION SERVICES**

Amendment to the contract dated November 17, 2020, Resolution #20-1634, for the operation of the Warren County Transit System (WCTS):

By and between the County:

Warren County Board of Commissioners
406 Justice Drive
Lebanon, Ohio 45036

and the Service Provider:

Universal Transportation Systems LLC
DBA UTS
5284 Winton Road
Fairfield, OH 45014

Amend **SECTION 7. COMPENSATION** to read as follows:

The Service Provider shall submit properly documented invoices, not more than once a month based on vehicle hours of service. The vehicle hourly rate shall be \$35.46, not to exceed 27,665 vehicle hours. After reviewing and verifying invoices, the County will process said invoices and remit payment within thirty (30) days, contingent on the availability of federal, state and/or local funds. Service Provider may cease to provide services under this Agreement should County fail to compensate Service Provider for services rendered. The provisions of the preceding paragraph shall apply to compensation owed to Service Provider.

A "Vehicle Hour" is defined as, "from the time the vehicle picks up the first passenger until the time the vehicle drops off their last passenger, excluding any scheduled lunch breaks".

PAYMENT TERMS. County shall pay Service Provider within 30 days of receipt of Service Provider's invoice.

DISPUTED INVOICES. In the event County disputes any portion of Service Provider's invoice, County shall notify Service Provider in writing within fourteen (14) days of receipt of Service Provider's invoice. County shall pay the undisputed portion of the invoice within thirty (30) days of receipt of Service Provider's invoice.

DISPUTE RESOLUTION. Service Provider and County shall meet within fourteen (14) days of Service Provider's receipt of County's notice of a disputed invoice to negotiate a resolution to the dispute. In the event Service Provider and County cannot resolve the dispute through negotiation, the dispute will be resolved in accordance with Section 31 (below).

This Amendment agreed to by:

Warren County Board of Commissioners

Date _____

Universal Transportation Systems LLC



Date 2.10.2023

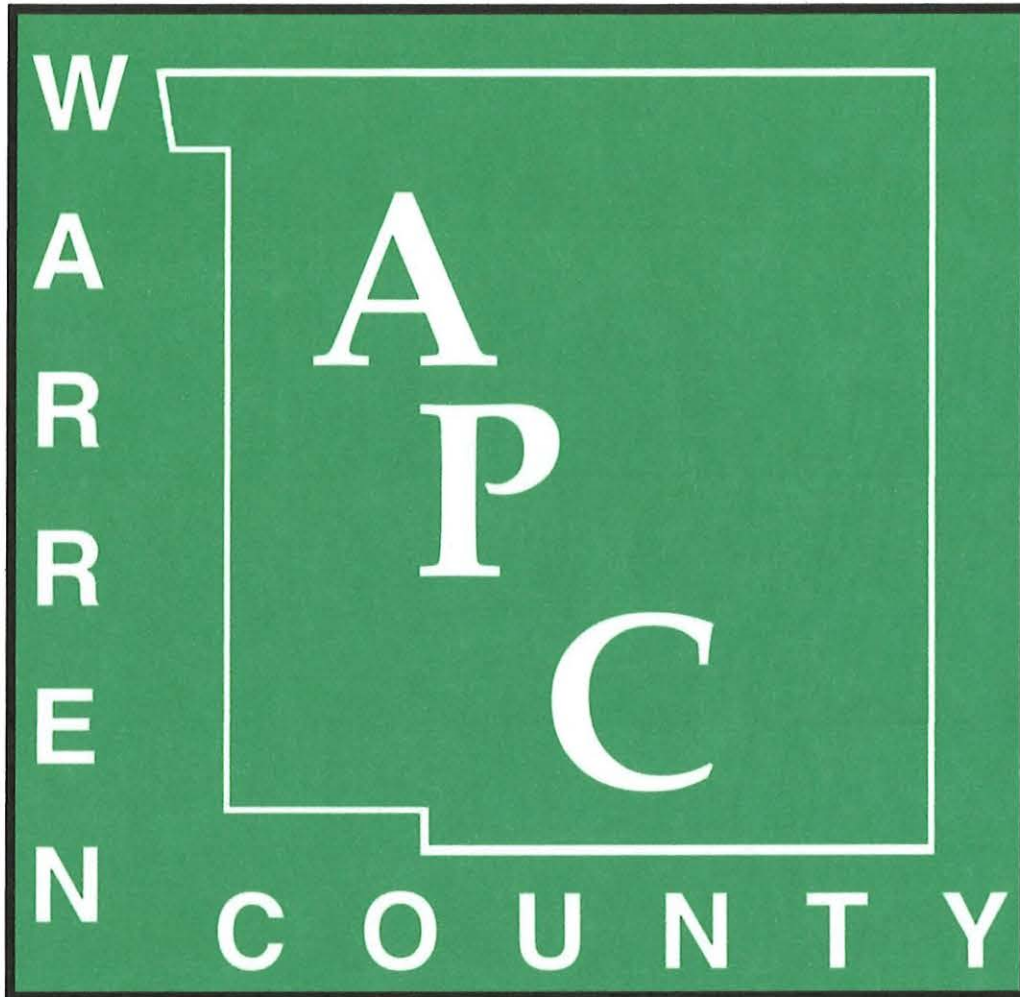


Approved as to form:



Adam Nice

Assistant County Prosecutor



State of the County presented by
the Warren County Commissioners
- APC Members - April 11, 2023
11:30 to 1:30

Location: Shaker Run Golf Club, 1320 Golf Club Dr., Lebanon