



**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

GENERAL SESSION AGENDA

August 29, 2023

- #1 **Clerk — General**

- #2 **9:00** **Matt Bruns, Chief Development Officer, Countryside YMCA – Present Information on 4th Grade Begin to Swim Program**

- #3 **9:15** **PUBLIC HEARING – Rezoning Application of Redwood USA to Rezone 63.812 Acres from “MXU-C” with Interstate Highway Overlay To “MXU-C” with PUD Overlay – *Being continued to September 28, 2023 @ 5:00 p.m.***

- #4 **9:20** **PUBLIC HEARING – Continuation to Consider Text Amendments to the Requirements and Standards for the Design and construction of Streets And Roadway Facilities in Warren County**

- #5 **9:45** **Work Session – Neil Tunison, County Engineer, to Discuss Stormwater Management Fee**

- #6 **10:00** **Executive Session—Union Negotiations Pursuant to Ohio Revised Code Section 121.22 (G)(4)**

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

Meeting #33 of 2023

CONSENT AGENDA*

August 29, 2023

GENERAL

- 1. Advertise for bids for the Wilmington Road and Clarksville Road Intersection Warning Device Project***
- 2. Enter into contract with J & J Environmental, Inc. (DBA Tele-Vac) for the As Needed Sanitary Point Liner Repair Project Re-Bid***
- 3. Acknowledge payment of bills***
- 4. Approve performance bond agreement for Pimlico Point in Deerfield Township***

FINANCIAL

- 5. Approve appropriation adjustments within Mary Haven Greenhouse 2247***

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

August 29, 2023

FOR CONSIDERATION NOT ON CONSENT AGENDA

1. Approve and authorize execution of Amendment No. 2 to the CFPN Ohio, LLC Community Reinvestment Area Agreement

APPROVING AND AUTHORIZING EXECUTION OF AMENDMENT NO. 2 TO THE CFPN OHIO, LLC COMMUNITY REINVESTMENT AREA AGREEMENT

WHEREAS, on May 25, 2021, this Board adopted Resolution No. 21-0719 and entered into a Community Reinvestment Area Agreement (the "Agreement") with CFPN Ohio, LLC; and

WHEREAS, on April 5, 2022, this Board adopted Resolution No. 22-0476 and entered into Amendment No. 1 to the Agreement for the limited purpose of adjusting the Project Schedule and the Real Property Exemption dates; and,

WHEREAS, the developer has requested that this Board agree to amend the Agreement again for the limited purposes of pushing back the dates for the total annualized payroll for Phases 1-3, and the cumulative amount; *and*

NOW THEREFORE BE IT RESOLVED, to approve the amendment to the said Agreement, and further authorize the President or Vice-President of the Board to execute Amendment No. 2, a copy of which is attached hereto as Exhibit "A" 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:

Mr. Young –
Mr. Grossmann –
Mrs. Jones –

Resolution adopted this ____ day of August, 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

cc: c/a – CFPN Ohio, LLC
Economic Development (file)

EXHIBIT A
[attach Amendment No. 2]

AMENDMENT NO. 2
TO THE COMMUNITY REINVESTMENT AREA AGREEMENT DATED 5/25/2021, AS AMENDED

THIS AMENDMENT No. 2 (“Amendment No. 2”) to the Community Reinvestment Area Agreement dated 5/25/2021 (the “CRA Agreement”), as amended on 4/5/2022 (“Amendment No. 1”), is entered by and between the WARREN COUNTY BOARD OF COMMISSIONERS (the “COUNTY”) and CFPN OHIO, LLC, an Ohio limited liability company (the “OWNER”), with the approval and consent of the BOARD OF EDUCATION OF THE LEBANON CITY SCHOOL DISTRICT (the “LCSD”), and shall be effective immediately upon execution by all the Parties.

WITNESSETH:

WHEREAS, the COUNTY, on November 13, 2018, adopted Resolution No. 18-1777, designated the area specified in such Resolution as a Community Reinvestment Area (“CRA”) pursuant to sections 3735.65 through 3735.70 of the Ohio Revised Code (the “CRA Act”), and authorized a real property tax exemption for the construction of new structures and the remodeling of existing structures in the CRA in accordance with the CRA Act; and,

WHEREAS, in accordance with the CRA Act, upon receipt of a CRA application, the COUNTY may negotiate and enter into a community reinvestment agreement with an applicant, and as applicable, such agreement may require the consent of the local school district where the CRA is located; and,

WHEREAS, upon receipt of a CRA application from OWNER and with the required consent of LCSD, on May 25, 2021, the COUNTY adopted Resolution No. 21-0719 and entered into the Agreement with the OWNER; and,

WHEREAS, with the consent of LCSD, on April 5, 2022, the COUNTY adopted Resolution No. 22-0476 and entered into Amendment No. 1 to the Agreement with the OWNER to amend paragraphs 3 [Project Schedule] and 6 [Real Property Tax Exemption] of the Agreement, for the limited purpose of pushing back the performance metric and conclusion dates due to the late closing on the land acquisition and supply chain issues; and,

WHEREAS, subparagraphs 6.1 [Phase 1], 6.2 [Phase 2] and 6.3 [Phase 3] of Amendment No. 1 provides the estimated starting month for the Project investments to be made in building, machinery, equipment, furniture, fixtures and/or inventory is July, 2021, and the scheduled estimated completion month for such investments is no later than September 2029; and,

WHEREAS, paragraph 20 of the Agreement allows for modification of the terms of the Agreement to reflect the exact legal and financial structure used by the OWNER in developing, equipping, and operating the Project, upon the request by the OWNER to amend the Agreement; and,

WHEREAS, the OWNER has requested that the parties amend the Agreement in order to modify the terms of the Agreement only to the extent of the Project Schedule's estimated starting date and the estimated Project completion date.

NOW, THEREFORE, in consideration of the promises and the mutual covenants set forth herein, the COUNTY and the OWNER, hereby agree to the following:

- To amend and restate paragraph 8 [Payment of Non-exempt Taxes], subparagraph C, of the Agreement as follows:

C. Further, during each and every year of the term of any real property tax exemption provided under this Agreement, Owners shall maintain the following total annualized payroll:

Phase 1 – \$6,000,000 by December 31, 2025, increasing to \$11,000,000 by December 31, 2026;

Phase 2 – a cumulative amount of \$16,800,000 by December 31, 2027, increasing to a cumulative amount of \$22,400,000 by December 31, 2028;

Phase 3 – a cumulative amount of \$28,000,000 by December 31, 2029, increasing to a cumulative amount of \$33,700,000 by December 31, 2030;

and, a cumulative amount of \$39,300,000 by December 31, 2031, increasing to a cumulative amount of \$45,000,000 by December 31, 2032 (collectively, the "Payroll Benchmarks").

If the Owners fail to maintain payroll equal to at least 90% of the Payroll Benchmarks, any such Owner failing to meet the Payroll Benchmarks shall make payments in lieu of municipal or JEDD income taxes equivalent to the income taxes generated by 90% of the difference between the actual payroll for the applicable year and the Payroll Benchmarks ("Maintenance payments") and as shall be agreed upon in a separate development agreement. If an Occupant fails to pay such taxes, Maintenance payments, or file such returns and reports, and such a failure is not corrected by the Occupant or the Owner within sixty (60) days of written notice thereof to such Occupant and to the Owner of the Building (with such notice redacted to the extent necessary to protect confidential information of the Occupant and as permitted by law), all exemptions from taxation granted under this Agreement with respect to the Building occupied by such Occupant shall be rescinded beginning with the year for which such unpaid taxes are charged or such unfiled reports or returns are required to be filed and thereafter, subject to reinstatement as set forth below. Any such rescission, as provided in this Section, shall have no effect on exemptions from taxation granted under this Agreement with respect to Buildings occupied by Occupants other than such defaulting Occupant. For Buildings occupied by more than one Occupant, any exemption rescinded pursuant to this Section shall only be rescinded for that portion of the Building occupied by the Occupant in violation of this Section ("Partial Rescission"). The remaining portion of the Building shall continue to receive any such exemptions granted pursuant to this Agreement. This Partial Rescission shall be effectuated pursuant to R.C. Section 5713.04, which permits parcels to be split-listed when only a portion is exempt from property tax. Upon the completion of the occupancy of a Building by an Occupant that defaulted under this Section, the Owner of the Building may apply for reinstatement of the exemption for the Building, which reinstatement shall not be unreasonably denied, delayed or conditioned by the County.

B. All other terms, provisions, and obligations of the Agreement, unless otherwise amended by Amendment No. 1, shall remain the same and in full force and effect, except as provided for herein. In the event any conflict or dispute arises between the Agreement, Amendment No. 1, and this Amendment No. 2, such conflict or dispute shall be resolved in accordance with the terms and obligations set forth in this Addendum No. 2.

COUNTY

IN EXECUTION WHEREOF, the WARREN COUNTY BOARD OF COMMISSIONERS has caused this AMENDMENT No. 2 to be executed by _____, its President or Vice-President, on the date stated below, pursuant to Resolution No. _____, dated _____, a copy of which is attached hereto.

**WARREN COUNTY
BOARD OF COMMISSIONERS**

SIGNATURE: _____
PRINTED NAME: _____
TITLE: _____
DATE: _____

Prepared and approved as to form by:
APPROVED AS TO FORM

DAVID P. FORNSHELL
PROSECUTING ATTORNEY
WARREN COUNTY, OHIO

By: Bruce A. McGary, Asst. Prosecutor
DATE: _____

OWNER

IN EXECUTION WHEREOF, CFPN OHIO, LLC, an Ohio limited liability company, has caused this AMENDMENT No. 2 to be executed by _____, its authorized representative, who has set his or her hand hereto on the date stated below, and has attached hereto the company's resolution, written consent action, or a written certification that the Company's operating agreement authorized the representative named herein to execute this AMENDMENT No. 1, a copy of which is attached hereto.

CFPN OHIO, LLC

SIGNATURE: _____
PRINTED NAME: _____
TITLE: _____
DATE: _____

APPROVAL AND CONSENT OF BOARD OF EDUCATION

The Board of Education of the Lebanon City School District hereby approves and consents to the foregoing **AMENDMENT NO. 2**, and further waives any otherwise applicable time limitations in section 3735.671, et seq., of the Ohio Revised Code.

**BOARD OF EDUCATION OF THE
LEBANON CITY SCHOOL DISTRICT**

SIGNATURE:  _____

PRINTED NAME: MICHAEL J LANE

TITLE: PRESIDENT

DATE: 8/21/23



**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: Jen Haney Conover DEPARTMENT: Records Center

*POSITION: Director DATE: 8/24/2023

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:

OhioDIG September Meeting - Accessibility in Digital Collections

LOCATION:

Dominican Sisters of Peace Archives, Martin De Porres Center, 2330 Airport Dr, Columbus, OH 43219

DATE(S): 9/13/2023

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: NA

ESTIMATED COST OF TRIP: \$75 for gas 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:

Jen Haney Conover Director 8/24/2023
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

RECEIVED 09/13/2023

Commissioner Date

Commissioner Date

AUG 24 2023 RCVD

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]



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

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*NAME OF ATTENDEE: Shannon Jones DEPARTMENT: BOCC

*POSITION: Commissioner DATE: 8/25/2023

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:
CCAO Board Retreat

LOCATION:
Columbus

DATE(S): September 21-22, 2023

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Renaissance Hotel

ESTIMATED COST OF TRIP: \$800

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/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:

Carolace Miller, Commissioners Aide



**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: Shannon Jones DEPARTMENT: BOCC
*POSITION: Commissioner DATE: 8/25/2023

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:
CCAO Winter Conference

LOCATION:
Columbus

DATE(S): December 6-8, 2023

TYPE OF TRAVEL: (Check one)
AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Hilton Columbus

ESTIMATED COST OF TRIP: \$800

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/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:
Candace Miller, Commissioners Aide

CONTINUE PUBLIC HEARING FOR REZONING APPLICATION OF GREG THURMAN (REDWOOD USA), AGENT TO REZONE APPROXIMATELY 63.812 ACRES FROM "MXU-C" MIXED USE CENTER WITH INTERSTATE HIGHWAY OVERLAY TO "MXU-C" MIXED UCE CENTER WITH PLANNED UNIT DEVELOPMENT OVERLAY IN UNION TOWNSHIPS

BE IT RESOLVED, to continue the public hearing for the rezoning application of Greg Thurman (Redwood, USA), agent for McCabe-Columbia #1 LLC and McCabe-Columbia #3 LLC, Owners of record (Case # 2023-05) to rezone approximately 63.812 acres (Parcel ID 12-07-351-001, 12-07-301-002, 12-13-400-003, and 12-13-400-004) located along Columbia Road in Union Townships from 'MXU-C" Mixed Use Center with Interstate Highway Overlay to "MXU-C" Mixed Use Center with a Planned Unit Development Overlay; said public hearing to be continued to Thursday, September 28, 2023, at 5:00 p.m.

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 30th day of July 2019.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

tao/

cc: RPC
RZC
Rezoning file
Property Owner
Agent
Township Trustees

Resolution

Number 23-1059

Adopted Date August 15, 2023

CONTINUE PUBLIC HEARING RELATIVE TO THE ADOPTION OF TEXT AMENDMENTS TO THE REQUIREMENTS AND STANDARDS FOR THE DESIGN AND CONSTRUCTION OF STREETS AND ROADWAY FACILITIES IN WARREN COUNTY

WHEREAS, pursuant to Resolution #23-0932, this Board scheduled the public hearing relative to the adoption of general rules setting standards and requiring and securing the construction of improvements shown on the plats and plans required under R.C. 711.10, et seq., and

WHEREAS, the public hearing was scheduled for August 22, 2023, at 9:00 a.m. and it has been determined that a said meeting must be cancelled due to lack of a quorum; and

NOW THEREFORE BE IT RESOLVED, to continue the public hearing relative to the adoption of text amendments to the Requirements and Standards for the Design and Construction of Streets and Roadway Facilities in Warren County; said hearing to be continued August 29, 2023, at 9:20 a.m. in the Commissioners' Meeting Room, County Administration Bldg., Rm. 128, 406 Justice Drive, Lebanon, Ohio 45036; and

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

Mrs. Jones – yea
Mr. Young – yea
Mr. Grossmann – yea

Resolution adopted this 15th day of August 2023.

BOARD OF COUNTY COMMISSIONERS



Tina Osborne, Clerk

cc: Engineer (certified) (file)
Streets and Roadway Facilities Public Hearing file

Resolution

Number 23-0932

Adopted Date July 18, 2023

SET PUBLIC HEARING RELATIVE TO THE ADOPTION OF TEXT AMENDMENTS TO THE REQUIREMENTS AND STANDARDS FOR THE DESIGN AND CONSTRUCTION OF STREETS AND ROADWAY FACILITIES IN WARREN COUNTY

WHEREAS, pursuant to O.R.C. 711.101, this Board may adopt general rules setting standards and requiring and securing the construction of improvements shown on the plats and plans required under R.C. 711.10, et seq., and

WHEREAS, before adopting such amendments, in accordance with O.R.C. 711.101, a public hearing shall be held by the Board; and

WHEREAS, on July 14, 2023, this Board received, from the County Engineer, proposed text amendments to the existing Requirements and Standards for the Design and Construction of Streets and Roadway Facilities in Warren County, and this Board desires to set the public hearing necessary for the adoption of said amendments; and

NOW THEREFORE BE IT RESOLVED, to set a public hearing relative to the adoption of text amendments to the Requirements and Standards for the Design and Construction of Streets and Roadway Facilities in Warren County to be held on August 22, 2023, at 9:00 a.m. in the Commissioners' Meeting Room, County Administration Bldg., Rm. 128, 406 Justice Drive, Lebanon, Ohio 45036; and

BE IT FURTHER RESOLVED, that prior to the public hearing, the County Engineer shall send a copy of the proposed text amendments and a request for written comments to various elected officials, government agencies and professional groups.

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

Mrs. Jones – yea

Mr. Young – yea

Mr. Grossmann – yea

Resolution adopted this 18th day of July 2023.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

cc: Engineer (certified) (file)
Streets and Roadway Facilities Public Hearing file

WARREN COUNTY

ROAD CONSTRUCTION STANDARDS

Update August 2023

THE COUNTY ENGINEER'S OFFICE AND OUR TOWNSHIPS
ARE SEEING AN INCREASE IN PAVEMENT FAILURES.

OUR THEORIES ON THE POSSIBLE CAUSES INCLUDE:

- Heavier construction vehicles with more axles
- Changes in the performance of asphalt materials
- Proof rolling alone is not always a good indicator of subbase condition
- Developer and homeowner amenities involving irrigation that impact pavement base

OTHER RESOURCES CONSULTED:

LOCAL COUNTY ENGINEER'S OFFICES

- Full Depth Pavement placed on compacted subgrade has been the preferred section in southwest Ohio counties for years
- Other counties are seeing the problems we are experiencing
- Butler County added underdrains to their full depth curb section in recent years to address increased pavement failures

OTHER RESOURCES CONSULTED:

ODOT PAVEMENT DESIGN MANUAL, GEOTECHNICAL ENGINEERS, STUDIES INCLUDING FIELD TESTING

- Across the board, the recommendation is to add granular base with underdrains.
- Undercutting of consistently wet clay soils and backfilling with dry compact fills were once preferred method of stabilization, but this does not always withstand the heavier loads and many axles

OTHER RESOURCES CONSULTED:

CONTRACTOR REVIEW OF A REPRESENTATIVE SUBDIVISION – 3 (OR MORE) SEPARATE REVIEWS, DIFFERENT LOCATIONS

- Increased testing recommended
- Gravel base

PROPOSED CHANGES:

Increase Pavement Section Depth

- Current Section: 8.5" Full Depth Asphalt
- Proposed Section (Low Volume <50 lots):
7.25" Asphalt + 5" Average Depth Granular
Base = 12.25" pavement section
- Proposed Section (High Volume 50 – 250
lots): 8.25" + 6" Average Depth Granular
Base = 14.25" pavement section
- Additional depth and/or stabilized
subgrade as determined by field testing
and observed conditions

PROPOSED CHANGES:

Underdrains

- Shedding of water above the subgrade is vital to long pavement life
- Aggregate Drains may be used on a case-by-case basis along rural street sections to reduce the depth needed in the roadside ditch compared to the depth needed for underdrain outlets

PROPOSED CHANGES:

Additional Field Testing

- Soil borings as determined by the size of the development and USGS soil survey submitted by the Developer with the preliminary plan
- WCEO pre-certified firm to test pavement materials

PROPOSED CHANGES:

Require surface course to be placed as soon as possible

- Reinstated a standard for determining the eligibility for streets to be accepted for public maintenance based on the percentage of lots developed.
 - Real value has been realized having the asphalt surface course being placed earlier in construction. Deterioration is due more to subgrade failure now being addressed with aggregate base

PROPOSED CHANGES:

Maintenance Period

- 2 Year Maintenance Period Begins when two-thirds of the platted residential parcels are developed. (Section 304)

2020 CHANGE:

Video Inspection of Storm Sewers

- Prior to acceptance of storm sewers for public maintenance

NO CHANGE:

\$0 cost for design review or development permit fees

- Area Counties charge review and inspection fees for developments
 - We do not propose this as we prefer to keep the development costs directed to construction of public improvements

PROPOSED PAVEMENT

CROSS SECTIONS

STANDARD PAVEMENT DESIGN SCHEDULE

Classification	Surface	Intermediate	301 Base	304 Base		Total	Demand
Subdivision Local I	1-1/4"	2"	4"	4"	6"	12-1/4"	≤ 50 lots
Subdivision Local II	1-1/4"	2"	5"	5"	7"	14-1/4"	50-250 lots
Subdivision Collector	1-1/2"	2"	5-1/2"	5"	7"	15"	251-400 lots
				D1	D2		

GENERAL NOTES

- For cases of demand >400 lots (equivalent to 4000 ADT), the larger of the Subdivision Collector value, from the above table, and the ODOT Pavement Design value is to be chosen.
- Classification as per Table 1.2.3 in the Requirements and Standards for the Design and Construction of Streets and Roadway Facilities, Warren County, Ohio



**Warren
County
Engineer's
Office**

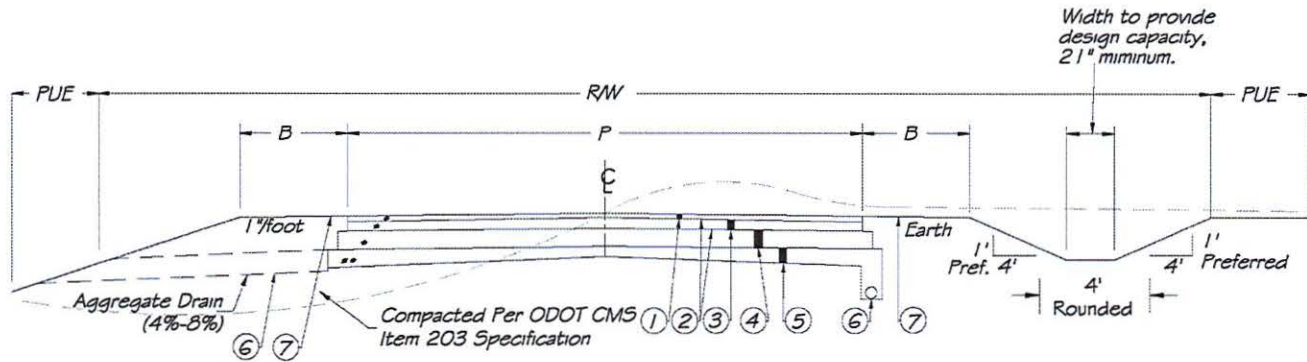
Neil W. Tymocz, P.E., P.S.
Warren County Engineer
P.O. W. Adams Dr.
Lima, Ohio 45206
(614) 851-3301 Fax
(614) 851-3672 Cell

STANDARD PAVEMENT
DESIGN SCHEDULE

WARREN COUNTY
ENGINEER'S OFFICE

DESIGN STANDARDS

NO SCALE | DATE: AUG. 2022
DESIGNED BY: JRL
CHECKED BY: DAM
DATE: 5/24/2022
PROJECT: STANDARDS

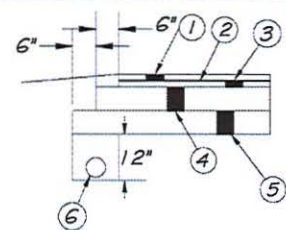


STREET CLASSIFICATION	RW	P	B	PUE
Local Subdivision Street	70'	24'	4'	10' min
Collector-Residential Rural	80'	36'	6'	10' min

**STANDARD PAVEMENT COMPOSITION
(LOW VOLUME ROADS)**

1. ***ODOT Item 441, Asphalt Concrete Surface Course, Type 1 (44B), PG 64-22.
2. ODOT Item 407, Non-Tracking Tack Coat.
3. ***ODOT Item 441, Asphalt Concrete Intermediate Course, Type 2 (44B), PG 64-22.
4. ***ODOT Item 301, Asphalt Concrete Base, PG 64-22.
5. ***ODOT Item 304, Aggregate Base, Variable Thickness (D1 @ CL, D2 @ EF)
6. ODOT Item 605, 6" Underdrain OR Aggregate Drain
7. ODOT Item 659, Seeding and Mulching

STANDARD PAVEMENT COMPOSITION



GENERAL NOTES

1. *2.1% Cross Slope
2. **4.2% Cross Slope on Sub-grade
3. ***Item thickness to be determined by Standard Pavement Design Schedule
4. Street Classification as per Official Thoroughfare Plan, Warren County, Ohio Figures A.7, A.13

Warren County Engineer's Office

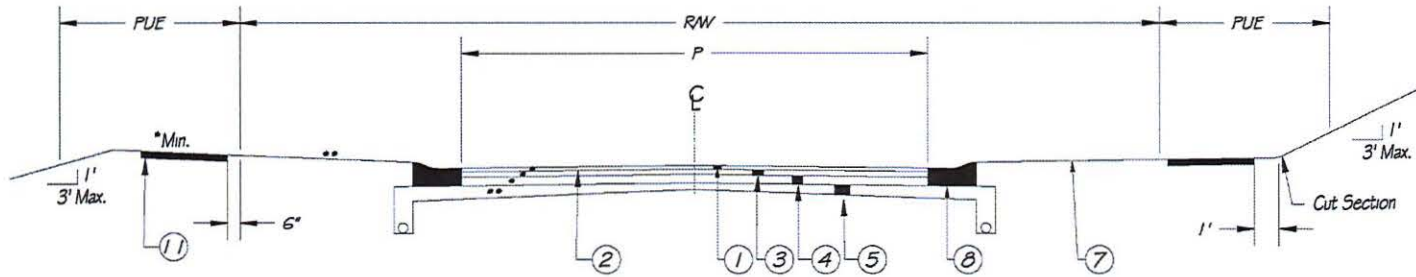
Neil T. Thomson, P.E., P.S.
Warren County Engineer

2110 W. Main St.
Lentsville, Ohio 43038
(614) 686-8822 Fax
(614) 686-8200 TDD

TYPICAL SECTION-
WITHOUT CURB & GUTTER

Warren County Engineer's Office
DESIGN STANDARDS

AUG 2022
DATE
REVISION
DUB
DATE
JRL
DATE
DESIGN/STANDARD
08/09/22
JRL
DATE
L:\DESIGN\Design Standards\2022

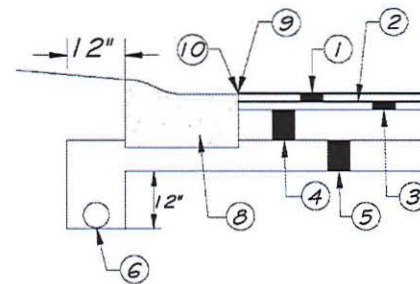


STREET CLASSIFICATION	RW	P	PUE
Local Subdivision Street	50'	24'	10' min
Collector - Residential Urban	60'	36'	10' min

**STANDARD PAVEMENT COMPOSITION
(LOW VOLUME ROADS)**

1. ***ODOT Item 441, Asphalt Concrete Surface Course, Type 1 (448), PG 64-22.
2. ODOT Item 407, Non-Tracking Tack Coat.
3. ***ODOT Item 441, Asphalt Concrete Intermediate Course, Type 2 (448), PG 64-22.
4. ***ODOT Item 301, Asphalt Concrete Base, PG 64-22.
5. ***ODOT Item 304, Aggregate Base, Variable Thickness (D1 @ CL, D2 @ EP for P=24')
6. ODOT Item 605, 6" Underdrain OR Aggregate Drain
7. ODOT Item 659, Seeding and Mulching
8. ODOT Item 609, ODOT Type 3 Curb
9. Asphalt Lip $\frac{1}{4}$ " (+/- $\frac{1}{8}$ ") above gutter plate.
10. Joint Sealer to be applied to the face of curb.
11. ODOT Item 608 - 4" Concrete Walk

STANDARD PAVEMENT COMPOSITION



GENERAL NOTES

1. *2.1% Cross Slope
2. **4.2% Cross Slope on Sub-grade
3. ***Item thickness to be determined by Standard Pavement Design Schedule
4. Street Classification as per Official Thoroughfare Plan, Warren County, Ohio Figures A.7, A.13

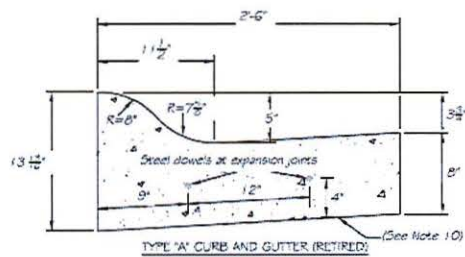


Warren County Engineer's Office
 W. F. Tolson, P.E., P.S.
 Warren County Engineer
 110 W. Main St.
 Warren, Ohio 45786
 (614) 426-5301
 (614) 426-4267 Fax

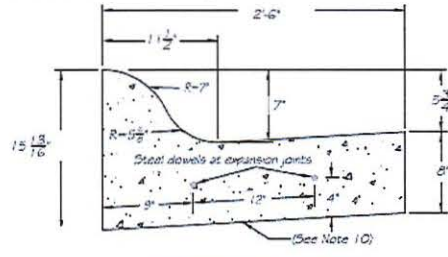
TYPICAL SECTION-
 WITH CURB & GUTTER
 PART 2, Typical Section With Curb & Gutter and

**WARREN COUNTY
 ENGINEER'S OFFICE**
 DESIGN STANDARDS

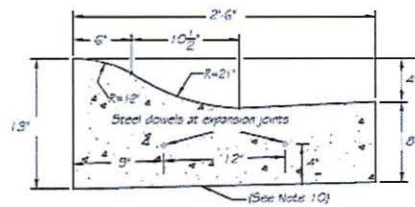
NO.	DATE	BY	CHKD
1	08/01/2022	JRL	JRL
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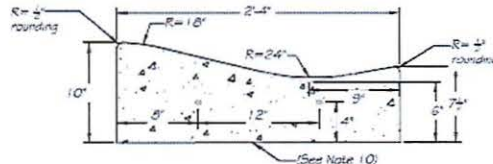
TYPE 'A' CURB AND GUTTER (RETIRED) (See Note 10)



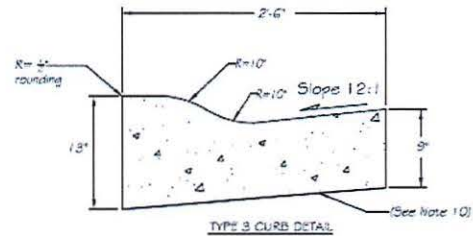
TYPE 'B' CURB AND GUTTER (RETIRED) (See Note 10)



TYPE 'C' CURB AND GUTTER (RETIRED) (See Note 10)



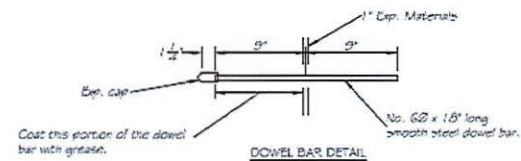
TYPE 'D' CURB AND GUTTER (RETIRED) (See Note 10)



TYPE 3 CURB DETAIL (See Note 10)

GENERAL NOTES

- All work shall be performed in conformance with ODOT CMS Item 609.
- Flexible forms shall be used on all curves having radii of 200 feet or less.
- 1" expansion joints shall be installed at 3 feet either side of a curb inlet and at points of curvature. Two smooth steel dowel bars, No. 6 x 18 inches long, with expansion caps, shall be installed at each expansion joint as shown on the detail.
- Contraction joints shall be provided at 10 foot intervals, 1/4" wide, 2" or more average depth.
- All joints shall be vertical and either perpendicular, or radial to the back of the curb.
- All exposed edges shall be rounded to 3/8" radius. Type D (see plan)
- All curbing shall be backfilled before pavement work is begun.
- 3/8" expansion joint will be installed behind the curb where a concrete walk, drive, or other concrete item is constructed adjoining it.
- Place dowel bars as shown at all construction joints.
- For replacement work, the curb shall be removed either at a joint or mid-section no closer than 4 feet from an existing joint.
- Concrete for curbs and gutters shall be ODOT Class "C" broom finish. An approved curing agent shall be applied after finishing.
- When a curb and gutter inlet is installed, the top of casting shall be the same as the top of curb elevation.
- For new residential subdivisions, the standard curb/gutter type will be ODOT Type 3 (detail dated 7/15/2022). Coordinate with the County Engineer's Office prior to design of roadway improvement projects to determine the curb type for that project. Generally for retrofit projects where the driveway locations are known, the standard curb type will be ODOT Type 2, ODOT Type G, or one of the retired curb/gutter sections to match other existing curb/gutter.



DOWEL BAR DETAIL (See Note 10)



**Warren
County
Engineer's
Office**

Let C. TERRY, P.E., P.S.
Warren County Engineer
100 Murray Hill
Warren, OH 44482
3110 63rd - 2nd Floor
311.495-2867 Fax

PROJECT SECTION - Curb & Gutter

Plan No. 3, 1/2" x 36" Sheet Curb and Gutter

WARREN COUNTY
ENGINEER'S OFFICE

DESIGN STANDARDS

NO.	DATE	BY	CHKD.	APP.
1	03-28-2022	LET C. TERRY	LET C. TERRY	LET C. TERRY
2				
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NEXT STEPS:

- Continue to update the current standard construction drawings
- Consider deferred maintenance of existing and future public roads along roadways loaded by construction vehicles for large multi-phased developments

QUESTIONS?

Storm Water Fee/MS 4 Permit

- The Warren County Board of Commissioners has a permit through OEPA that allows for the discharge of stormwater into streams, rivers, lakes.
- Known as a Municipal Separate Storm Sewer System (MS 4) Permit

Storm Water Fee/MS 4 Permit

- The County Engineer's Office and the Warren County Soil and Water Conservation District staff are responsible for fulfilling the MS 4 permit requirements for the County Commissioners.
- The Storm Water Fee is a funding source for what is primarily personnel cost to complete the permit obligations.

MS4 Permit Requirements 6 Minimum Control Measures (MCM)

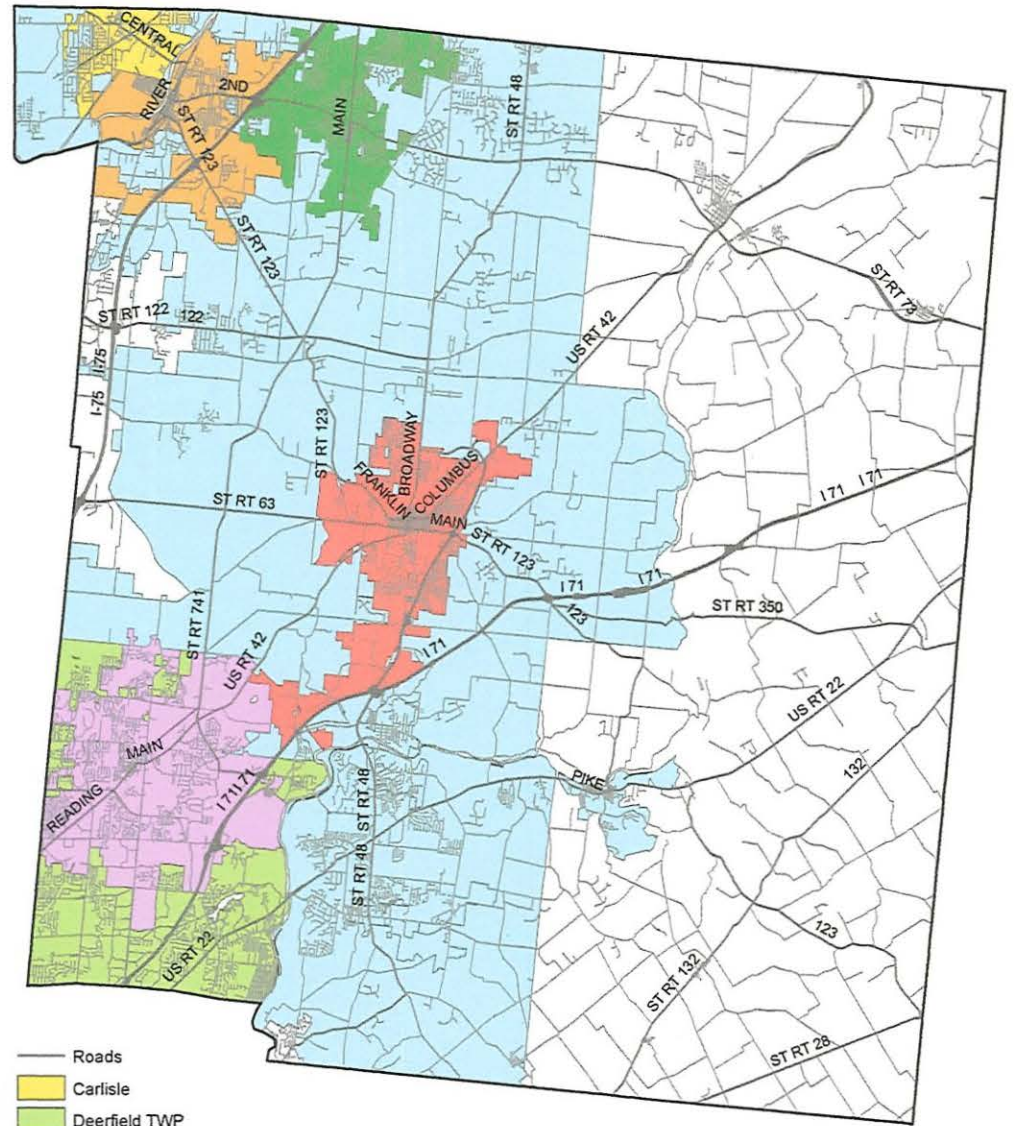
- MCM 1 – Public Education & Outreach
- MCM 2 – Public Involvement & Participation
- MCM 3 – Illicit Discharge Detection and Elimination
- MCM 4 – Construction Site Storm Water Runoff Control
- MCM 5 – Post-Construction
- MCM 6 – Good Housekeeping & Pollution Prevention



MS4 Permits in Warren County

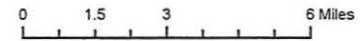
- Current Stand Alone Permits in Warren County
 - Warren County & Co-permittees (Request \$15/Yr)
 - City of Carlisle ()
 - City of Franklin (\$66/Year)
 - City of Mason (\$56.40/Year)
 - Deerfield Twp (\$23/ERU/Yr)
 - City of Lebanon (47.40/Year)
 - City of Springboro (\$36 Year Residential/\$84 Year Commercial)

MS4 Permits Located In Warren County, Ohio



— Roads

- Carlisle
- Deerfield TWP
- Franklin
- Lebanon
- Mason
- Springboro
- Warren County MS4



This map was created from various data sources. Warren Co. SWCD does not guarantee complete accuracy. Map created by Sam Claramitaro on August 19, 2019. Warren Co. SWCD, 320 E. Silver St., Lebanon, OH 45036

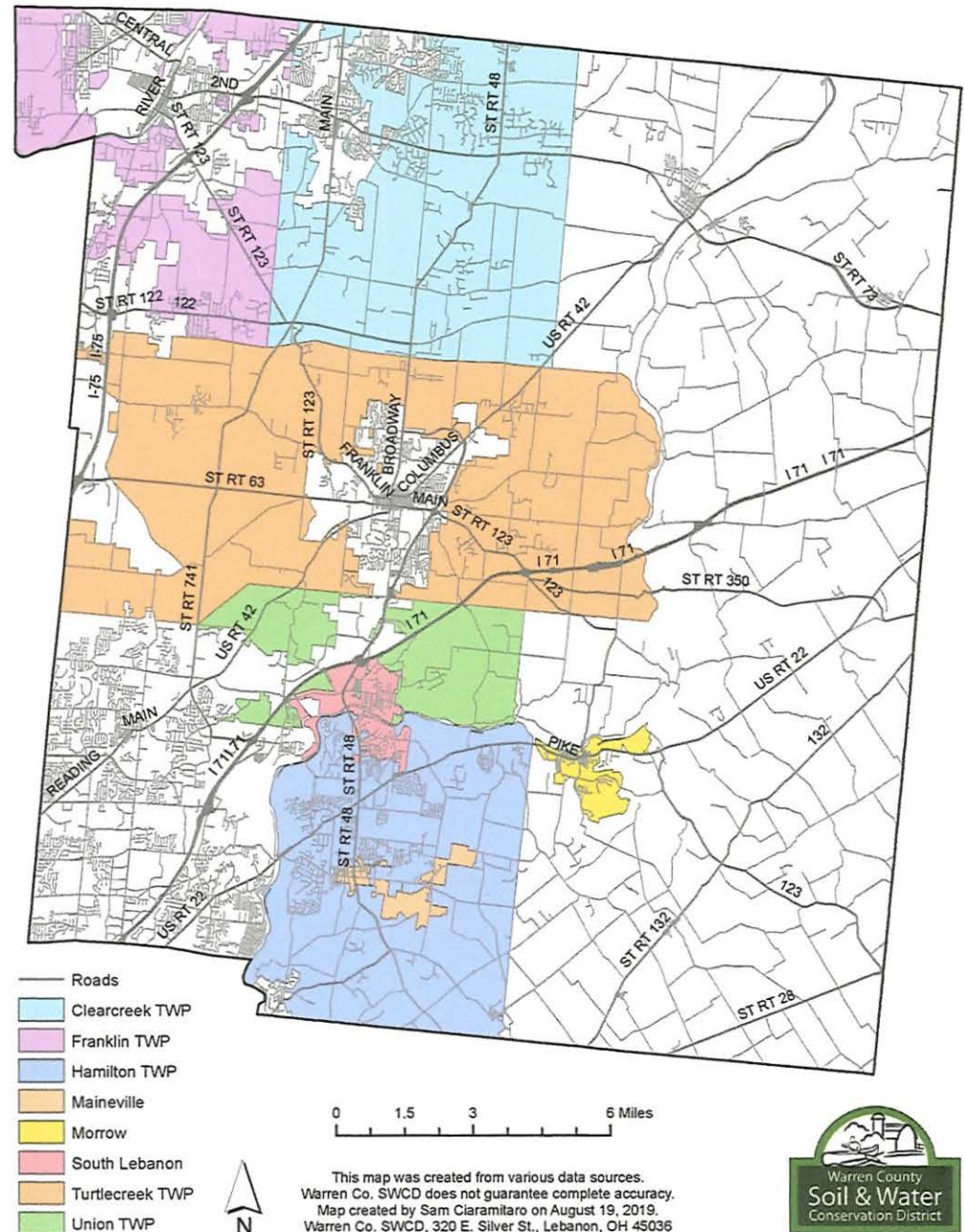


Warren County MS4 Co- Permittees

- Clearcreek Twp (*)
- Franklin Twp (*)
- Hamilton Twp (*)
- Village of Maineville
- Village of Morrow
- Village of South Lebanon
- Turtlecreek Twp (*)
- Union TWP (*)

(*) Included in the Warren County Storm Water Fee/MS 4 Permit Area

Warren County Commissioners and Co-Permittees MS4 Areas



Storm Water Fee/MS 4 Permit – Historical Data

2012 Fund Balance
2023 Equivalent
Value of \$700,000

Fee = \$12.50/Year in
2008 or \$18.10/Year
in 2023 dollars.

YEAR	BEGINNING BALANCE	REVENUE		July 2023 \$	EXPENSES					SURPLUS	
		INCOME	ANNUAL FEE		Soil & Water	Non-Soil Water (Incl WCEO)	WCEO Regular Salary	Other	AERIAL PHOTOS		Total
2007											
2008	419,355.00	258,331.69	\$12.50	\$18.10	92,000.00	134,584.23				226,584.23	31,747.46
2009	451,702.46	266,373.64	\$12.50		122,000.00	133,483.58				255,483.58	10,890.06
2010	461,892.52	271,174.40	\$12.50		128,100.00	126,240.90				254,340.90	16,833.50
2011	478,826.02	297,699.27	\$12.50		128,100.00	114,734.47				242,834.47	54,864.80
2012	533,690.82	242,120.06	\$10.00		128,100.00	113,956.07				242,056.07	63.99
2013	533,754.81	244,645.58	\$10.00		128,100.00	137,029.47				265,129.47	-20,483.89
2014	513,270.92	247,182.48	\$10.00		128,100.00	122,214.48			58,681.88	308,996.36	-61,813.88
2015	451,457.04	251,224.11	\$10.00		128,100.00	96,945.72			20,701.12	245,746.84	5,477.27
2016	456,934.31	257,514.15	\$10.00		170,000.00	143,347.00				313,347.00	-55,832.65
2017	401,101.46	260,919.50	\$10.00		185,000.00	96,356.05			102,818.00	384,174.05	-123,254.55
2018	277,846.91	272,077.81	\$10.00		185,000.00	238,362.50			-70,687.37	352,675.13	-80,597.32
2019	197,249.59	280,190.13	\$10.00		220,950.00	132,611.70				353,561.70	-73,371.57
2020	123,878.02	316,997.01	\$12.00	\$14.22	200,000.00	127,627.81				327,627.81	-10,630.80
2021	113,247.22	314,082.25	\$12.00		227,192.08	68,999.23				296,191.31	17,890.94
2022	131,138.16	320,448.79	\$12.00		233,404.80	76,759.52				310,164.32	10,284.47
2023	141,422.63	326,815.33	\$12.00		245,732.42		54,585.00	29,682.58		330,000.00	-3,184.67
2024	138,237.96	330,083.48	\$12.00		256,000.00		77,000.00	40,000.00		373,000.00	-42,916.52
2025	95,321.45	333,384.32	\$12.00		263,680.00		79,310.00	41,200.00		384,190.00	-50,805.68
2026	44,515.76	336,718.16	\$12.00		271,590.40		81,689.30	42,436.00		395,715.70	-58,997.54
2027	-14,481.77	340,085.34	\$12.00		279,738.11		84,139.98	43,709.08		407,587.17	-67,501.83
2028	-81,983.60	343,486.20	\$12.00		286,130.26		86,664.18	45,020.35		419,814.79	-76,328.59

Equiv Fund Balance
\$700,000 2023 \$\$

Storm Water Fund
has run annual deficit
8 of last 11 years
spending down the
fund balance.

\$12/year
\$12/year
\$12/year
\$12/year
\$12/year

YEAR	BEGINNING BALANCE	REVENUE			EXPENSES					SURPLUS	
		INCOME	ANNUAL FEE		Soil & Water	Non-Soil Water (Incl WCEO)	WCEO Regular Salary	Other	AERIAL PHOTOS		Total
2024	\$ 138,237.96	\$ 385,097.40	\$ 14.00		\$ 256,000.00		\$ 77,000.00	\$ 40,000.00		\$ 373,000.00	\$12,097.40 \$14/year
2025	\$ 150,335.36	\$ 388,948.37	\$ 14.00		\$ 263,680.00		\$ 79,310.00	\$ 41,200.00		\$ 384,190.00	\$4,758.37 \$14/year
2026	\$ 155,093.73	\$ 392,837.85	\$ 14.00		\$ 271,590.40		\$ 81,689.30	\$ 42,436.00		\$ 395,715.70	-\$2,877.85 \$14/year
2027	\$ 152,215.89	\$ 396,766.23	\$ 14.00		\$ 279,738.11		\$ 84,139.98	\$ 43,709.08		\$ 407,587.17	-\$10,820.94 \$14/year
2028	\$ 141,394.95	\$ 400,733.90	\$ 14.00		\$ 286,130.26		\$ 86,664.18	\$ 45,020.35		\$ 419,814.79	-\$19,080.89 \$14/year

Fund may run a deficit in
2026 or 2027 at \$14/Year

YEAR	BEGINNING BALANCE	REVENUE			EXPENSES					SURPLUS	
		INCOME	ANNUAL FEE		Soil & Water	Non-Soil Water (Incl WCEO)	WCEO Regular Salary	Other	AERIAL PHOTOS		Total
2024	\$ 138,237.96	\$ 412,604.35	\$ 15.00		\$ 256,000.00		\$ 77,000.00	\$ 40,000.00		\$ 373,000.00	\$39,604.35 \$15/year
2025	\$ 177,842.32	\$ 416,730.40	\$ 15.00		\$ 263,680.00		\$ 79,310.00	\$ 41,200.00		\$ 384,190.00	\$32,540.40 \$15/year
2026	\$ 210,382.71	\$ 420,897.70	\$ 15.00		\$ 271,590.40		\$ 81,689.30	\$ 42,436.00		\$ 395,715.70	\$25,182.00 \$15/year
2027	\$ 235,564.72	\$ 425,106.68	\$ 15.00		\$ 279,738.11		\$ 84,139.98	\$ 43,709.08		\$ 407,587.17	\$17,519.51 \$15/year
2028	\$ 253,084.22	\$ 429,357.75	\$ 15.00		\$ 286,130.26		\$ 86,664.18	\$ 45,020.35		\$ 419,814.79	\$9,542.96 \$15/year
2029	\$ 262,627.18	\$433,651.32	\$ 15.00		\$286,774.16	\$0.00	\$89,264.10	\$46,370.96		\$432,409.23	\$1,242.09 \$15/year

Recommend \$15/Year to
start slowly building a fund
balance for aerial or other
study as needed.

Storm Water Fee/MS 4 Permit

■ Recommendations

- Maintain the current level of service
- Increase the Storm Water Fee to less than the change in CPI over the last 16 years
- An increase to \$15/Year would allow for a slow rebuild of the Storm Water Fund balance over the next several years to accommodate the occasional need for additional study, surveys, etc.