



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

**406 Justice Drive, Lebanon, Ohio 45036**

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***TOM GROSSMANN  
SHANNON JONES  
DAVID G. YOUNG***

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

**MINUTES: Regular Session – June 18, 2019**

The Board met in regular session pursuant to adjournment of the June 11, 2019, meeting.

Shannon Jones – absent

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

- 19-0753      A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Samantha Gray within Warren County OhioMeansJobs. Vote: Unanimous
- 19-0754      A resolution was adopted to approve end of 365-day probationary period and approve a pay increase for Wayne Click within the Warren County Department of Facilities Management. Vote: Unanimous
- 19-0755      A resolution was adopted to approve hiring temporary employee for the Water and Sewer Department. Vote: Unanimous
- 19-0756      A resolution was adopted to approve hiring of temporary employee for the Facilities Management Department. Vote: Unanimous
- 19-0757      A resolution was adopted to designate Family and Medical Leave of Absence to Cortescia Davis, Emergency Communications Operator, within the Department of Emergency Services. Vote: Unanimous
- 19-0758      A resolution was adopted to designate Family and Medical Leave of Absence to George Campbell within the Warren County Water and Sewer Department. Vote: Unanimous
- 19-0759      A resolution was adopted to advertise for bids for Warren County Government Campus Paging System, 406 Justice Drive Lebanon, Ohio. Vote: Unanimous

- 19-0760 A resolution was adopted to approve Notice of Intent to award bid to Miller-Mason Paving Co. for the 2019 Chip Seal Project. Vote: Unanimous
- 19-0761 A resolution was adopted to determine the necessity for a certain road improvement project for public use without charge where special assessments are not to be levied or collected, to be known as the Butler Warren Road and Liberty Way/Mason Road Intersection Improvements Project in Deerfield Township, Warren County, Ohio. Vote: Unanimous
- 19-0762 A resolution was adopted to approve and authorize a Maintenance Agreement with Southpointe Engineering System for Warren County Water and Sewer Department's KIP Wide Format Printer/Copier. Vote: Unanimous
- 19-0763 A resolution was adopted to approve and enter into an Easement & Agreement for waterline & appurtenances with the Villages of Winding Creek Master Property Owners Association, Inc. Vote: Unanimous
- 19-0764 A resolution was adopted to approve reappointments of Warren County members to the Area 12 Workforce Development Board. Vote: Unanimous
- 19-0765 A resolution was adopted to approve and authorize the Vice President of the Board to enter into a Youth Worksite Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 19-0766 A resolution was adopted to approve and enter into a cooperative agreement with the Warren County Port Authority relative to the pass through funds for Sinclair Community College. Vote: Unanimous
- 19-0767 A resolution was adopted to amend the contract between the Warren County Commissioners and ABS Business Products, nka Donnellon McCarthy Enterprises on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 19-0768 A resolution was adopted to approve and enter into a contract with Community Mental Health Centers of Warren County (DBA Solutions Community Counseling and Recovery Centers) for mental health services on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 19-0769 A resolution was adopted to approve and enter into a Memorandum of Understanding between the Department of Warren County Children Services (agency) and Central Clinic Behavioral Health (CCBH) and CDC Behavioral Health Services, a division of CCBH (provider). Vote: Unanimous
- 19-0770 A resolution was adopted to approve and authorize the Board to sign the Ohio Department of Job and Family Services Local Workforce Development System Subgrant Agreement. Vote: Unanimous

- 19-0771 A resolution was adopted to approve and authorize the Warren County Prosecutor's Office to submit a grant application for Victims Assistance Funds. Vote: Unanimous
- 19-0772 A resolution was adopted to declare various items within County Court, Clerk of Courts- Legal, Facilities Management, Juvenile, Water & Sewer- Sewer, Telecommunications and Water & Sewer- Water as surplus and authorize the disposal of said items. Vote: Unanimous
- 19-0773 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 19-0774 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for Grand Communities, LTD., for completion of performance of construction of improvements and enter into the maintenance security for Shaker Run, Section Five, Phase "C", situated in Turtlecreek Township. Vote: Unanimous
- 19-0775 A resolution was adopted to approve a street and appurtenances bond release for Twin Creek Estates, LLC for completion of improvements in Hidden Trails, situated in Wayne Township. Vote: Unanimous
- 19-0776 A resolution was adopted to approve Carter Drive in Hidden Trails for public maintenance by Wayne Township. Vote: Unanimous
- 19-0777 A resolution was adopted to accept an Amended Certificate and approve supplemental appropriations into the Bond Retirement Special Assessment Fund 3327 to record payoffs of debt issues 2002 Striker Road, 2003 various purpose SA Bonds, 2007 Bunnell Hill and Bardes Drive SA Bonds, and 2008 various purpose SA Bonds that were refinances through the Warren County Port Authority's Bond Fund. Vote: Unanimous
- 19-0778 A resolution was adopted to approve a supplemental appropriation into WIA Fund #2258. Vote: Unanimous
- 19-0779 A resolution was adopted to approve supplemental appropriations into Common Pleas Court Community Based Corrections Fund #2289. Vote: Unanimous
- 19-0780 A resolution was adopted to approve supplemental appropriation into Juvenile/Probate Court Expansion Project Fund #4499. Vote: Unanimous
- 19-0781 A resolution was adopted to approve appropriation adjustment within Board of Elections Fund #11011300. Vote: Unanimous
- 19-0782 A resolution was adopted to approve appropriation adjustment within the Building and Zoning Department Fund #11012300. Vote: Unanimous
- 19-0783 A resolution was adopted to approve appropriation adjustment within Veterans Fund #11015210. Vote: Unanimous

- 19-0784 A resolution was adopted to approve an appropriation adjustment within Dog and Kennel Fund #2206. Vote: Unanimous
- 19-0785 A resolution was adopted to approve appropriation adjustment within the County Court Clerk Computer Fund #2275. Vote: Unanimous
- 19-0786 A resolution was adopted to approve appropriation adjustments within Common Pleas Court Community Based Corrections #2289. Vote: Unanimous
- 19-0787 A resolution was adopted to approve appropriation adjustment within Transit Fund #2299. Vote: Unanimous
- 19-0788 A resolution was adopted to approve appropriation adjustment within Water Revenue Fund #5510. Vote: Unanimous
- 19-0789 A resolution was adopted to
- 19-0790 A resolution was adopted to determine the necessity of and authorizing the issuance and sale of not to exceed \$25,000,000 of Healthcare Facilities Refunding Revenue Bonds, Series 2019 (Otterbein Homes Obligated Group); authorize the execution and delivery of agreements of lease and subleases in connection therewith; authorize the execution and delivery of an Indenture of Trust (Bond Indenture) to secure such Series 2019 Bonds; authorizing the execution of a Bond Purchase Agreement with respect to said Series 2019 Bonds; and authorize a preliminary and final official statement, a tax exemption certificate and agreement, various releases and other documents in connection with the issuance of the Series 2019 Bonds. Vote: Unanimous
- 19-0791 A resolution was adopted to approve appointment of the Mental Health Recovery Services of Warren and Clinton Counties Board of Directors. Vote: Unanimous

#### DISCUSSIONS

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

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ADMINISTRATIVE HEARING  
CREEK SONG PUD STAGE 2 IN TURTLECREEK TOWNSHIP

The Board met this 18<sup>th</sup> day of June 2019, in the Commissioners' Meeting Room for the continuation of the administrative hearing to consider the Creek Song PUD Stage 2 in Turtlecreek Township.

Ryan Cook, Regional Planning Commission, presented the attached PowerPoint presentation reviewing the applicant, developer, location, property size and current zoning. He then reviewed the proposed PUD Stage 2 Site Plan and stated the recommendation to approve the Stage 2 PUD subject to twelve conditions.

Mike Williams, High Point Custom Homes (developer), discussed the change in progress relative to the road configuration. He then stated that he is in agreement to the proposed conditions.

Vicky Powell, adjacent property owner, stated she is not opposed to the development but voiced several concerns including:

- The proposed septic system including how problems would be addressed
- Increased traffic on SR 48 including access concerns
- Stormwater Management
- Open space requirements not being fulfilled through the sewage drip field

Bruce McGary, Assistant Prosecutor, discussed the pending litigation with the adjacent property owner relative to their objection to his interpretation of open space compliance. He stated that this zoning is not a planned unit development overlay with an underlying zoning but a straight planned unit development with the Board writing the zoning requirements at the time of rezoning approval. He then addressed Ms. Powell's concerns by explaining the proposed conditions and that final approval would not be granted until all conditions of approval are complied with.

Commissioner Young questioned the applicant relative to their rights under the administrative hearing process.

Mr. Williams stated that he held "town hall" meetings with all of the neighbors and the majority stated their approval of one public utility commission approved company operating the septic system versus having 35 individual septic systems.

Upon further discussion, the administrative hearing was closed and the Board resolved (Resolution #19-0789) to approve the Creek Song Stage 2 PUD subject to twelve conditions.

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PUBLIC HEARING

Otterbein Homes Healthcare Facilities Refunding Revenue Bonds

Abbot Thayer, Dinsmore and Shohl, was present for the public hearing for the Board to consider the issuance of \$25,000,000 Healthcare Facilities Refunding Revenue Bonds for Otterbein Home.

Mr. Thayer stated that the issuance will not affect the County's debt limitation and there is no financial obligation to the county.

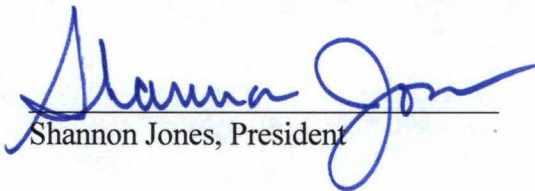
Upon further discussion, the public hearing was closed and the Board resolved (Resolution #19-0790) determine the necessity of and authorizing the issuance and sale of not to exceed \$25,000,000 of Healthcare Facilities Refunding Revenue Bonds, Series 2019 (Otterbein Homes Obligated Group).

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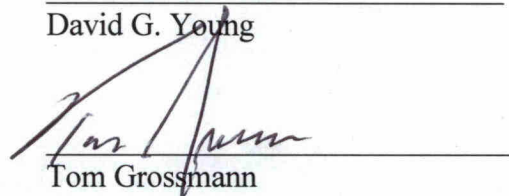
On motion, upon unanimous call of the roll, the Board entered into executive session at 9:55 a.m. to discuss personnel matters relative to new hires within Children Services and exited at 10:13 a.m.

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Upon motion the meeting was adjourned.

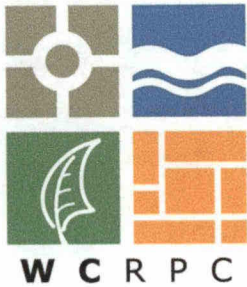
  
Shannon Jones, President

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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 June 18, 2019, in compliance with Section 121.22 O.R.C.

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

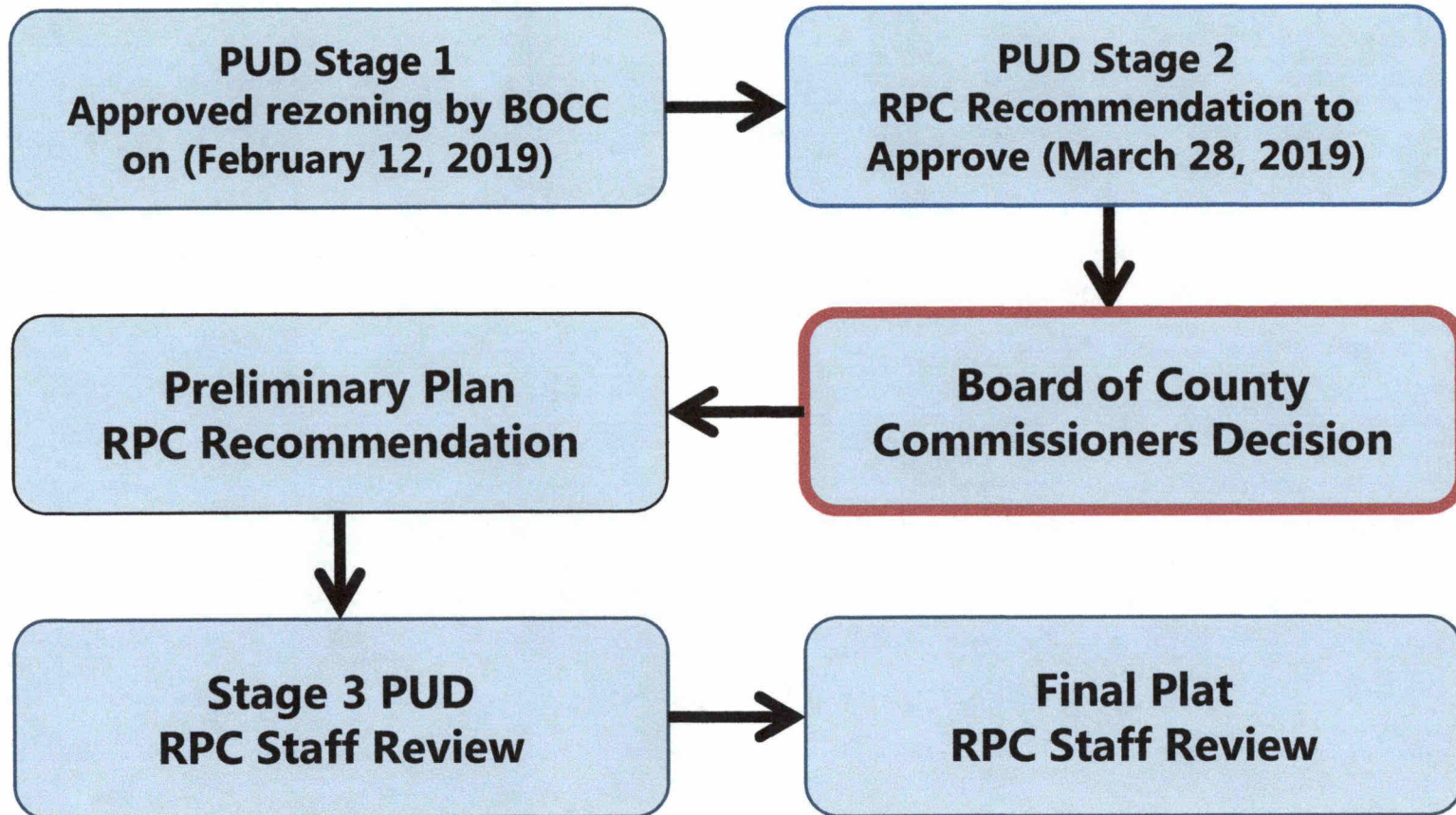


# **State Route 48 Creek Song PUD Stage 2**

Prepared for the  
Warren County Board of County Commissioners

Meeting Date: June 18, 2019

# PUD Process

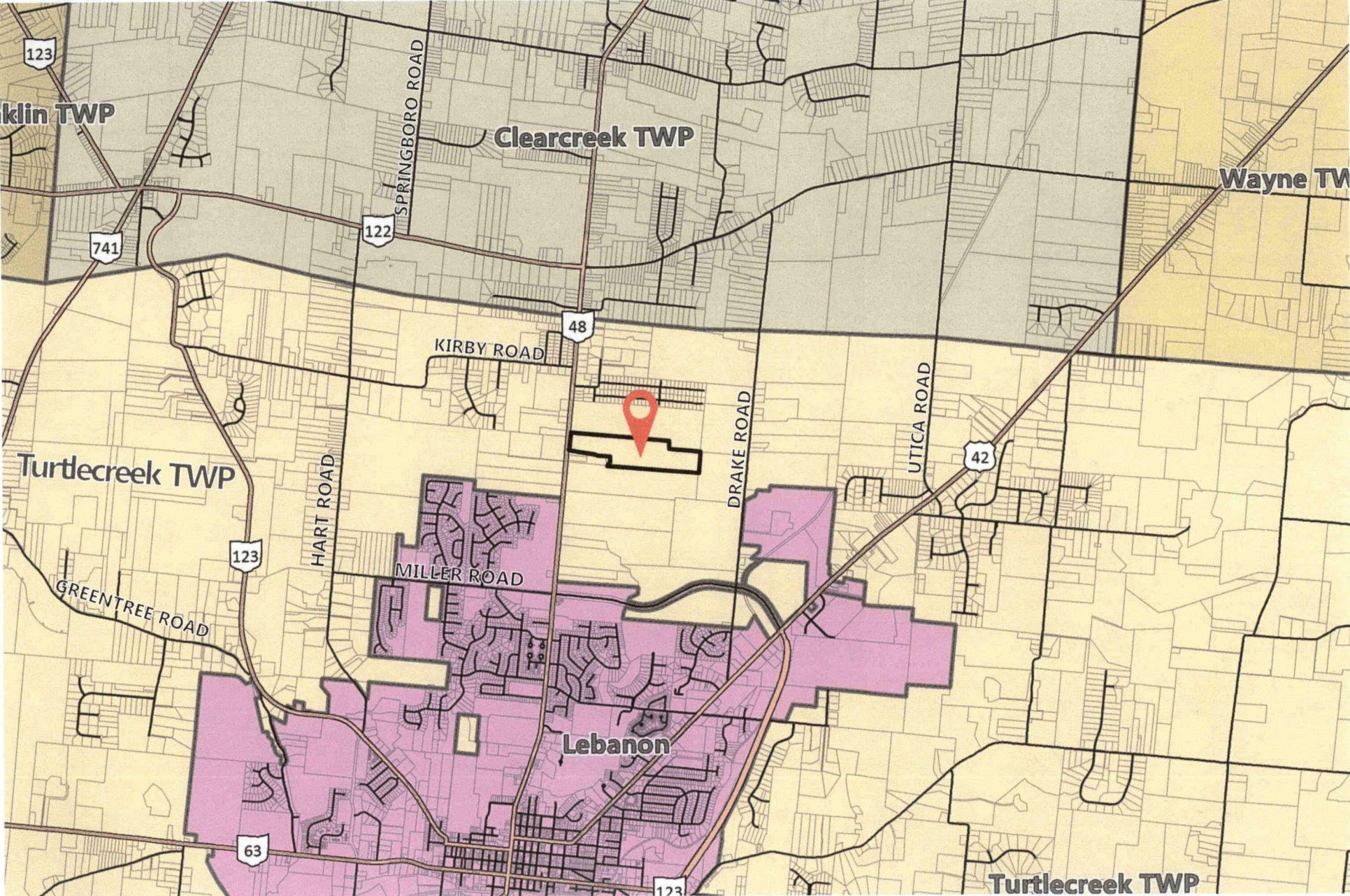




# Project Overview

<b>Property Owner</b>	Stephen Deger
<b>Developer</b>	High Pointe Custom Homes
<b>Site Location</b>	2260 N. Route 48, Lebanon, OH 45036
<b>Site Area</b>	70.39 Acres
<b>Current Zoning</b>	Planned Unit Development (PUD)

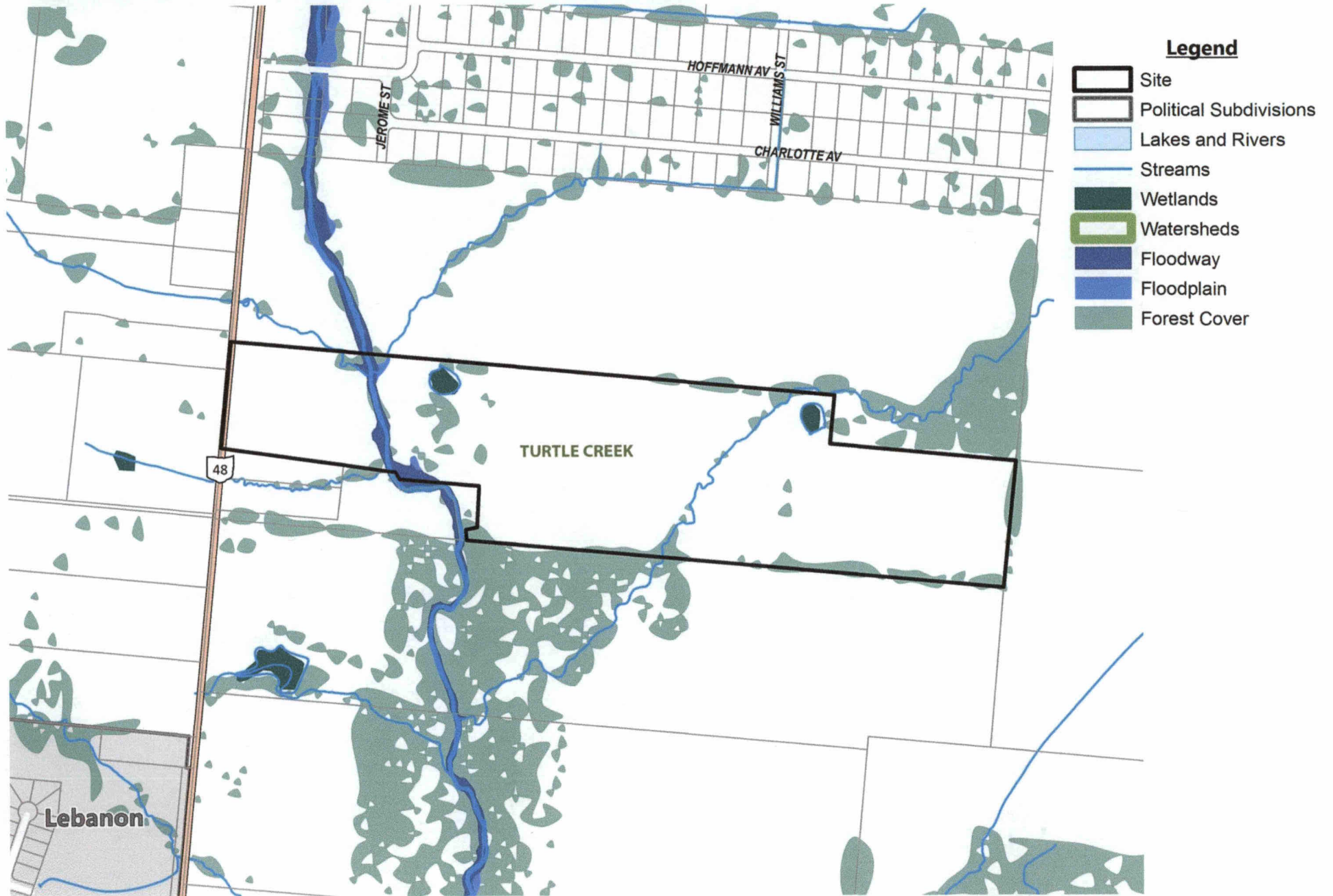
# Vicinity Map



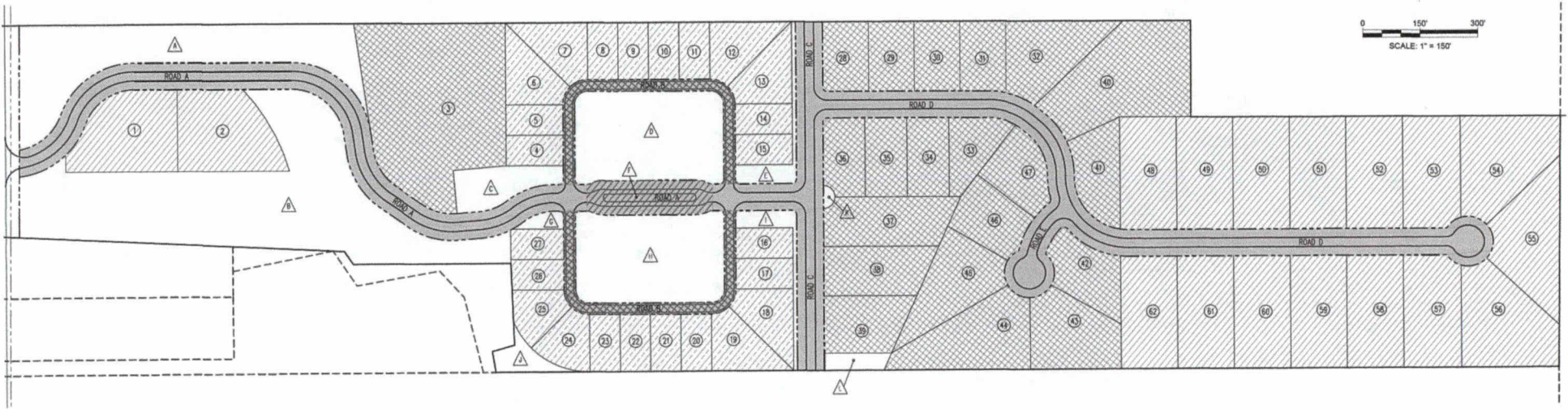
# Site Aerial



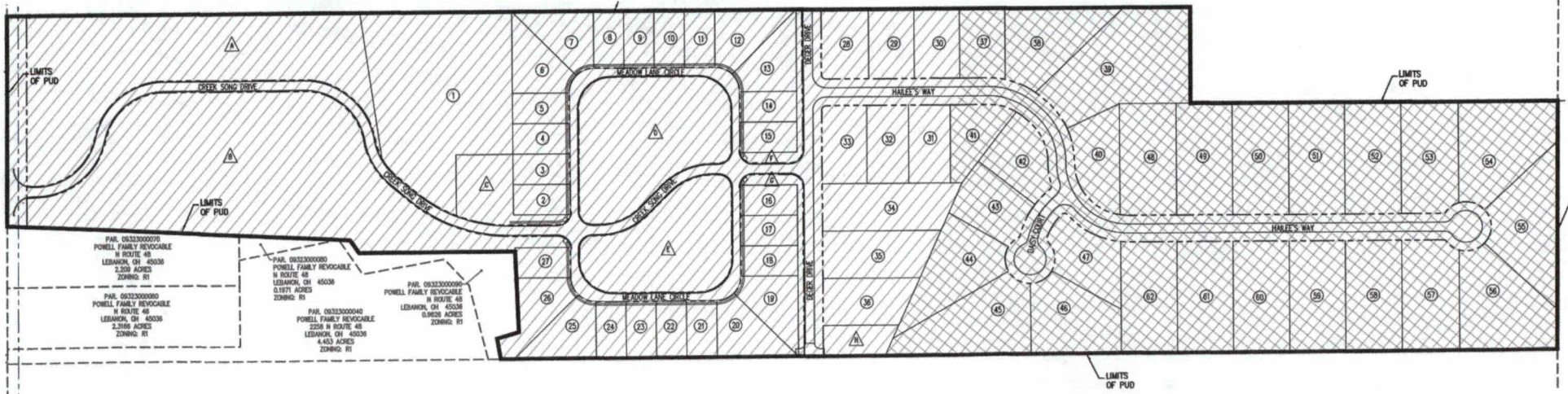
# Environmental Features



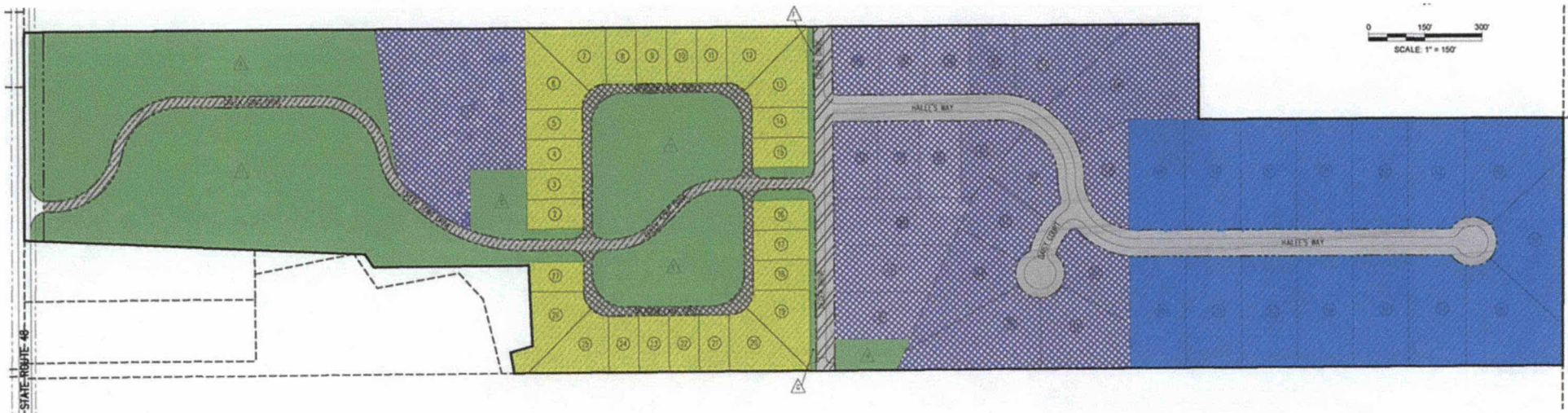
# PUD Stage 1 Site Plan










# PUD Stage 2 Site Plan



# Site





**Legend:**

	PARK SIDE LOTS		LOCAL STREET-RESIDENTIAL RURAL
	CUSTOM LOTS		LOCAL STREET-RESIDENTIAL RURAL/URBAN
	DESIGN/BUILD LOTS		LOCAL STREET-ONE WAY W/ PARKING
			LOCAL STREET-RESIDENTIAL URBAN

# Open Space



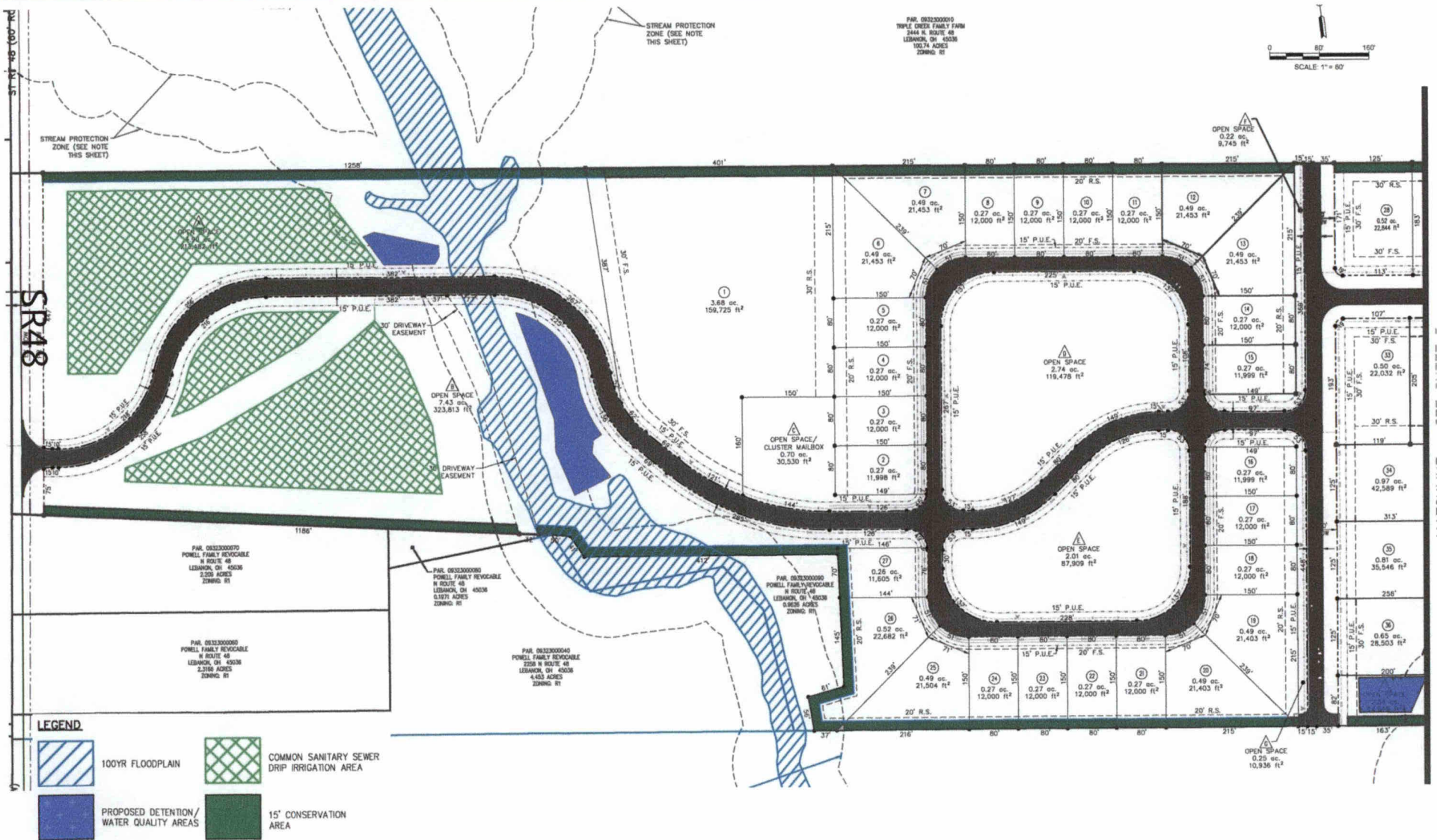
**LEGEND**

	ACTIVE OPEN SPACE
	OPEN SPACE

**OPEN SPACE**

REQUIRED MINIMUM OPEN SPACE	17 ACRES
PROVIDED OPEN SPACE	18.59 ACRES

# 100yr Floodplain, Common Sanitary Sewer Drip Area, 15ft Conservation Easement, Proposed Detention/ Water Quality Areas





# City of Lebanon Letter



OFFICE OF THE CITY MANAGER

50 S. Broadway  
Lebanon, OH 45036  
Phone 513-228-3102  
[sbrunka@lebanonohio.gov](mailto:sbrunka@lebanonohio.gov)

May 16, 2019

Jason Renneker, P.E.  
Focus Engineering & Design, LLC

Subject: Water Service to Creek Song at Meadow Lane Farm Development

Mr. Renneker:

The Warren County Water and Sewer Department has indicated that they are supportive of having the City of Lebanon provide water service to your proposed development given the fact that the City owns and maintains a 12" water main adjacent to the property. This 12" water main does have the capacity to serve the proposed Creek Song development.

Based on this, the City is willing to allow for the extension of a public water main off of this 12" water main to serve the development, should it move into the active construction phase.

Please contact me at 513-228-3102 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Brunka".

Scott Brunka  
City Manager

cc: Dana Bicknell, City Engineer

# Staff Recommendation



Recommend **approval** of the Creek Song PUD  
Stage 2