



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

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

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

MINUTES: Regular Session – August 4, 2020

The Board met in regular session pursuant to adjournment of the July 28, 2020 meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the July 21, 2020 meeting were read and approved.

- 20-1074 A resolution was adopted to accept resignation of Ethan Tyree, Emergency Communications Operator, within the Warren County Emergency Services Department, effective July 27, 2020. Vote: Unanimous
- 20-1075 A resolution was adopted to approve rehire of Randi Phillips as alternative Response Caseworker I within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 20-1076 A resolution was adopted to approve a demotion and a salary decrease for Tonya Cornett, Emergency Communications Supervisor, within the Emergency Services Department. Vote: Unanimous
- 20-1077 A resolution was adopted to amend section 4.13: Use of County Credit Card Policy within the Personnel Policy Manual. Vote: Unanimous
- 20-1078 A resolution was adopted to advertise for bids for the FY19 Harveysburg Storm & Sanitary Improvement CDBG Project. Vote: Unanimous
- 20-1079 A resolution was adopted to accept recommendation to award contract with Nuctech US Inc. relative to Body Scanner Inspection System for the Warren County Jail. Vote: Unanimous

- 20-1080 A resolution was adopted to enter into contract with Earth & Pipe Contracting, Inc., for the Main Street Sewer Replacement Project. Vote: Unanimous
- 20-1081 A resolution was adopted to approve and authorize Dustin Flint, Infrastructure Systems Manager to sign task completion for Extreme Networks, on behalf of Warren County Telecommunications. Vote: Unanimous
- 20-1082 A resolution was adopted to authorize County Administrator to sign amendment to the GMP and associated Change Order No. 9 document relative to COVID-19 pandemic expenses and acknowledge execution by the County Administration of Change Order No. 10 and 11 to the Guaranteed Maximum Price agreement with Construction Manager at Risk Granger Construction Company for the New Jail and Sheriff's administration Office Project ("Project"). Vote: Unanimous
- 20-1083 A resolution was adopted to enter into an on-the-job training agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 20-1084 A resolution was adopted to enter into agreement with F & E PaymentPros to supply electronic financial transaction device kiosk on behalf of the Warren County Treasurer. Vote: Unanimous
- 20-1085 A resolution was adopted to approve County Motor Vehicle Tax (CVT-372) for the City of Lebanon in the amount of \$94,688.03. Vote: Unanimous
- 20-1086 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 20-1087 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for Trails of Shaker Run Holdings, LLC, for completion of improvements in Trails of Shaker Run, Section Four-A situated in Turtlecreek Township. Vote: Unanimous
- 20-1088 A resolution was adopted to approve Meadowsweet Drive in Trails of Shaker Run, Section Four-A for public maintenance by Turtlecreek Township. Vote: Unanimous
- 20-1089 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond release for Trails of Shaker Run Holdings, LLC, for completion of improvements in Trails of Shaker Run, Section Four-B situated in Turtlecreek Township. Vote: Unanimous
- 20-1090 A resolution was adopted to approve Meadowsweet Drive and White Flower Drive in Trails of Shaker Run, Section Four-B for public maintenance by Turtlecreek Township. Vote: Unanimous
- 20-1091 A resolution was adopted to approve bond release for Soraya Farms LLC for completion of improvements in Soraya Farms Lifestyle 5 situated in Clearcreek Township. Vote: Unanimous

- 20-1092 A resolution was adopted to approve bond release for Fischer Development Company for completion of improvements in Providence, Section Six situated in Hamilton Township. Vote: Unanimous
- 20-1093 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for Wilson Farms Development, LLC for completion of improvements in Wilson Farms, Section Five situated in Franklin Township. Vote: Unanimous
- 20-1094 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Grand Communities, LLC to install certain water and/or sanitary sewer improvements in the Renaissance II, Section 9 & 11 situated in the City of Middletown. Vote: Unanimous
- 20-1095 A resolution was adopted to approve supplemental appropriation into Recorder's fund #2216. Vote: Unanimous
- 20-1096 A resolution was adopted to approve supplemental appropriation into OhioMeansJobs fund #2258. Vote: Unanimous
- 20-1097 A resolution was adopted to approve appropriation adjustment within the Building and Zoning Department fund #11012300. Vote: Unanimous
- 20-1098 A resolution was adopted to approve appropriation adjustment within Grants Administration fund #2251. Vote: Unanimous
- 20-1099 A resolution was adopted to approve a subdivision improvement performance security release with Watercrest at Landen, LLC, for installation of certain private improvements in the Watercrest at Landen Subdivision, Section 1A and 1B, situated in Deerfield Township. Vote: Mr. Young – abstain, Mrs. Jones – yea, Mr. Grossmann – yea
- 20-1100 A resolution was adopted to approve and enter into a contract with Warren County Transit on behalf of the Warren County Department of Human services. Vote: Unanimous
- 20-1101 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 20-1102 A resolution was adopted to approve appropriation adjustments within Certificate of Title Administration fund #2250. Vote: Unanimous
- 20-1103 A resolution was adopted to approve the Revised Stage 2 PUD for Aberlin Springs in Union Township. Vote: Unanimous

DISCUSSIONS

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

ADMINISTRATIVE HEARING

REVISED STAGE 2 PUD FOR ABERLIN SPRINGS IN UNION TOWNSHIP

The administrative hearing to consider the Revised Stage 2 PUD for Aberlin Springs in Union Township was convened this 4th day of August 2020, in the Commissioners' Meeting Room.

Ryan Cook, Regional Planning Commission, presented the attached PowerPoint presentation stating the property owner, size of the parcel, site location and a comparison on the requested changes versus the current approval.

Mr. Cook stated that the proposed amendment provides for 138 single family lots on 141.14 acres. He reviewed the proposed plan changes:

- A reduced buffer on Lot 84, from 40' to 10'
- A greater number of dwelling units with access from a single driveway.
- Revised storm water management area.
- More dwelling units, 3 additional dwelling units resulting in a total of 138 dwelling units (the total amount of allowable dwelling units in this PUD is 141 and the previous plan showed 135 dwelling units).

Mr. Cook provided a plan comparison showing the various lot size/type requested with this amendment versus what was previously approved. He then stated the Regional Planning Commission recommendation to approve the Revised State 2 PUD subject to nine conditions.

Commissioner Young administered the oath to anyone desiring to give testimony in today's hearing.

Kirk Ridder, Bayer Becker Engineers, acknowledged he has been sworn and stated his representation of the applicant and his ability to answer any questions of the Board. He then stated their agreement to the recommended nine conditions.

There was discussion relative to the current proposal still being under the maximum allowable density of 141 lots.

Mr. Ridder stated that the original plan was 135 lots and the revision included 138.

Commissioner Young questioned the access to Fire/EMS in a cul-de-sac lot vs. a private drive which the applicant is proposing.

Mr. Ridder stated that the private drive meets the standards required for access of emergency vehicles.

Commissioner Grossmann questioned how the alternative sewer system is working out.

Maureen McDermott, Pendragon Homes, acknowledged she has been sworn and stated that the sewage system is working exactly as it was designed. She stated that the EPA is pleased with the design and she is not aware of any problems or complaints. She stated that there are 36 lots occupied and 44 are under construction.

Commissioner Jones stated she supports the proposed changes.

Mrs. McDermott stated she is pleased with the response from the community on this development and the increase in the number of manor and cottage lots are to meet the demand of the market.

Commissioner Young opened the hearing to anyone desiring to speak in favor of or in opposition to the proposed changes to the PUD with no one being present to speak.

Upon further discussion, the Board closed the hearing and resolved (Resolution #20-1103) to approve the Revised Stage 2 PUD for Aberlin Springs in Union Township subject to nine (9) conditions.

Doug Koenig, Brian Trapp, and Nelda Lane, Warren County Airport Authority Board members, were present along with Alan Wolfson, Board Treasurer, for the presentation of the 2020 State of the Airport.

Mr. Koenig presented the attached PowerPoint presentation discussing the current status of the airport, the need for discussion relative to the possibility of acquiring land for future needs of the airport and consideration by the Board to begin replacing the runway with additional length and width in order to accommodate small jets at the request of five companies who desire to relocate to Warren County..

Mr. Koenig reviewed the list of companies currently located at the Warren County Airport and the correlation between the airport and economic development within the county.

Commissioner Grossmann questioned the proposed cost to expand the runway as requested.

Mr. Koenig stated his desire to clarify that the Warren County Airport is not looking to compete with CVG or DAY international airports. He stated the current runway is 4502' long and most insurance carriers require a 5000' runway for jet aircraft insurability. He stated that the requested extra length and width requested for consideration is for the safety of the airplanes and passengers in all weather conditions.

Commissioner Grossmann questioned the estimated cost of the proposed expansion.

Mr. Koenig stated the cost is approximately \$14 million of which the FAA would provide 90% funding with Warren County's share proposed at \$700,000. He stated there is a neighbor willing to donate \$300,000 towards the project through an in-kind land donation. He stated that this project would take approximately ten years. He then stated his concern with residential land developers acquiring the needed land prior to the County being able to purchase.

There was discussion relative to the FAA interest in expanding.

Mr. Koenig stated that the FAA would be interested in expanding for safety reasons. There was then discussion relative to prevailing winds no longer being a major problem with today's aircraft.

There was discussion relative to the desire to approach adjacent landowners with the request to purchase an option on the property in order for all of them to continue working the land.

Bruce McGary, Assistant Prosecutor, pointed out that it is important that the property in question is currently undeveloped as the Board does not take people's homes for airport expansion. He also pointed out that agriculture property value is less. He stated the need to update the current Airport Master Plan if the Board should desire to proceed with the requested land acquisition. He then stated the Airport Authority is in need of direction on how the Board would like to proceed.

Commissioner Young stated his desire to expand the runway to 100' wide during the repaving process due to safety concerns and was informed by the FAA that they could not. He discussed the correlation between local business and this airport and confirmed that it will not be a hub-based airport.


Mr. Koenig confirmed that this expansion consideration is to accommodate business jets, not large commercial jets.

Commissioner Jones stated she lives across from the Wright Bros. Airpark and that sound is an issue with an increase in jets. She stated that 6 am – 8 am and later in the evening are noisier than during the day. She then acknowledged that this will be a different atmosphere for neighbors and stated her desire to be as transparent as possible with the community.

Upon further discussion, the Board stated their approval for the Airport Authority to begin the process of updating the Master Plan and discuss purchase options with the available landowners adjacent to the airport.

On motion, upon unanimous call of the roll, the Board entered into executive session at 10:00 a.m. to discuss acquisition of property pursuant to Ohio Revised Code Section 121.22 (G)(2) and exited at 10:45 a.m.

Upon motion the meeting was adjourned.




David G. Young, President



Tom Grossmann

Shannon Jones

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on August 4, 2020, in compliance with Section 121.22 O.R.C.



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



Aberlin Springs

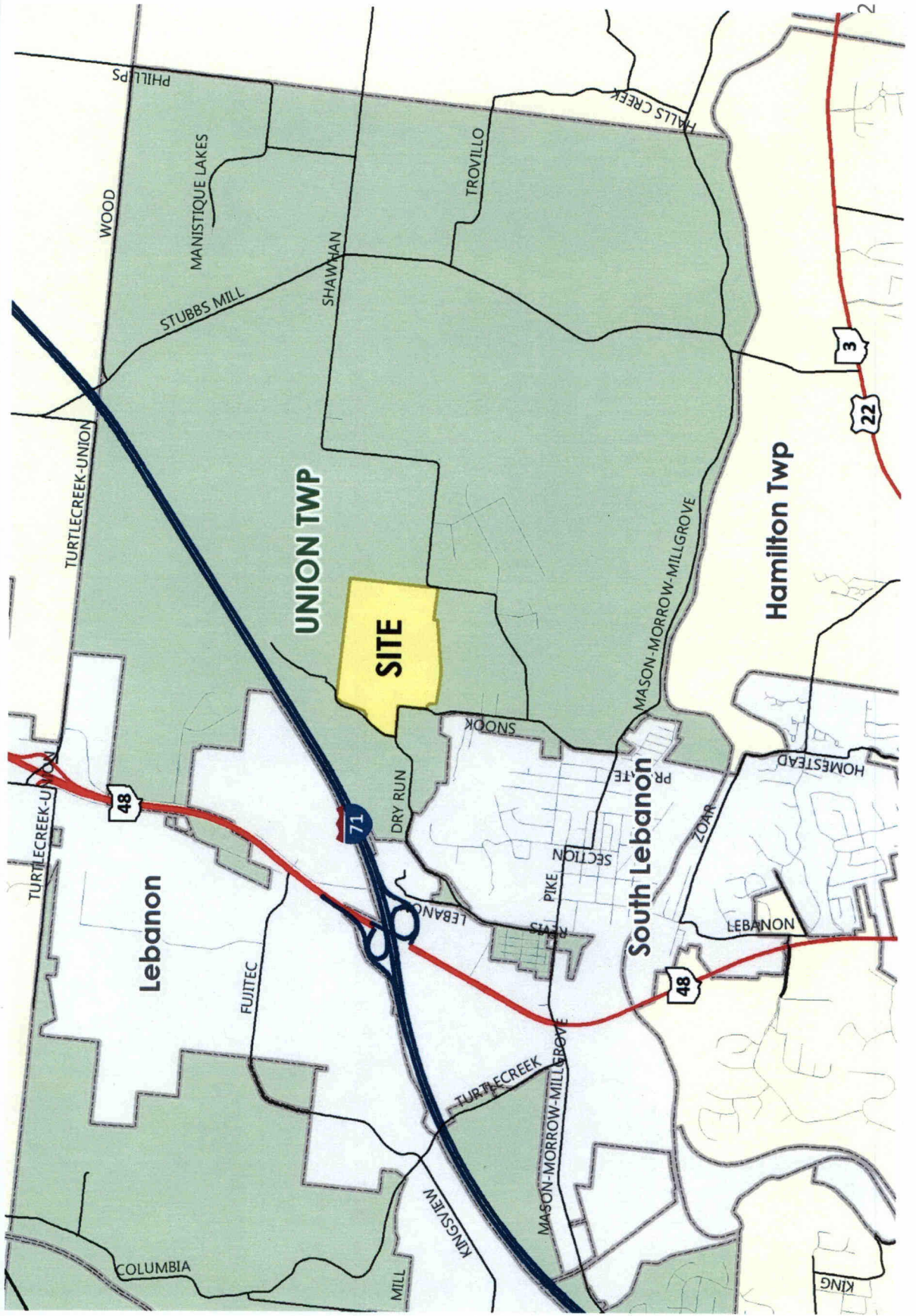
REVISED PUD STAGE 2

Union Township

Board of County Commissioners

August 4, 2020

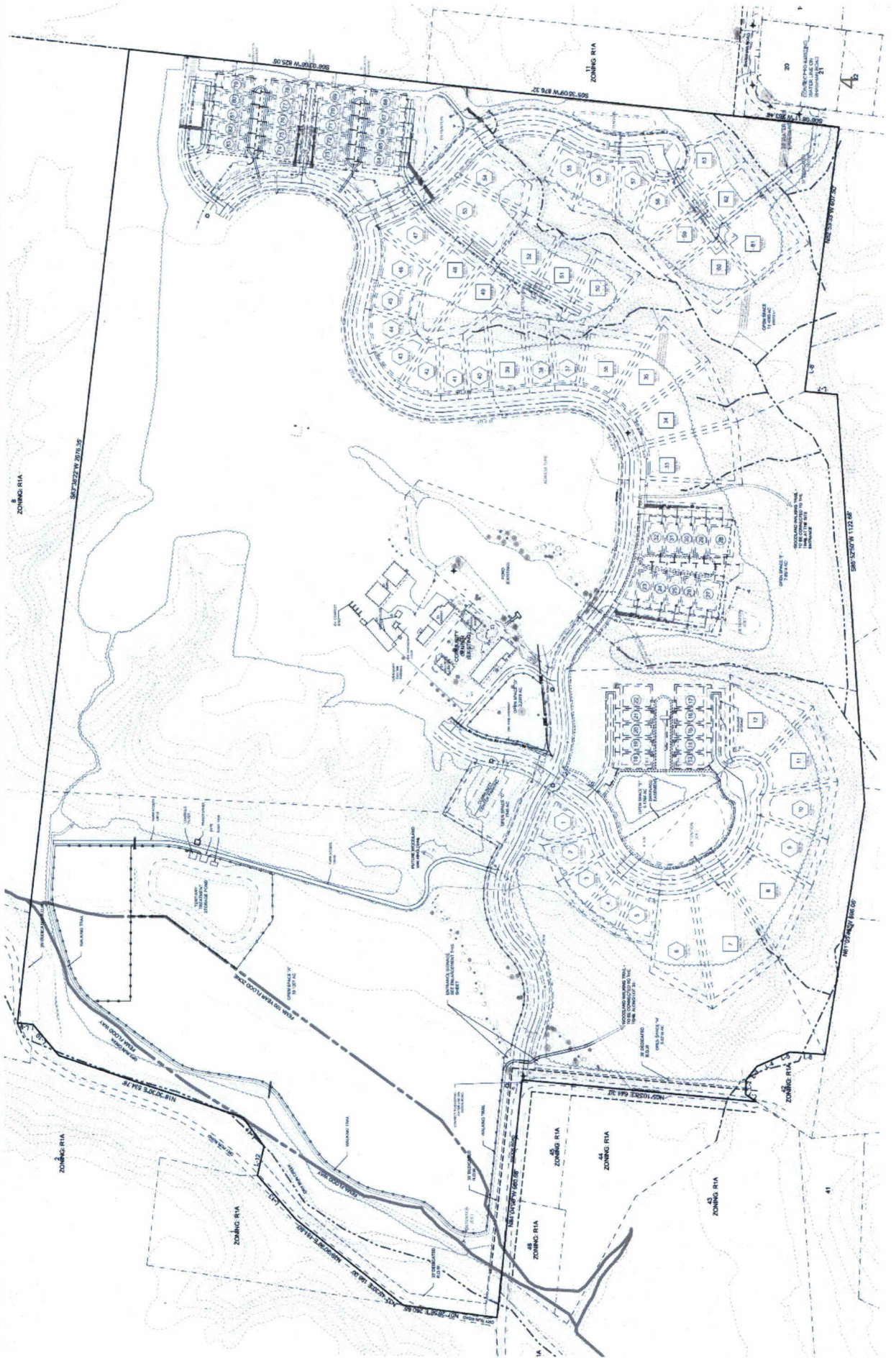
Vicinity



Project Information

Applicant	Bayer Becker
Property Owner	Pendragon Development, LLC
Site Address	3470 & 3472 Snook Road
PUD Site Area	141.14 Acres
Total PUD Units	138 Single-family lots

Existing Conditions



Proposal

Revised Preliminary Plan Changes

1. A reduced buffer on Lot 84, from 40' to 10'
2. A greater number of dwelling units with access from a single driveway.
3. Revised storm water management area.
4. More dwelling units, 3 additional dwelling units resulting in a total of 138 dwelling units (the total amount of allowable dwelling units in this PUD is 141 and the previous plan showed 135 dwelling units).

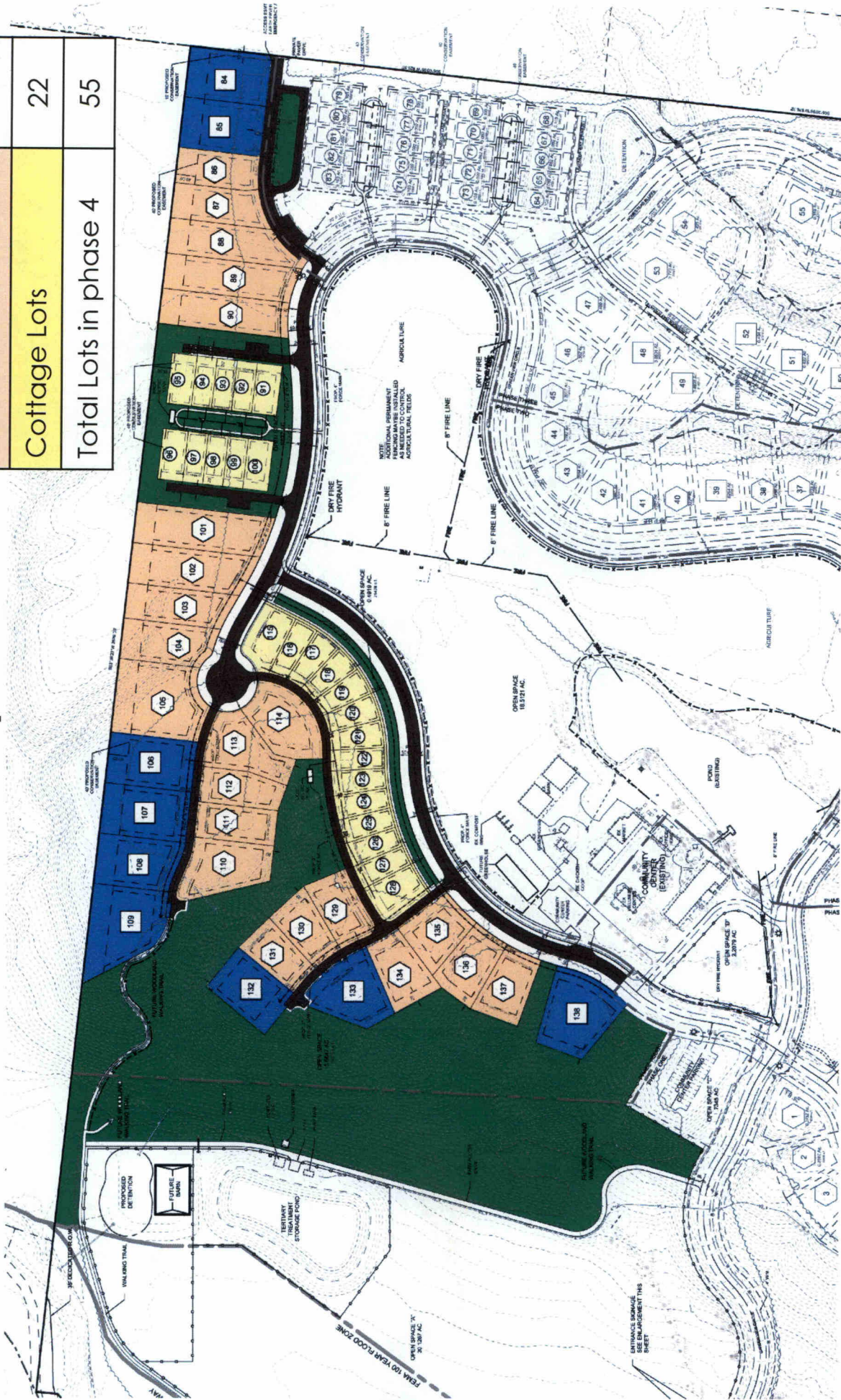
Current

Estate Lots	14
Manor Lots	20
Cottage lots	18
Total Lots in phase 4	52



Proposed

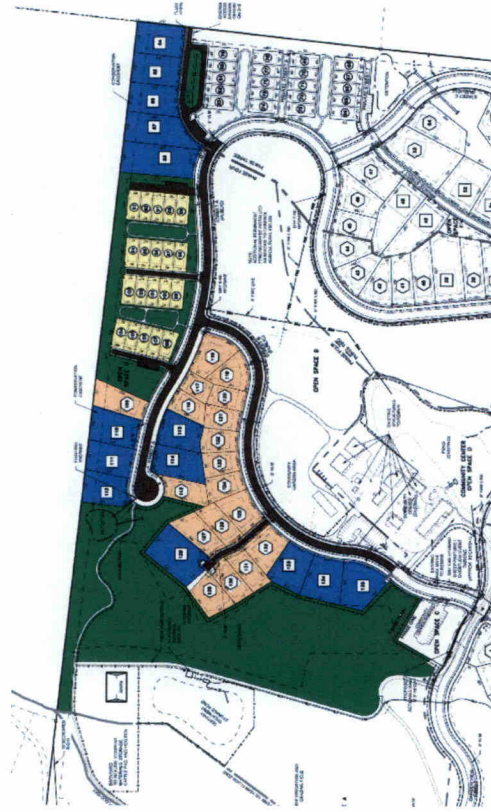
Estate Lots	9
Manor Lots	24
Cottage Lots	22
Total Lots in phase 4	55



Plan Comparison

Current Plan (Phase 4)

Estate Lots	14
Manor Lots	20
Cottage lots	18
Total Lots in phase 4	52



Open Space	88.33 acres
Residential Area	37.6 acres

Proposed Plan (Phase 4)

Estate Lots	9
Manor Lots	24
Cottage Lots	22
Total Lots in phase 4	55

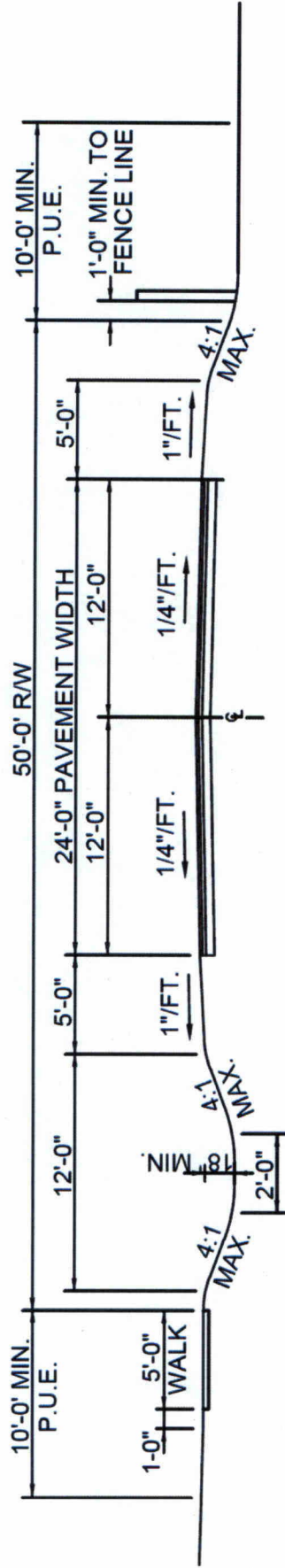


Open Space	90.46 acres
Residential Area	38.87 acres

Circulation

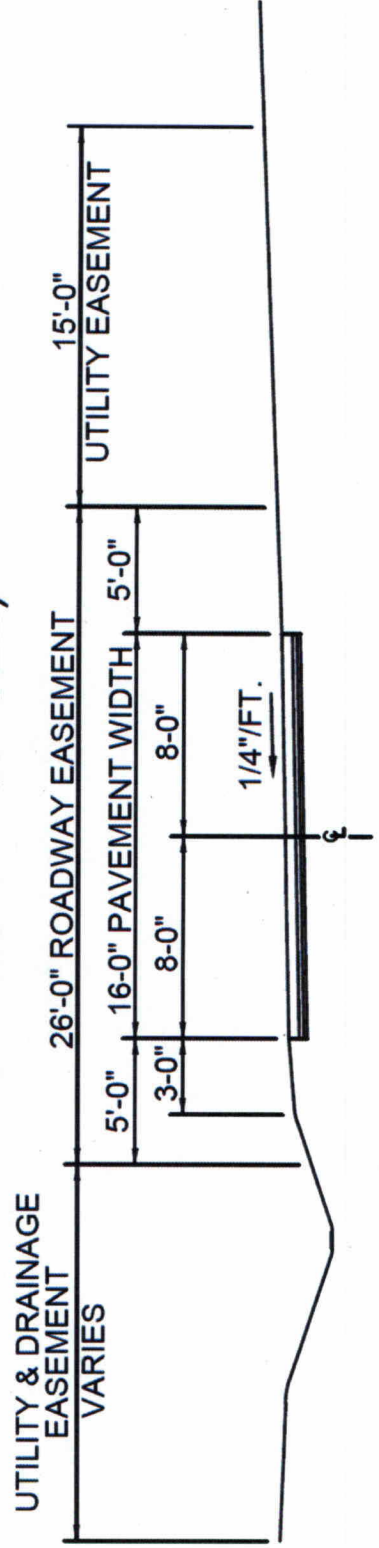
Public Street

TYPICAL STREET SECTIONS
(LOOP ROAD AROUND OPEN SPACE B AND D)



Private Street

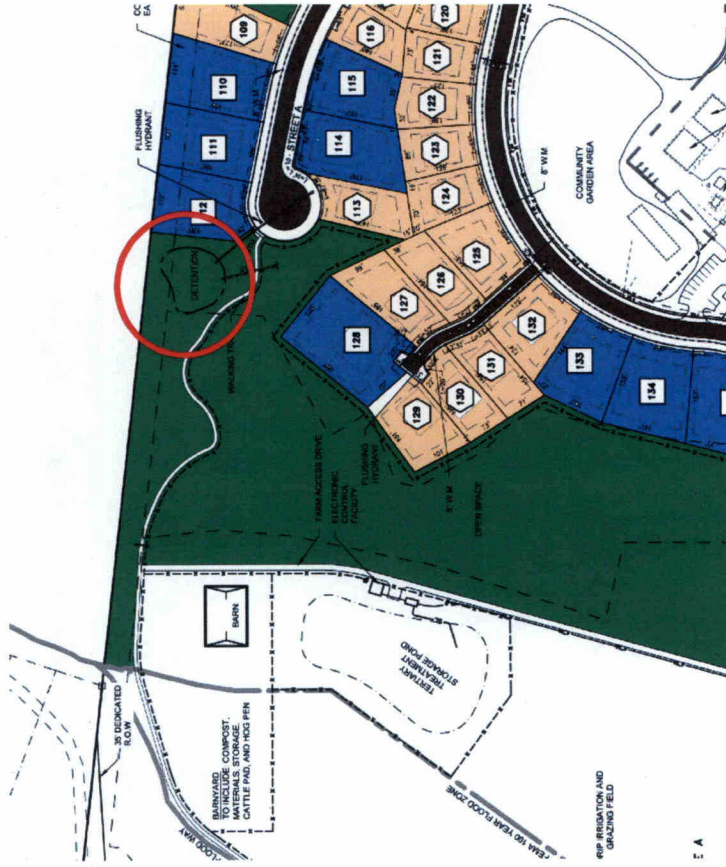
PRIVATE DRIVEWAY - SINGLE LOADED
(SAVORY LANE, SAGE COURT &
ROSEMARY CIRCLE)



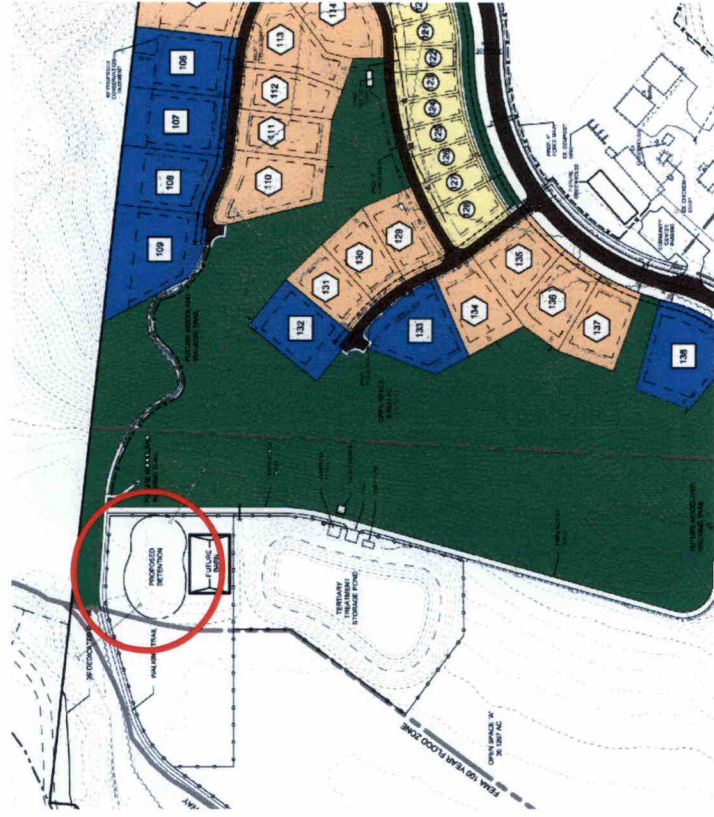
Storm Water Management

Relocation of the storm water pond

Approved Preliminary Plan



Revised Preliminary Plan



Recommendation

Approval of the Aberlin Springs Revised Preliminary Plan

subject to the conditions:

4. Compliance with the standards and requirements of the Warren County Engineer's Office for thoroughfares and storm water management.
5. Compliance with the requirements of the Warren County Soil & Water Conservation District for an Erosion and Sediment Control Plan prior to earth moving activities.
6. All streams, inclusive of regulated streams as well as minor, unnamed, and otherwise unregulated streams, shall be protected to the satisfaction of the Warren County Soil & Water Conservation District.

Recommendation

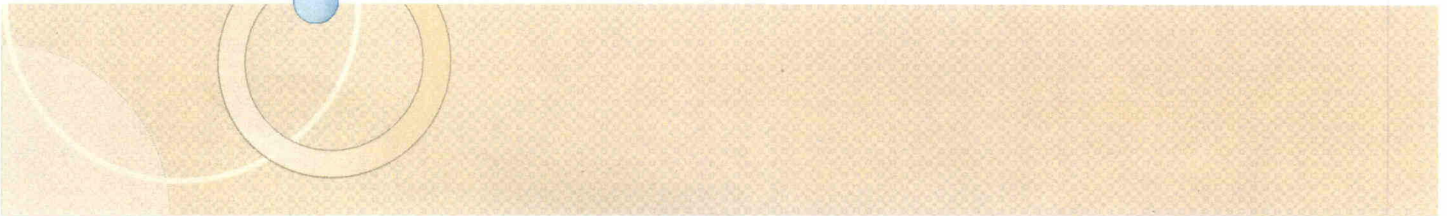
Approval of the Aberlin Springs Revised Preliminary Plan

subject to the conditions:

7. The proposed wastewater treatment system shall be approved by the Ohio EPA prior to final plat.
8. Common amenities shall be open to the residents of the subdivision no later than the time when 40 percent of the proposed lots are platted.
9. Construction envelopes (areas to be disturbed by development activity) shall be shown at final plat.

Warren County Commissioners

State of the Airport – August 2020



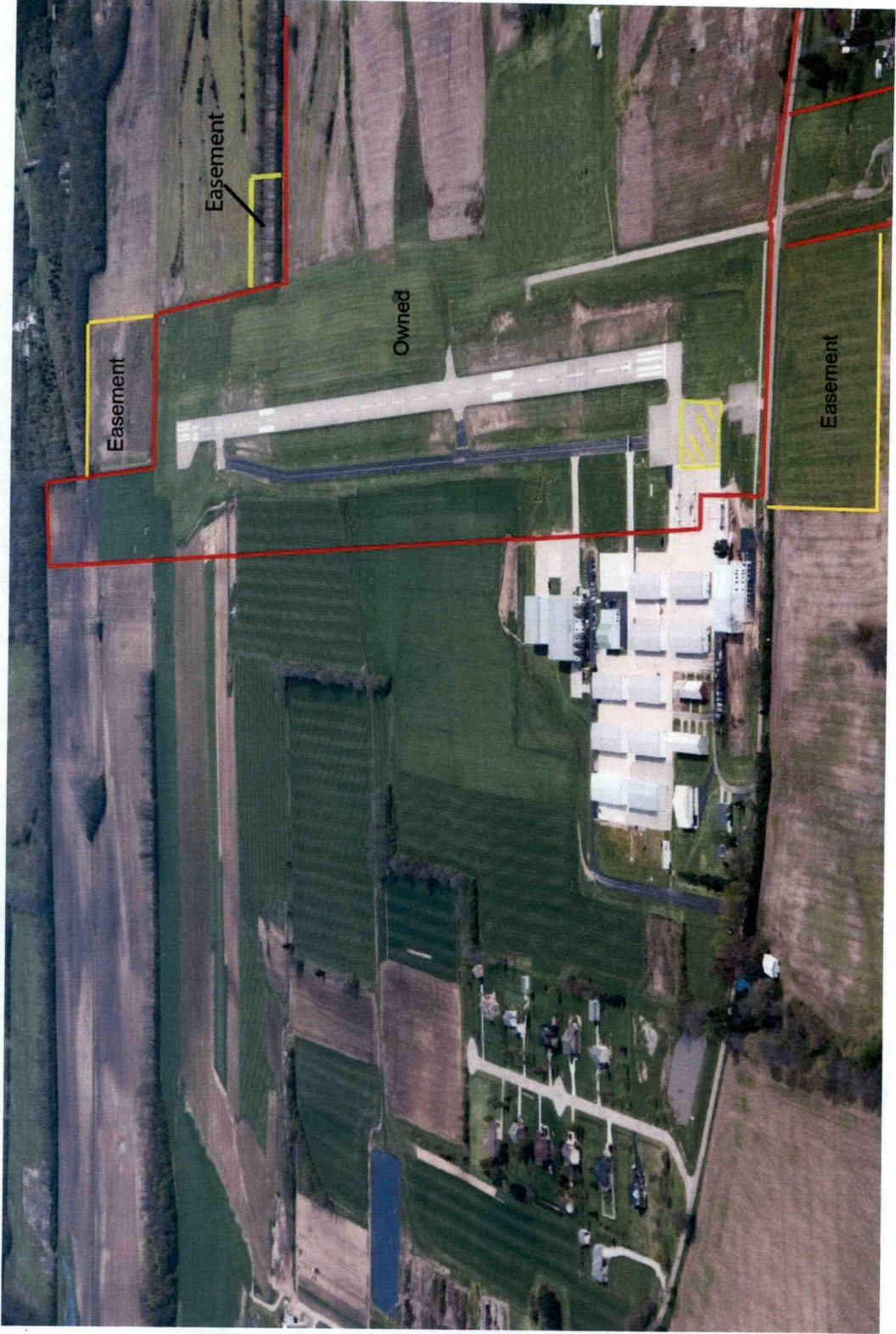
Today's Agenda

- **Introductions**
- **Current Status of the Airport**
- **Update to the FAA Master Plan**
- **Wrap Up**

Current Status

- Current Runway: 4502 ft x 75 ft
- Current based aircraft: 108
- Recent updates to the airport:
 - Runway Resurfacing and Widening to 75 ft wide
 - Upgrade Precision Approach Path Indicator lights to use LED technology (visual aid for landing pilots)
 - Removal of Trees on the south end of Runway
- Begin update to the Master Plan for the Airport

Today's Airport



The Future Master Plan

Creating an updated Master Plan to address the following:

- Is the Airport what we need today...and for the next 25 years?
- How well is the current airport serving the aviation needs of our community and it's visitors?
- If the airport is the "right size" today, can we keep the airport "open" without being squeezed out with adjacent residential and commercial growth?
- What will be the impact to the airport when sewers are available around Red Lion?
- What happens to the area around the airport when Greentree/I-75 exchange opens?



**The Airport Authority Board
recommends a Master Airport Plan
that includes strategies to:**

- 1. Acquire or get future control of adjacent land for a future, longer and wider runway, and**
- 2. Begin planning to replace the existing runway with longer one**

Neighboring Airports

- Runway Lengths and Widths
 - Middletown (66 aircraft) 6,100 x 100
 - Butler County (115) 5,500 x 100
 - Dayton Wright Bros (68) 5,000 x 100
 - Warren Co (108) 4,502 x 75
- Why is the additional length important?
 - FAA Standard Runway configuration (5,000+ x 100)
 - **Most insurance carriers require a 5,000 ft runway for jet aircraft insurability**
 - Extra length and width is for the safety of airplanes and passengers in all weather conditions

What we are hearing.....

- There are 5 companies who would like to bring their jet airplanes here but....
- More national companies are relying on business jets in lieu of the airlines for executive travel to customer cities (Covid-19 issues)
- There have been flight schools inquiring about relocating here
- The Warren County Sports Park will be attracting ball tournaments - some families and attendees with airplanes

Partial List of Tenants of WCA Ltd

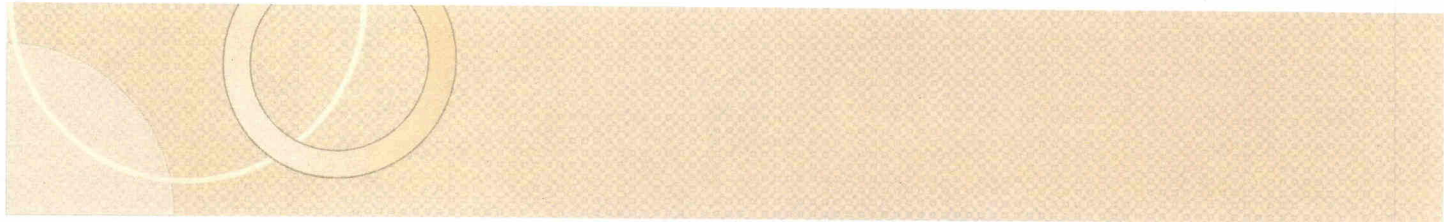
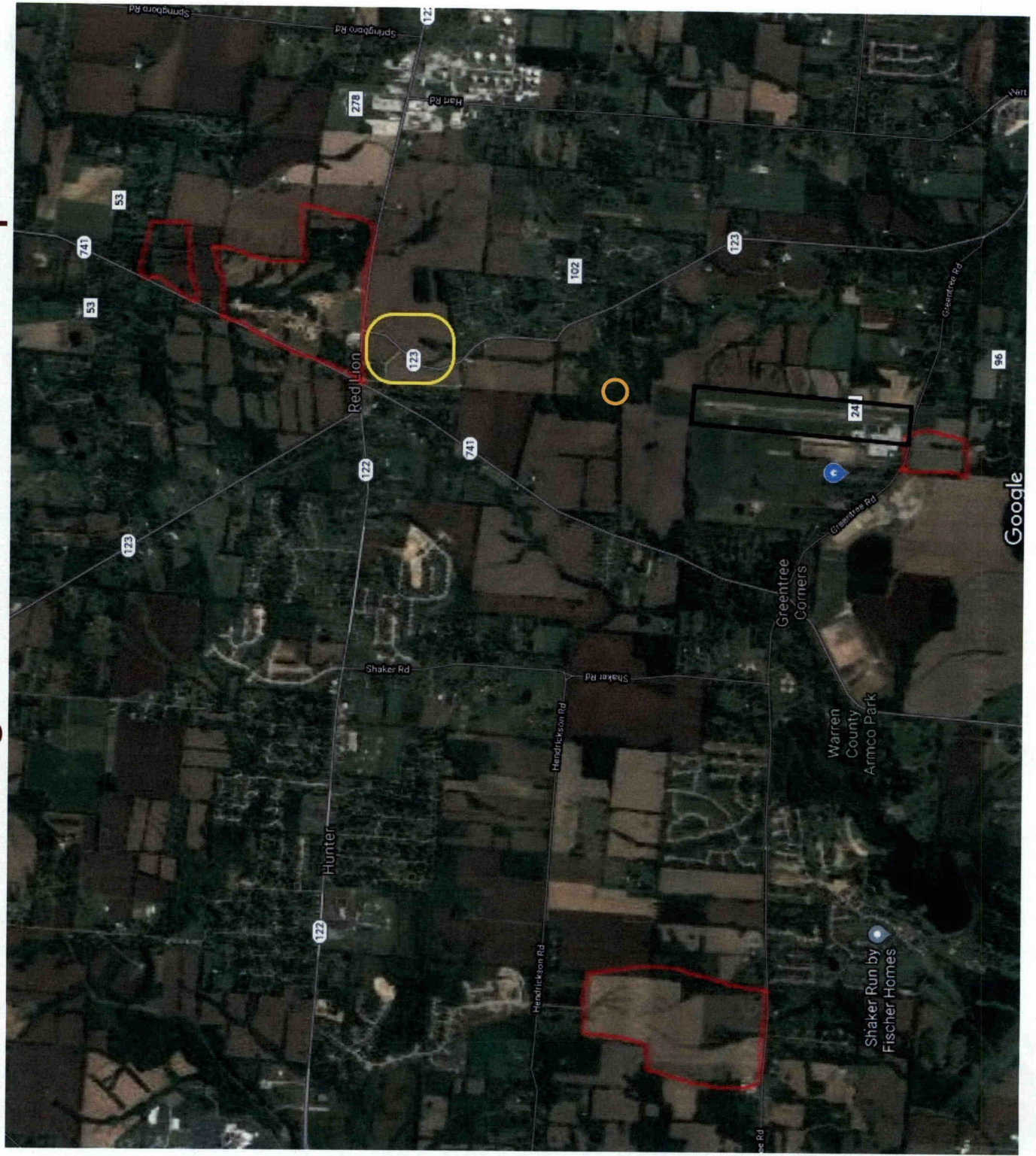
- Ace Sanitary
- Gentle Breeze Balloon
- iSAC Consulting
- Clearskies
- Darlene Bishop Ministries
- Dewaynes Aircraft Services
- Warren County Career Center
- Premier Health Partners
- AirMethods
- Blue Skies Construction Mgt
- Sharp Shooters Aerial Photo
- Exec Aviation
- Air Enterprises
- JD Helicopters
- WCA County Avionics
- Vertical Advantage Helio
- Red Baron Balloon
- Lone Mountain Aircraft
- Shanteau Consulting
- Tessec
- Core Aviation
- Flying Neutrons (125 members)
- Flaps Flying Club
- STACK Construction
- Royce Machine
- Aeroserve
- Blue Ash Aircraft Maintenance
- Leading Edge Associates
- Cincinnati Aviation
- Welch Packaging

What is currently happening...

- **Current Aircraft Sales company located at the airport with plans to grow**
- New and used Cirrus Aircraft (144 unit sales in 2018) – approximately \$94M in revenue annually
- Expanded to include extended warranties, financing, annual inspections and factory training, used aircraft sales, and now flight training and rentals. New Cirrus Vision Jet now available
- Larger Business Jets sales and service (Dayton)



Surrounding Growth Areas to the Airport



Wrap Up Q & A

