



**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 21, 2018**

The Board met in regular session pursuant to adjournment of the August 14, 2018, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the August 14, 2018 meeting were read and approved.

- 18-1296      A resolution was adopted to hire Joshua Hisle as Customer Advocate I within OhioMeansJobs Warren County. Vote: Unanimous
- 18-1297      A resolution was adopted to create rates and charges for the County Storm Water Management District No. 1 in accordance with Section 6117 of Ohio Revised Code. Vote: Unanimous
- 18-1298      A resolution was adopted to enter into a consulting services contract for traffic engineering design services with Strand Associates, Inc. on behalf of the Warren County Engineer's Office. Vote: Unanimous
- 18-1299      A resolution was adopted to enter into an Ohio Public Works Commission cooperation agreement with the village of Harveysburg on behalf of the Water and Sewer Department. Vote: Unanimous
- 18-1300      A resolution was adopted to approve and authorize the President and/or Vice President of this Board to enter into a loan agreement with Stephanie Austin relative to the Warren County Home Repair Program. Vote: Unanimous
- 18-1301      A resolution was adopted to authorize the Board to approve nondisclosure agreement with Coriant on behalf of Warren County Telecommunications. Vote: Unanimous

- 18-1302 A resolution was adopted to amend the contract between the Warren County Commissioners on behalf of Warren County Department of Job and Family Services, Human Services Division and Warren County Children Services. Vote: Unanimous
- 18-1303 A resolution was adopted to approve various refunds. Vote: Unanimous
- 18-1304 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41 (D) (1). Vote: Unanimous
- 18-1305 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 18-1306 A resolution was adopted to enter into an erosion control bond agreement with Coppage Construction Co., Inc. for completion of improvements in The District at Deerfield Residential situated in Deerfield Township. Vote: Unanimous
- 18-1307 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Timberwind, LLC for installation of certain improvements in Tara Estates No. 3 Phase 2 situated in Franklin Township. Vote: Unanimous
- 18-1308 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with Timberwind, LLC for installation of certain improvements in Tara Estates, No. 3, Phase 2 situated in Franklin Township. Vote: Unanimous
- 18-1309 A resolution was adopted to enter into erosion control bond agreement for Edward VA Lim for completion of improvements in Limwood situated in Hamilton/Salem Townships. Vote: Unanimous
- 18-1310 A resolution was adopted to approve various record plats. Vote: Unanimous
- 18-1311 A resolution was adopted to approve supplemental appropriation within Common Pleas Court Cognitive Intervention Program Substance Abuse Monitoring fund #284. Vote: Unanimous
- 18-1312 A resolution was adopted to approve supplemental appropriation into Gasoline Rotary fund #650. Vote: Unanimous
- 18-1313 A resolution was adopted to approve an appropriation adjustment within Prosecutor's Office fund #101-1150. Vote: Unanimous
- 18-1314 A resolution was adopted to approve appropriation adjustment within Board of Elections fund #217. Vote: Unanimous

- 18-1315 A resolution was adopted to approve appropriation adjustment within the Office of Grants Administration fund #298. Vote: Unanimous
- 18-1316 A resolution was adopted to approve appropriation adjustment within Telecommunications Department fund #492
- 18-1317 A resolution was adopted to approve appropriation adjustment within the Water Revenue fund No. 510. Vote: Unanimous
- 18-1318 A resolution was adopted to approve appropriation adjustments within Treasurer's Office fund #101-1130 and Records Center fund #101-1500. Vote: Unanimous
- 18-1319 A resolution was adopted to approve a supplemental appropriation into fund #485 Miami Valley Gaming TIF fund #485. Vote: Unanimous
- 18-1320 A resolution was adopted to approve appointment to the Warren County Port Authority. Vote: Unanimous
- 18-1321 A resolution was adopted to approve amendment to the Warren County Comprehensive Plan to amend the Turtlecreek Crossroads Future Land Use Map. Vote: Unanimous

#### DISCUSSIONS

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

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#### PUBLIC HEARING

#### AMENDMENT TO THE WARREN COUNTY COMPREHENSIVE PLAN TO AMEND THE TURTLECREEK CROSSROADS FUTURE LAND USE MAP

The public hearing to consider amendments to the Warren County Comprehensive Plan to amend the Turtlecreek Crossroads Future Land Use Map was convened this 21<sup>st</sup> day of August 2018, in the Commissioners' Meeting Room.

Zachary Moore, Warren County Regional Planning Commission (RPC), was present to provide information to the Board on the requested amendments.

Mr. Moore presented the attached PowerPoint presentation reviewing the following:

Current Future Land Use Map  
Master Plan vs. Future Land Use Map  
Proposed Future Land Use Map  
Current vs. Proposed Future Land Use Map with side by side comparisons

Mr. Moore then presented the Regional Planning Commission recommendation to approve the amendments to the Future Land Use Map to include the amendment to the Turtlecreek Crossroads Map.

Tammy Boggs, Turtlecreek Township Administrator, stated that the amendment is consistent with the zoning that is currently in place and the Turtlecreek Township Trustees recommend approval.

Upon further discussion, the public hearing was closed and the Board resolved (Resolution #18-1321) to approve an amendment to the Warren County Comprehensive Plan to adopt and include an amendment to the Warren County Comprehensive Plan Future Land Use Map to incorporate the amended Turtlecreek Crossroad Future Land Use Map.

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Trevor Hearn, Facilities Management Director, was present along with Judge Kirby, Warren County Probate-Juvenile Court and staff and representatives from Elevar Design Group and HGC Construction for a work session to discuss the Probate-Juvenile Court Expansion/Renovation Project.

Dick Krehbiel, Elevar Design Group, introduced himself and Jordan Odor, designer, who reviewed and discussed the attached PowerPoint presentation including:

Preliminary Design from K2M  
Revised Design from Elevar Design Group  
Revised Budget estimate from HGC Construction

Joe Creager, HGC Construction, reviewed the project and the estimated timeline of October, 2018 for completion of full construction documents with a construction start date in November 2018. He then reviewed the original budget estimate along with the modifications/alternates selected requiring a new budget estimate of \$4.23 million.

Commissioner Young discussed the importance of not exceeding the new estimated project cost.

There was discussion relative to the estimated \$517,000 budget deficit.

Judge Kirby stated his effort to design a cost efficient building that meets the current and future needs of the court. He then stated he has obtained the blessing from Larry Sims, Warren County Sheriff, relative to the security need for the court.

Mr. Hearn requested the Board's approval to proceed with the project at the new estimated cost.

There was discussion relative to the ten year delay in the needed expansion along with the price increase for any further delays.

There was discussion relative to the proposed design being able to accommodate growth for the fifteen to twenty years along with the ability to accommodate an additional judge in the event of the State Legislature requiring a separation of Probate and Juvenile due to a population increase.

Upon further discussion, the Board stated their desire to proceed with the project at the new current estimated cost.

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Martin Russell, Deputy County Administrator, was present to provide an update on the Warren County Event Center budget.

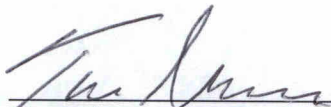
Mr. Martin reviewed the revised budget, including the proceeds of a land sale to the City of Lebanon for a proposed new fire station, showing a new budget shortfall of approximately \$56,000. He discussed the ability to finance this project through the Warren County Port Authority, similar to the Warren County Sports Complex, creating a potential to help with speed to market due to the tight timeline as well as the possibility to close some of the budget shortfall. He then stated that the Warren County Agricultural Society has stated their commitment to provide additional funding if needed, due to the Board's desire of not including any taxpayer dollars on this project.

There was discussion relative to the sale of an asset for the benefit of this project as well as the size and scope of the project meeting the market needs of the community.

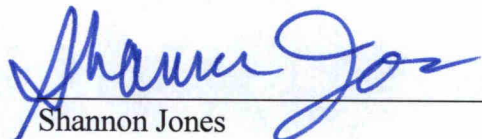
Upon discussion, the Board determined their desire to meet with the Warren County Agricultural Society to discuss this matter further.

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Upon motion the meeting was adjourned.

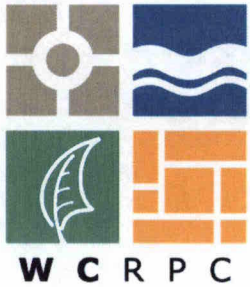
  
\_\_\_\_\_  
Tom Grossmann, President

\_\_\_\_\_  
David G. Young

  
\_\_\_\_\_  
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 21, 2018, in compliance with Section 121.22 O.R.C.

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



# **Turtlecreek Township (Crossroads Plan) FLUM Amendments**

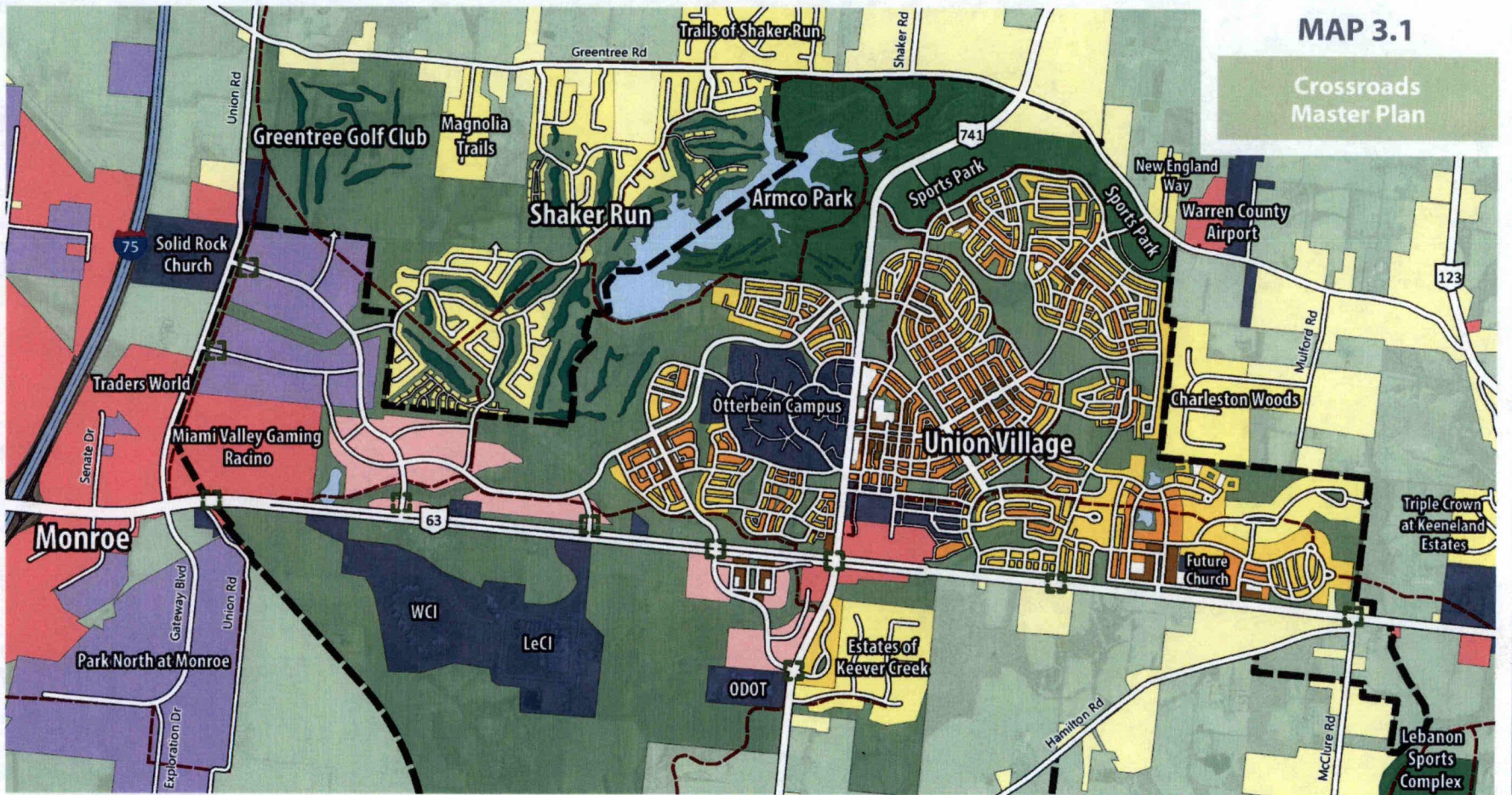
Prepared for the  
Warren County Board of Commissioners

Meeting Date: August 21, 2018

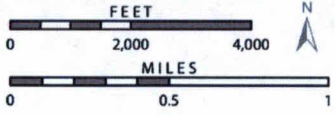
# Turtlecreek Crossroads Master Plan

MAP 3.1

Crossroads Master Plan



**LEGEND**



**Land Uses**

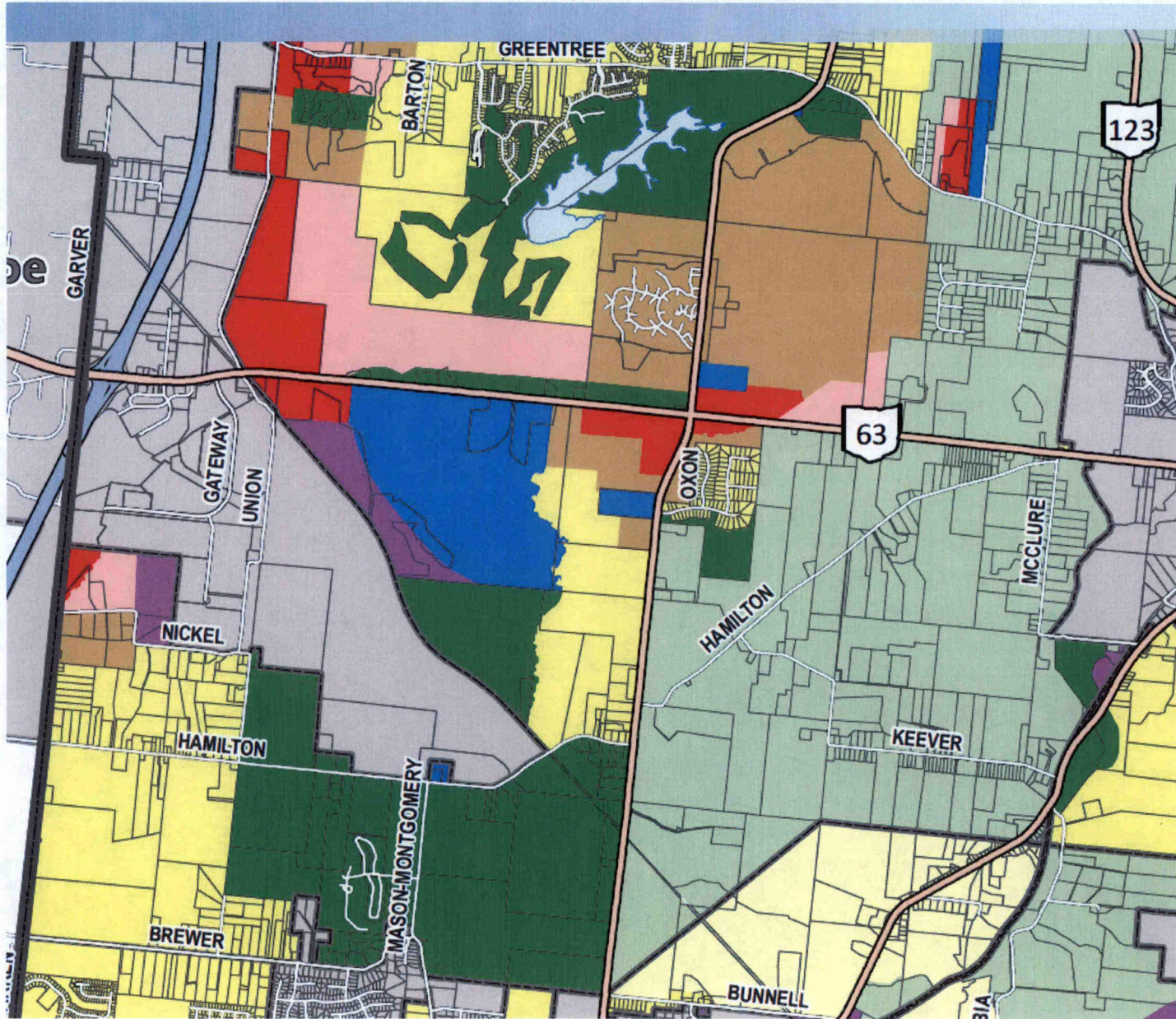
- |              |                    |                           |
|--------------|--------------------|---------------------------|
| Agricultural | Institutional      | Rural Residential         |
| Open Space   | General Commercial | Suburban Residential      |
| Park         | Office Park        | Neighborhood Edge (T3)    |
| Golf Holes   | Industrial         | Neighborhood General (T4) |
|              |                    | Neighborhood Center (T5)  |

- Study Area
- Multi-Purpose Trails
- Gateways

NOTE: This map is purely suggestive and is not a substitute for the Warren County Comprehensive Plan. The purpose of this map is to illustrate one possible way to implement the recommendations stated in the text of the Turtlecreek Crossroads Plan.

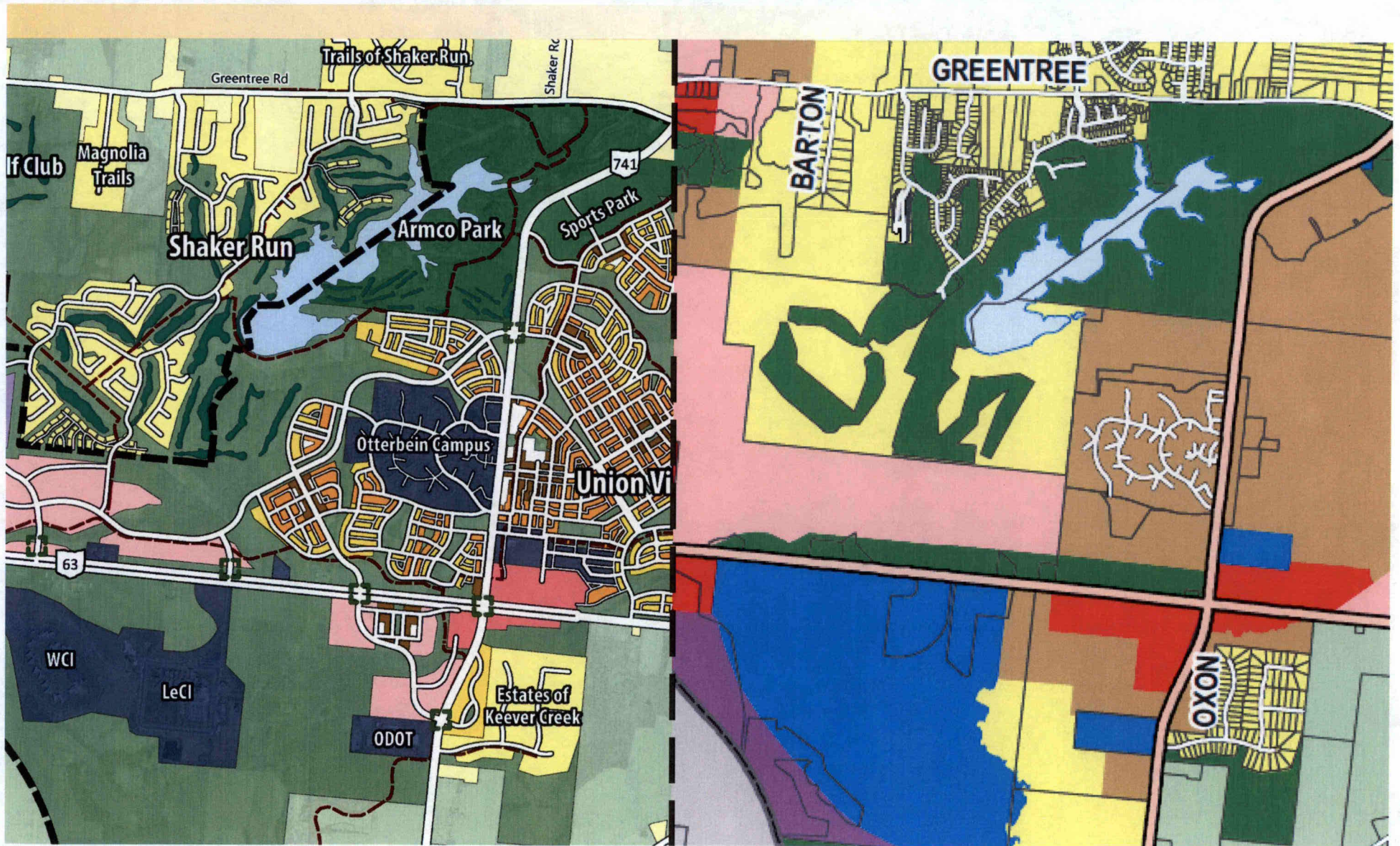


# Current County Future Land Use Map

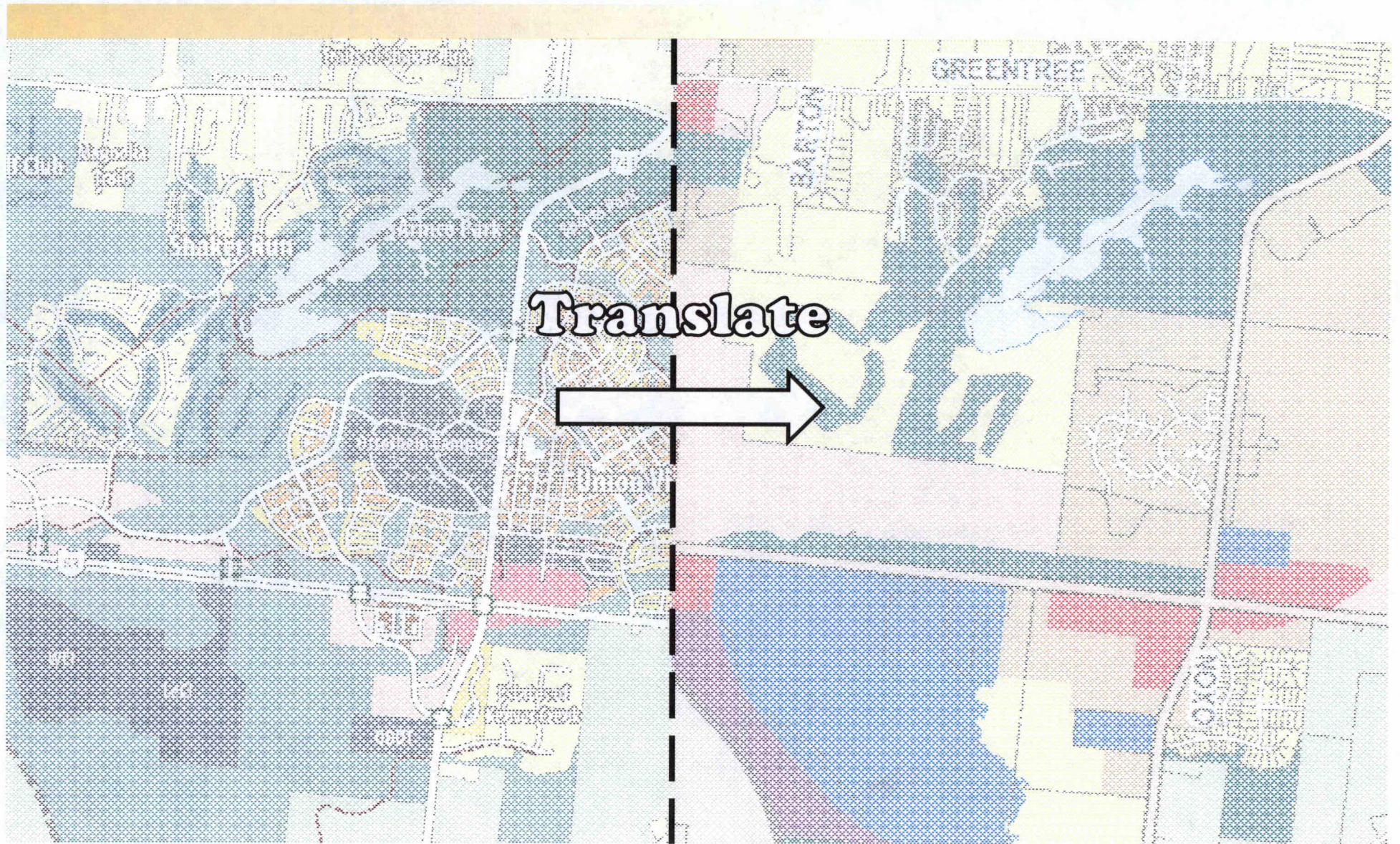


- Future Land Uses**
- Agricultural-Rural Residential
  - Commercial
  - Industrial
  - Mixed-Use Neighborhood
  - Multi-Family Residential
  - Office
  - Protection Area
  - Public-Semi-Public
  - Parks and Recreational-Open Space
  - Single Family Residential

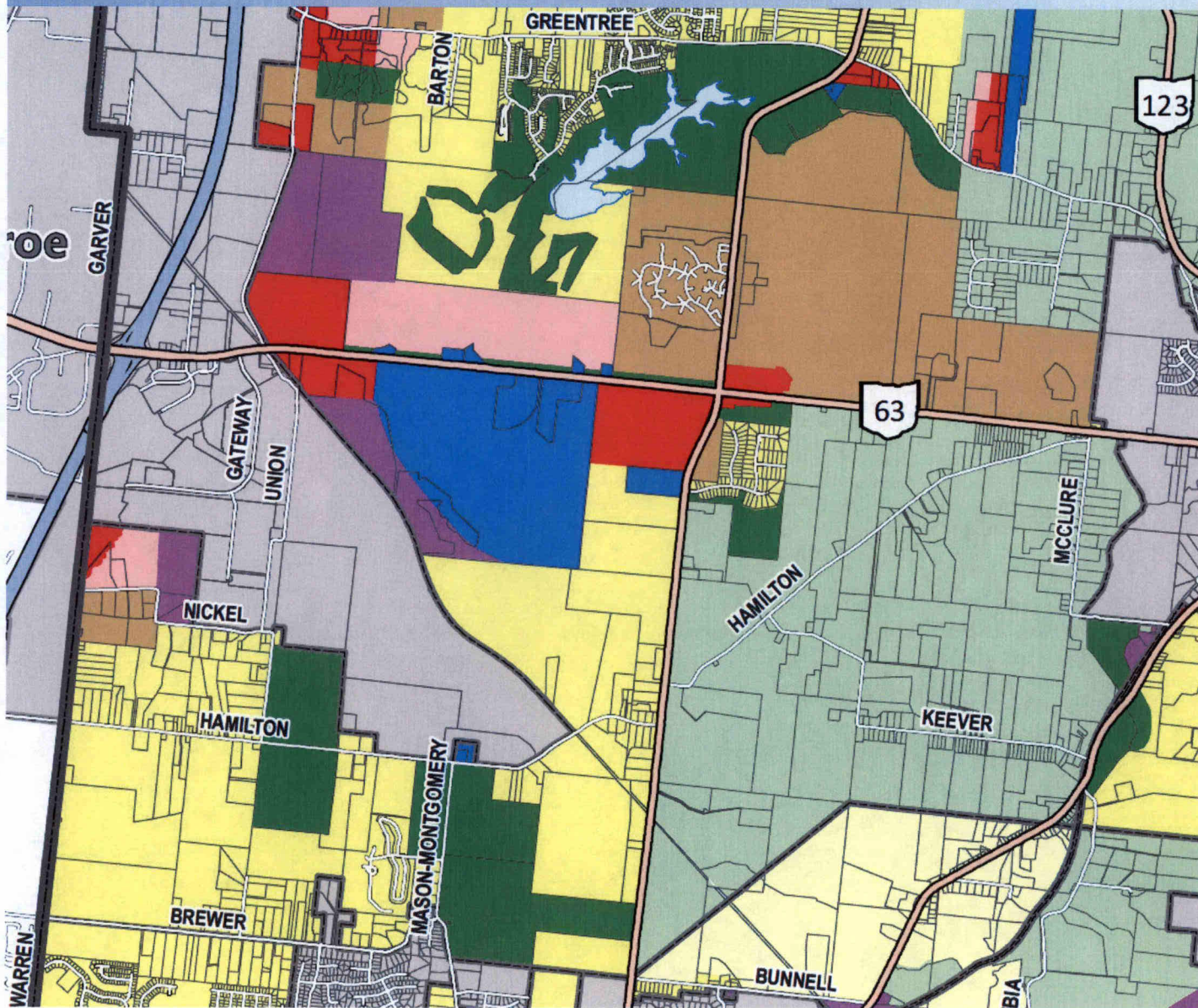
# Master Plan vs. Future Land Use Map



# Master Plan vs. Future Land Use Map



# Proposed County Future Land Use Map



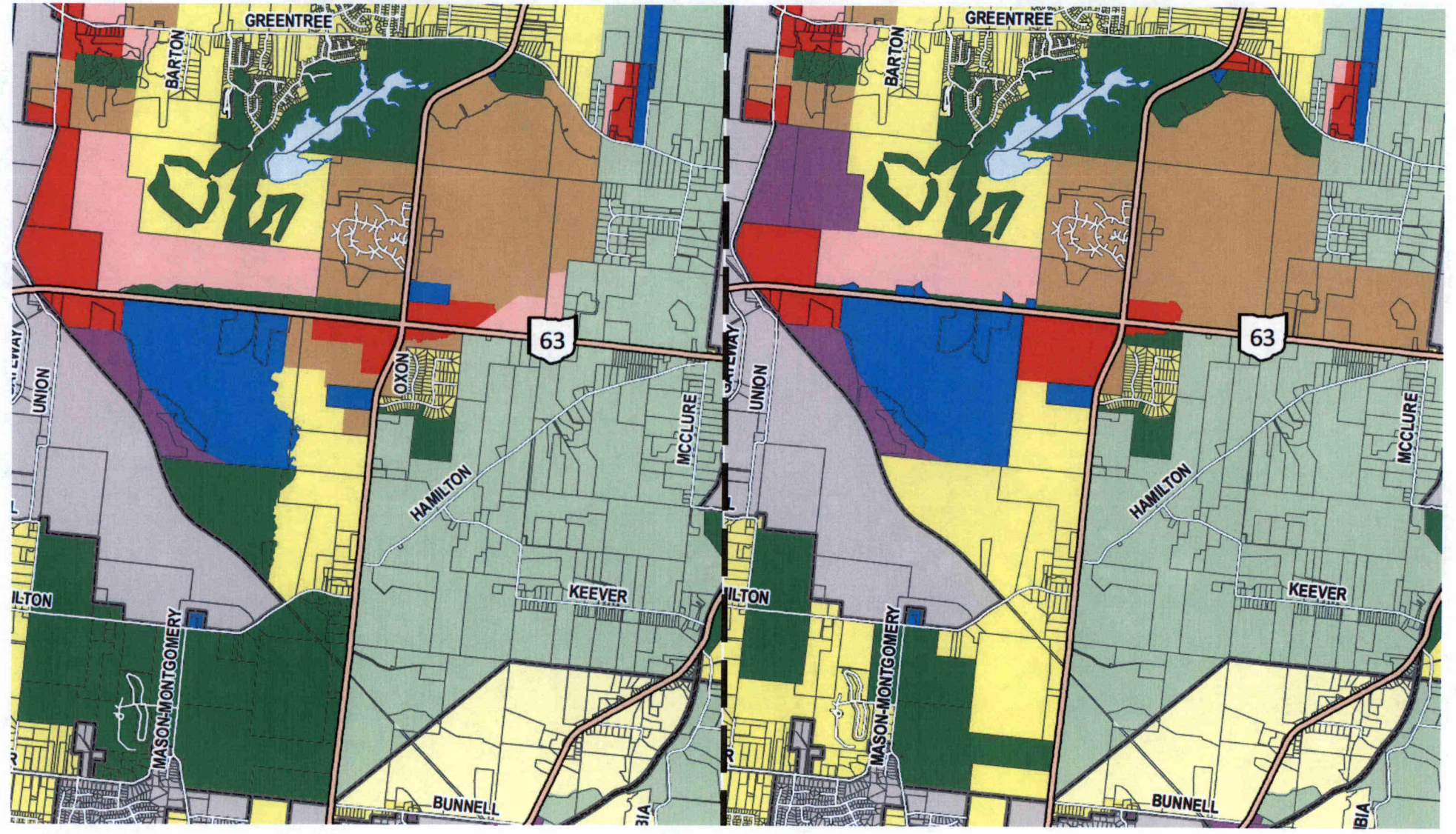
## Future Land Uses

- Agricultural-Rural Residential
- Commercial
- Industrial
- Mixed-Use Neighborhood
- Multi-Family Residential
- Office
- Protection Area
- Public-Semi-Public
- Parks and Recreational-Open Space
- Single Family Residential

# Current vs. Proposed Future Land Use Map

CURRENT

PROPOSED



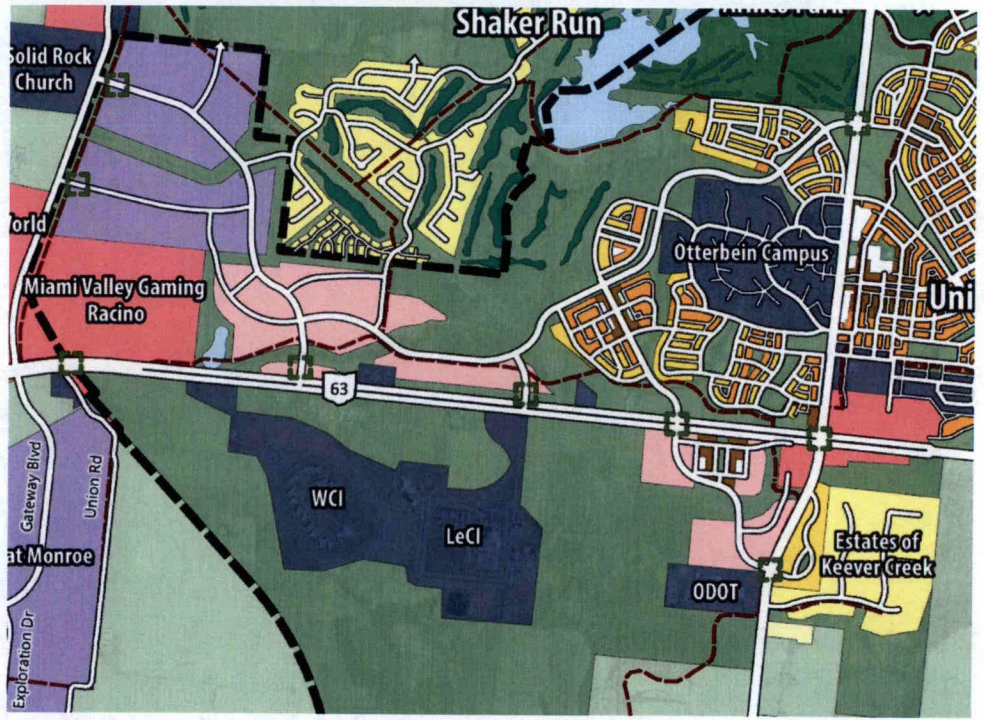
# Western Area (State Property)



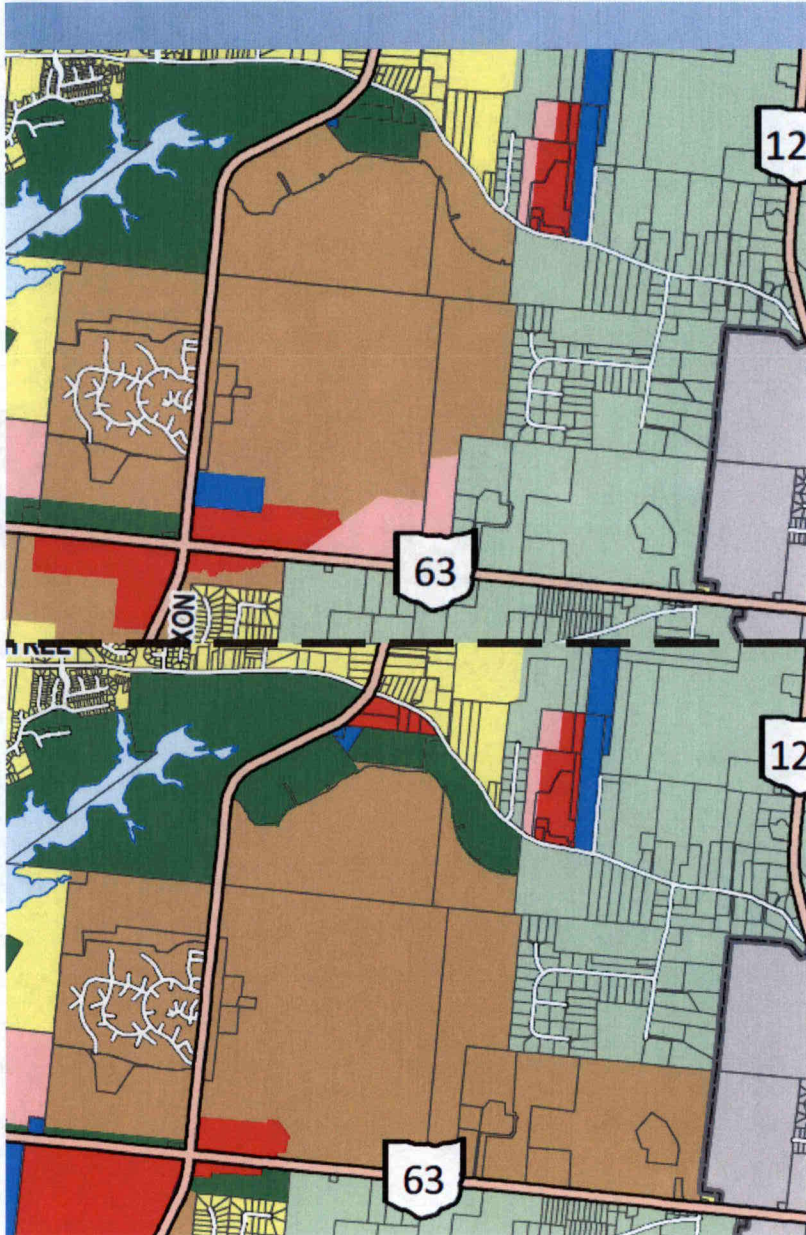
CURRENT

PROPOSED

## CROSSROADS MASTER PLAN



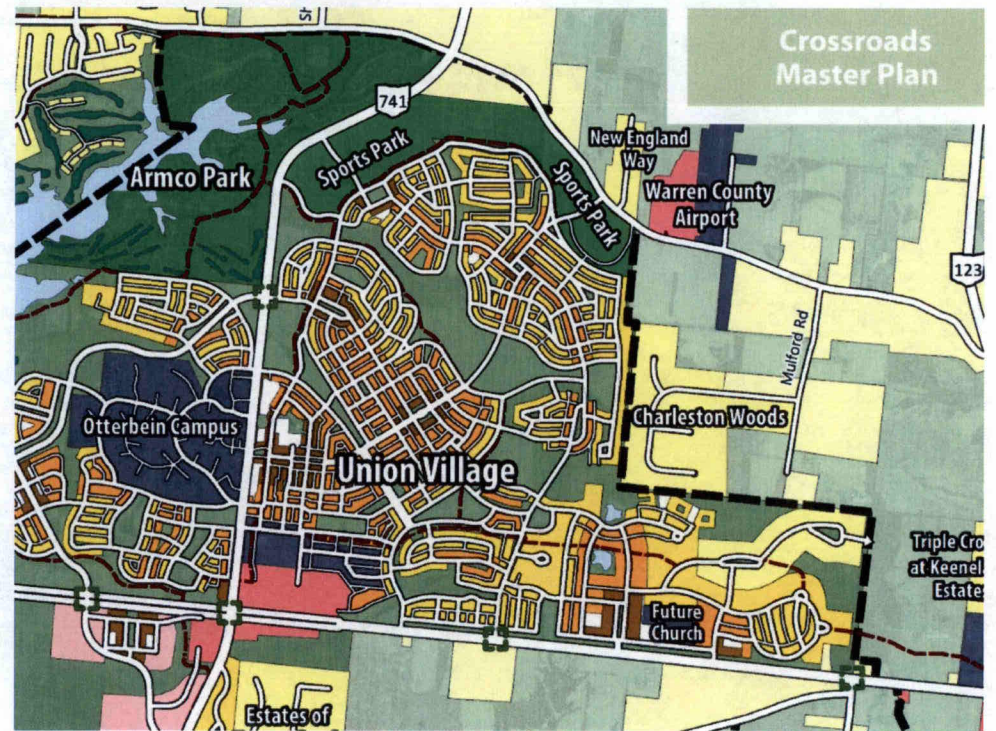
# Eastern Area (Union Village)



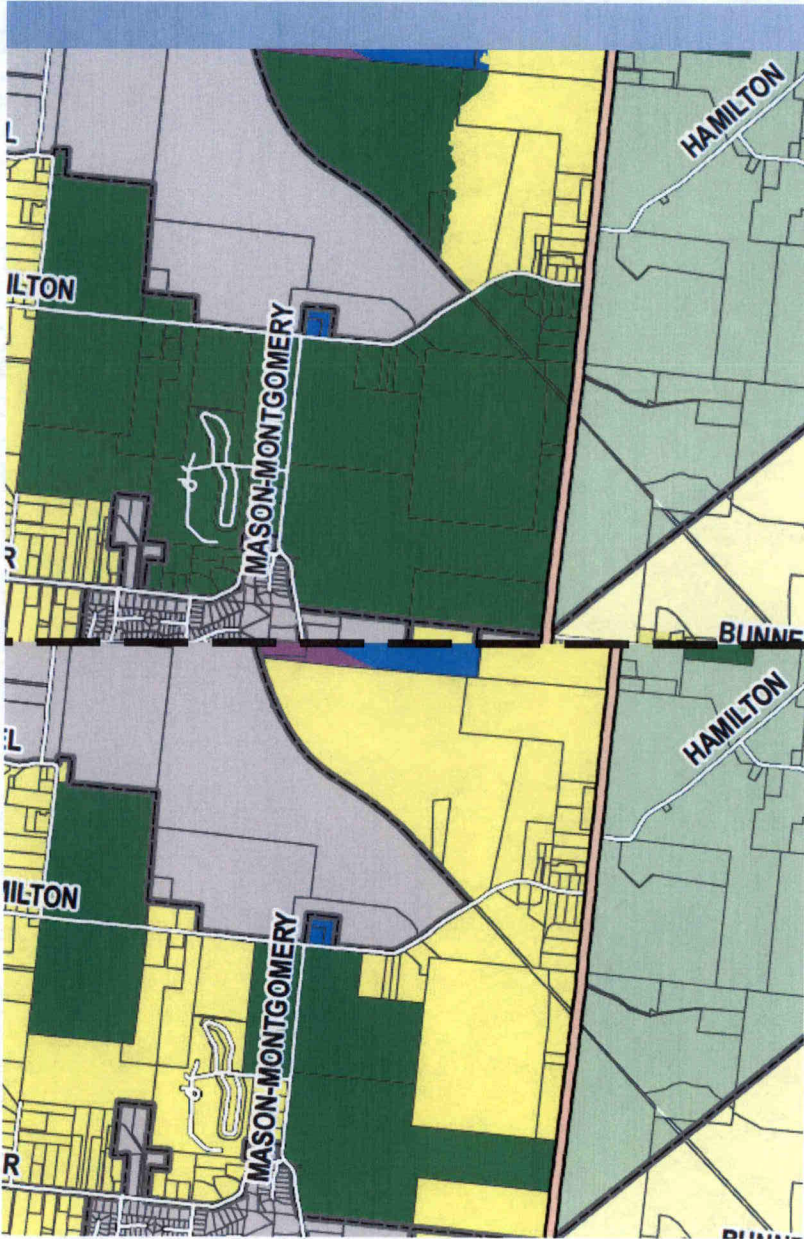
CURRENT

PROPOSED

## CROSSROADS MASTER PLAN



# Southern Area (Zoo Property)



CURRENT

PROPOSED

CROSSROADS MASTER PLAN

[Does not cover this area]

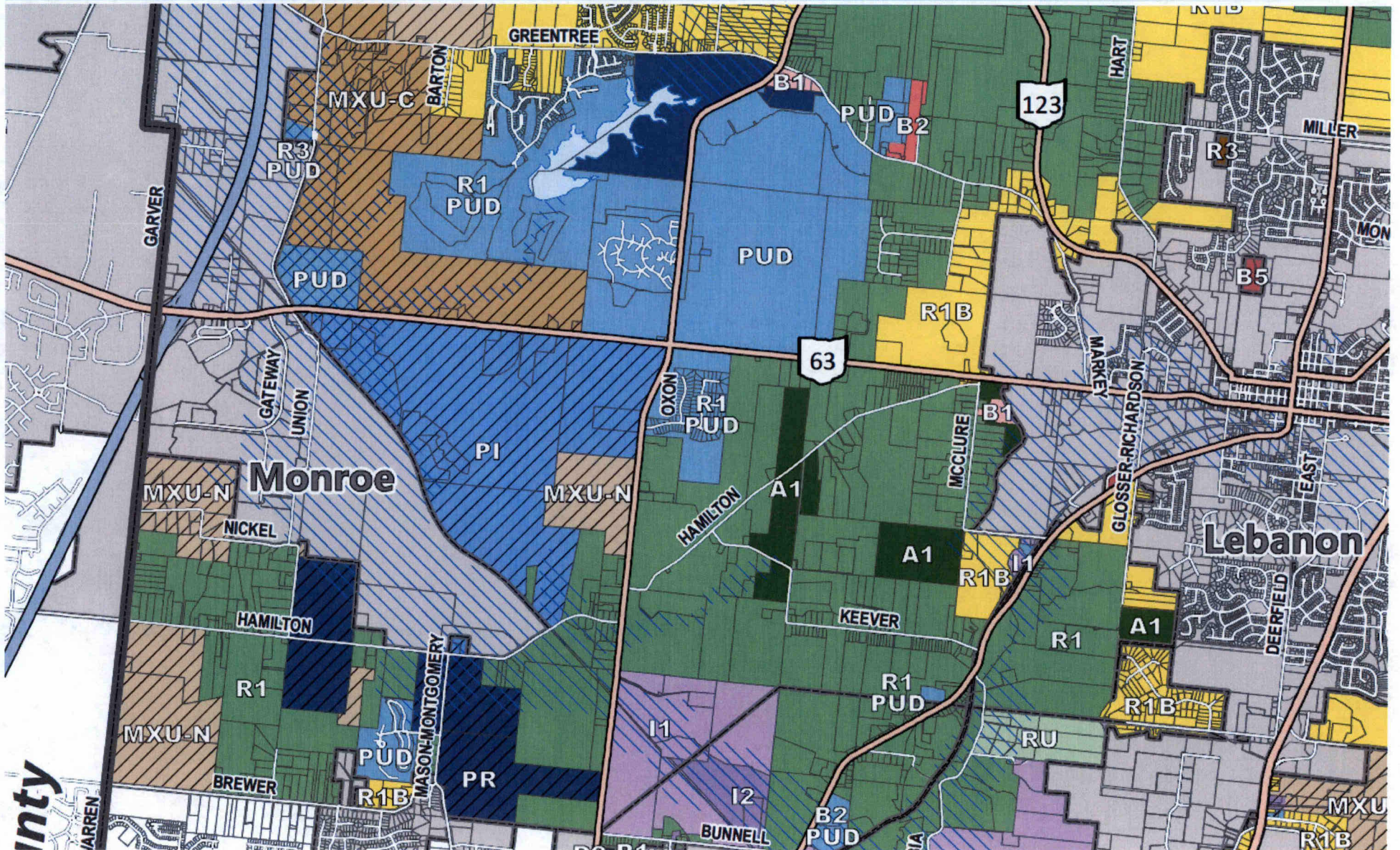


# RPC Recommendation



At its meeting on July 10, 2018, the full board of the Warren County Regional Planning Commission recommended approval of the amendments to the FLUM for western Turtlecreek Township.

# Current Zoning





PROBATE & JUVENILE COURT EXPANSION / WARREN COUNTY

1 PRELIMINARY DESIGN - K2M

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2 NEW DESIGN - ELEVAR DESIGN GROUP

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3 BUDGET ESTIMATE - HGC

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# 1

## PRELIMINARY DESIGN – K2M

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- Established a program & basis of design
- Floor plan fulfilled owners requests
- 16,700 SF Addition
- Estimated 7 million dollars

# PRELIMINARY FLOOR PLAN - K2M



FEBRUARY 16, 2018

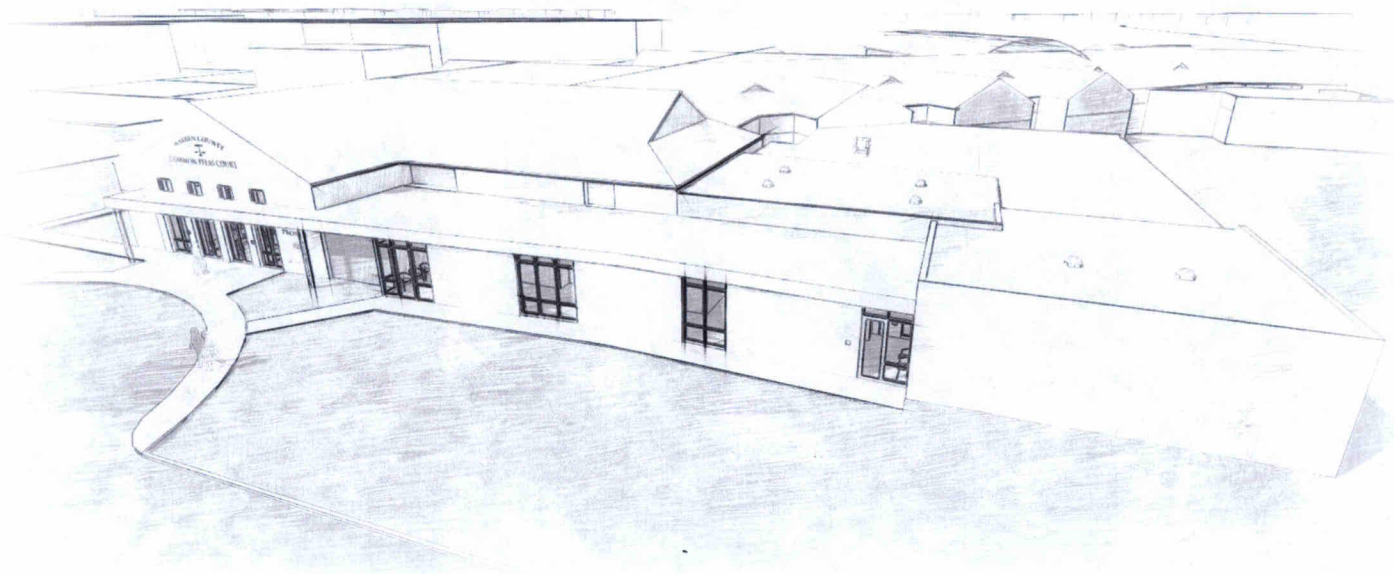
- REMODELING: 2,917 S.F.
- REMODELING BY OWNER: 1,200 S.F.
- ADDITION: 16,705 S.F.

**FLOOR PLAN B**  
 1/16" = 1'-0"

2

NEW DESIGN – ELEVAR DESIGN GROUP

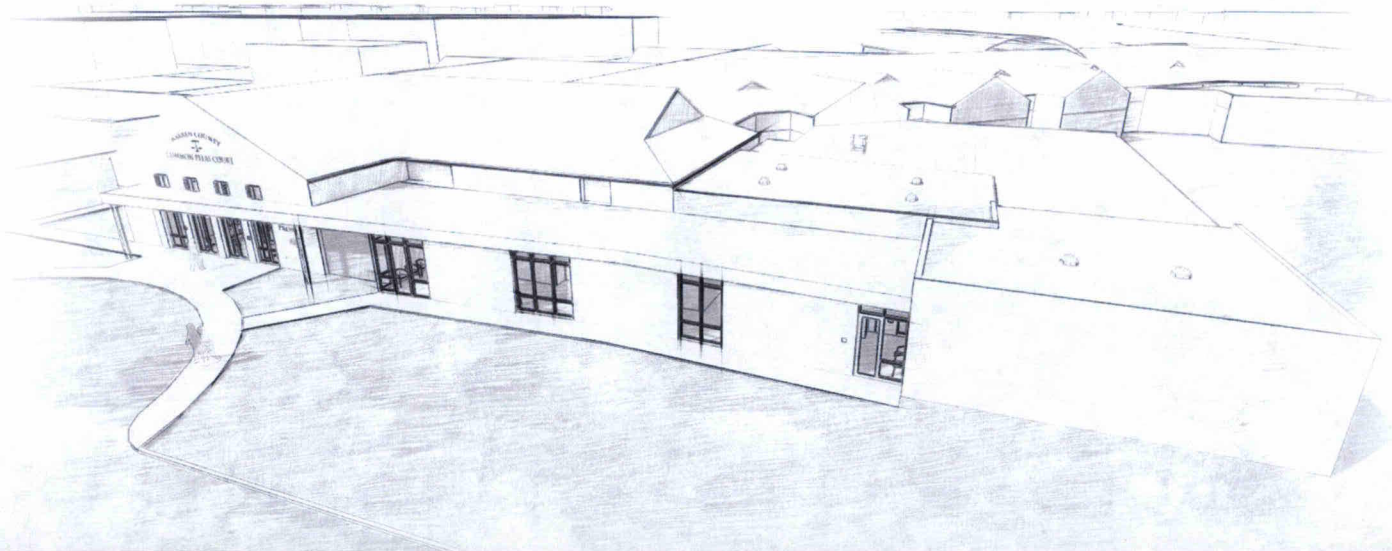
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# New Design

## Spaces that Support:

- Same building program with condensed SF
- 11,600 SF Addition
- Estimated 3.5 million base bid plus gainful modifications & spatial adjustments
- A contemporary building addition that complements the existing building







**Driving Force: Make security & circulation as efficient as possible.**

- Limited crossover between residents & staff

**Entry:**

- New & enlarged secure entry area
- New waiting area with connection to outside

**Courtrooms:**

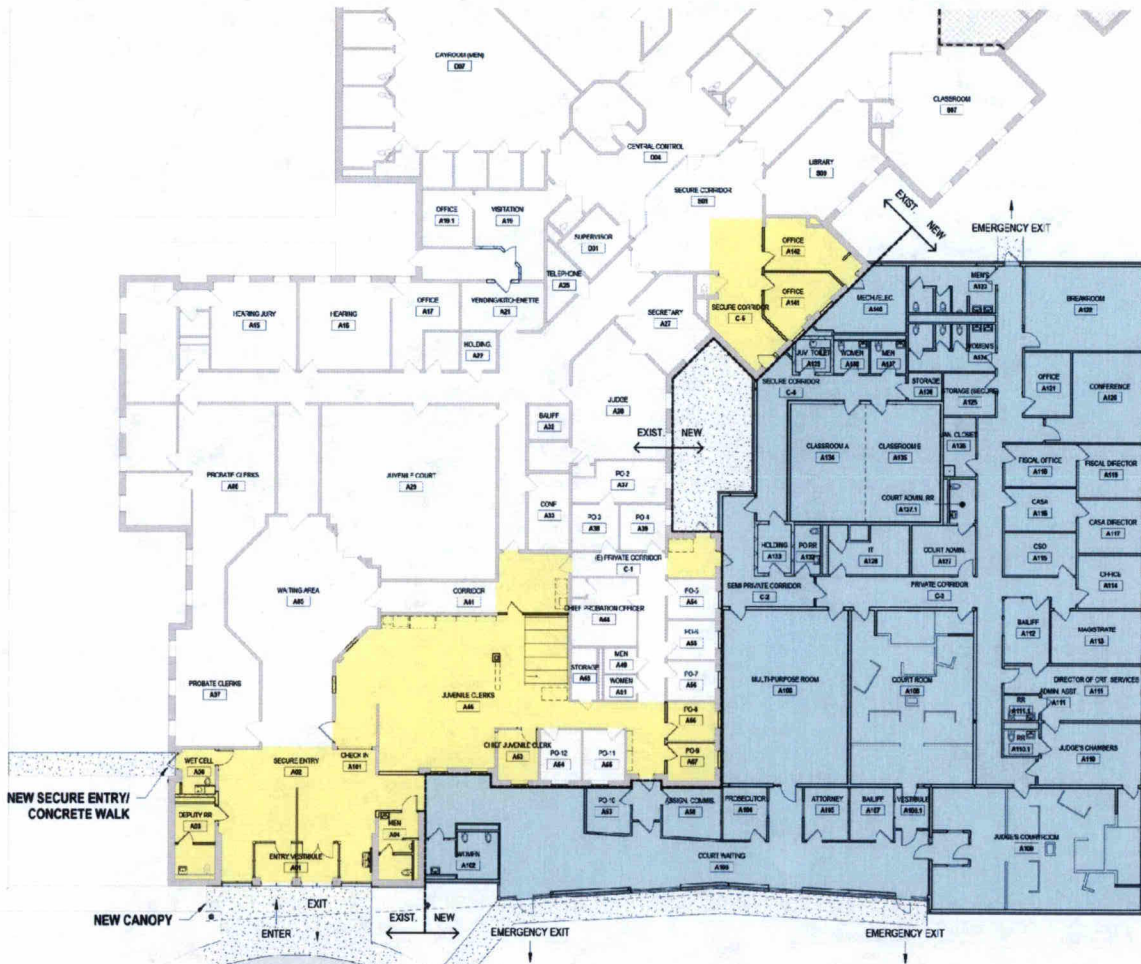
- Placed with minimal travel distance from entry
- (2) new courtrooms with (1) future courtroom

**Clerk Office Renovation:**

- Optimized existing space

**New Offices:**

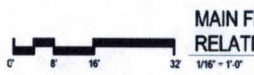
- Majority of staff on exterior wall – daylighting
- Judge, magistrate, bailiff in proximity to each other and court rooms.



RENOVATION  
 ADDITION

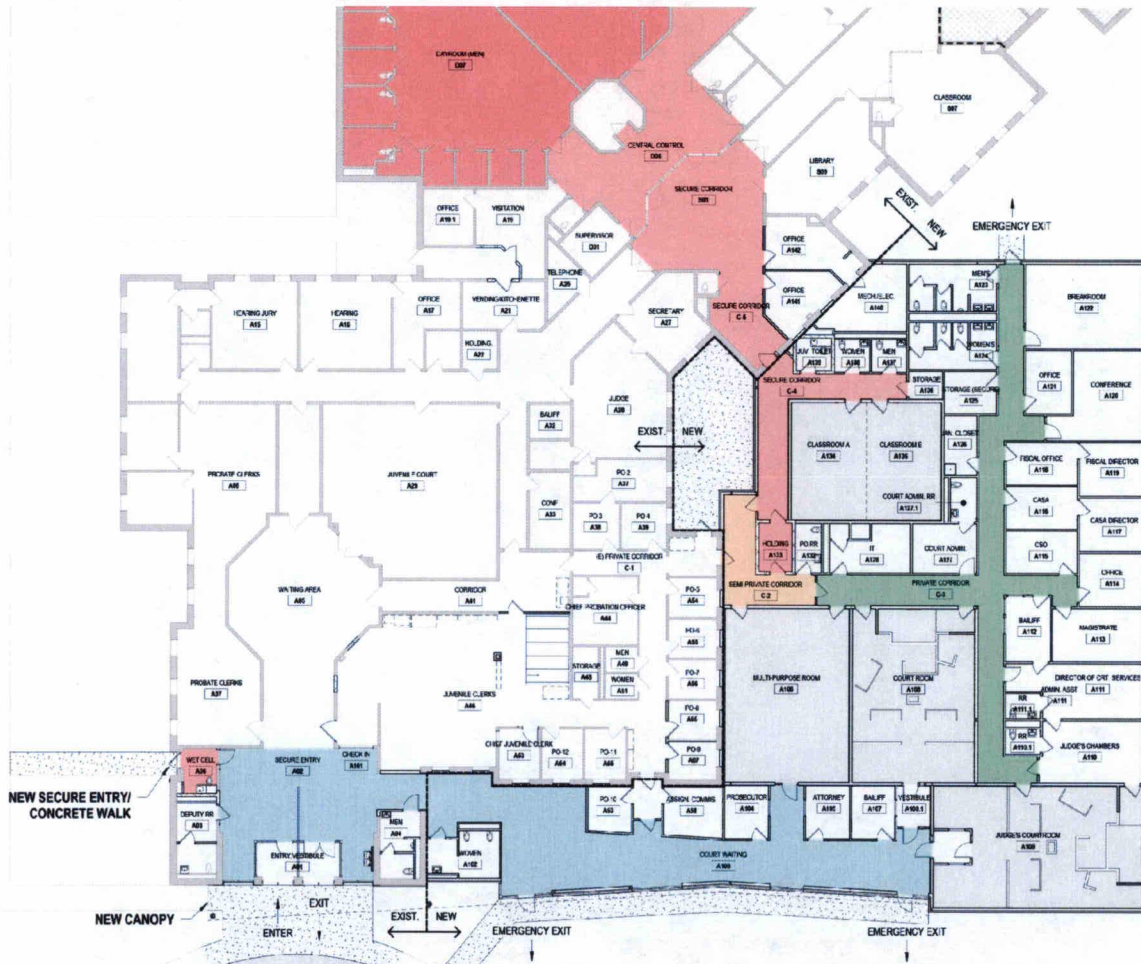
NEW SECURE ENTRY/  
CONCRETE WALK

NEW CANOPY



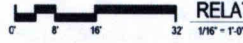
MAIN FLOOR PLAN - SPATIAL RELATIONSHIPS





- PUBLIC
- PRIVATE
- SEMI-PRIVATE
- SECURE

MAIN FLOOR PLAN - SPATIAL RELATIONSHIPS



# 3

## BUDGET ESTIMATE - HGC

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## WARREN COUNTY PROBATE JUVENILE COURT EXPANSION

<b>1. Preconstruction Fee</b>	<b>\$</b>	<b>350,000</b>
<b>2. General Conditions</b>	\$	176,960
<b>3. Construction Stage Personnel Costs</b>	\$	<u>212,508</u>
<b>4. Cost of the Work</b>	\$	<b>3,084,934</b>
<b>5. Construction Phase Design Services Fee (Elevar)</b>	\$	<b>30,000</b>
<b>6. Design Builder's Fee</b> 6.76%	\$	<b>210,570</b>
<b>7. Design Builder's Contingency</b> 5.00%	\$	<u>166,275</u>
<b>8. Guaranteed Maximum Price (GMP) from June 1, 2018</b>	\$	<b>3,491,779</b>

### 9. Alternates Accepted on July 6, 2018

Alt 2	Add Remodeling at Clerks, Men's Room & Existing Classroom	Add \$	110,000
Alt 4b	Add New Front Vestibule wo/ Bullet Resistant Glass	Add \$	217,000
Alt 6	Add Wood Paneling and Millwork in the Courtroom & Judge's	Add \$	59,000
Alt 7	Add Branch wiring & wall rough-in for low voltage systems installed	Add \$	41,000
Alt 10	Add for all devices, rough-in, & branch circuitry in EMT	Add \$	70,000
Alt 11b	Add for IT/CCTV/AV/Phone cabling Cat 6 ILO 6A	Add \$	111,000

Pricing for Item 9 Alternates		Subtotal	\$ 608,000
<b>Total with item 9 Alternates</b>	<b>7/6/2018</b>	<b>NEW GMP</b>	<b>4,099,779</b>



**10. Modifications requested by Warren County during July 6, 2018 meeting & SD**

10.1	Add for revised Entry/Exit vestibule	Add	\$	26,000
10.2	Deputy RR and Wet Cell rooms	Add	\$	17,000
10.3	Exterior Sidewalk and Wet Cell entrance	Add	\$	35,000
10.4	Mens and Womens Front Rest Rooms	No Change		-
10.5	Clerks double window	No Change		-
10.6	Clerks door and window-block infills	Add	\$	5,000
10.7	Clerks Office Layout	No Change		-
10.8	Chief Clerk Window to Clerks Office area	Add	\$	2,000
10.9	Moveable Classroom Partition	Included in BB		-
10.10	Add Drywall Ceilings & Bulkheads Courtrooms	Add	\$	21,000
10.11	Visitation area Not Accepted in 7/6/18 Alt Add #1	No Change		-
10.12	Classroom to offices 141, 142 Layout changes	Add	\$	3,500
10.13	Mechanical Rm 140 wall moves	No Change		-
10.14	Semi-Private Corridor changes	Add		
10.15	Add Court Admin Window	Add	\$	2,000
10.16	Courtroom / Multi Purpose Room Changes	Add	\$	14,000
10.17	New courtroom vestibule 109.1 with window	Included in 10.16		
10.18	Courtroom 109 Solar-tubes	Add	\$	5,000
10.19	Building footprint 5' south, 1'-6" west	Included in 10.16		-

Pricing for Item 10		<b>Subtotal</b>		130,000
<b>Total with item 10 modifications</b>	<b>7/30/2018</b>	<b>NEW GMP</b>		<b>4,230,279</b>



**11. Modifications requested by Warren County 7/31/2018**

11.01 Extend Court Room Delete Baliff Office	Add	\$	8,000
11.02 Delete Pop Up Windows Add Solar Tubes	Add	\$	4,000
11.03 Add Brick to Courtyard	Add	\$	6,000
11.04 Clerks door and window-DW infills	Deduct	\$	(2,000)

Pricing for Item 11	Subtotal		15,000
<b>Total with item 11 modifications</b>	<b>8/7/2018</b>	<b>NEW GMP</b>	<b>4,245,279</b>

**12. Modifications requested by Warren County 8/09/2018**

12.01 Option 1 for Lobby Men's Restroom	Add		2,000
12.02 Clerks Option 1	Add	\$	3,000
12.03 Solar Tube Reduction	Deduct	\$	(11,000)
12.04 Rejected add of Brick in Courtyard	Deduct	\$	(6,000)

Pricing for Item 12	Subtotal		(12,000)
<b>Total with item 12 modifications</b>	<b>8/17/2018</b>	<b>NEW GMP</b>	<b>4,233,279</b>



