



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

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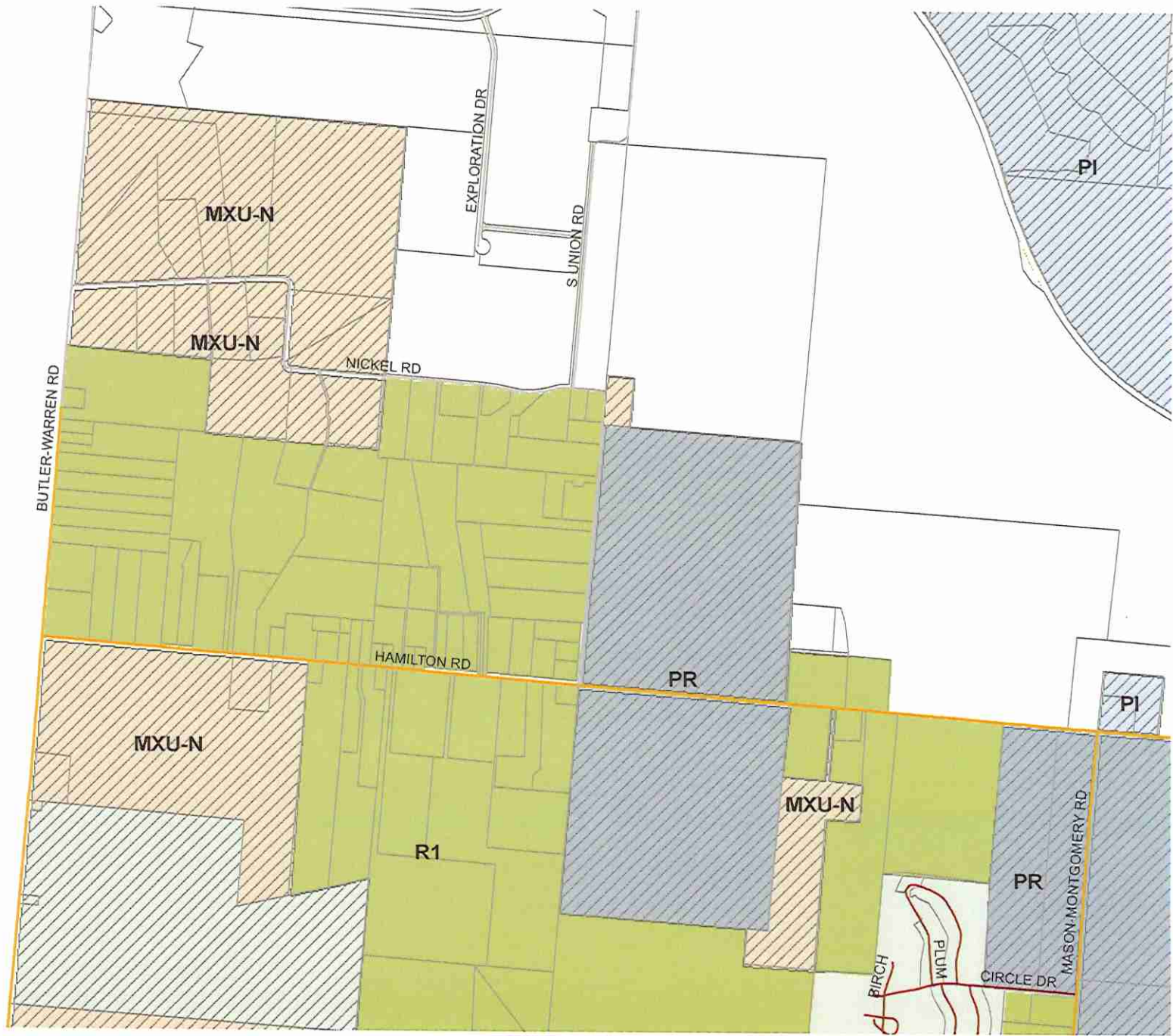
WORK SESSION AGENDA

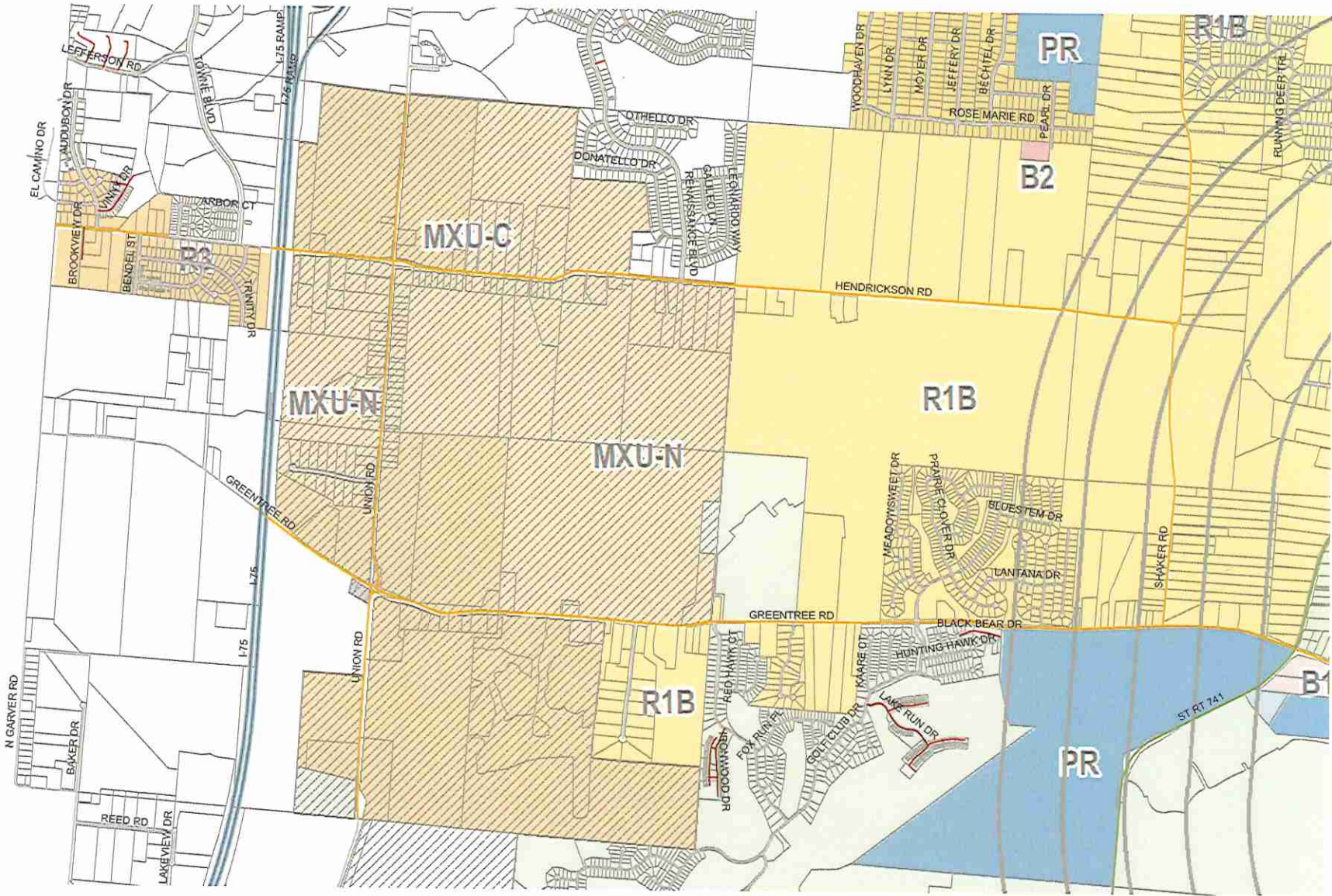
March 5, 2024

STUDENT GOVERNMENT DAY

- #1 9:30 *Tammy Boggs, Turtlecreek Township Administrator, to Discuss the Need for Zoning Changes*
- #2 10:00 *Work Session—Susanne Mason, Program Manager, Relative to Community Development Block Grant Project Review and Selection*
- #3 10:15 *Matt Latham, Warren County Park District CEO, to Provide an Update Relative to the Park District*
- #4 10:30 *Scott Hagemeyer, Washington Township Trustee, to Discuss Solar Utility Facility Proposed by Vesper Energy*
- #5 10:45 *Work Session—Ryan Cook, Regional Planning Commission, to Discuss Fire Access Roads*

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





2024 CDBG Application Summary

| | | |
|--|----|------------|
| Estimated Funding from HUD | \$ | 680,000.00 |
| Less Admin Costs | \$ | 75,000.00 |
| Amount to Allocate | \$ | 605,000.00 |
| (To be divided between Public Service and Construction Projects) | | |

Public Service Projects - Please select up to two projects. Total should be between \$0 and \$85,000

| Project Name | Recent Awards | Match | Current Request | Award Amount |
|--|--|--------------------------------|-----------------|--------------|
| Family Promise of Warren County Assistance to homeless | 2020: \$100,000 2020: \$69,450 2021: \$270,515 2021: \$22,550 2021: \$30,000 2022: \$64,000 2023: \$75,000 | \$300,000 from various sources | \$75,000 | |
| Safe on Main Assistance to victims of domestic abuse | 2020: \$42,000 2020: 50,000 2021: \$67,640 2021: \$30,000 2022: \$36,000 | \$762,000 from various sources | \$60,000 | |
| | | | | \$ - |

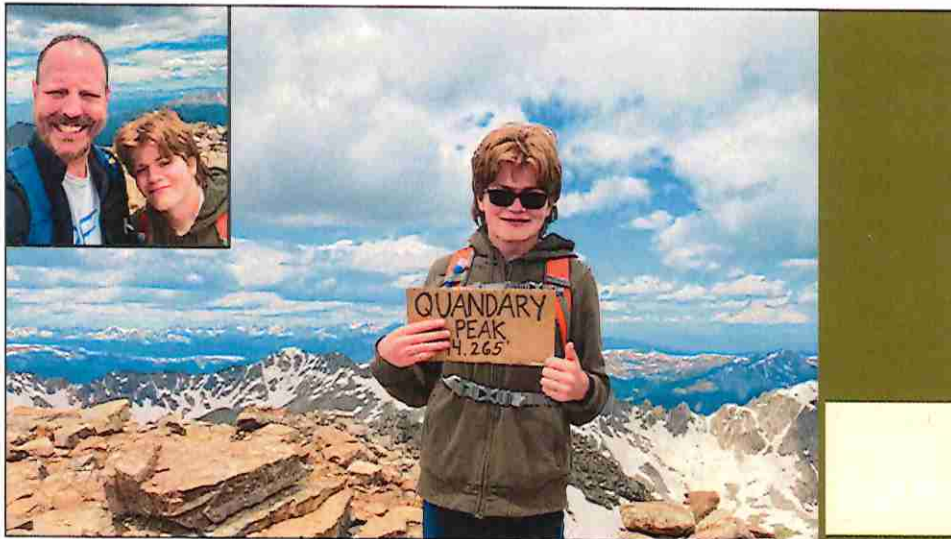
\$ 605,000.00
 Less Public Service Total \$ -
Total to Allocate for Construction Projects: \$ 605,000.00

Construction Projects - Select up to five project equaling approximately \$605,000 minus Public Service Amount

| Project Name | Recent Awards | Match | Current Request | Award Amount |
|--|--|--|-----------------|--------------|
| Butlerville Road Project - Final Phase Repave 2nd, 3rd, and 4th Street | 2022: \$17,512 2023: \$29,350 | | \$ 38,000.00 | |
| City of Franklin Storm Sewer Project Mill pavement on Bryant and Judy Dr, replace storm pipes and catch basins | 2019: \$165,000 2021: \$180,000 2023: \$180,000 | Street Funds: \$50,000 Stormwater Fund: \$50,000.00 | \$ 199,000.00 | |
| Franklin Twp: Morningstar Road Project Mill and resurface Morningstar Road | 2019: \$49,300 2020: \$87,600 2021: \$160,000 2022: \$140,654 | | \$ 166,000.00 | |
| Harveysburg: South Street Improvements Pave 1,700 feet of South, Frost, and Grant Streets | 2019: \$124,500 2022: \$90,000 | Local Village Funds: \$22,000.00 | \$ 195,074.00 | |
| Morrow RR Bridge Lighting Install LED lighting at bridge over bike trail | 2019: \$77,000 2020: \$158,500 2021: \$170,000 | Village : \$20,000.00 | \$ 180,000.00 | |
| South Lebanon - King Ave Improvement Repave 850 LF King Ave between Hobart Ave and Mary Ellen St | 2020: \$200,000 2023: \$84,788 | City: \$25,000.00 | \$ 147,301.00 | |
| | | | | \$ - |



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Warren County Park District

- 1,721 acres
- 19 properties
 - 13 parks open to public
 - 6 undeveloped conservation areas (future parks)
- Armco Park, on 741 NW of Lebanon
- Landen-Deerfield Park, on 22-3 in Landen

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What We Offer

- The Great Outdoors
- Nature Education Programs
- Trails / Walking / Jogging
- Little Miami Scenic Trail Access
- Fishing / Boating
- Canoe / Kayak
- Playgrounds / Nature Play
- Sports Fields
- Executive Golf Course
- Disc Golf
- MORE

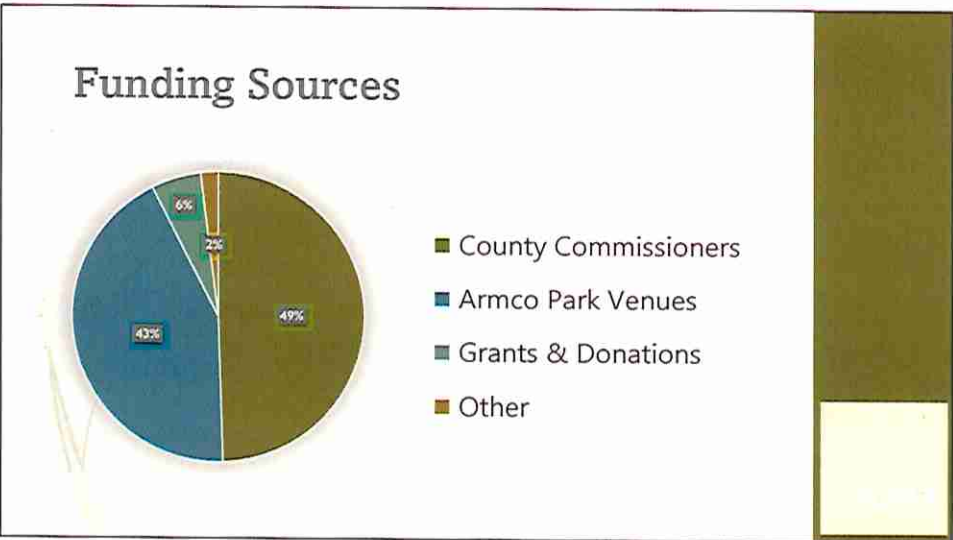
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Governance

- County-wide Park District
- Formed in 1970
- Political Subdivision
- Park Commissioners
 - Ben Yoder, President
 - Jeff Blazey, VP
 - Wendy Monroe
- Appointing Authority
 - Hon. Joseph W. Kirby
Warren County
Probate Judge



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What is a Park District?

Great Parks | FIND YOUR WILD

MetroParks of Butler County, OH

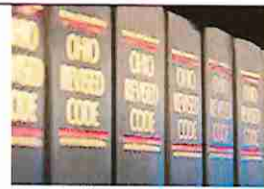
FIVE RIVERS METROPARKS

GREENE COUNTY PARKS & TRAILS

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What is a Park District?

ORC 1545.11: The board of park commissioners may acquire lands...
...for conversion into **forest reserves** and for the **conservation of the natural resources** of the state... ...and to those ends may create **parks, parkways, forest reservations, and other reservations** and **afforest, develop, improve, protect, and promote** the use of the same.



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What do Park Districts do?




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What do Park Districts do?

Park District Focus:


- Natural Resource **Conservation**
- Outdoor **Recreation**
- Nature **Education**



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| | | |
|--|--|---------------------------------------|
| Health | Economy | Attract & Retain Residents |
| Attract & Retain Businesses | Build Social Connections | Clean Air and Water |
| Conserve Open Space | Promote Environmental Stewardship | |

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Health

- 20-minute walk in nature **reduces ADHD symptoms** in children¹
- **28% reduced stress** level in children²
- **33% lower rate of depression** in adults³
- **\$3 in health care costs saved** for every \$1 invested in trails⁴

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Economy


- Properties **\$2,262 more valuable** on average when near a park.⁸
- **75% want public hiking and biking trails close to home.**⁷
- **84% seek high-quality parks when choosing where to live.**⁶
- Quality of life **second most important** factor that **companies** consider when selecting **where to locate.**⁵



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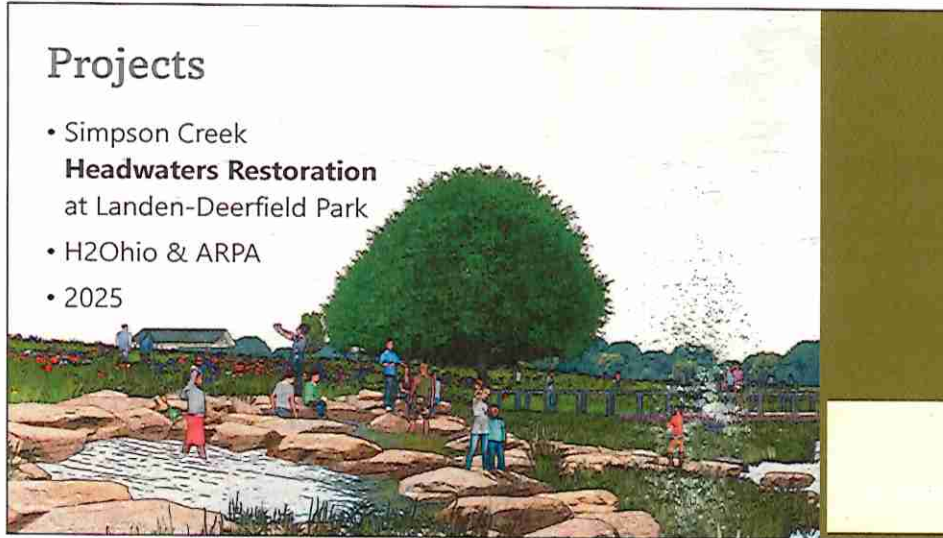
Projects

- **Synthetic Turf** Infields at Armco Park Softball Complex
- Made possible due to ARPA grant from Warren County Commissioners
- **Ribbon Cutting**
Friday April 26, 3:00pm

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Projects

- Simpson Creek
Headwaters Restoration
at Landen-Deerfield Park
- H2Ohio & ARPA
- 2025



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Simpson Creek Headwaters Restoration

- ARPA: \$500,000
- H2Ohio: \$423,179
- Stream & Wetland Restoration
- Trails & Overlooks
- Interactive Water Play / Creeking
- Education
- Mitigate Long-Term
Maintenance Liability



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Projects

- **New Website**
Coming!
Summer 2024
- **Online** Reservation System (ongoing)
- **Shelter Renovations**
 - 2 completed
 - 5 in 2024



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2023 Accomplishments


- Launched **WCPD Charitable Fund**
 - Managed by Warren County Foundation
 - Thanks to a \$50,000 gift towards a restroom at Morrow Veterans Park in honor of Carl & Verna Rae Oeder
- **\$423,179** H2Ohio grant
 - for Simpson Creek Restoration at Landen-Deerfield Park
- **15% YOY revenue increase** at Armco Park venues
 - **92%** of Armco Park operational expenses covered through non-tax revenue in 2023
- Approx. **2,000** nature education program participants
- Approx. **700,000** park visitor occasions



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Strategic Planning Goals

- **Understand community needs and trends** as they relate to parks, open space, and trails
- Craft the Park District's **mission, vision, goals, and objectives**
- Define the Park District's **unique value proposition** – i.e. what sets a Park District apart from municipal and township park providers?

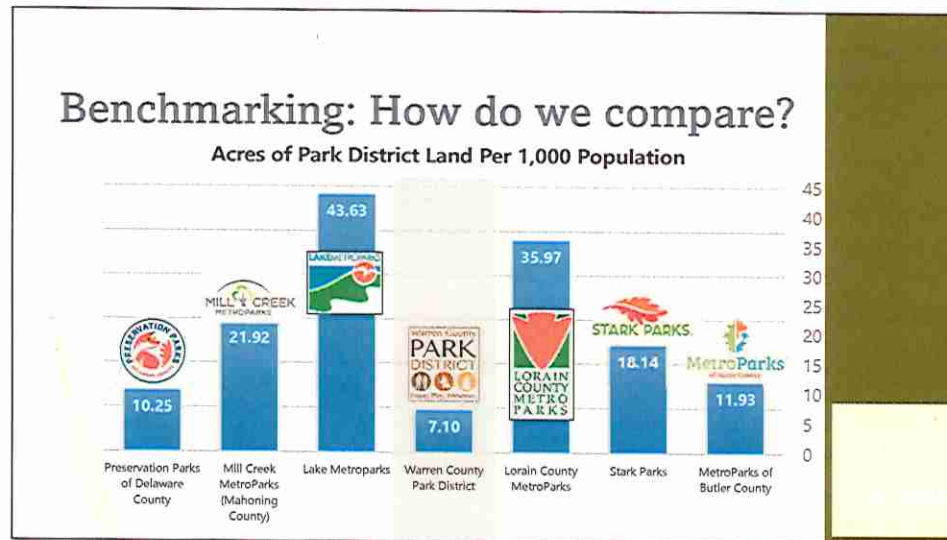


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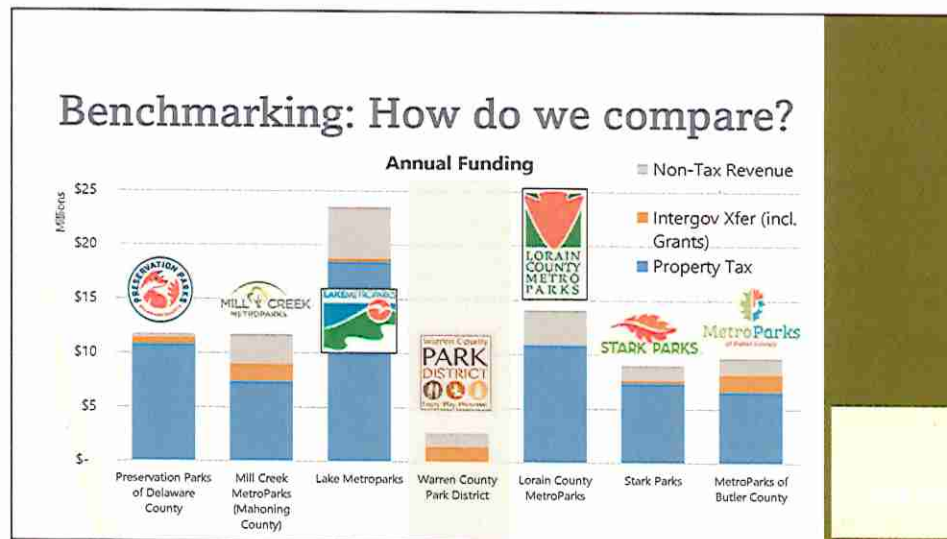
Benchmarking: How do we compare? Six closest Ohio counties by population

| | County | Park District | Population |
|---|---------------|---------------------------------------|----------------|
|  | Delaware | Preservation Parks of Delaware County | 214,120 |
|  | Mahoning | Mill Creek MetroParks | 228,621 |
|  | Lake | Lake MetroParks | 232,524 |
|  | Warren | Warren Co. Park District | 242,338 |
|  | Lorain | Lorain Co. Metro Parks | 312,974 |
|  | Stark | Stark Parks | 374,853 |
|  | Butler | MetroParks of Butler Co. | 390,378 |

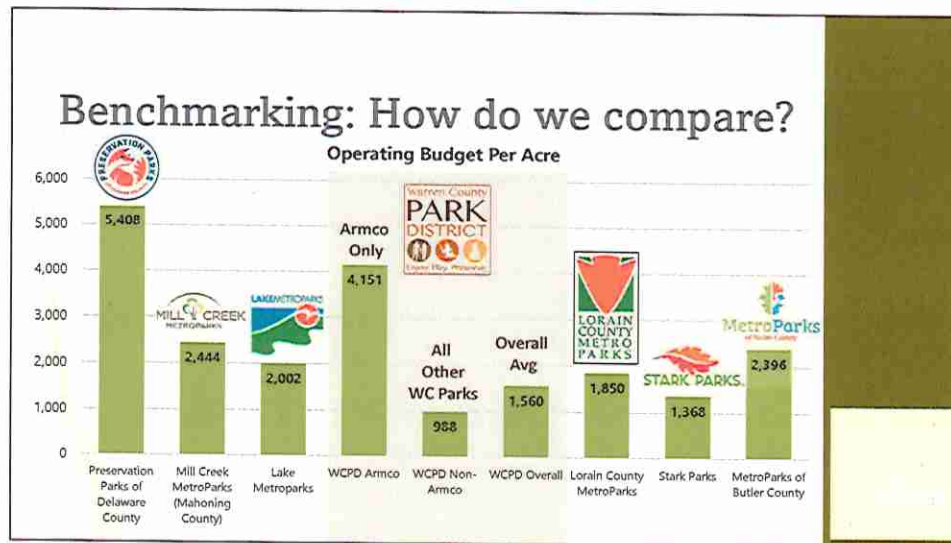
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Outdated Facilities

Poor Service

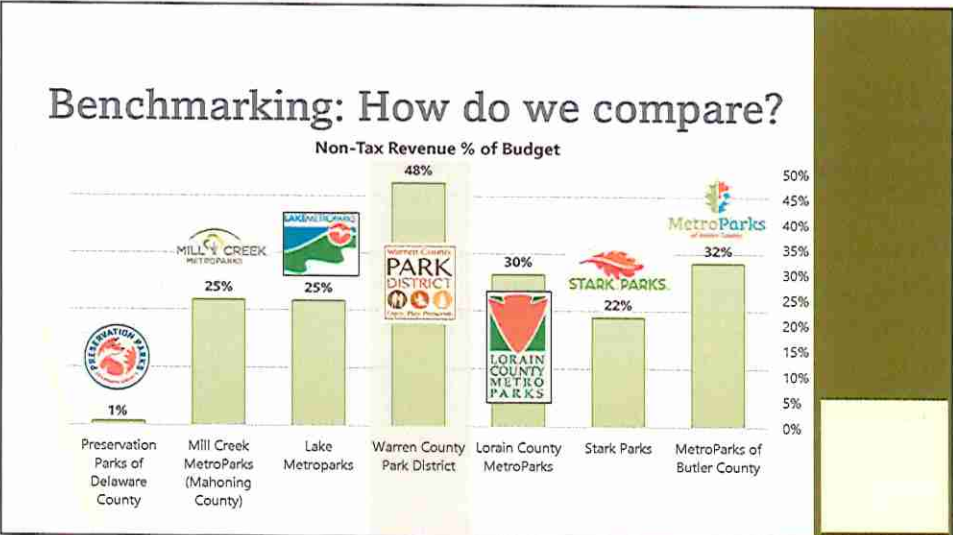
Inability to Leverage Grant Funds

Lack of Amenities

Illegal Activity

Inefficiency

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Strategic Plan Process & Timeline

- Guided by a **Steering Committee** of ~20 individuals
 - Representing different geographic areas of the County
 - Representing various stakeholder groups (health, business, trails, tourism, conservation, recreation, nonprofit etc.)
- Online **surveys**
- **Open houses** across the County
- Statistically valid survey
- Now through the end of 2024



image by Michigan Municipal League via Flickr, cc 3.0 license

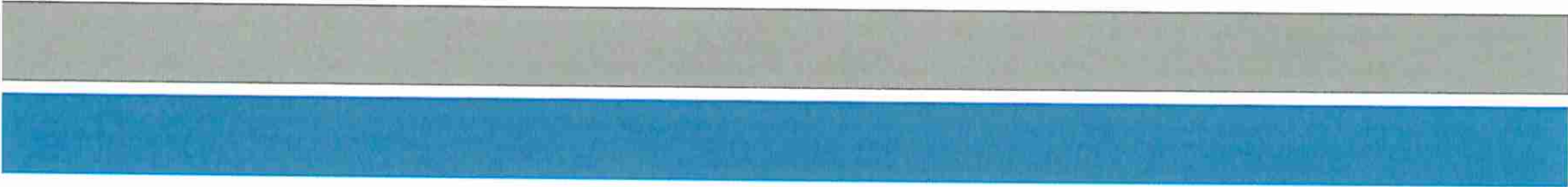
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References

1. Making the Case for Designing Active Cities, Active Living Research (King's Fund, 2013), 2015
2. Infographic: Children & Nature, National Environmental Education Foundation
3. Infographic: Children & Nature, National Environmental Education Foundation
4. Infographic: the Role of Parks and Recreation in Promoting Physical Activity, Active Living Research
5. Area Development Magazine, Q1 2023
6. NRPA 2023 Engagement with Parks Report
7. NRPA 2023 Engagement with Parks Report
8. NRPA Economic Impact of Local Parks 2021



Work Session

Fire Access Roads

Current Subdivision Regulations Standards — added in 2017

SECTION 403: TRAFFIC MANAGEMENT (G)

ACCESS POINTS. The minimum access point requirements for major subdivisions which involve the construction/extension of public streets are as follows:

1. Access points to existing roadways adjacent to the subdivision site, including arterial, collector/distributor, collector and local roads, as well as local subdivision streets, are required as follows:
 - a. For subdivisions with less than fifty (50) units, a minimum of one (1) access point to an existing roadway is required.
 - b. For subdivisions with fifty (50) units or more, a minimum of two (2) access points to an existing roadway or roadways are required, except in cases where the access management regulations of Warren County or ODOT (as applicable) would prevent the provision of a second location.**

Ohio Fire Code

APPENDIX D, SECTION D107, ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

Developments of one- or two-family dwellings where the number of dwelling units exceeds **30** shall be provided with separate and approved fire apparatus access roads, and shall meet the requirements of Section D104.3.

Exceptions:

1. Where there are 30 or fewer dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

Definitions

Fire Apparatus Access Road

Same as “Fire lane”.

A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus. A fire lane shall not be interpreted to mean a residential and/or public street.

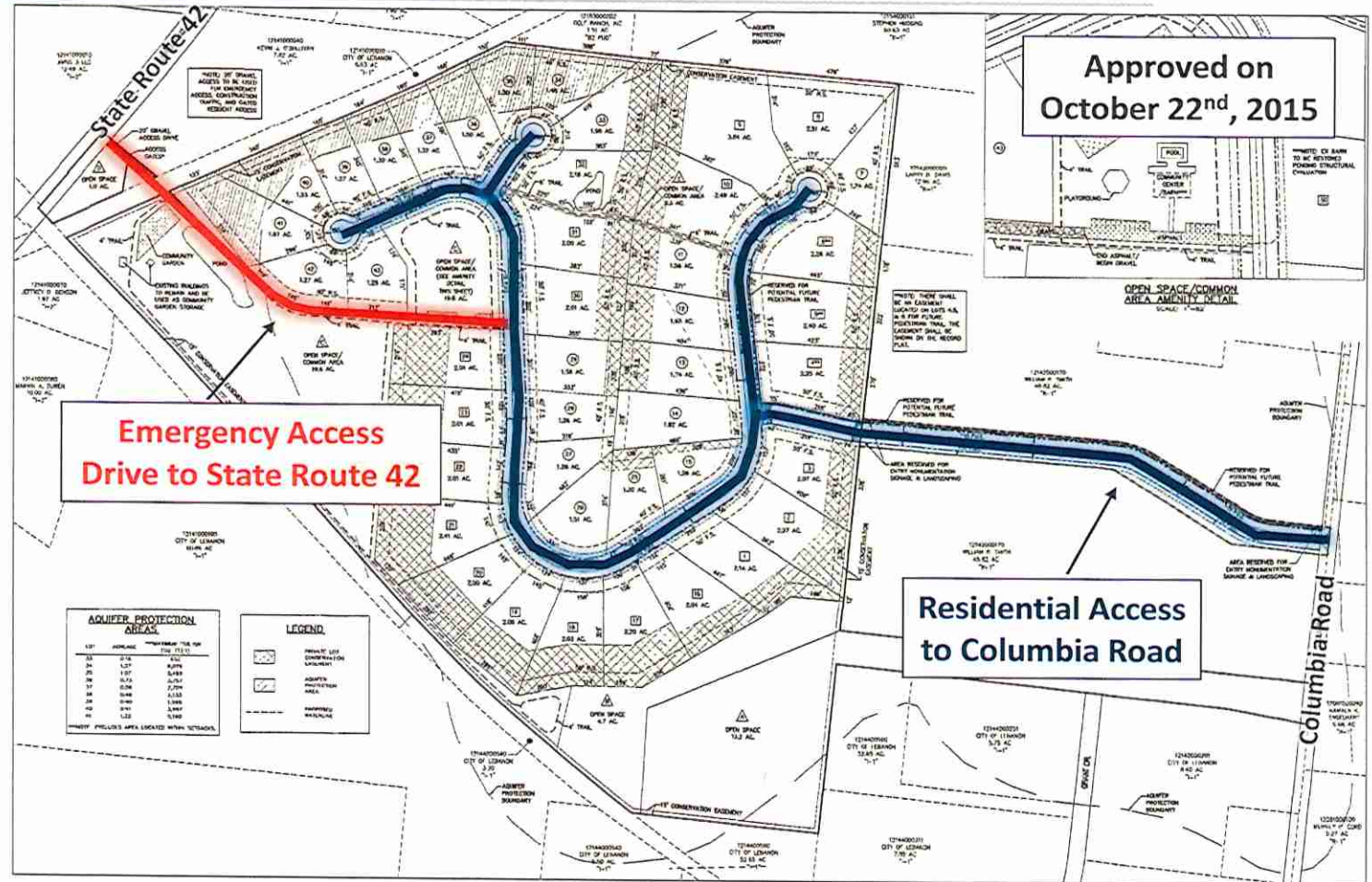
Construction standards of a fire apparatus access road (within fire code)

(2) 503.2 Specifications.

- (a) 503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with paragraph (C)(6)(503.6) of this rule, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).
- (b) 503.2.2 Authority.** The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.
- (c) 503.2.3 Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities.

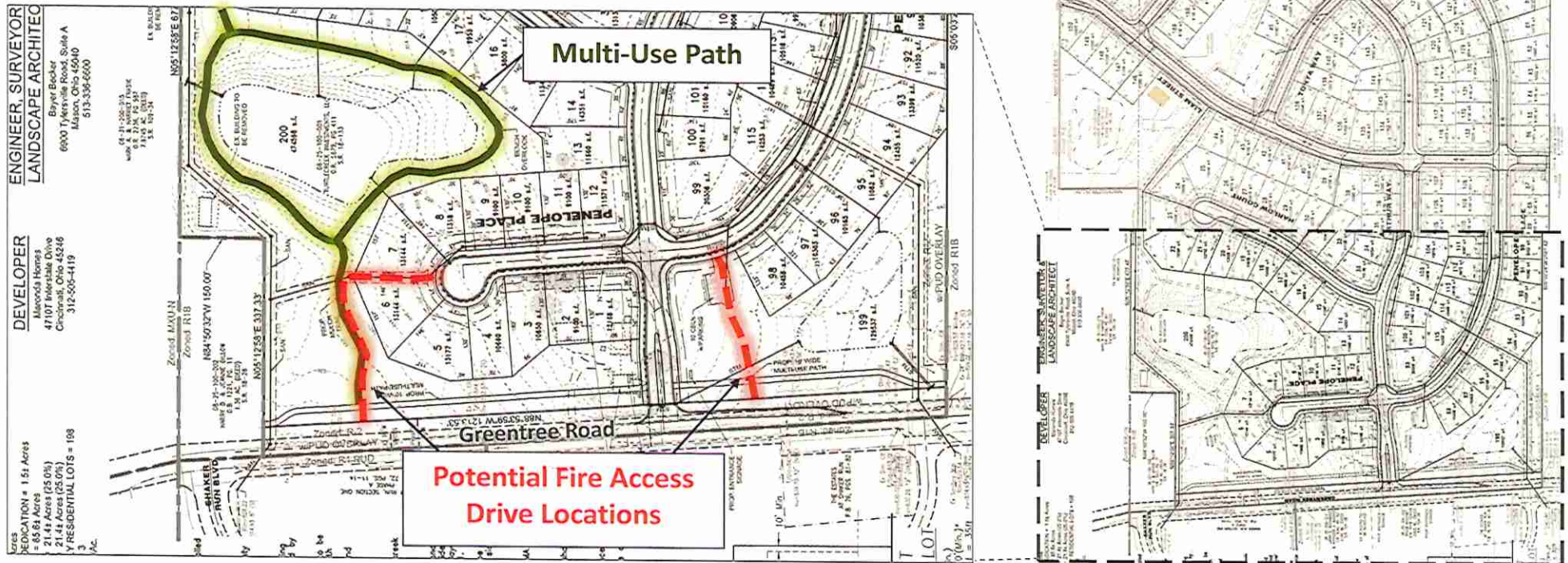
Example – Highlands at Heritage Hill

- 43 residential lots approved
- Residential access on Columbia Road
- Emergency Access Drive on State Route 42



Example – Greentree Meadows

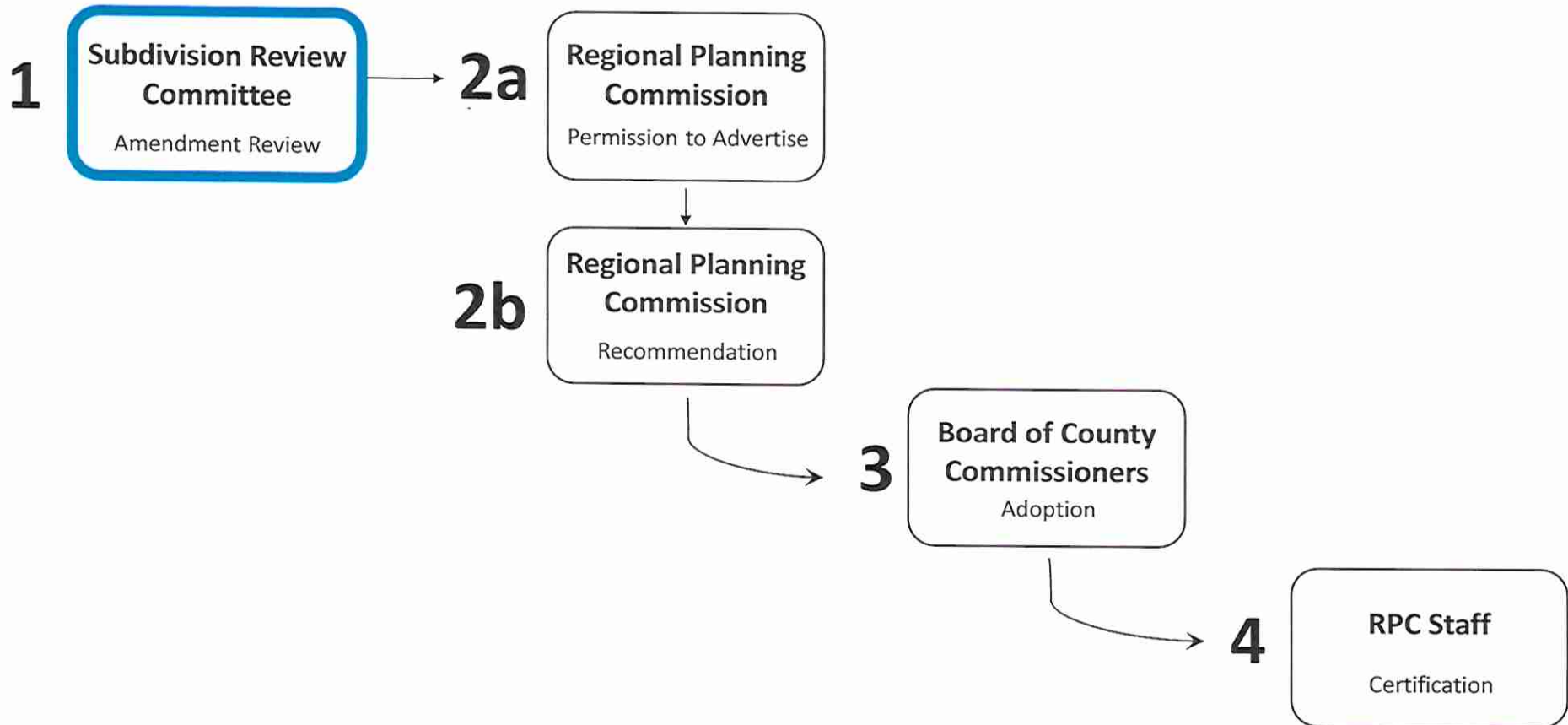
- 198 residential lots approved on one access point
- Located along Greentree Road



Amending the Subdivision Regulations

- Research other Regional Planning Commission regulations
- Work with local agencies
- Discuss with HBA

Process to Amend Subdivision Regulations



Topics of Discussion

- Should fire apparatus access roads be permitted through on-lot access easements?
 - Otherwise, should fire apparatus access roads only be permitted on open space lots?
 - Timing of installation?
-

Topics of Discussion

- Is the RPC Executive Committee able to grant this waiver or variance request?
- Otherwise, who would review this waiver or variance?

Construction standards of a fire apparatus access road (within fire code)

- d) **503.2.4 Turning radius.** The required turning radius of a fire apparatus access road shall be determined by the fire code official.
- e) **503.2.5 Dead ends.** Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Construction standards of a fire apparatus access road (within fire code)

- f) **503.2.6 Bridges and elevated surfaces.** Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO Standard Specification for Highway Bridges as listed in rule 1301:7-7-45 of the Administrative Code. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.
- g) **503.2.7 Grade.** The grade of the fire apparatus access road shall be within the limits established by the fire code official based on the fire department's apparatus.

D104.3 Remoteness

Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.