



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

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**TOM GROSSMANN
PAT ARNOLD SOUTH
DAVID G. YOUNG**

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

MINUTES: Regular Session – September 27, 2016

The Board met in regular session pursuant to adjournment of the September 20, 2016, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the September 20, 2016 meeting were read and approved.

- 16-1507 A resolution was adopted to accept resignation of Brad Sorrell, Service Worker II, within the Warren County Department of Facilities Management, effective September 30, 2016. Vote: Unanimous
- 16-1508 A resolution was adopted to authorize the posting for “Service Worker I” position, within the Facilities Management Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 16-1509 A resolution was adopted to hire Michael Esselman as Mechanic Assistant within the Warren County Garage. Vote: Unanimous
- 16-1510 A resolution was adopted to accept resignation of Devon Caldwell, Protective Services Caseworker II, within the Warren County Job and Family Services Department, Children Services Division, effective September 26, 2016. Vote: Unanimous
- 16-1511 A resolution was adopted to authorize the posting of the “Protective Services Caseworker I or II” positions, within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous

- 16-1512 A resolution was adopted to enter into agreement with TouchPoint Customer Communications on behalf of the Warren County Treasurer. Vote: Unanimous
- 16-1513 A resolution was adopted to temporarily terminate bi-monthly sewer billing to 9115 Dayton Oxford Road in the Carlisle Sewer Improvement Area.
Vote: Unanimous
- 16-1514 A resolution was adopted to authorize the filing of applications with the Ohio Department of Transportation for FY2017 Ohio Transit Preservation Partnership Program. These grants may include the Ohio Elderly and Disabled Transit Fare Assistance Program and the Urban Transit Program. Vote: Unanimous
- 16-1515 A resolution was adopted to approve County Motor Vehicle Tax (CVT-351) for the Village of South Lebanon in the amount of \$25,899.00. Vote: Unanimous
- 16-1516 A resolution was adopted to transfer K-9 Kennel no longer being utilized by the Warren County Sheriff's Office to the Mechanicsburg Police Department.
Vote: Unanimous
- 16-1517 A resolution was adopted to approve an addendum to the Subsidy Grant Agreement on behalf of the Warren County Common Pleas Court.
Vote: Unanimous
- 16-1518 A resolution was adopted to approve and enter into a TANF Subgrant Agreement between the Warren County Commissioners on behalf of the Warren County Department of Human Services and Warren County Children Services.
Vote: Unanimous
- 16-1519 A resolution was adopted to approve and authorize the President and/or Vice President of this Board to enter into a Cooperation Agreement with the Interfaith Hospitality Network of Warren County Relative to the FY 2016 Community Development Block Grant Entitlement Program. Vote: Unanimous
- 16-1520 A resolution was adopted to amend the contract between the Warren County Commissioners and Warren County Children Services on behalf of Warren County Department of Job and Family Services, Human Services Division.
Vote: Unanimous
- 16-1521 A resolution was adopted to amend the WIOA Youth Service Contract with Easter Seals Tristate, LLC on behalf of the Workforce Investment Board of Butler, Clermont, and Warren Counties. Vote: Unanimous
- 16-1522 A resolution was adopted to affirm "Then and Now" requests pursuant Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 16-1523 A resolution was adopted to approve various refunds. Vote: Unanimous

- 16-1524 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 16-1525 A resolution was adopted to approve bond release for M/I Homes of Cincinnati, LLC for completion of improvements in Robert's Park situated in Deerfield Township. Vote: Unanimous
- 16-1526 A resolution was adopted to approve bond release for M/I Homes of Cincinnati, LLC for completion of improvements in Robert's Park Section 1B situated in Deerfield Township. Vote: Unanimous
- 16-1527 A resolution was adopted to enter into Erosion Control Bond Agreement for Windfield Estates, LLC for completion of improvements in Windfield Estates, Section 3 situated in Wayne Township. Vote: Unanimous
- 16-1528 A resolution was adopted to enter into Erosion Control Bond Agreement for Fischer Development Company for completion of improvements in Providence Subdivision, Section 4 situated in Hamilton Township. Vote: Unanimous
- 16-1529 A resolution was adopted to enter into Erosion Control Bond Agreement for Hopewell Valley Development, LLC for completion of improvements in The Villages of Hopewell Valley, Section 4 situated in Hamilton Township. Vote: Unanimous
- 16-1530 A resolution was adopted to enter into Street and Appurtenances (including sidewalks) Security Agreement with Prus Properties, LLC for installation of certain improvements in The Villages of Classicway, Section 6 situated in Hamilton Township. Vote: Unanimous
- 16-1531 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Prus Properties, LLC. For installation of certain improvements in The Villages of Classicway Subdivision, Section 6 situated in Hamilton Township. Vote: Unanimous
- 16-1532 A resolution was adopted to approve the following record plats. Vote: Unanimous
- 16-1533 A resolution was adopted to accept an amended certificate and approve a supplemental appropriation for Workforce Investment Fund #238. Vote: Unanimous
- 16-1534 A resolution was adopted to accept an amended certificate, approve a supplemental appropriation, and approve an operational transfer for the Strout Road Bridge Fund #435 for the Strout Road Bridge Project. Vote: Unanimous

- 16-1535 A resolution was adopted to approve operational transfer from Commissioners Fund #101-1112 into Child Support Enforcement Agency Fund #263. Vote: Unanimous
- 16-1536 A resolution was adopted to approve a supplemental appropriation into Commissioners Grant Fund #101-1112 and Operational Transfer from General Fund #101-1112 into Dog and Kennel Fund #206. Vote: Unanimous
- 16-1537 A resolution was adopted to approve supplemental appropriations into Common Pleas Court/Electronic Monitoring Grant Fund #289. Vote: Unanimous
- 16-1538 A resolution was adopted to approve a supplemental appropriation into Domestic Relations Court Fund #281. Vote: Unanimous
- 16-1539 A resolution was adopted to approve supplemental appropriations into Commissioners Fund #101-1110, Health Insurance Fund #632, and Workers Compensation Fund #636. Vote: Unanimous
- 16-1540 A resolution was adopted to approve supplemental appropriations into Human Services Fund #203. Vote: Unanimous
- 16-1541 A resolution was adopted to approve supplemental appropriations into Warren County CIP Fund #284. Vote: Unanimous
- 16-1542 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into Sheriff's Fund #101-2200. Vote: Unanimous
- 16-1543 A resolution was adopted to approve appropriation adjustments from Commissioners General Fund #101-1110 into Communications Center- Dispatch Fund #101-2850. Vote: Unanimous
- 16-1544 A resolution was adopted to approve appropriation adjustment within Economic Development Fund #101-1116. Vote: Unanimous
- 16-1545 A resolution was adopted to approve appropriation adjustments from Board of Elections Fund #101-1301 into #101-1300. Vote: Unanimous
- 16-1546 A resolution was adopted to approve appropriation adjustment within Developmental Disabilities Fund #205. Vote: Unanimous
- 16-1547 A resolution was adopted to approve appropriation adjustment within Dog and Kennel Fund #206. Vote: Unanimous
- 16-1548 A resolution was adopted to approve appropriation adjustment within Emergency Services/EMA Fund #264. Vote: Unanimous

- 16-1549 A resolution was adopted to approve appropriation adjustments within Common Pleas/Mental Health Fund #228, Warren County CP Fund #284, and Common Pleas Court/ISP-ILC & DIV-PSI Grant Fund #289. Vote: Unanimous
- 16-1550 A resolution was adopted to approve appropriation adjustment within Facilities Management Fund #467. Vote: Unanimous
- 16-1551 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 16-1552 A resolution was adopted to continue administrative hearing relative to the Stage 2 PUD for Middletown Cardiovascular in Franklin Township. Vote: Unanimous
- 16-1553 A resolution was adopted to hire Ryan Powell as Meter Reader I within the Warren County Water and Sewer Department. Vote: Unanimous
- 16-1554 A resolution was adopted to authorize the posting of "Custodial Worker I" position within the Facilities Management Department in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 16-1555 A resolution was adopted to accept resignation of Shannon Fuls, Custodial Worker, within the Warren County Facilities Management Department effective September 22, 2016. Vote: Unanimous
- 16-1556 A resolution was adopted to approve permanent employment, as a Service Worker I, for Blake Pottorf within the Facilities Management Department. Vote: Unanimous

DISCUSSIONS

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

Tammy Whitaker, Benefits Administrator, was present along with Steve Ashe, Horan, for a work session to discuss the 2017 benefits renewal.

Mr. Ashe reviewed the attached PowerPoint presentation that included the following:

- 2016 year to date claims update

- Components within the medical renewal
- Plan changes that include: Applied Behavioral Analysis and Hearing Aids

Mr. Ashe informed the Board that under the ACA regulations (aka Obamacare), Warren County will be required to cover gender dysphoria.

There was discussion relative to the requirement with our plan being self insured plan vs. a commercial policy.

Commissioner Young stated under no circumstances would he vote in favor of gender dysphoria coverage using taxpayer dollars.

Upon discussion, the Board requested a Prosecutor opinion relative to the matter.

- Stop Loss History
- 2017 Stop Loss Analysis and Projection
- 2017 Budget

Mr. Ashe then reviewed the 2017 dental projection and stated that for 2017, his recommendation to change the vision provider to EyeMed rather than VSP. He stated that both Warren County and our insured would save money from the switch.

Upon discussion, the Board requested a Prosecutor's opinion relative to coverage for gender dysphoria and a follow up work session upon receipt.

ADMINISTRATIVE HEARING
STAGE 2 PUD FOR MIDDLETOWN CARDIOVASCULAR (AKA GLEN MCGRAW PUD)
IN FRANKLIN TOWNSHIP

The administrative hearing to consider the Stage 2 PUD for Middletown Cardiovascular (aka Glen McGraw PUD) in Franklin Township was convened this 27th day of September 2016, in the Commissioners' Meeting Room.

Robert Ware, Regional Planning Commission, presented the attached PowerPoint presentation stating that the applicant/owner (S4C Enterprises LLC, Fishaugh & Sons Construction and Middletown Cardiovascular Associates), the size and location of the property and the proposed site plan.

Mr. Ware reviewed the findings from staff relative to the site plan and stated the recommendation to approve the site plan review application subject to 11 conditions.

There was discussion relative to the location of the access from the proposed private drive off of Route 122. Mr. Ware stated that in the proposed location, the County Engineer would request a right in only with an exit only to the south of the entrance. He stated the concern relative to stacking on Route 122 if a full access is granted in that location.

Kurt Weber, Chief Deputy Engineer, presented information relative to the concern with ingress/egress and stormwater. He stated that the further away from Route 122 that they move the access, the safer it will be. He then stated that if they moved the access, it would not require a separate in/out (circular motion).

Rick Fishbaugh, Engineer, stated that the applicant has agreed to move the driveway away from Route 122 or utilize the in/out (circular motion) option.

Mr. Fishbaugh then stated the following concerns:

1. The requirement for sidewalks – there are no other walkways in the area and he stated that the requirement is excessive.
2. The requirement for a cross easement to serve all properties within the PUD – He stated that this roadway is a private drive and if they are required to give an easement to other owners, they will lose the ability to require them to share in the cost of construction and maintenance.

Mr. Ware stated that it is a requirement within the Zoning Code to have the easement and the sidewalks.

Dr. Sayed Najeed, adjacent property owner, stated that he owns both other parcels within the PUD and stated that no one has approached him relative to access. He stated that he is interested in information relative to a common driveway.

Dr. Najeed presented the attached PowerPoint stating his concern relative to drainage and access for his property.

There was discussion relative to the need for sidewalks.

Commissioner South stated the need for common sense and that at the current time, there is no need for a sidewalk along Route 122.

Commissioner Young questioned the ability to say that the sidewalks would be required at such time the County determined they were necessary.

There was discussion relative to access from Route 122 for Dr. Najeed's property and the limitations that Ohio Department of Transportation (ODOT) may place upon this property upon development.

Commissioner Grossmann stated he does not desire to slow down the proposed development by requiring the applicant to go back to ODOT relative to the undeveloped portion of the PUD.

The Board stated their desire to amend condition #7 to clarify the requirements relative to the cross easement and sidewalks.

Bruce McGary, Assistant Prosecutor, stated his need for additional time to re-write the conditions.

Upon further discussion, the Board resolved (Resolution #16-1552) to continue this administrative hearing to October 4, 2016, at 9:00 a.m.

Linda Oda, Warren County Recorder, was present along with Andy Martin, Warren County Veterans Administration, to discuss the Veteran ID cards that are being distributed by the County Recorder as well as the Veterans Administration.

Mrs. Oda stated that Warren County is the only county issuing the ID's in Southwest Ohio. She stated that Franklin County is the closest that is also distributing.

Mrs. Oda then informed the Board that legislation was recently adopted that requires County issued ID's to be in compliance with the new regulation. She stated that Warren County is in compliance and it is a service that is appreciated by the veterans.

Bruce McGary, Assistant Prosecutor, was present to discuss a Soil and Water Conservation District erosion control performance bond that was submitted to his office for approval.

Mr. McGary stated that Warren County has had problems with Lexon Insurance Company in that they use every avenue possible to not pay when a bond they issued has been defaulted. He then stated that he was directed by the former County Administrator to never approve a performance bond agreement with them as an issuer again.

Mr. McGary stated that the development community was never informed about Warren County's negative history with Lexon Insurance and therefore, we have a performance bond presented to us for approval from Lexon that the developer has spent significant money to get.

Mr. McGary stated that in 2011, there was a work group that came up with recommendations for security agreements but nothing was ever finalized.

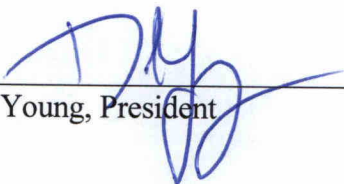
There was discussion relative to the requirement of a forfeiture bond rather than a surety bond.

The Board stated their willingness to enter into the performance bond with Lexon Insurance for this instance due to the money already spent.

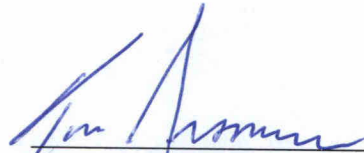
Upon discussion, Mr. McGary stated his desire for the work group to meet in order to make recommendations to the Board on changes regarding the security bonding process and procedures.

On motion, upon unanimous call of the roll, the Board entered into executive session at 11:07 a.m. to discuss personnel matters relative to new hires in Facilities Management pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 11:22 a.m.

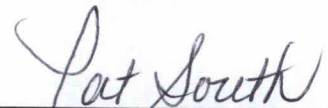
Upon motion the meeting was adjourned.



David G. Young, President



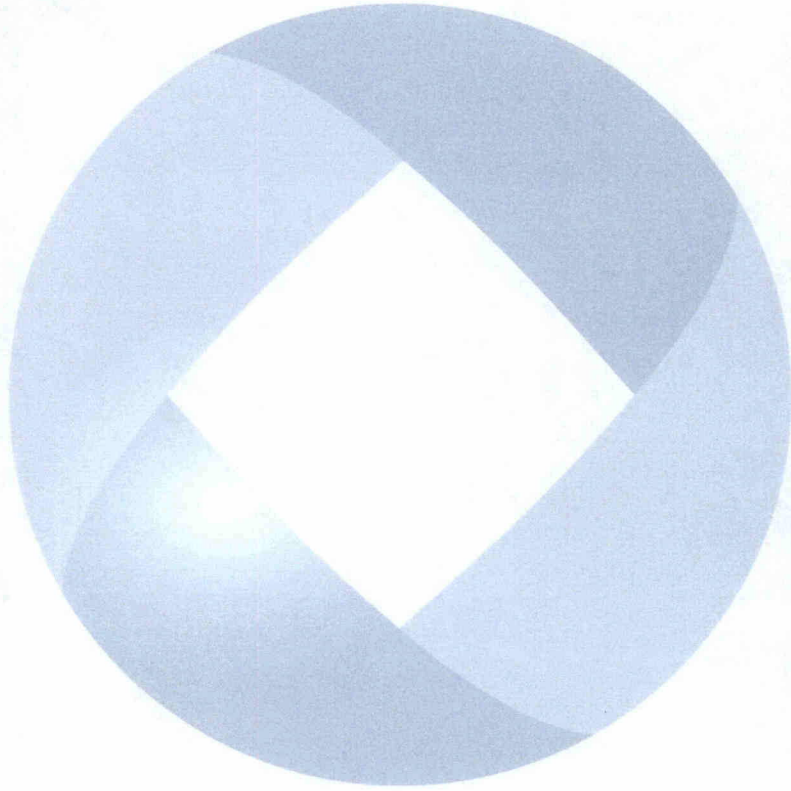
Tom Grossmann



Pat Arnold South

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 September 27, 2016, in compliance with Section 121.22 O.R.C.

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



Warren County
2017 Renewal
September 27, 2016
Steve Ashe, CEBS, Director,
Employee Benefits



- 1. 2016 Medical Claims Update**
- 2. 2017 Medical Renewal Overview**
 - Administration
 - Stop Loss
 - Health Care Reform
 - 2017 Total Projected Medical Costs
- 3. Medical Plan Changes**
- 4. Stop Loss History and**
- 5. Stop Loss Analysis and Total Medical Cost Projections**
 - 2017 Budget
- 6. 2017 Dental Renewal**
- 7. 2017 Vision Renewal and Bids**
- 8. 2017 Additional Renewals**

Claims Update – 2016 YTD



HORAN provides Warren County monthly reporting in order to track how the plan is performing compared to total expected costs. Below are highlights of the plan financials through June:

- Total plan costs are running at 93% of projected (\$3,734,034 vs. \$4,023,686)
- Warren County has received \$45,628 in stop loss reimbursement
- Net of stop loss reimbursement Warren County is running at 92% of projected
- Warren County is \$335,280 under budget

Medical Renewal Components



UHC Administration Renewal:

- HORAN negotiated the 3.0% increase down to 1.5% increase (\$8,150 reduction).
- Adding the Full Care Management (\$0.85 pepm) and Applied Behavioral Analysis (ABA) (\$0.16 pepm) coverage for 2017 brings the increase to 3.3%, just above the initial renewal from UHC.

UHC/Optum Specific Stop Loss:

- HORAN negotiated the 13.1% increase down to 7.0% increase, (\$41,277 reduction).
- Increase is below leverage trend (18-20%) and they are still offering the experience refund product that allows Warren County to receive premiums back if the stop loss plan performs well. Additional handout provided.

UHC/Optum Aggregate Stop Loss:

- UHC/Optum is offering an 8.4% increase, \$3,440 increase.

Medical Claims Projection

- HORAN's 2017 claims projection includes Segal Trend, Warren County's own trend and UHC trend. Claims are projected to decrease -0.9%.

Health Care Reform Fees & Taxes:

- Warren County will no longer pay the Transitional Reinsurance Plan (TRP) fee. The Patient Centered Outcome Research Institute (PCORI) fee will continue and has increased from \$2.43 to \$2.62 per member per year (pmpy) (estimated).

Applied Behavioral Analysis (ABA)

- UHC recently shared a change they are making to all of their fully insured contracts in regards to ABA. ABA is a type of intensive behavioral treatment for Autism Spectrum Disorder. Coverage, when available, is provided through the plan's mental health benefits. Additional handouts provided.
- UHC recommends adding ABA coverage for 2017. One of the biggest drivers of UHC's decision to include in their fully insured business, and recommend including for self-insured groups, is the fact that as of May, 2016 46 states plus the District of Columbia and Virgin Islands mandate ABA coverage for the treatment of Autism.

Hearing Aids

- Add hearing aid coverage with the following language: *Hearing Aids: Covered. Limited to \$2,500 in Eligible Expenses per year. Benefits are limited to a single purchase (including repair/replacement) per hearing impaired ear every three years.*
- In addition Warren County currently excludes the below and would want to modify the plan to allow for coverage:
 - *Purchase cost and associated fitting and testing charges for hearing aids, Bone Anchor Hearing Aids (BAHA) and all other hearing assistive devices*

Plan Changes – Gender Dysphoria



Due to new regulations from ACA Section 1557 UHC recommends adding coverage for Gender Dysphoria. HORAN vetted with our legal partner and agrees that coverage should be added. UHC is adding this coverage to all fully insured groups.

If Warren County does not want to add coverage we recommend you consult with your legal counsel as it is our opinion that at least two federal rules may impact you. UHC will require Warren County specifically request that UHC does not add coverage if that is the path Warren County wishes to take and sign off on hold harmless agreement.

- UHC did not provide a plan change decrement at this time as the expected increase is nominal.
- Gender Dysphoria is being added to all major carriers fully insured plans and they are recommending all Self-Funded clients add the coverage.

Stop Loss History



For the last 5+ years Warren County's loss ratio for stop loss is 106%. Warren County, over time, has benefited from stop loss but most recently paid out a significant amount more in premiums than received in reimbursements.

Stop Loss Premiums vs. Reimbursements

Year - Carrier	Included Coverage	Specific Ded. Level	Specific Stop Loss Premium	Specific Reimbursement	Loss Ratio	# of Claims Over Specific
2011 - CDB/HM Life	Medical Only	\$150,000	\$695,732*	\$1,616,076	232.3%	8
2012 - UHC	Medical Only	\$200,000	\$393,026	\$95,268	24.2%	2
2013 - UHC	Medical Only	\$200,000	\$456,825	\$202,187	44.3%	3
2014 - UHC	Medical Only	\$200,000	\$527,478	\$47,015	8.9%	1
2015 - UHC	Medical Only	\$200,000	\$620,814	\$163,855	26.4%	3
2016 YTD - Optum*	Medical & Rx	\$200,000	\$320,132	\$45,628	14.3%	2
Total/Avg	-	-	\$1,998,143	\$2,124,401	106.3%	19

*Data through June

2017 Stop Loss Analysis and Projection



HORAN created two analyses to determine whether increasing the specific deductible would optimize plan financing. One looks at projecting claims forward while the other is more of a snapshot in time. Both show favorable financial impact for increasing the specific deductible to \$225k and \$250k. The following is illustrative of the how it would impact the 2017 total projected costs:

	Current 2016	\$200 Spec	\$225 Spec	\$250 Spec
Administration	\$543,292	\$561,375	\$561,375	\$561,375
Specific Stop Loss:	\$677,051	\$724,422	\$632,235	\$558,329
Agg Stop Loss	\$41,081	\$44,521	\$44,521	\$44,521
Claims Projection	\$7,385,254	\$7,319,141	\$7,378,442	\$7,411,975
HCR Taxes / Fees	\$56,675	\$5,047	\$5,047	\$5,047
Total Expected	\$8,703,353	\$8,654,506	\$8,621,620	\$8,581,246
% Change from Current	n/a	-0.6%	-0.9%	-1.4%
\$ Change from Current	n/a	(\$48,847)	(\$81,733)	(\$122,107)

Based on the data HORAN recommends increasing the specific deductible to \$250,000. Doing so will decrease the fixed cost premiums (by approximately \$119,000) Warren County pays UHC/Optum but potentially increase the claims liability. Additional handouts provided.

2017 Medical Budget at \$250k Spec



Due to the stop loss carve out, Warren County is responsible for paying claims over the specific deductible and will then receive reimbursement. Warren County budgets based on a number that includes paying out large claims (and not taking into consideration reimbursement from the stop loss carrier). Taking this into consideration Warren County may want to budget for a \$88,574 increase.

2017 Dental Projection



Warren County is under a rate guarantee with Dental Care Plus until 2018. The following provides a complete comparison between 2016 and 2017 plan years projected dental costs. In addition, we looked at adding Sealants to coverage for 2017:

	2016 Annual	2017 Annual	2017 Annual w/ Sealants
Administration	\$32,245	\$32,245	\$32,245
Claims Projection	\$568,481	\$582,390	\$588,214
TOTAL	\$600,726	\$614,634	\$620,458
% Change	n/a	2.3%	3.3%
\$ Change	n/a	\$13,908	\$19,732

2017 Vision Renewal and Bid



HORAN requested self-funded quotes from several carriers. Comparing the rates that Warren County currently budgets for vision to the fully insured equivalent rates we received from the carriers Warren County could save money by changing vision providers.

HORAN would recommend moving from the current Indemnity plan to a more traditional vision plan through EyeMed which would enhance the benefits for the employees and reduce costs for the County.

2017 Vision Renewal and Bid



Following is a comparison of the current rates and recommended EyeMed plan:

	VSP - Current and Renewal Indemnity Plan - VSP Signature		EyeMed 2-tier rates
	Current	Renewal	
SF Admin. Fee (PEPM) FIE's	\$2.19	\$2.25	\$1.23
Employee Only		\$6.66	\$5.01
EE/SP		\$8.83	\$6.40
EE/CH			
Family		\$17.66	\$12.79
Benefits	Network		
Exam with Dilatation as Necessary	\$55 allowance		Network Out-of-Network \$10 copay \$40 allowance
Standard Plastic Lenses			
Single Vision		\$60 allowance	\$30 allowance
Bifocal		\$100 allowance	\$50 allowance
Trifocal		\$120 allowance	\$70 allowance
Frames/Frame Allowance		\$100 allowance	\$91 allowance
Lens Options- Single Vision			
UV Coating	Not covered		Not covered
Tint	Not covered		Not covered
Standard Scratch Resistance	Not covered		Not covered
Standard Polycarbonate (children only)	Not covered		Not covered
Standard Anti-Reflective	Not covered		Not covered
Other add ons and services	Not covered		Not covered
Contact Lenses			
Conventional	\$100 allowance		\$104 allowance
Disposables	\$100 allowance		\$104 allowance
Medically Necessary	\$150 allowance		\$210 allowance
Laser Vision Correction (Lasik or PRK)	\$250 allowance		
Allowed Frequencies			
Exams	12 months		12 months
Frames	24 months		24 months
Lenses or Contact Lenses	12 months		12 months
Rate Guarantee	N/A	4 Years	4 Years
			Discount
			\$130 allowance, 15% off any remaining balance
			\$130 allowance
			Covered in full

Additional Renewals



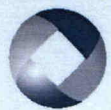
Minnesota Life / Basic and Voluntary Life: Under rate guarantee until 2018

Chard Snyder / Flexible Spending Account (FSA): Under rate guarantee until 2019

Chard Snyder / Health Reimbursement Account (HRA): Under rate guarantee until 2019

ComPsych / EAP: Under rate guarantee until 2019

Optum / Pharmacy Benefits Manager: TruVeris & HORAN finalizing contract



HORAN[®] Health. Wealth. Life.

Questions



PUD Stage 2 Site Plan

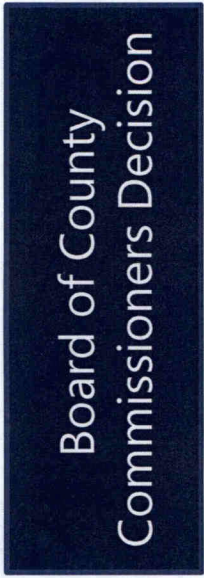
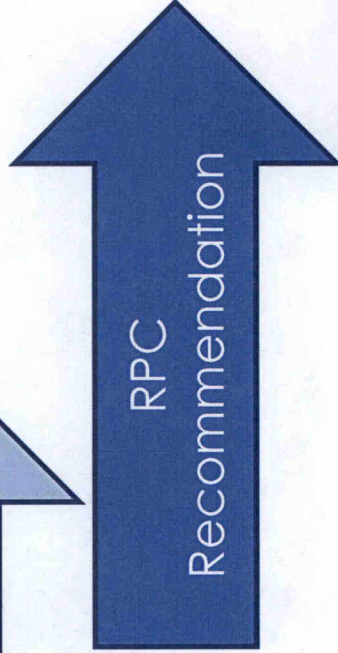
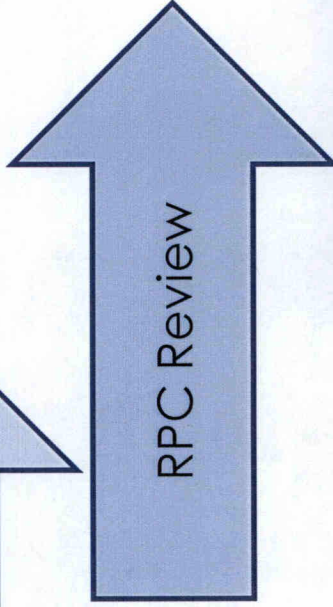
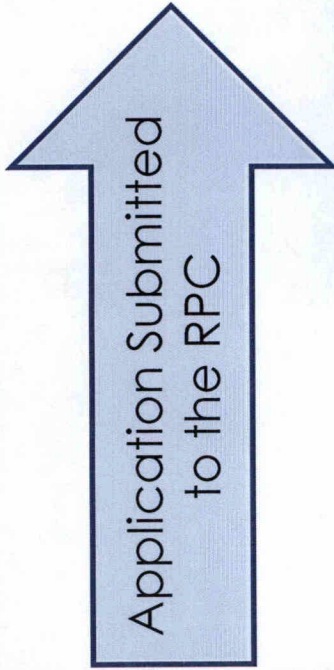
For

Middletown Cardiovascular Associates
Medical Office Development
Franklin Township

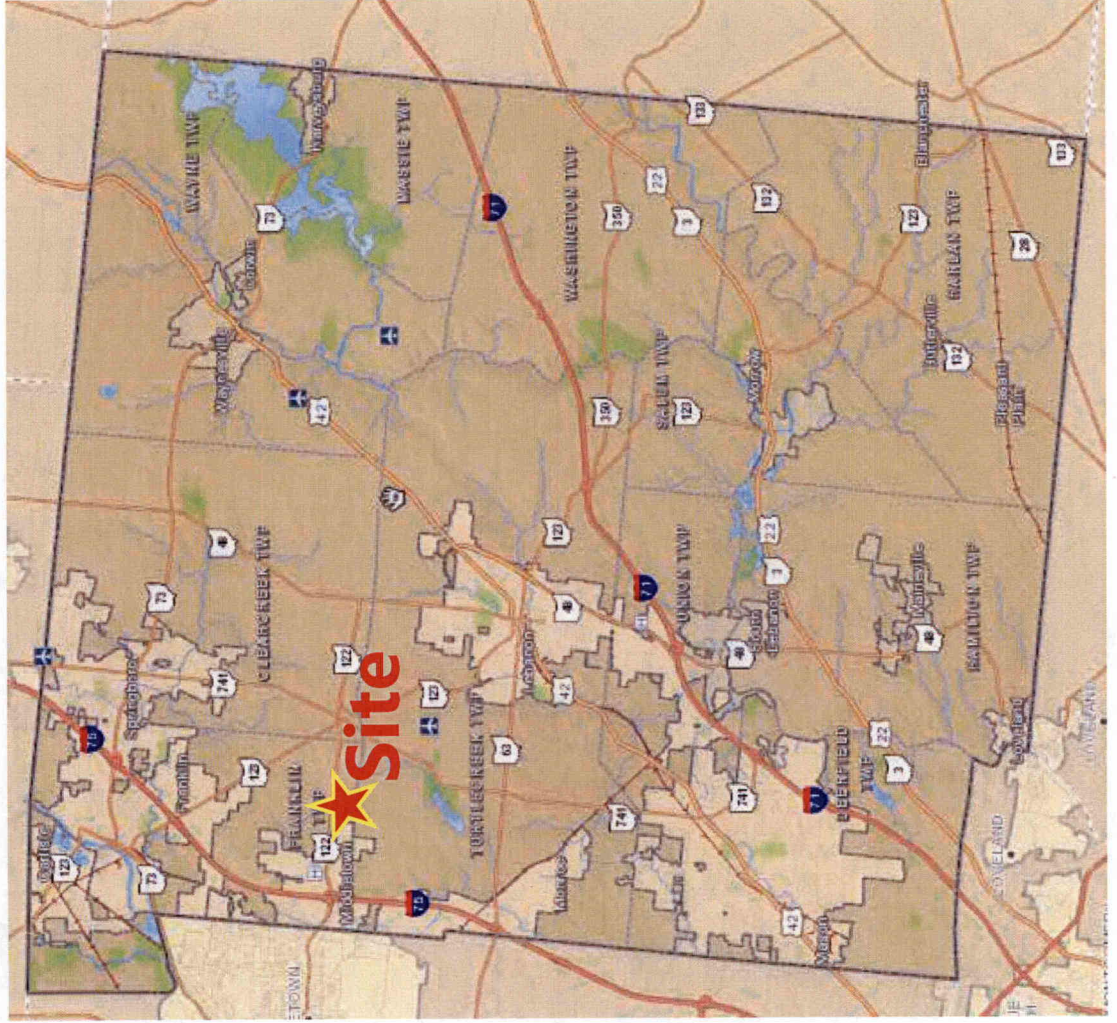
Warren County Regional Planning Commission Executive Committee

August 25, 2016

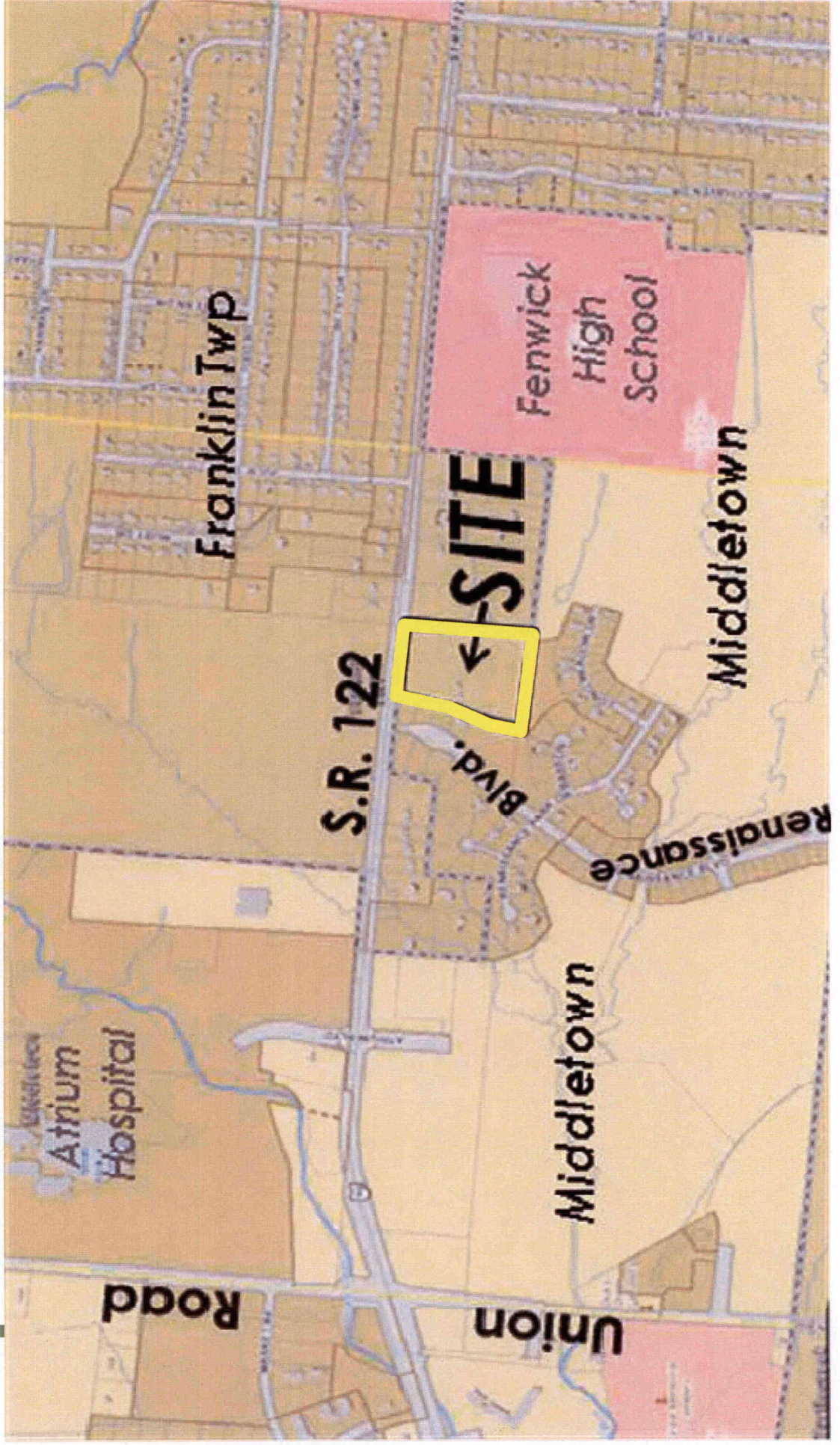
Process



Location



Vicinity



Applicant & Site Info

Owner/Agent/ Client	S4C Enterprises LLC Fishbaugh & Sons Construction Middletown Cardiovascular Associates
Plan Engineer	Apex Engineering & Surveying Inc.
Site Area	8.2920 acres
Parcel ID Number	08-33-400-037

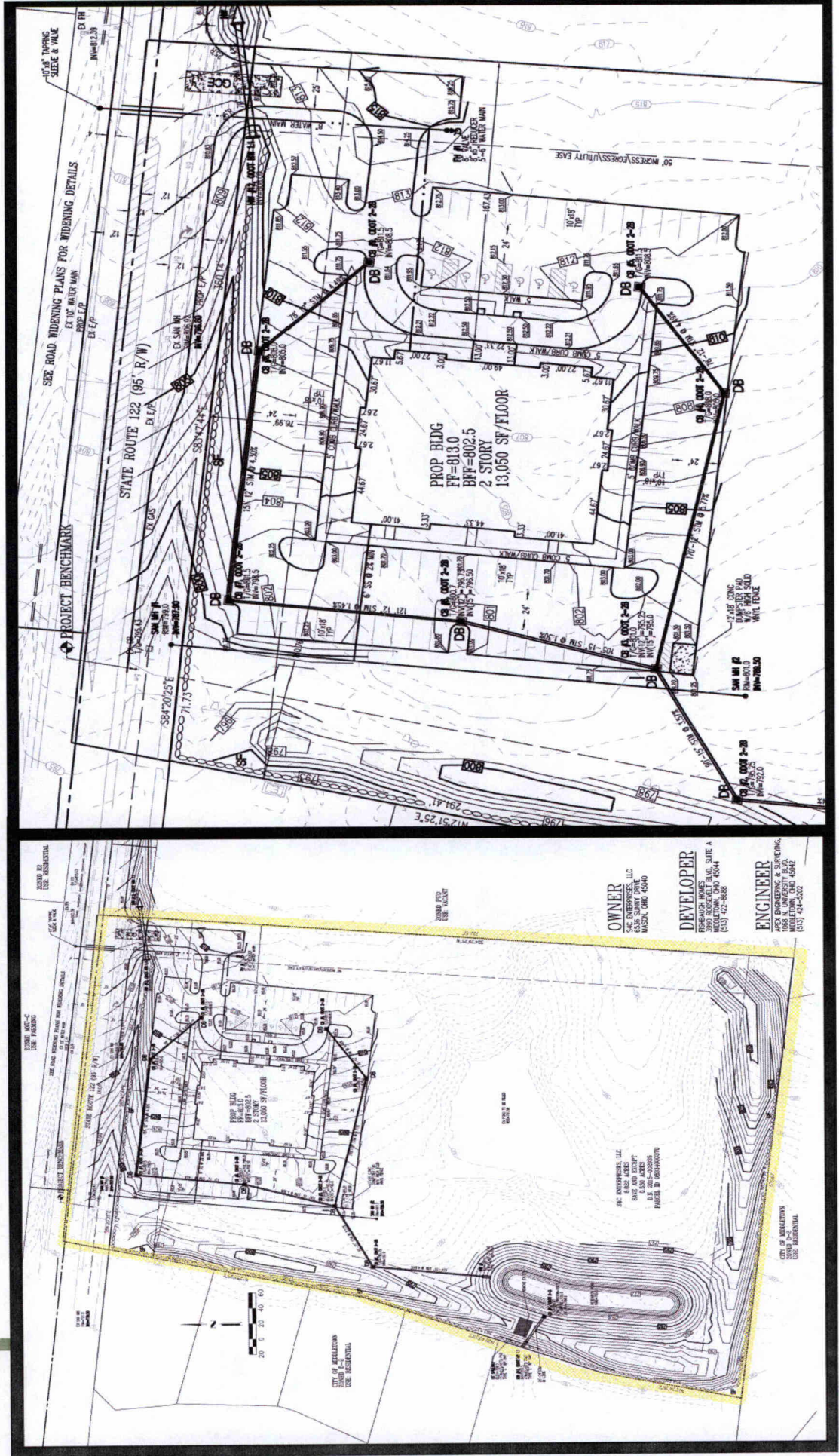
Existing Zoning



Aerial



PUD Stage 2 Plan



OWNER
 CAC INVESTMENTS, LLC
 6335 SHAWY DRIVE
 MASON, OHIO 45040

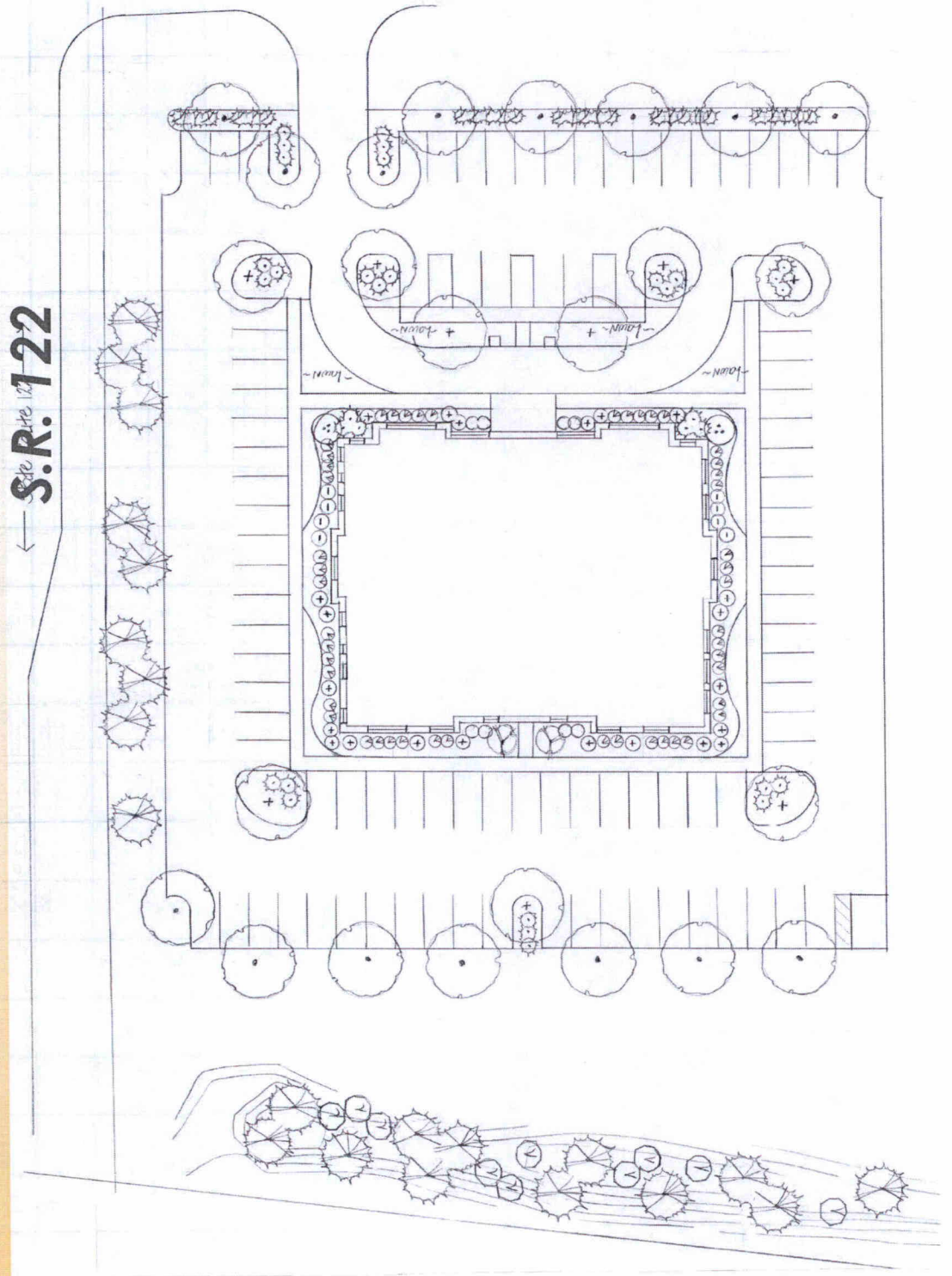
DEVELOPER
 FRANKLIN PLACES
 3990 ROOSEVELT BLVD, SUITE A
 COLUMBUS, OHIO 43244
 (614) 426-2600

ENGINEER
 JES ENGINEERING & SURVEYING
 1000 W. MAIN ST., SUITE 100
 MARIETTA, OHIO 45752
 (614) 424-3000

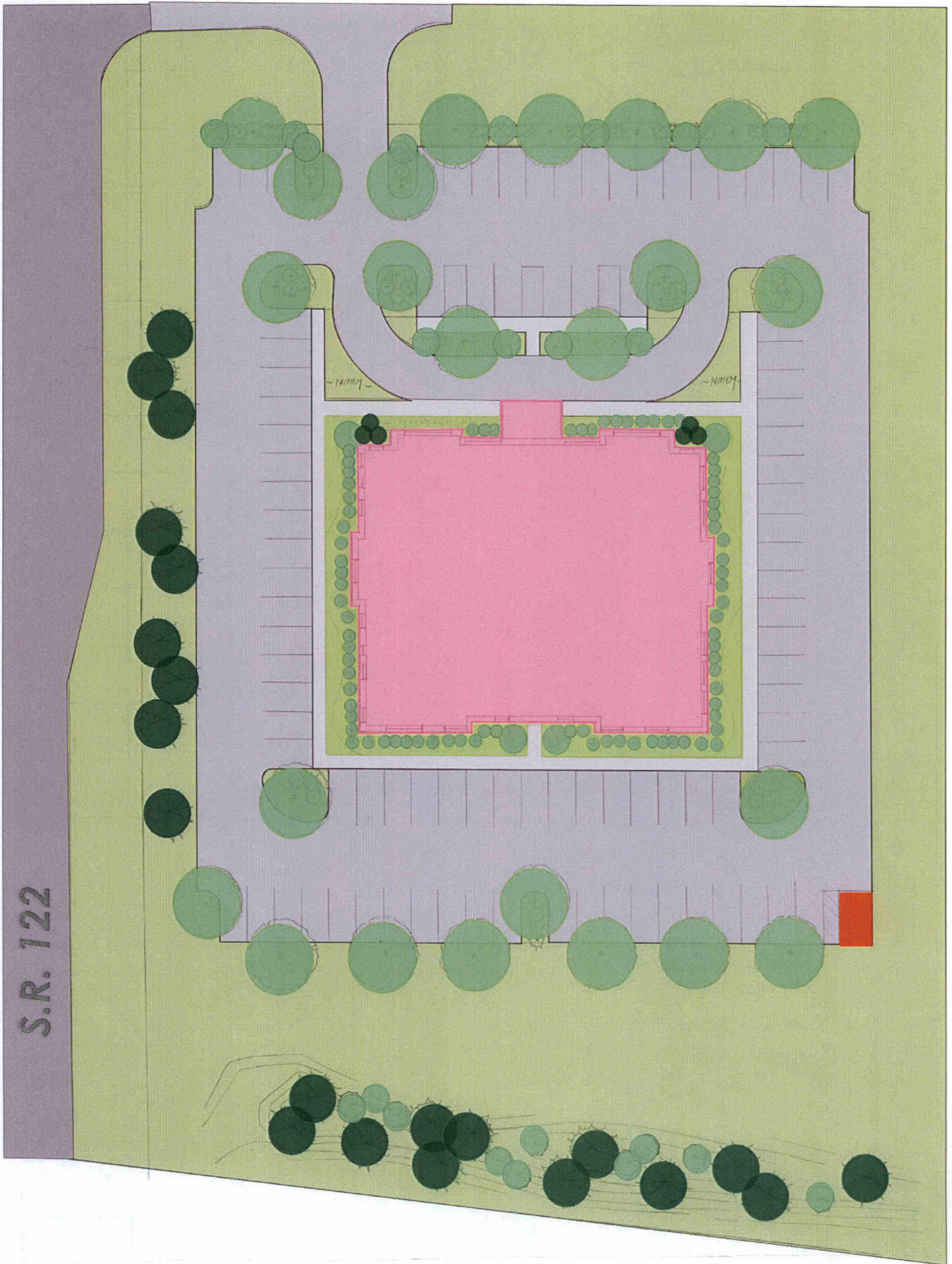
CAC INVESTMENTS, LLC
 SHEET AND EXCEPT
 DATE: 08-20-2009
 PROJECT: 09-0000000
 PREPARED BY: G. HANCOCK

CITY OF MARIETTA
 USE: RESIDENTIAL

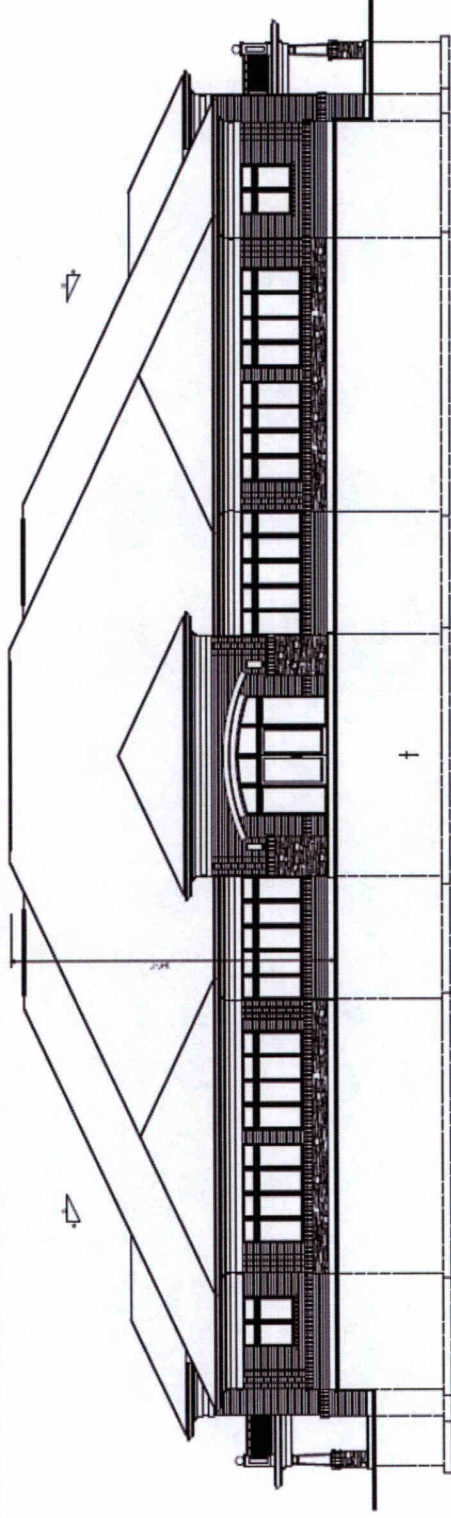
Landscaping Plan



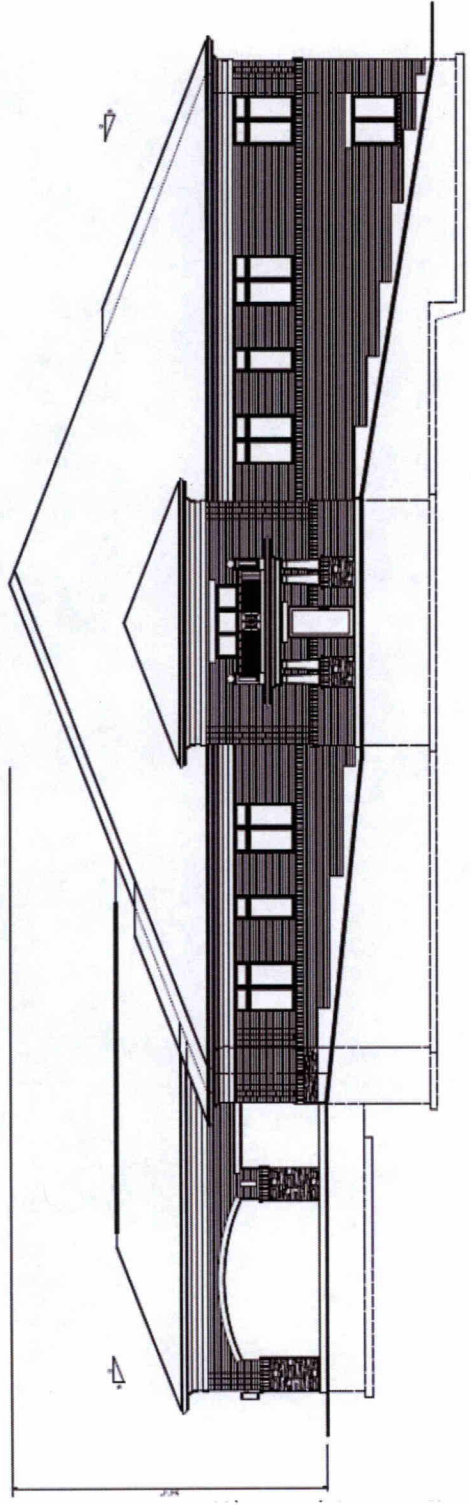
S.R. 122



Elevations



EAST ELEVATION



NORTH ELEVATION

Lighting Plan



B: ALED3T105



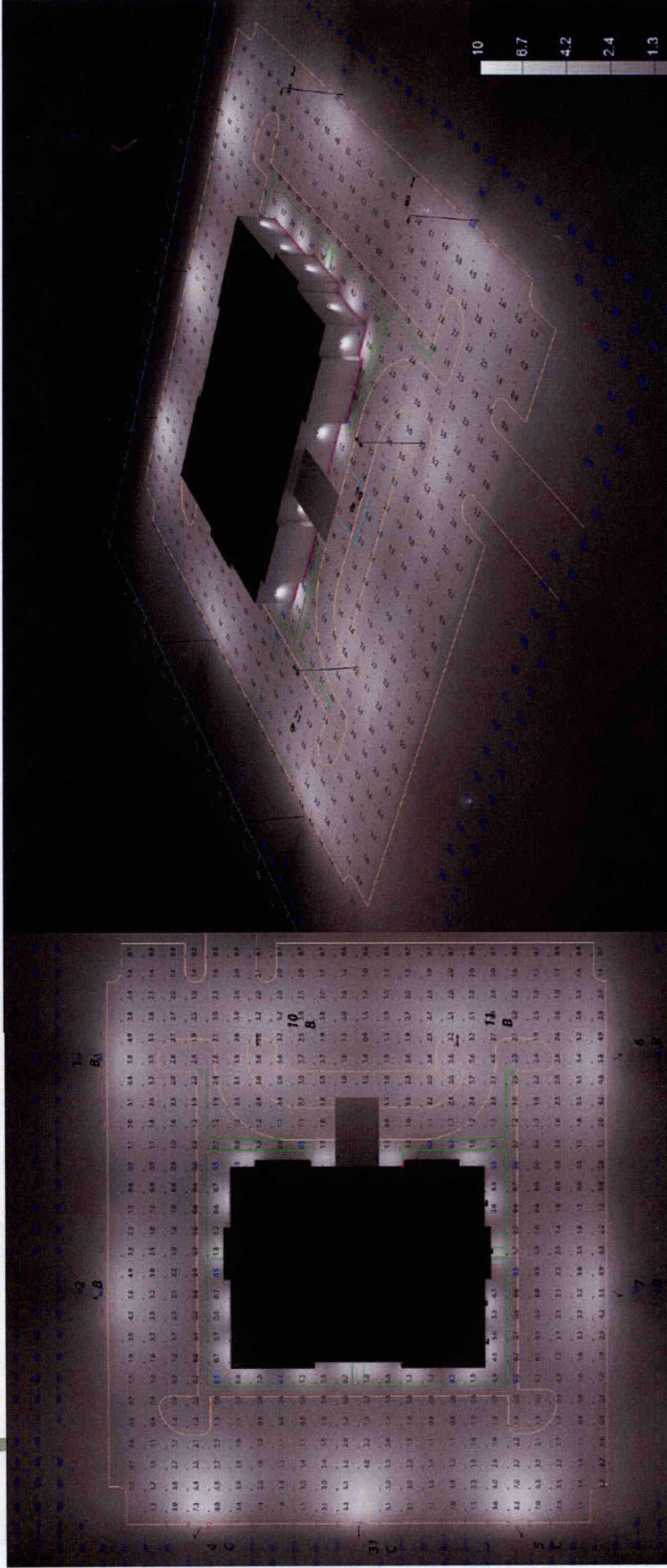
B: ALED3T105 x 2 @ 180°



C: ALED4T105



E: WPLED13



Luminaire Schedule										
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LPF	Description	Total Watts	BUG Rating
	4	B	ALED3T105	SINGLE	9112	9112	1.000	ALED3T105 (TYPE III)	429.6	B1-U0-G2
	2	B	ALED3T105 x 2 @ 180°	BACK-BACK	9112	18224	1.000	ALED3T105 (TYPE III)	429.6	B1-U0-G2
	3	C	ALED4T105	SINGLE	10384	10384	1.000	ALED4T105 (TYPE IV)	317.1	B1-U0-G2
	18	E	WPLED13	SINGLE	997	997	1.000	WPLED13 (WALL PACK)	15.3	B1-U0-G0

Findings

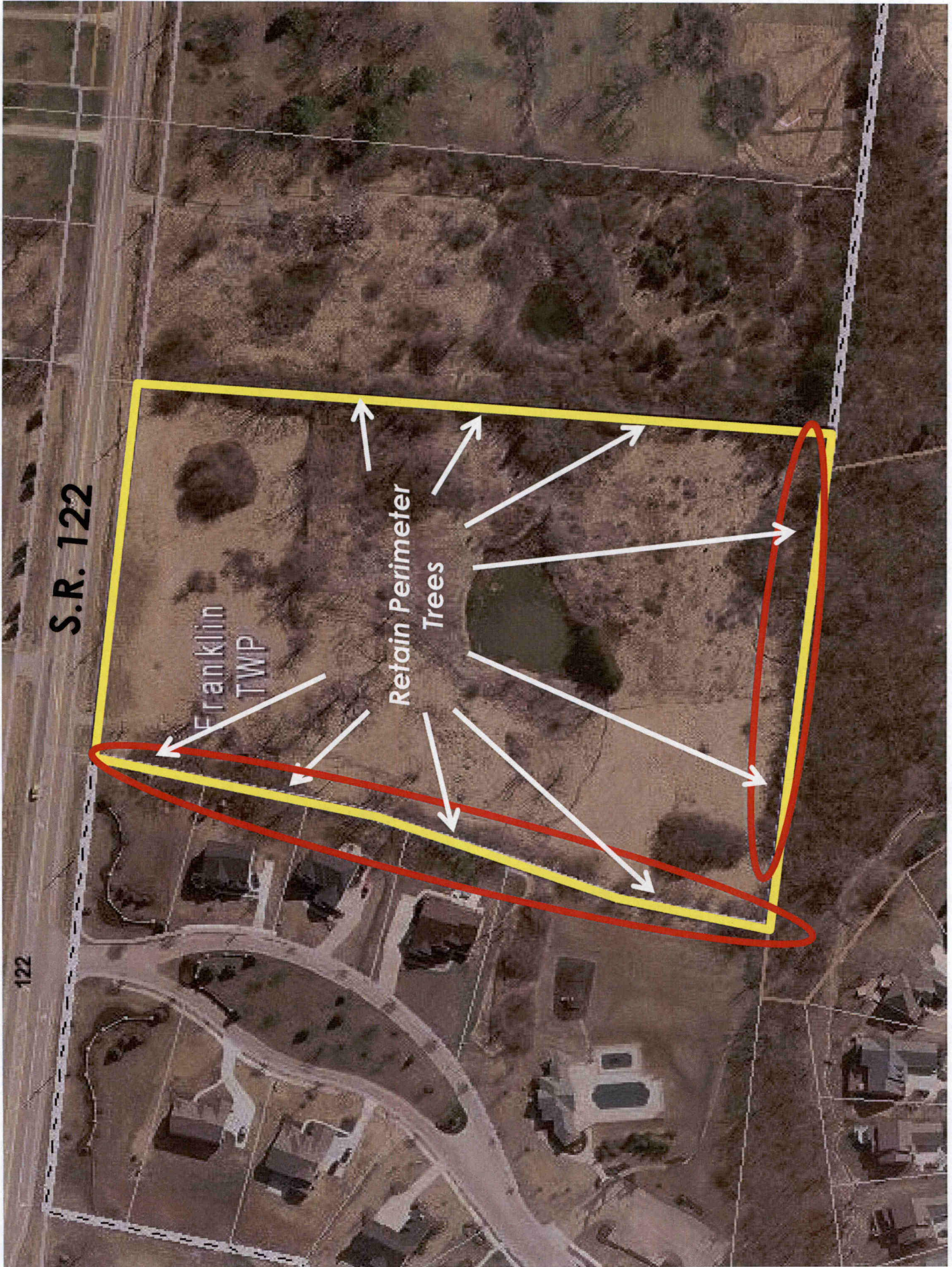
- The plan meets Zoning Code requirements for:
 - Parking;
 - Lighting;
 - Design Layout;
 - Building Character; and
 - PUD Stage 1 Approval Conditions.

Recommendation Items

- Signage information is needed and must comply with Zoning Code requirements
- The Landscaping Plan must be revised to show compliance with Code requirements
- Existing perimeter trees must be retained to greatest degree possible

Recommendation Items

- South and West Elevations are needed
- Signage information is needed and must comply with Zoning Code requirements
- The Landscaping Plan must be revised to show compliance with Code requirements
- Existing perimeter trees must be retained to greatest degree possible



S.R. 122

Franklin
TWP

Retain Perimeter
Trees

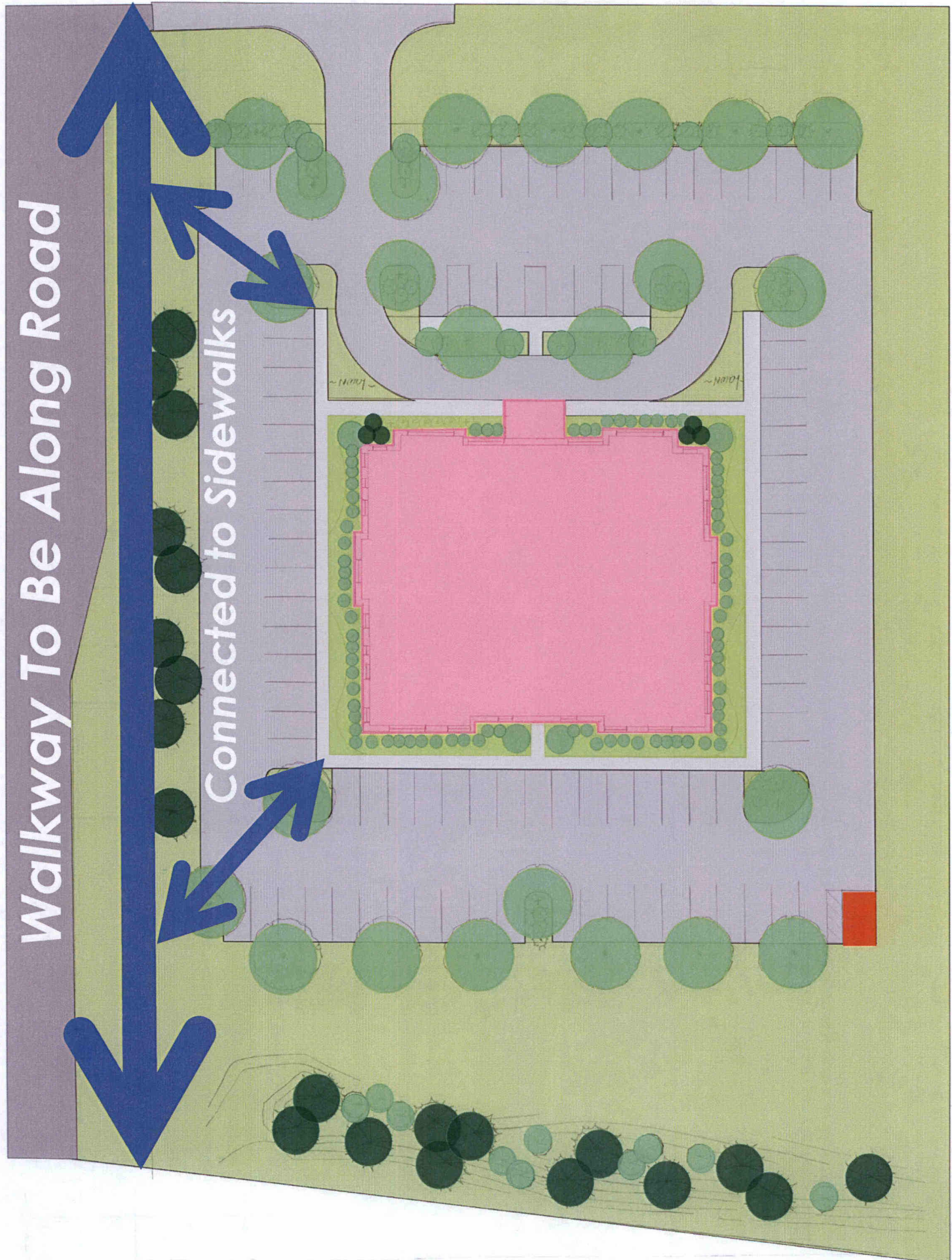
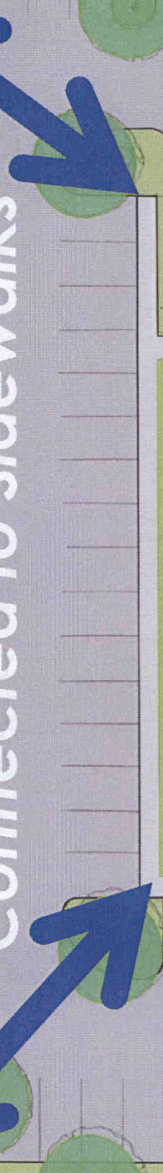
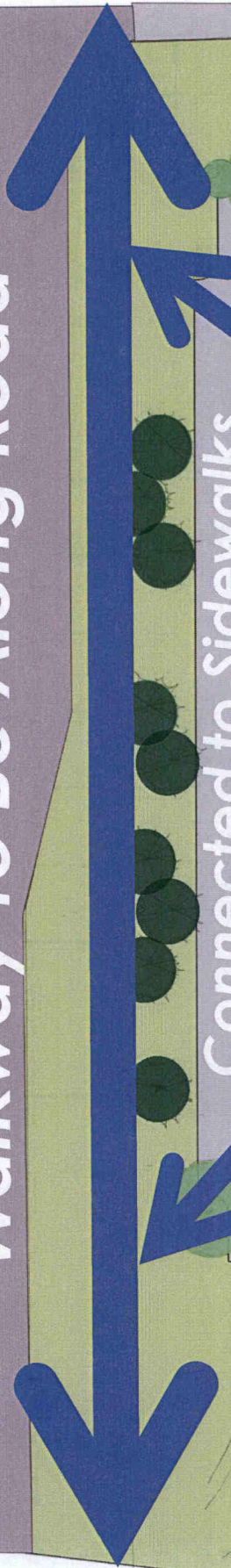
122

Recommendation Items (cont.)

- A walkway is needed along S.R. 122 and with connection to building sidewalks
- A driveway stub is needed to the east adjacent property
- ODOT and County Sewer & Water Department requirements need to be satisfied

Walkway To Be Along Road

Connected to Sidewalks

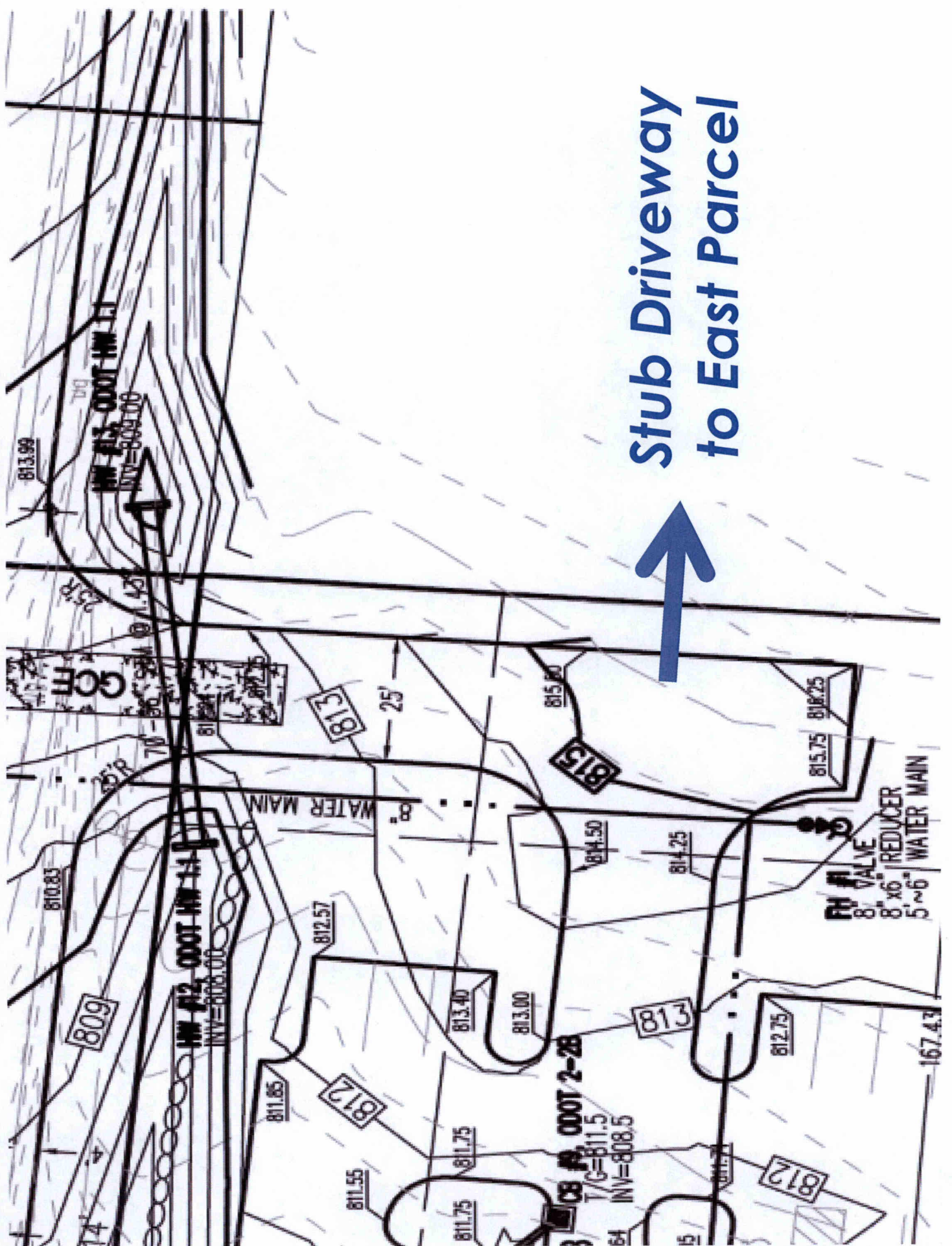


Recommendation Items (cont.)

- A walkway is needed along S.R. 122 and with connection to building sidewalks
- A driveway stub is needed to the east adjacent property
- ODOT and County Sewer & Water Department requirements need to be satisfied

Stub Driveway to East Parcel





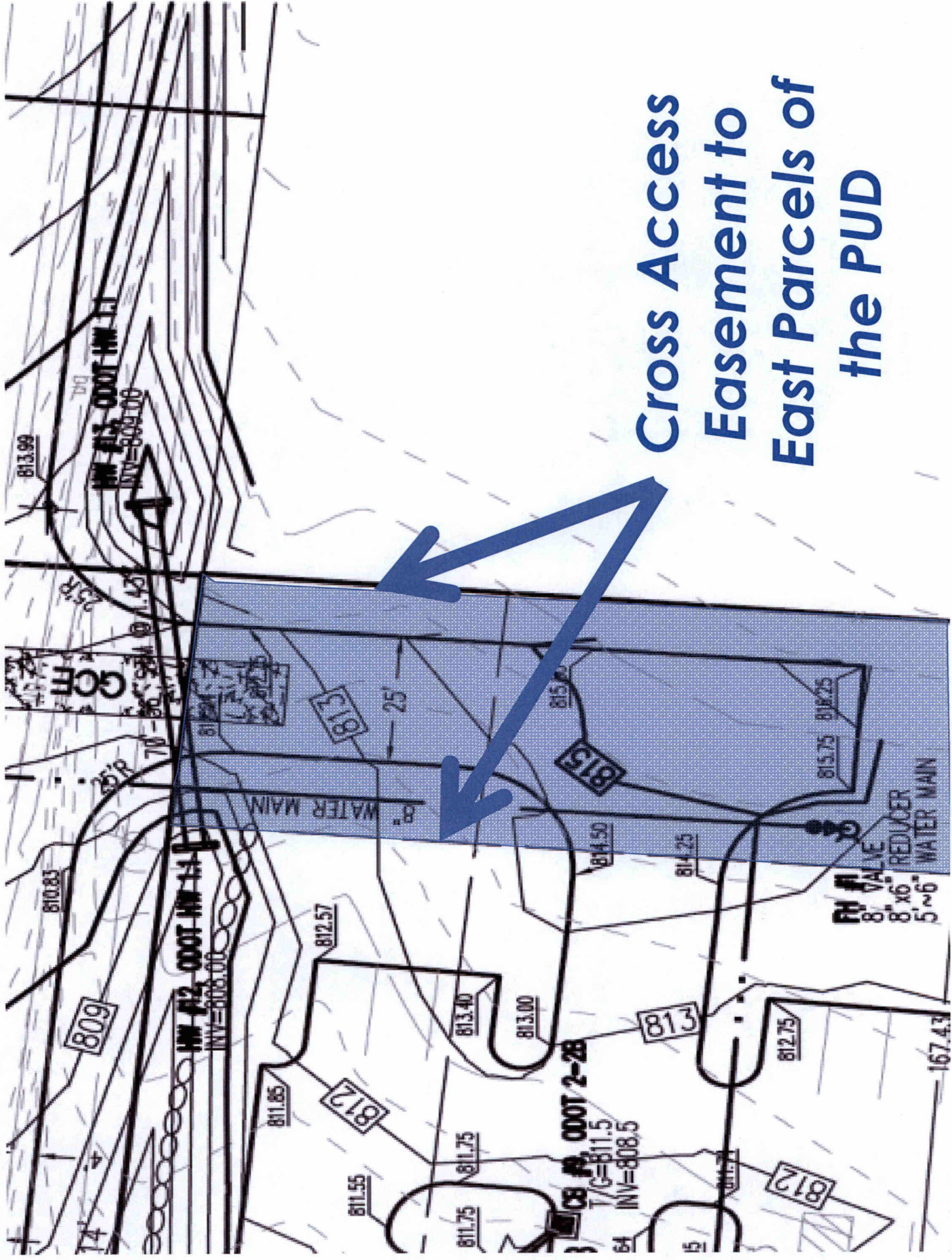
**Stub Driveway
to East Parcel**



Recommendation Items (cont.)

- A walkway is needed along S.R. 122 and with connection to building sidewalks
- A cross access easement will serve all properties to the east within the PUD driveway stub is needed to the east adjacent property
- ODOT and County Sewer & Water Department requirements need to be satisfied

Cross Access Easement to East Parcels of the PUD



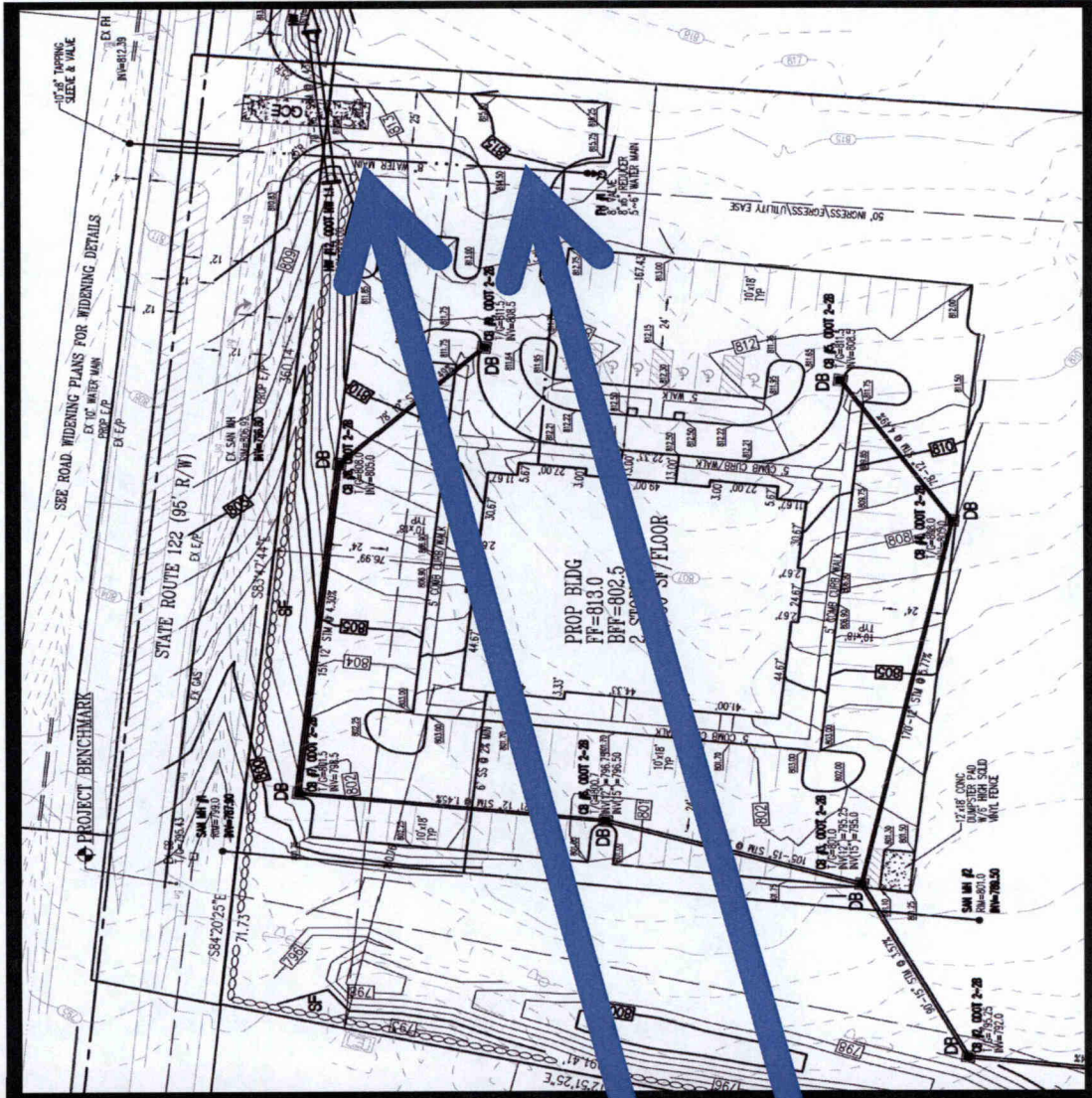
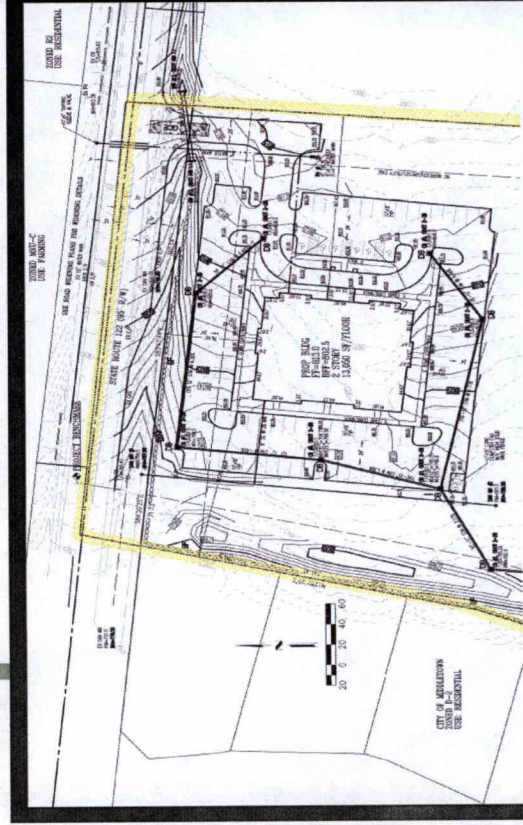
Recommendation Items (cont.)

- EMS Access Lanes and fire suppression provisions must be specified and approved by the Franklin Fire/EMS and County Building Departments.
- Stormwater management and erosion/sediment control approvals are needed

Recommendation

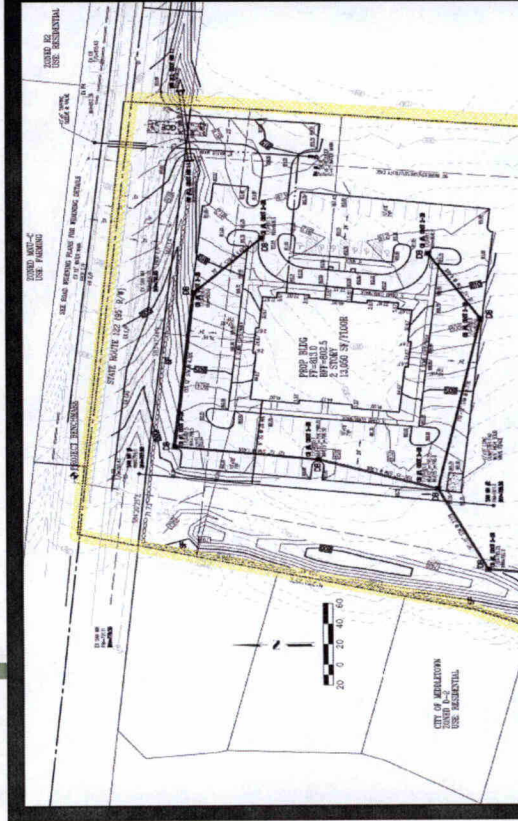
Approval subject to compliance with the conditions listed in the staff report.

Circulation Problem

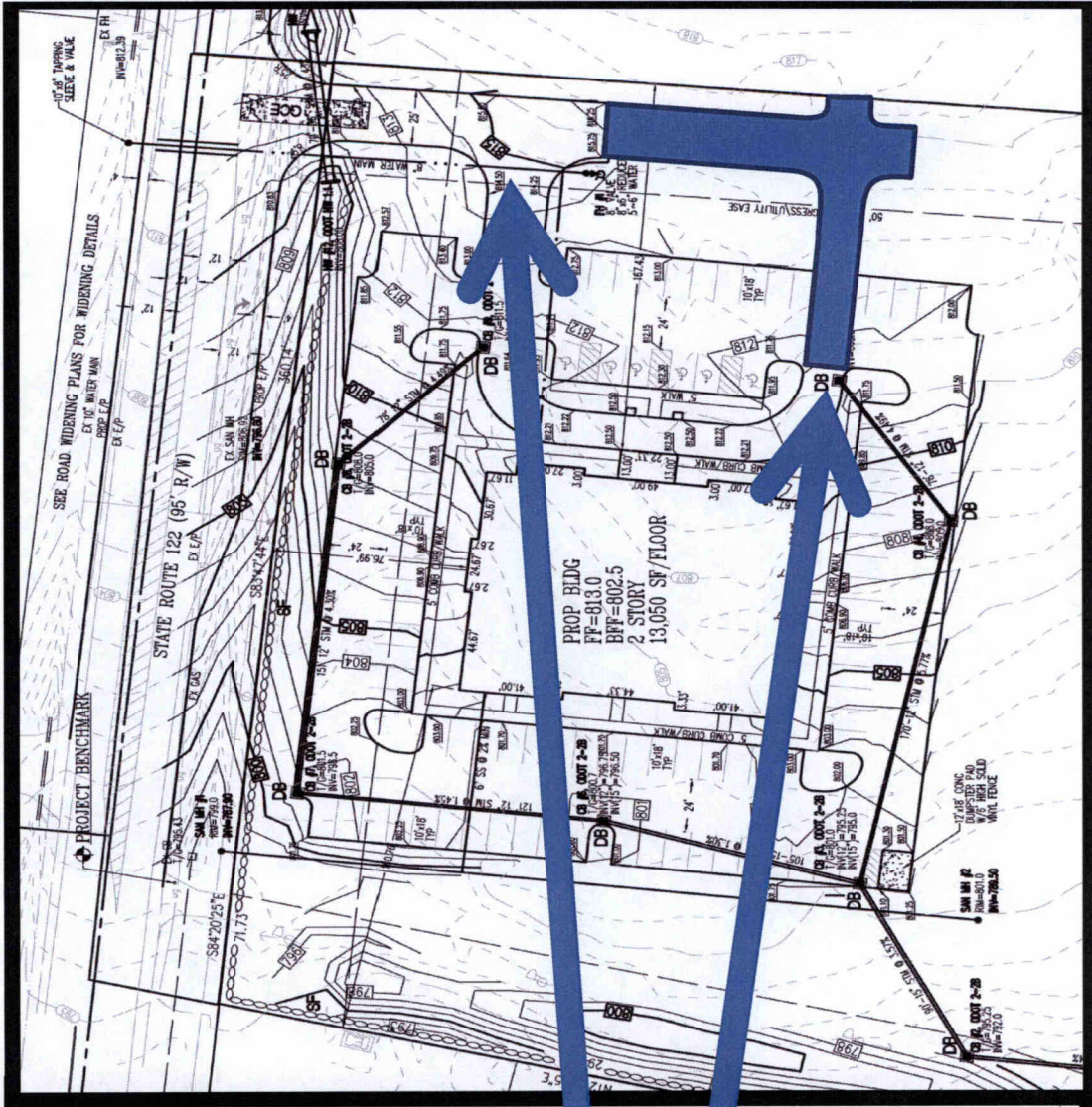
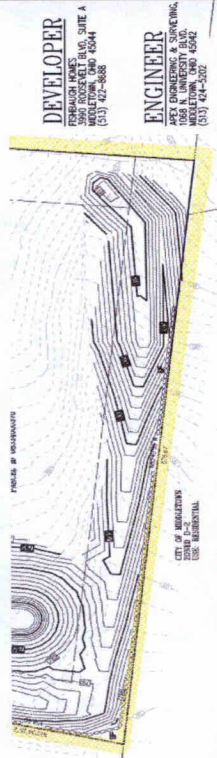


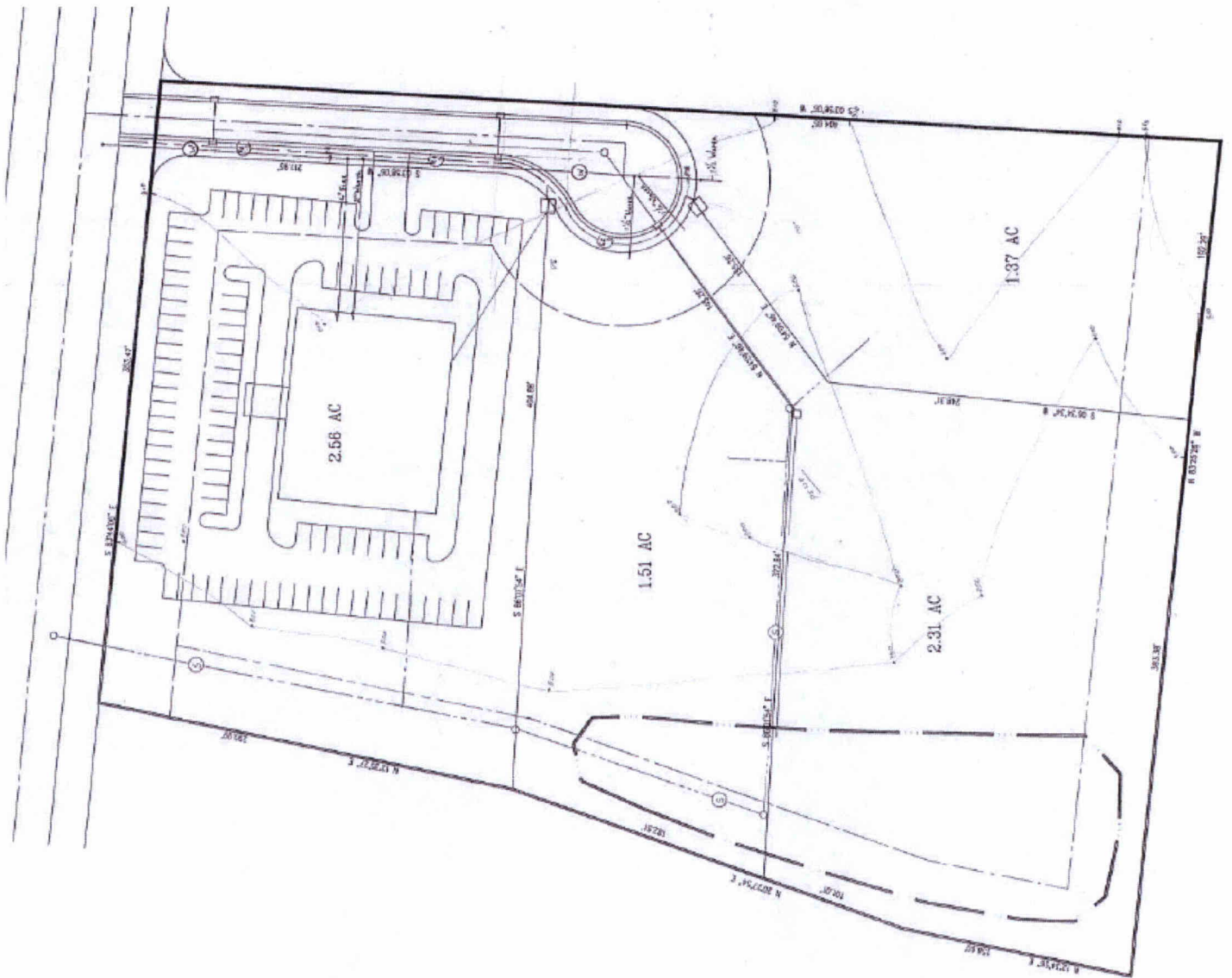
**Egress stacking
distance to short
Will block
driveway
intersection**

Required Adjustment



**Only Right In / Out
Out only or 4 way
intersection**





Adv. Prop. Review
Preliminary

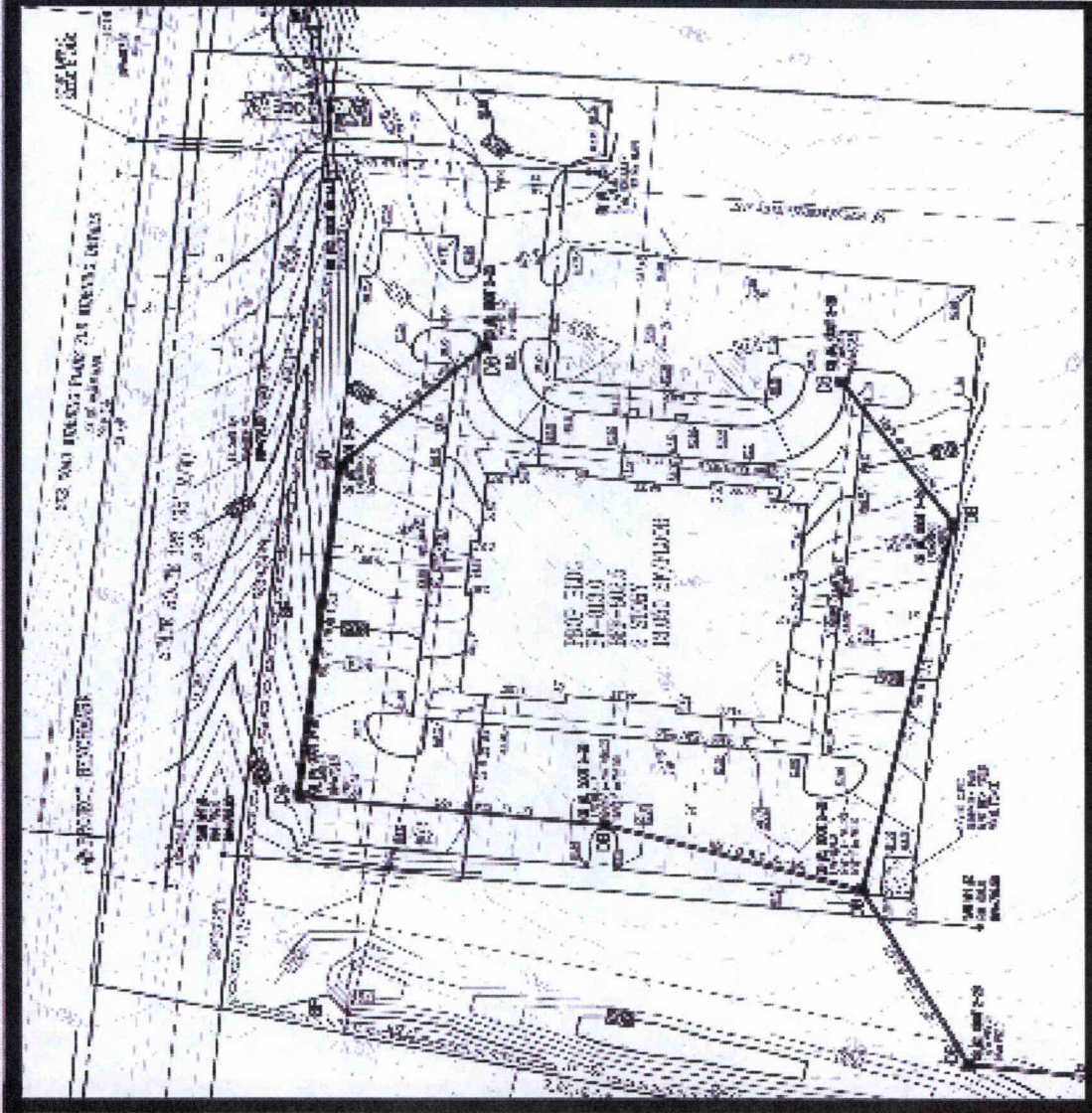
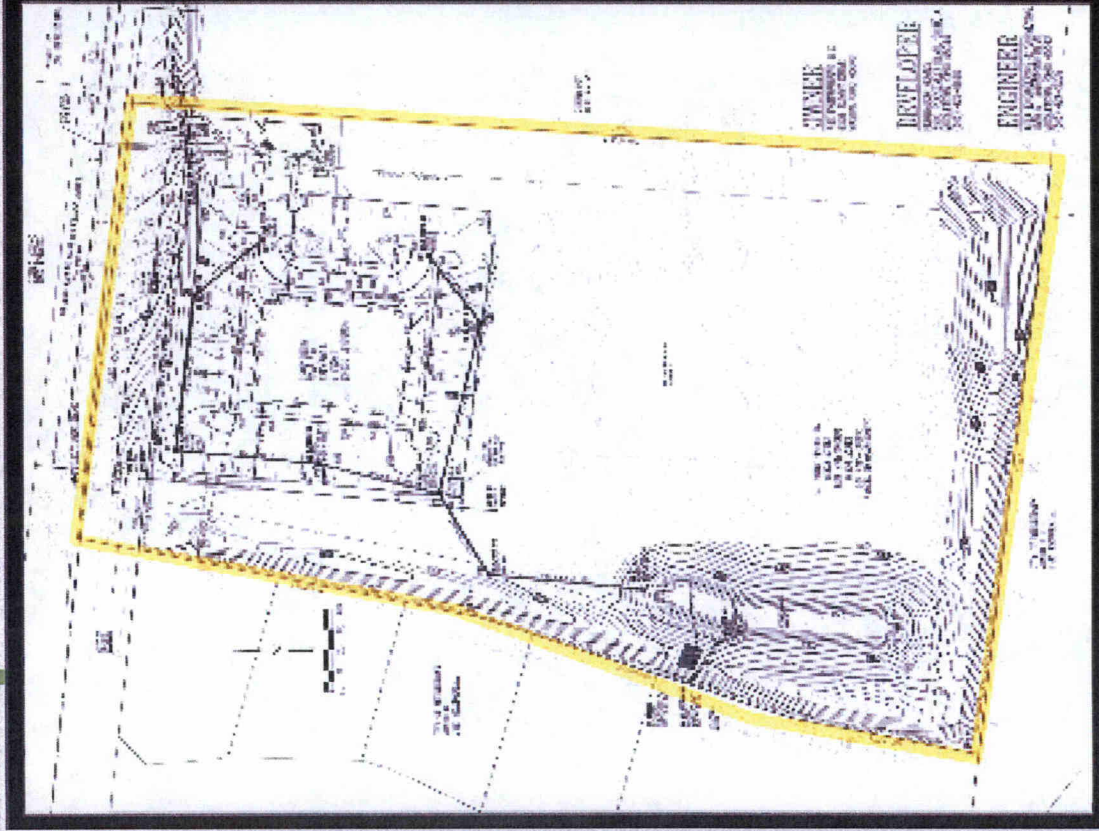
Existing Zoning



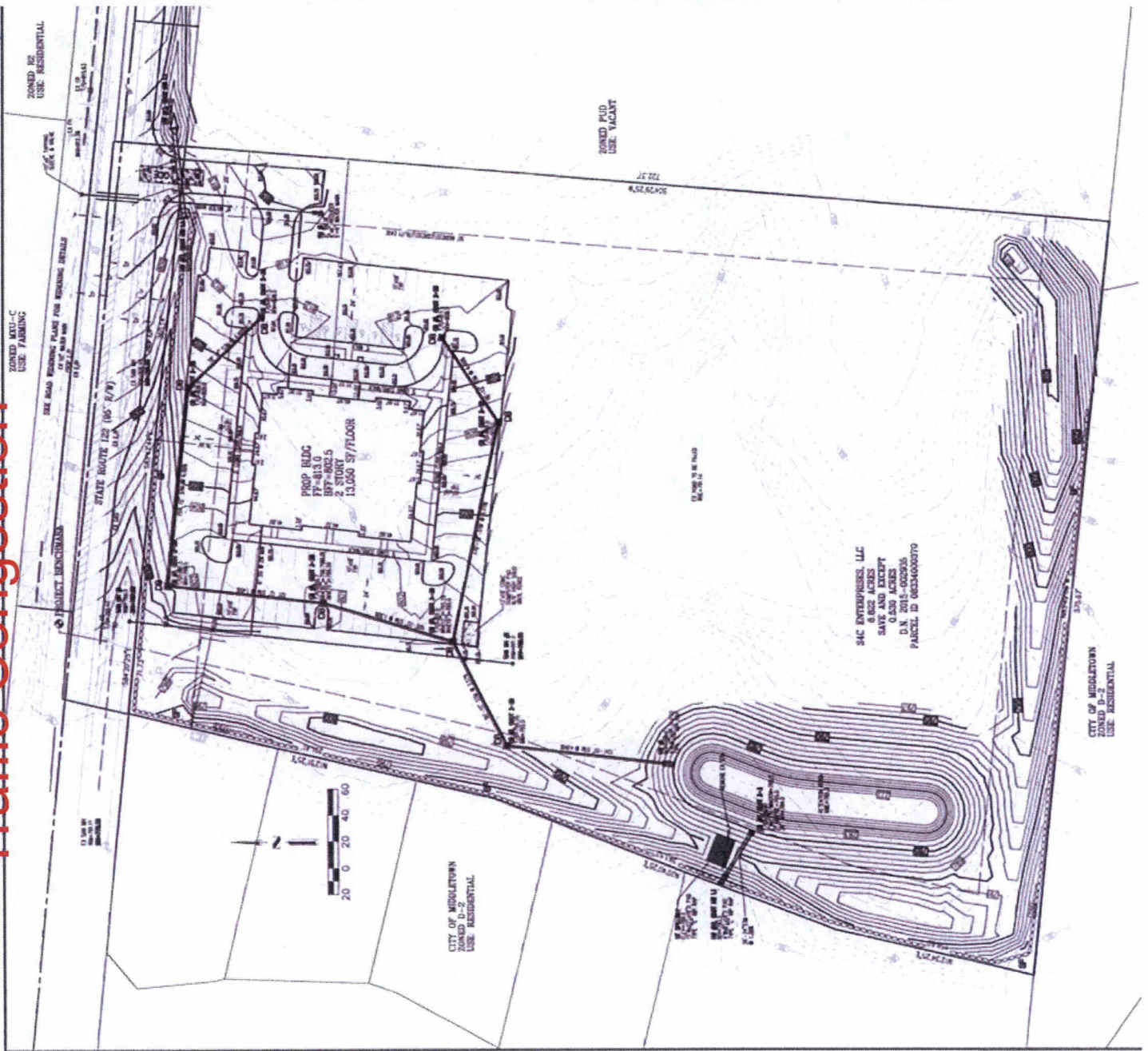
Aerial



PUD Stage 2 Plan



Traffic Congestion



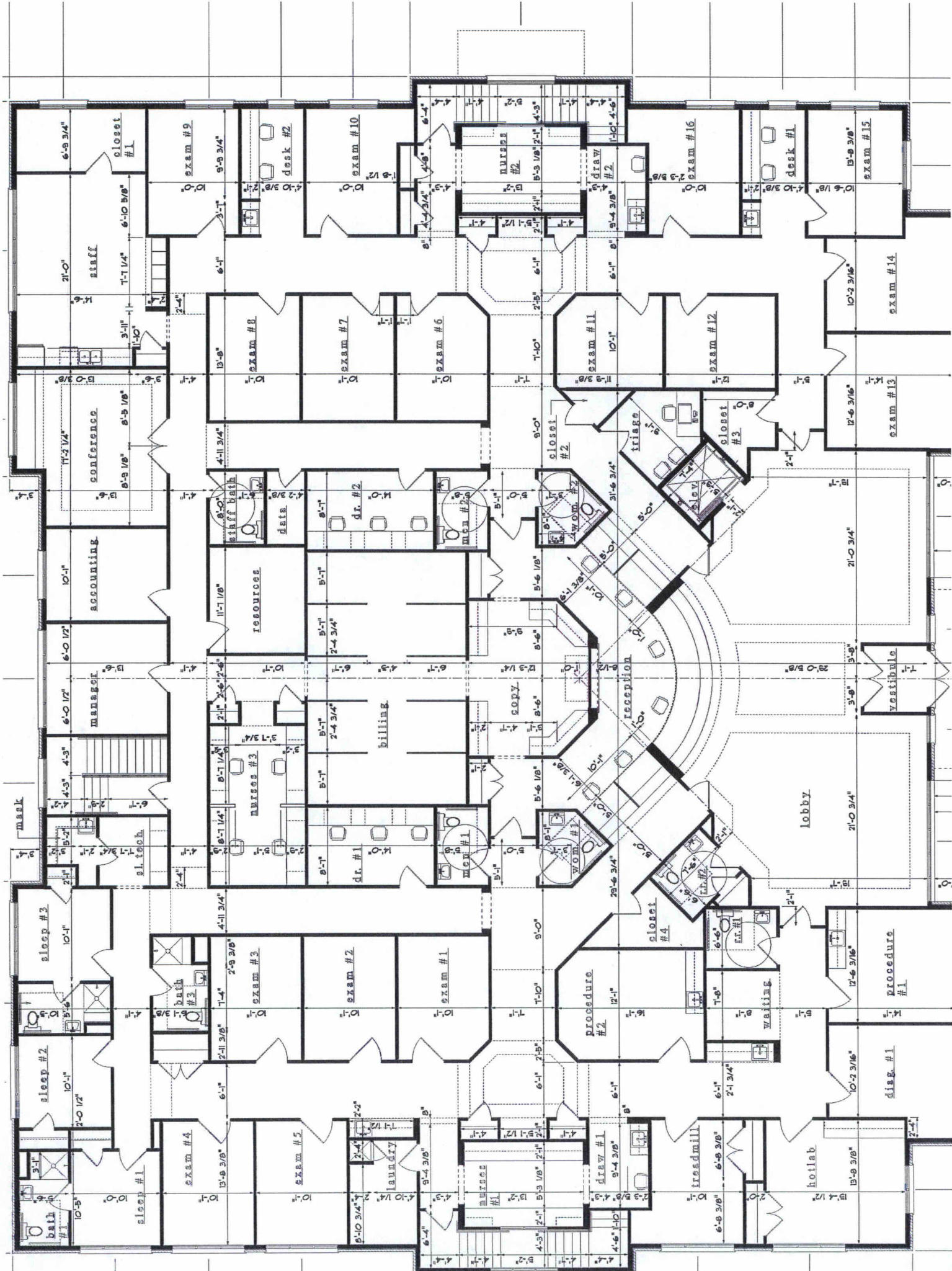
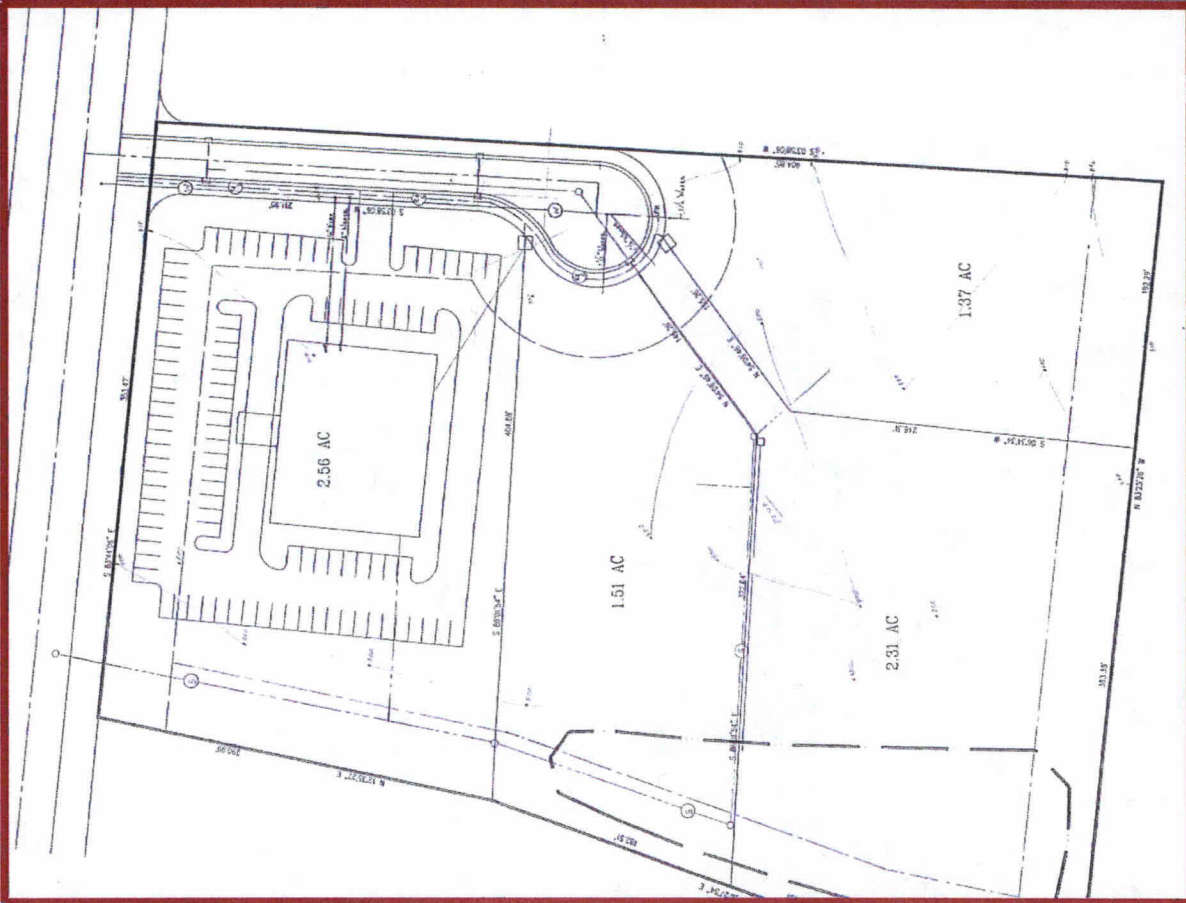
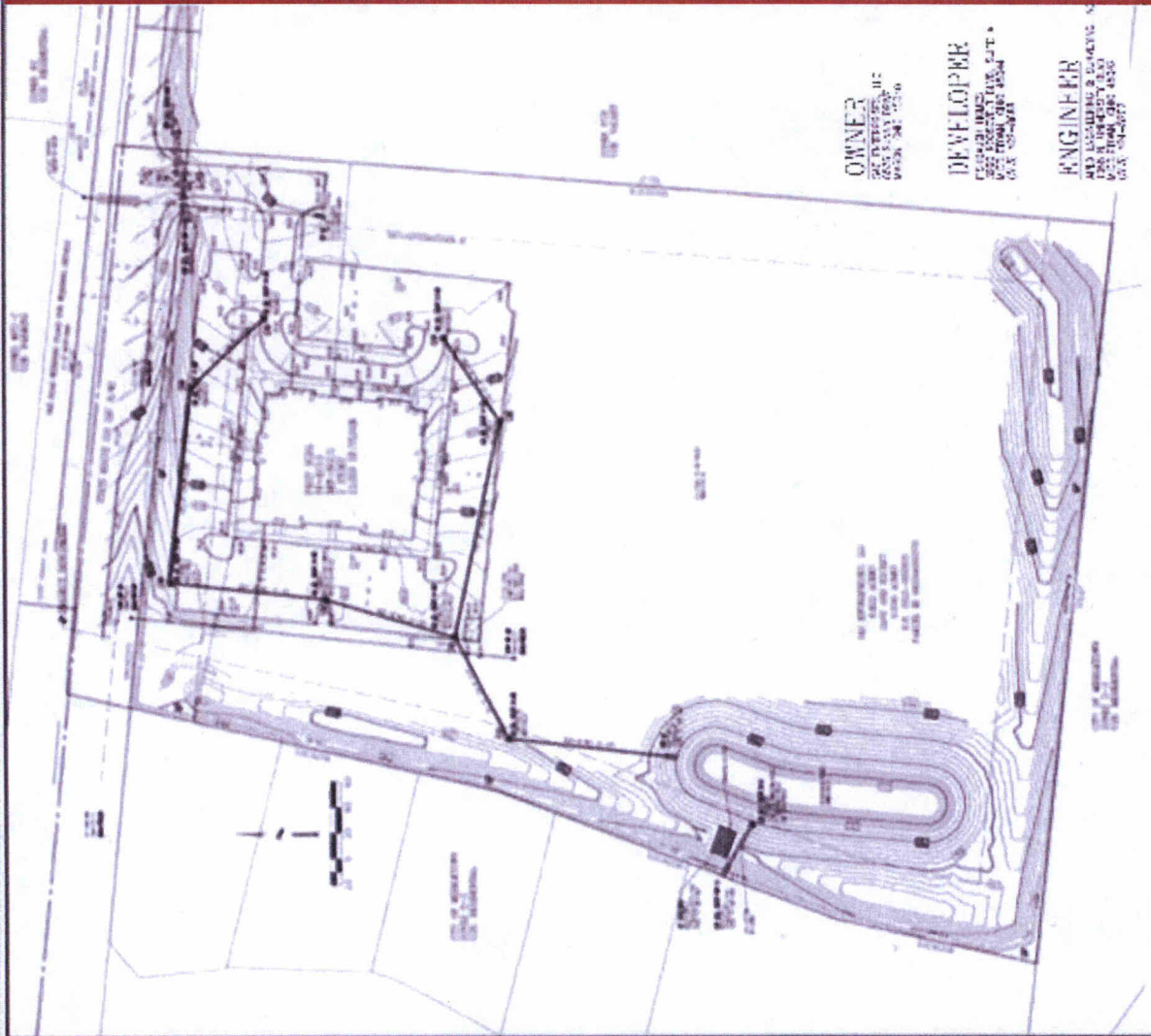
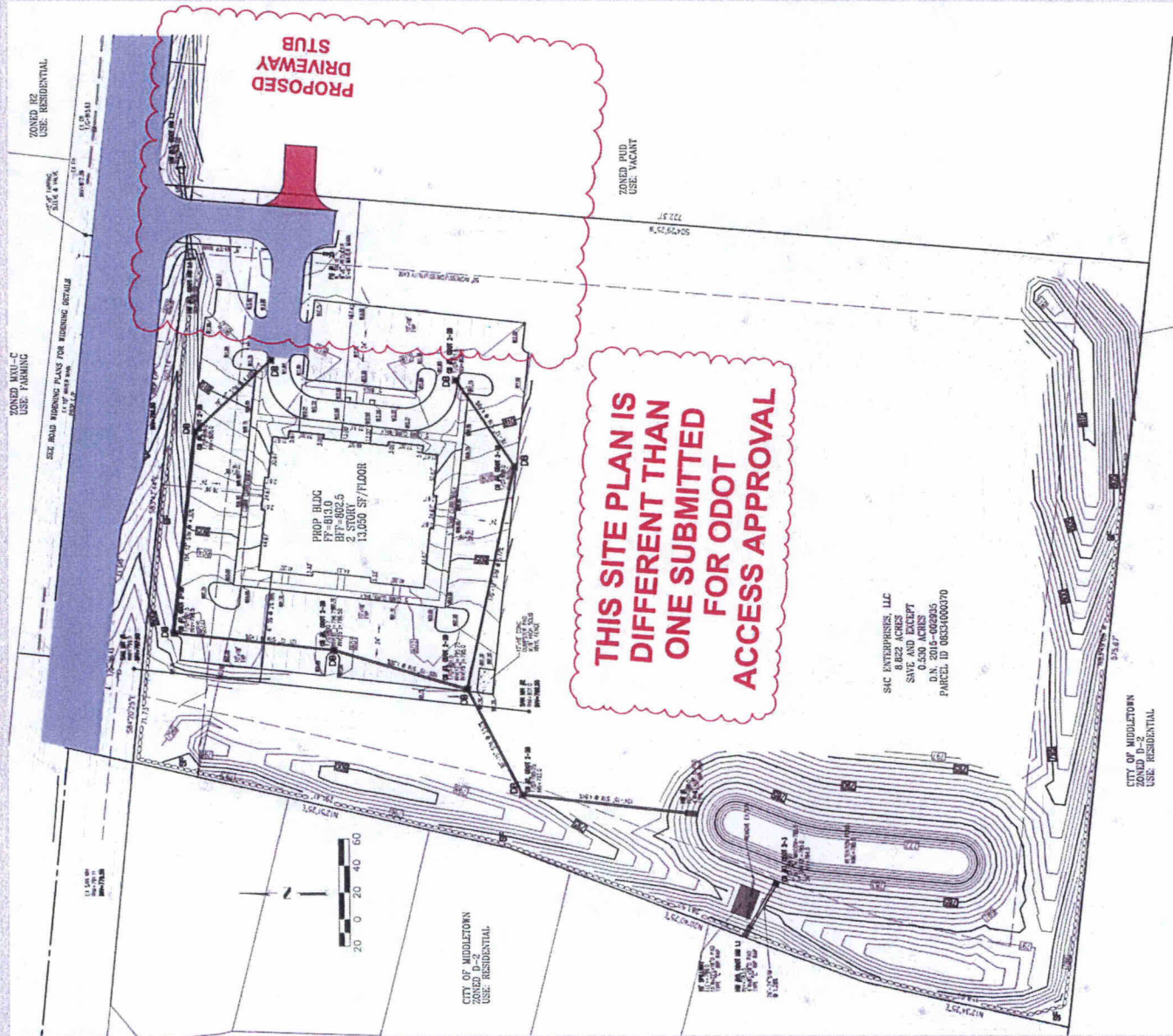


Exhibit A: Proposed B1 PUD Zoning Stage 2 Preliminary Site Plan

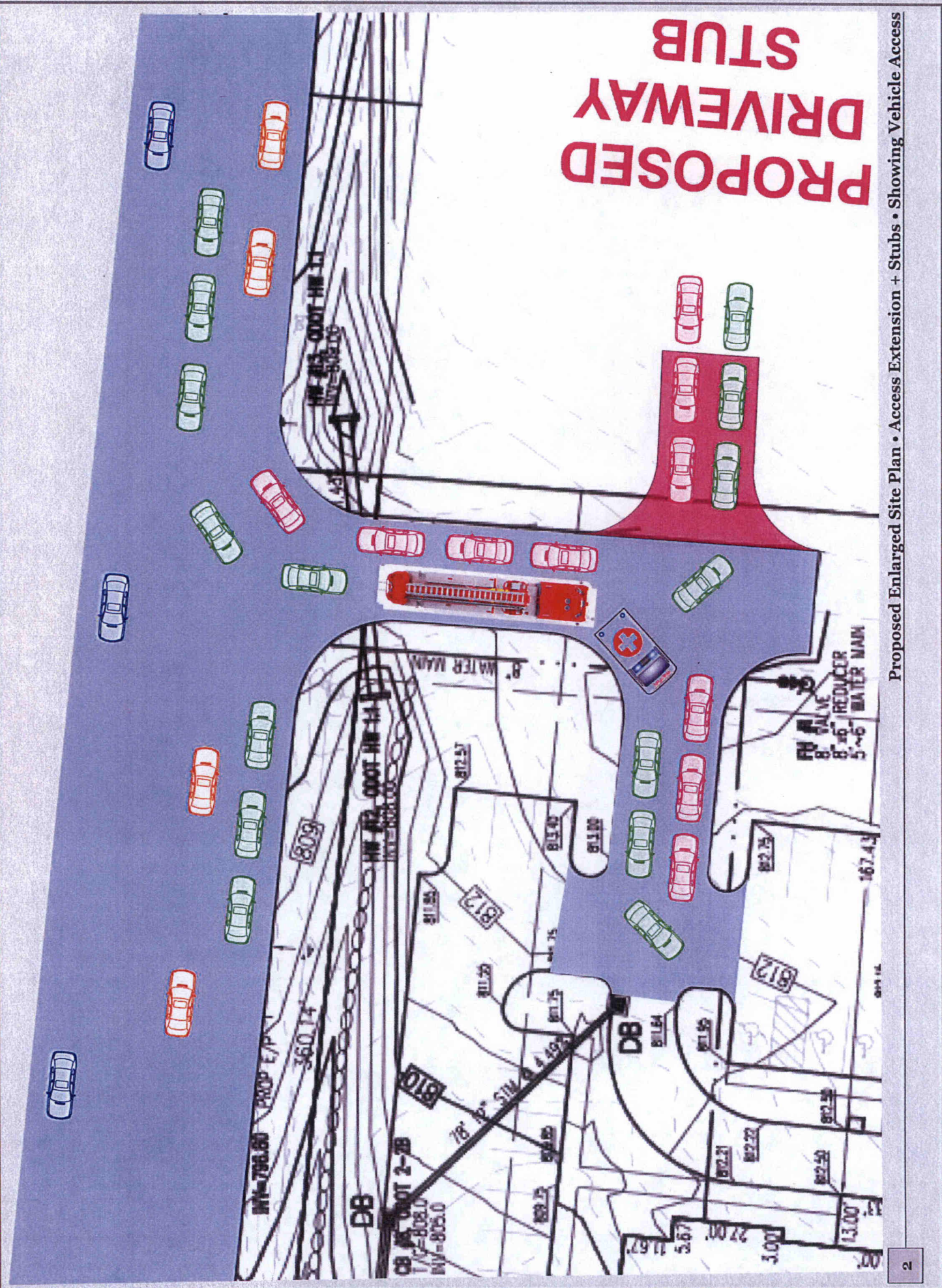


Original Site Plan Submitted to
ODOT for Access from St. Rt.122

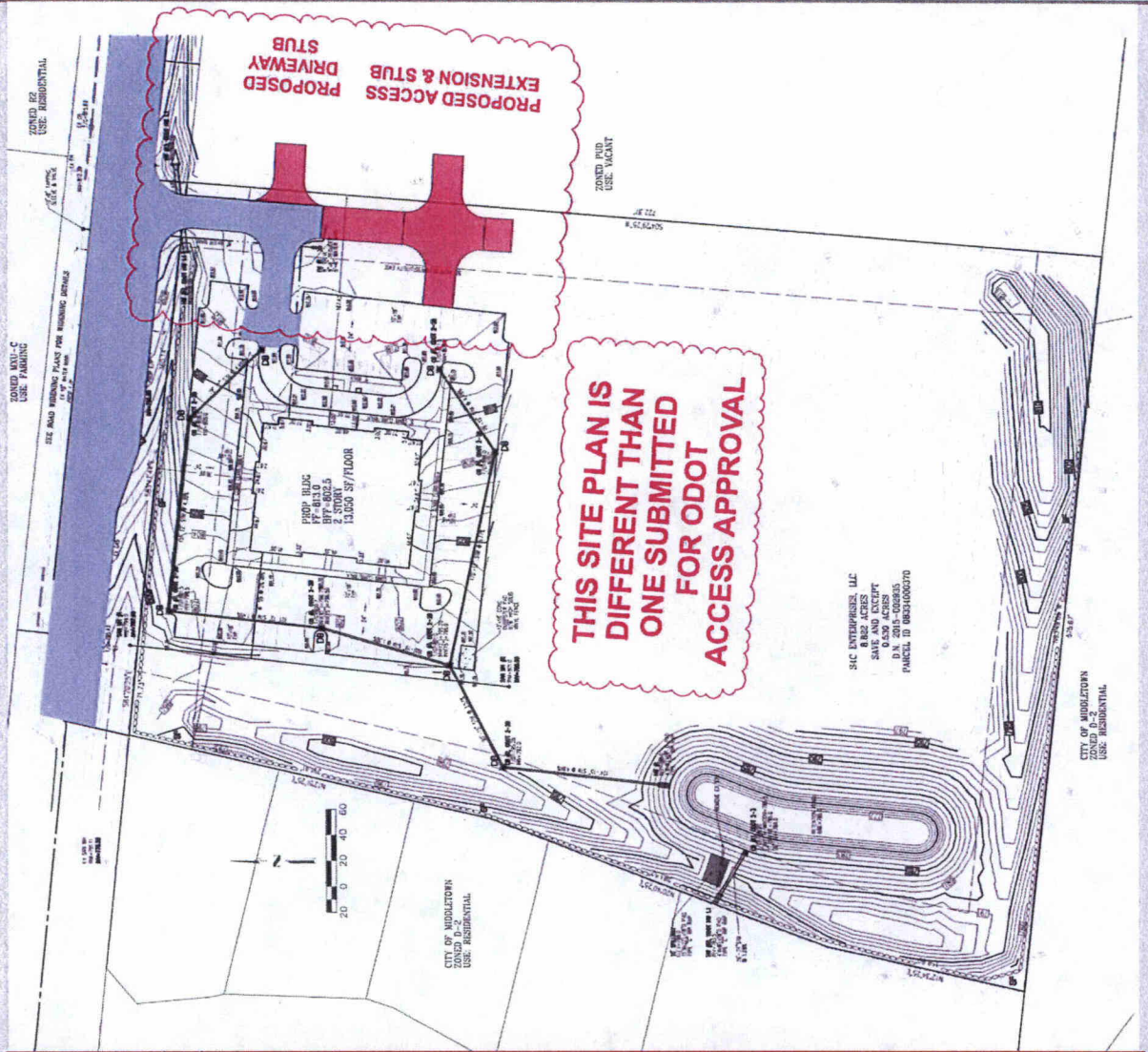
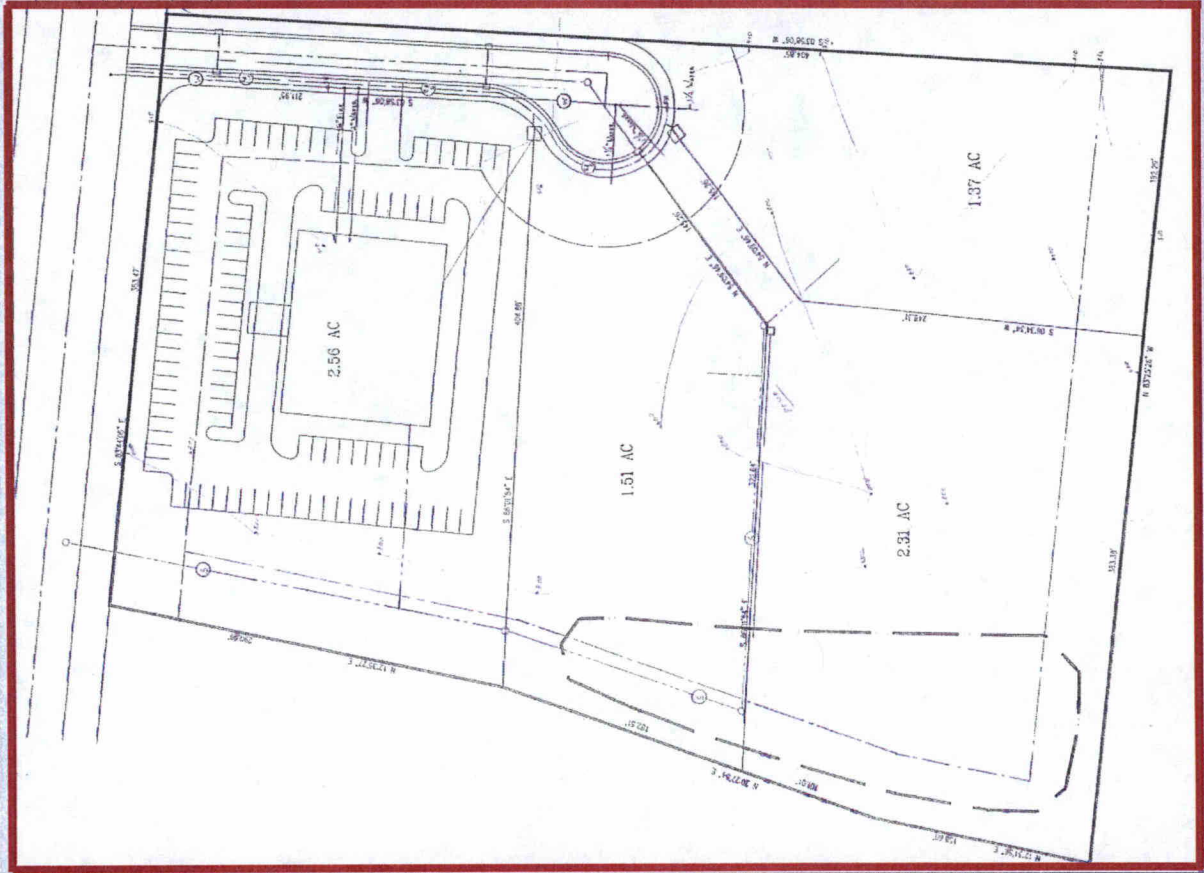


Proposed Site Plan • With Requested Driveway Stub
 1" = 50'

PROPOSED DRIVEWAY STUB



Proposed Enlarged Site Plan • Access Extension + Stubs • Showing Vehicle Access



Original Site Plan Submitted to ODOT for Access from St. Rt.122

Consideration with Access Extensions & Stubs (Alternate)

Storm Water Management – Natural Regional Detention

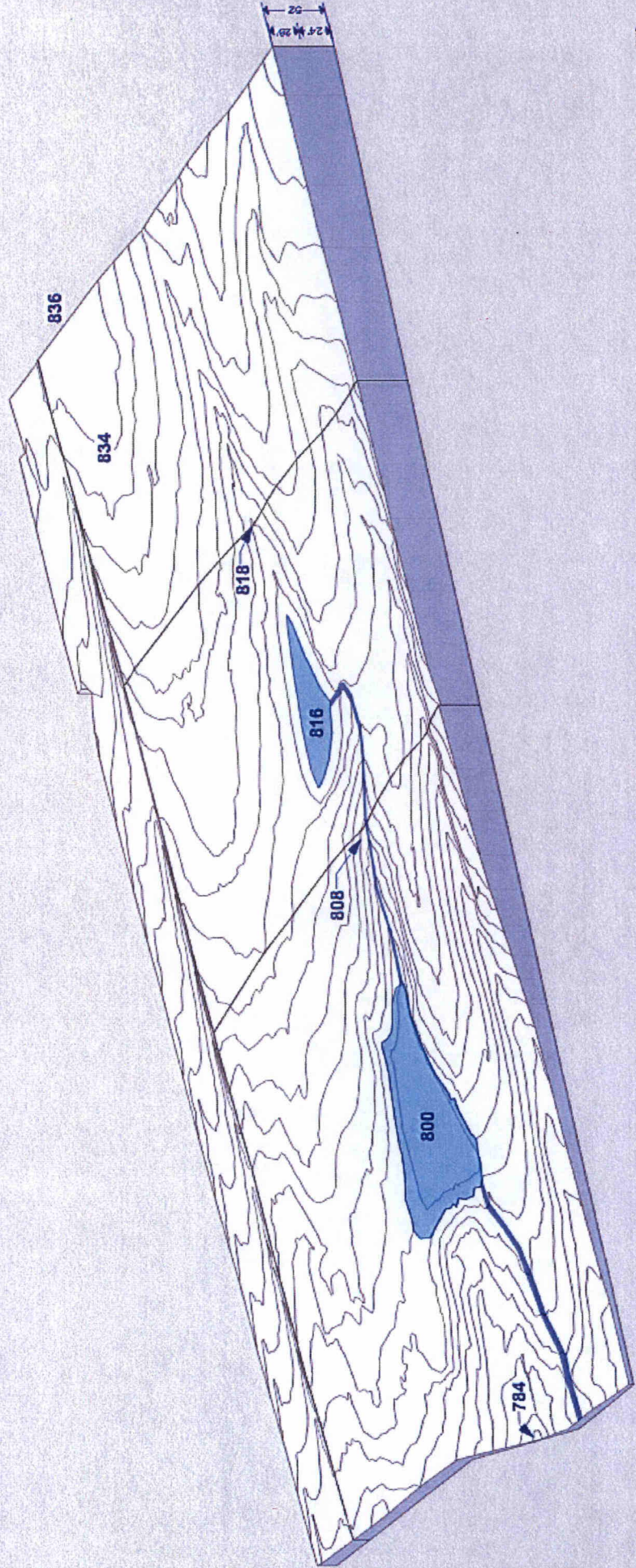


52 Feet Drop – (28 Foot East + 24 Foot MCV)



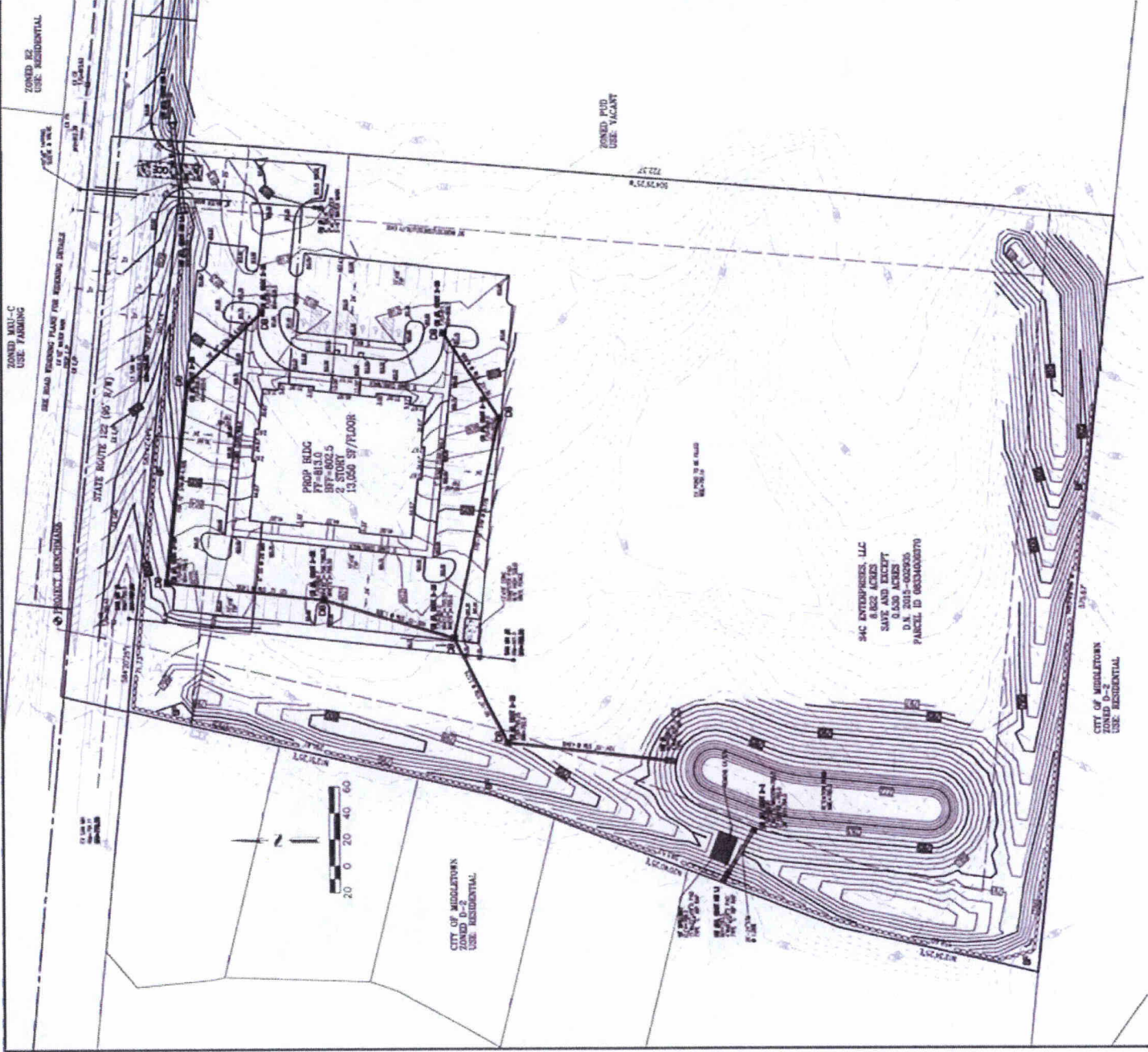
3D-Rear Elevation View
1" = 40'

3D1



3D-Axonometry View
1" = 40'

3D2



ZONED R2
USE: RESIDENTIAL

ZONED MLI-C
USE: FARMING

ZONED PUD
USE: VACANT

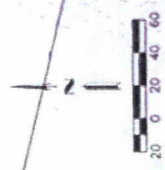
STATE ROUTE 122 (85° E/W)

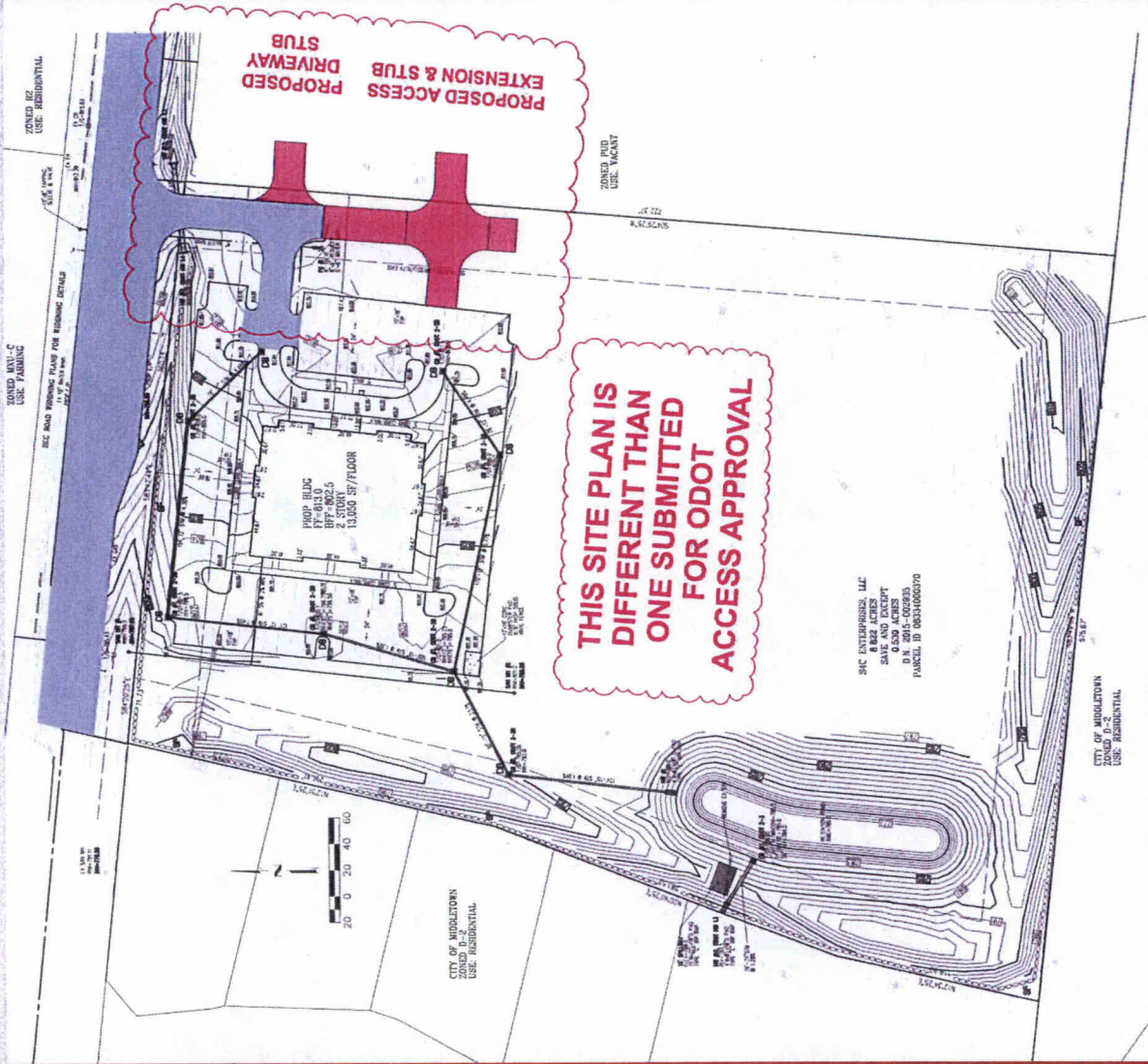
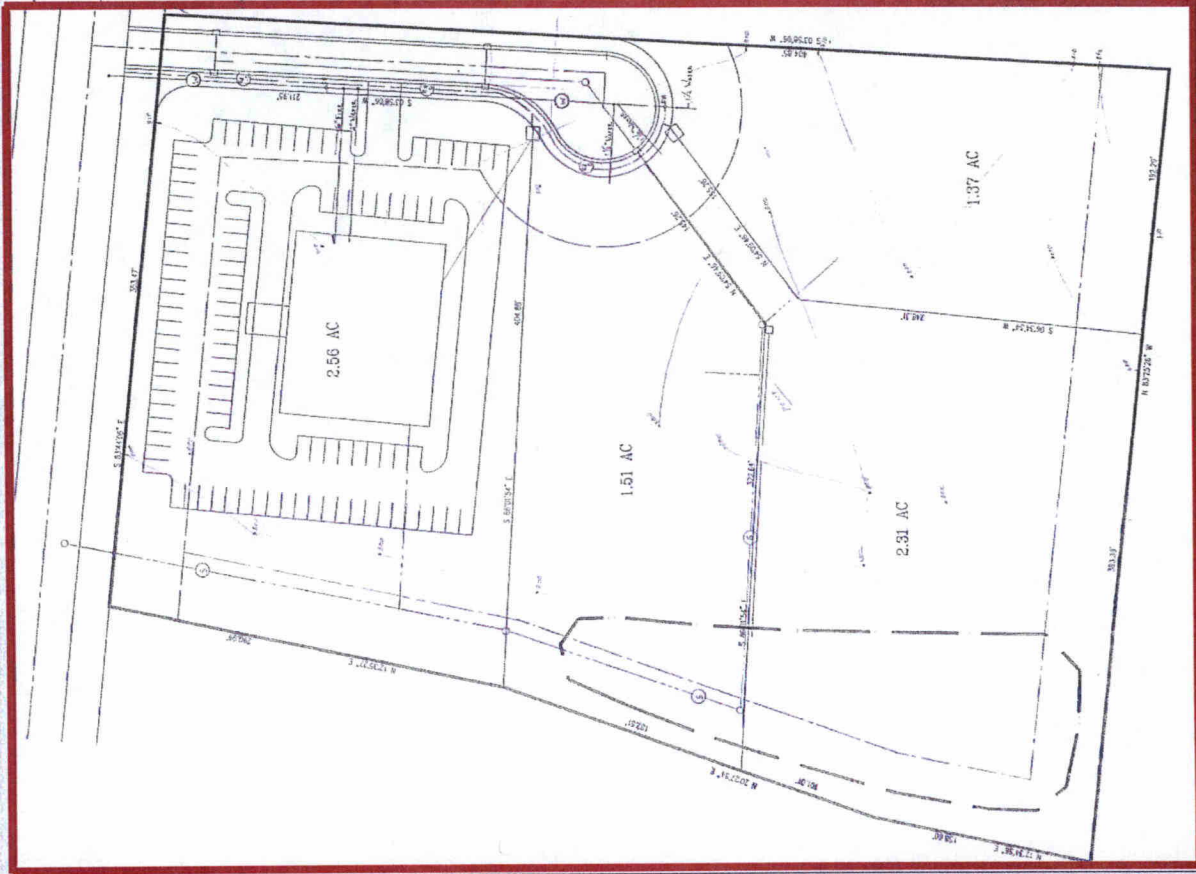
PROP BLDG
77-81.0
BT-002.5
2
13,600 ST LOUIS

SAC ENTERPRISES, LLC
8.822 ACRES
SAVE AND EXCEPT
0.100 ACRES
D.A. 2011-000000
PARCEL ID 0000000770

CITY OF MIDDLETOWN
ZONED D-2
USE: RESIDENTIAL

CITY OF MIDDLETOWN
ZONED D-2
USE: RESIDENTIAL





Original Site Plan Submitted to
 ODOT for Access from St. Rt.122

Consideration with Access Extensions & Stubs (Alternate)