



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

406 Justice Drive, Lebanon, Ohio 45036

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Telephone (513) 695-1250

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TOM GROSSMANN

SHANNON JONES

DAVID G. YOUNG

GENERAL SESSION AGENDA

January 31, 2023

- #1** ***Clerk—General***
- #2** **9:00** ***Work Session — Chris Brausch, Sanitary Engineer, Relative to
Amendment to Agreement with Greater Cincinnati Water Works***
- #3** **9:15** ***Investment Advisory Board Meeting***

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

APPROVE REQUISITIONS AND AUTHORIZE COUNTY ADMINISTRATOR TO SIGN DOCUMENTS RELATIVE THERETO

BE IT RESOLVED, to approve requisitions as listed in the attached document and authorize Tiffany Zindel, County Administrator, to sign on behalf of this Board of County Commissioners.

M moved for adoption of the foregoing resolution being seconded by M. Upon call of the roll, the following vote resulted:

M
M
M

Resolution adopted this 3rd day of January 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

/tao

cc:

Commissioners' file

REQUISITIONS

Department	Vendor Name	Description	Amount
ENG	W E SMITH CONSTRUCTION	ENG. 2023 SMALL BRIDGES REPLAC	\$ 604,989.50
EMS	ERICA L BIRKLEY	EMS BIRKLEY CONSULTING SERVICE	\$ 12,000.00

PO CHANGE ORDERS

Department	Vendor Name	Description	Amount
ENG	STANTEC CONSULTING SERVICES IN	KING AVE BRIDGE PROJECT	\$ 41,130.55 INCREASE
WAT	MOODYS OF DAYTON INC	2022 WELL DEVELOPMENT PRJOECT	\$ 44,924.00 INCREASE
WAT	INSTALLED BUILDING PRODUCTS LL	LLMWWTP GARAGE DOOR REPLACEMEN	\$ 9,844.00 INCREASE

1/31/2023 APPROVED

Tiffany Zindel, County Administrator

CONSENT AGENDA*

January 31, 2023

1. *Approve the minutes of the January 24, 2023, Commissioners' Meeting.*

PERSONNEL

2. *Hire Susan Lucas and Jessica Bussell as Ongoing Caseworker I within Children Services*
3. *Accept resignation of Morgan Lowing as Ongoing Caseworker II within Children Services*
4. *Authorize posting of Administrative Clerk within Children Services*
5. *Approve pay increase for Kim Adams within Emergency Services*
6. *Approve pay supplement Jeff Byrd for training, instruction, and certification for Water Distribution License Training and CDL Training within W/S Department*

GENERAL

7. *Enter into lease agreement with Warren County Career Center*
8. *Approve notice of intent to award bid to W.E. Smith Construction for the 2023 Small Bridges Replacement Project*
9. *Approve amendment No. 3 to the engineering contract with Stantec Consulting Services relative to King Ave. Bridge on behalf of County Engineer*
10. *Authorize reimbursement to CFPN Ohio, LLC for private construction of the oversized water main along encore drive in Turtlecreek Township as part of the Core 5 Encore Logistics Center within the Warren County Water District*
11. *Approve Change Order #1 to the contract with Installed Building Projects for the LLMWWTP Overhead Door Replacement Project for the W/S Department*
12. *Approve Change Order #1 to the contract with Moody's of Dayton, Inc. for the construction of the 2022 Well Redevelopment Project for the W/S Department*
13. *Approve Change Order #1 to the contact with Larry Smith Inc. for the Columbia Road Watermain Improvements Phase 2 Project for the W/S Department*
14. *Enter into contract with DanProeFam, LLC for crop rental to the Union Road Property (fka Union Road Water Treatment Plant)*
15. *Enter into agreement for psychological services with Birkley Consulting on behalf of Emergency Services*
16. *Authorize President of the Board to sign Authorization of Work relative to Optum Rx on behalf of OMB*
17. *Acknowledge payment of bills*

FINANCIAL

18. *Approve supplemental appropriations into Sheriff 6630*
19. *Approve appropriation adjustment from Commissioners 11011110 into Telecomm 11011281 for payout*
20. *Approve appropriation adjustments within Telecomm 11012810, Economic Development 11011116, Clerk of Courts Title 2250 and Children Services 2273*

**Please contact the Commissioners' Office at (513) 695-1250 for additional information or questions on any of the items listed on the Consent Agenda*



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

MINUTES: Regular Session – January 24, 2023

This is a summary of actions and discussions of the meeting. You may view this meeting through our YouTube Channel at <https://www.youtube.com/channel/UC1ELh0jGpXd4VV2DTgsuqPA> or by contacting our office.

The Board met in regular session pursuant to adjournment of the January 10, 2023, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the January 10, 2023, meeting were read and approved.

- 23-0060 A resolution was adopted to accept resignation of Deilabeth Cruz, Investigative Caseworker II within the Warren County Department of Job and Family Services, Children Services Division, effective February 2, 2023. Vote: Unanimous
- 23-0061 A resolution was adopted to accept resignation of Darbie Eve, Administrative Support, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-0062 A resolution was adopted to accept resignation of Justin Kildow, HVAC Technician II, within Warren County Facilities Management effective January 31, 2023. Vote: Unanimous
- 23-0063 A resolution was adopted to approve promotion of Jodi Stone-Dana to the position of Ongoing Supervisor within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-0064 A resolution was adopted to approve lateral transfer of Amber Pleasant from the position of Ongoing Supervisor to Support Services Supervisor, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous

- 23-0065 A resolution was adopted to hire Jerry Cassidy as Water Treatment Plant Technician, within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0066 A resolution was adopted to hire Shae Flannery as Water Treatment Operator II, within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0067 A resolution was adopted to authorize the internal posting of the “Meeting Facilitator” position, within the Warren County Department of Job and Family Services, Children Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 23-0068 A resolution was adopted to authorize the internal posting of the “Training Coordinator” position, within the Warren County Department of Job and Family Services, Children Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 23-0069 A resolution was adopted to approve appointment of Dan Jenkins, as an alternate, to the Warren County Rural Zoning Commission to fill the unexpired term of Ginger Haddix. Vote: Unanimous
- 23-0070 A resolution was adopted to approve emergency replacement of UPS devices at the Hatfield Telecommunications Tower site due to lightning strike. Vote: Unanimous
- 23-0071 A resolution was adopted to approve emergency replacement of a dehydrator located at the Hatfield Telecommunications Tower site due to lightning site. Vote: Unanimous
- 23-0072 A resolution was adopted to approve emergency repair of the tower aviation lights at the Hatfield Telecommunications Tower site due to lightning strike. Vote: Unanimous
- 23-0073 A resolution was adopted to declare an emergency for repairs to the generator at the Washington Township Tower. Vote: Unanimous
- 23-0074 A resolution was adopted to acknowledge and approve the Dental Care Plus Summary Plan Description effective January 1, 2023. Vote: Unanimous
- 23-0075 A resolution was adopted to approve and authorize the submittal of a grant application for the Ohio State Emergency Response Commission Chemical Emergency Planning and Community Right-to-Know Fund Grant Program on behalf of Warren County Emergency Services and authorize LEPC Grant Coordinator to sign grant application. Vote: Unanimous

- 23-0076 A resolution was adopted to authorize County Engineer to prepare and submit an application to participate in the Ohio Public Works Commission State Capital Improvement Program relative to the Fields- Ertel Road Widening Project.
Vote: Unanimous
- 23-0077 A resolution was adopted to authorize Board to sign the County Highway System Mileage Certification. Vote: Unanimous
- 23-0078 A resolution was adopted to approve addendum for Police Protection with the City of South Lebanon, on behalf of the Warren County Sheriff's Office.
Vote: Unanimous
- 23-0079 A resolution was adopted to enter into contract negotiations for internet broadband provider to deploy, operate, and maintain a broadband internet infrastructure. Vote: Unanimous
- 23-0080 A resolution was adopted to advertise for bids for the Hendrickson Road Bridge #80-0.19 Rehabilitation Project (WAR-CR 80-0.19). Vote: Unanimous
- 23-0081 A resolution was adopted to approve and authorize OhioMeansJobs Warren County to prepare and submit a Request for Proposal relative to the contracting of OhioMeansJobs Operator under the Workforce Innovation and Opportunity Act.
Vote: Unanimous
- 23-0082 A resolution was adopted to enter into contract with Outdoor Enterprise, LLC for the Force Main Cleaning – Morrow to River's Bend Project. Vote: Unanimous
- 23-0083 A resolution was adopted to approve County Motor Vehicle Tax (CVT-380) for the City of Lebanon in the amount of \$101,181,51. Vote: Unanimous
- 23-0084 A resolution was adopted to approve County Motor Vehicle Tax (CVT-381) for the City of Mason in the amount of \$1,200,000.00. Vote: Unanimous
- 23-0085 A resolution was adopted to approve extension to the service agreement with the Humane Association of Warren County, Inc. Vote: Unanimous
- 23-0086 A resolution was adopted to approve the contract between Holmes County Commissioners on behalf Holmes County Juvenile Court Division and Warren County Commissioners on behalf of the Warren County Juvenile Court Mary Haven Youth Center Division. Vote: Unanimous
- 23-0087 A resolution was adopted to acknowledge approval of financial transactions.
Vote: Unanimous
- 23-0088 A resolution was adopted to declare various items within Facilities Management, Juvenile/ Mary Haven, Park Board, and Sheriff's Office as surplus and authorize the disposal of said items through internet auction. Vote: Unanimous

- 23-0089 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-0090 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release with Erbeck Development Company, LTD. for Kensington, Phase 2, Block "D", situated in Deerfield Township. Vote: Unanimous
- 23-0091 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release with Turning Leaf, LLC for Turning Leaf, Section 7B situated in Hamilton Township. Vote: Unanimous
- 23-0092 A resolution was adopted to approve a subdivision public improvement performance and maintenance security release with Reserve at Cedar Hill JV LLC for the Reserve at Cedar Ridge Situated in Clearcreek Township. Vote: Unanimous
- 23-0093 A resolution was adopted to enter into a subdivision public improvement performance and maintenance security agreement with Grand Communities, LLC for installation of certain improvements in Providence, Section Seven, situated in Hamilton Township. Vote: Unanimous
- 23-0094 A resolution was adopted to enter into street and appurtenances (including sidewalks) security agreement with Grand Communities, LLC for installation of certain improvements in Providence Subdivision, Section Seven situated in Hamilton Township. Vote: Unanimous
- 23-0095 A resolution was adopted to approve various record plats. Vote: Unanimous
- 23-0096 A resolution was adopted to approve operational transfer from County Commissioners' Fund #11011112 into Mar Haven Youth Treatment Center Fund #2270. Vote: Unanimous
- 23-0097 A resolution was adopted to approve operational transfers of interest earnings from Commissioners' Fund #11011112 into Water Funds #3310, #5583, Sewer Funds #5580 and #5575. Vote: Unanimous
- 23-0098 A resolution was adopted to approve supplemental appropriation into Treasurer's Office Fund #2248. Vote: Unanimous
- 23-0099 A resolution was adopted to approve supplemental appropriation into Juvenile Indigent Guardianship Fund #2268. Vote: Unanimous
- 23-0100 A resolution was adopted to approve supplemental appropriation into Warren County Common Pleas Court Community Based Corrections Donation Fund #2288. Vote: Unanimous

- 23-0101 A resolution was adopted to approve supplemental appropriation into Warren County Common Pleas Court Community Based Corrections #2289. Vote: Unanimous
- 23-0102 A resolution was adopted to approve appropriation adjustment within Domestic Relations Court Fund #1011230. Vote: Unanimous
- 23-0103 A resolution was adopted to approve appropriation adjustment within Building and Zoning Department Fund #11012300. Vote: Unanimous
- 23-0104 A resolution was adopted to approve appropriation adjustment within Human Services Fund #2211. Vote: Unanimous
- 23-0105 A resolution was adopted to approve appropriation adjustments within Recorder's Fund #2216. Vote: Unanimous
- 23-0106 A resolution was adopted to approve appropriation adjustments within Emergency Services/ Communications Fund #11012850 and Emergency Services/ Emergency Management Fund #2264. Vote: Unanimous
- 23-0107 A resolution was adopted to approve appropriation adjustments within Common Pleas Court Community Based Corrections Donation #2288. Vote: Unanimous
- 23-0108 A resolution was adopted to approve appropriation adjustment within County Construction Projects Fund #4467. Vote: Unanimous
- 23-0109 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 23-0110 A resolution was adopted to waive conditional use and permit fees associated with the construction of a new church building for Sugar Run Valley Baptist Church in Washington Township. Vote: Unanimous
- 23-0111 A resolution was adopted to modify Section 9.11 (1 & 2) of the Rules and Regulations of the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0112 A resolution was adopted to modify Section 9.11 (3) of the Rules and Regulations of the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0113 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, January 26, 2023. Vote: Unanimous
- 23-0114 A resolution was adopted to remove probationary employee Johnathon Howard within Facilities Management. Vote: Unanimous
- 23-0115 A resolution was adopted to approve supplemental appropriation into Jail Construction Sales Tax Fund #4495. Vote: Unanimous

- 23-0116 A resolution was adopted to approve amendment to the Warren County Comprehensive Plan to include text and accompanying exhibits of the 2022 Deerfield Township Comprehensive Plan. Vote: Unanimous
- 23-0117 A resolution was adopted to approve amendment to the Warren County Comprehensive Plan Future Land Use Map (FLUM) to incorporate the 2022 Deerfield Township Comprehensive Plan 2030 FLUM. Vote: Unanimous

DISCUSSIONS

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

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:05 a.m. to discuss with the Director of Telecommunications details of the County's security arrangements and emergency response protocols pursuant to Ohio Revised Code Section 121.22 (G)(6) and exited at 9:21 a.m.

PUBLIC HEARING

CONSIDER AMENDMENT TO WARREN COUNTY COMPREHENSIVE PLAN TO INCLUDE THE 2022 DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

The public hearing to consider amendments to the Warren County Comprehensive Plan to include the 2022 Deerfield Township Comprehensive Plan was convened this 24th day of January 2023, in the Commissioners' Meeting Room.

Hadil Lababidi, Warren County Regional Planning Commission, presented the attached PowerPoint presentation providing background information, the planning process that included the creation of a steering committee along with public workshops to allow for community input, the goals and objectives of the plan, the Future Land Use Map which is part of the Land Management Plan, the Land Use Categories, and the implementation strategy.

Ms. Lababidi then provided an overview of the new plan as well as the focus and changes from the previous plan from 2015.

Commissioner Young requested confirmation that the current zoning within Deerfield Township does not reflect the proposed Comprehensive Plan.

PJ Ginty, Deerfield Township Planning Manager, confirmed Commissioner Young's statement and stated that any zoning changes would take into consideration the property owners and community desires on a case-by-case basis.

Commissioner Young stated his concern with the financial situation of Kings Local School District. He then questioned if the schools were considered in the proposed Comprehensive Plan.

Mr. Ginty stated that a business redevelopment district is being created to help with the schools' concerns.

Commissioner Young then stated his concern with high residential density causing strain on the schools and the need for more business growth.

Commissioner Grossmann questioned who the driving force behind the proposed changes in the plan was.

Mr. Ginty stated that a steering committee was created of community members and leaders including the Warren County Sanitary Engineer. He then stated that a consultant was hired to manage and create the changes based upon input from the steering committee and community.

Mrs. Lababidi requested the Board to consider the adoption of two separate resolutions. The first to approve amendment to the Warren County Comprehensive Plan to include text and accompanying exhibits of the 2022 Deerfield Township Comprehensive Plan and the second resolution to approve an amendment to the Warren County Comprehensive Plan Future Land Use Map (FLUM) to incorporate the Deerfield Township Comprehensive Plan 2030 FLUM.

There being no one present to speak on the matter, the Board closed the public hearing and approved the two resolutions as requested (Resolution #23-0116 and #23-0117).

Tiffany Zindel, County Administrator, stated that she has recently learned that an additional grant is available through ARPA funds that would provide an additional \$100,000 towards revenue replacement within our county.

Mrs. Zindel stated that she sees no immediate need for the funding as we are underspent in spending for our proposed projects.

Commissioner Jones questioned if the availability of additional funds increases the \$10 million threshold where we could reallocate from our underspent project budget towards revenue replacement up to \$10,100,000. She stated her opinion that we do not need additional federal funds but questioned if we could add money to revenue replacement framework.

Commissioner Young stated he has no interest in applying for additional funding but would be in favor of reallocating from within.

Upon discussion, Mrs. Zindel stated she will research and answer to the question and report back at the next meeting.

Upon motion the meeting was adjourned.

Shannon Jones, President

David G. Young

Tom Grossmann

I hereby certify that the foregoing is a true and correct copy of the minutes of the meeting of the Board of County Commissioners held on January 24, 2023, in compliance with Section 121.22 O.R.C.

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



DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

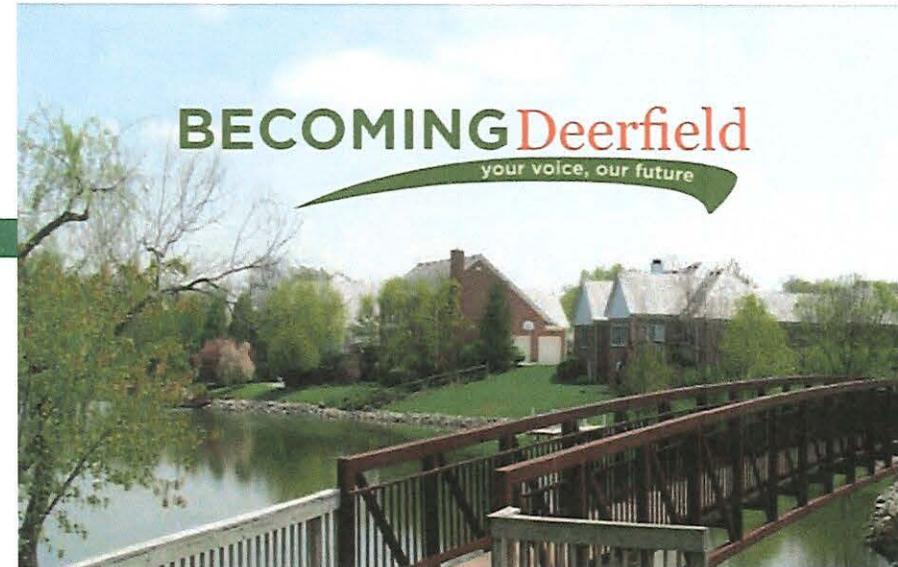
A SUPPLEMENT TO THE WARREN COUNTY COMPREHENSIVE PLAN

Board of County Commissioners
January 24th ,2023



Background

- 2007 First Comprehensive Plan
- 2015 Comprehensive Plan Update.
- 2022 Comprehensive Plan Update.

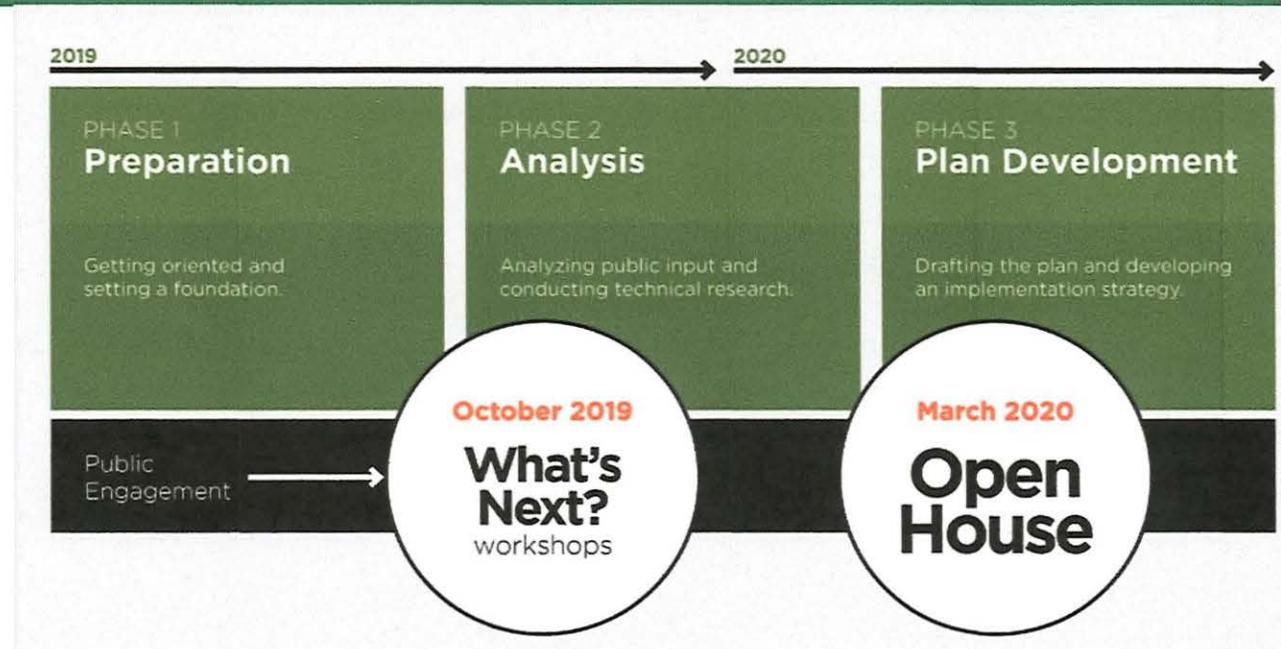


The Deerfield Township Comprehensive Plan
2022



Planning Process

- Stakeholder interviews
- Steering committee
- Vision & values survey
- Plan website
- Public workshop



<https://becomingdeerfield.com/>

Community Agenda

Goals & objectives under the following categories:

1. Growth Management
2. Pedestrian and Trail Connections
3. Parks and Open Space
4. Redevelopment
5. Township Identity
6. Housing Quality and Diversity
7. Transportation and Mobility
8. Long-Term Financial Stability for the Township
9. Intergovernmental Coordination

PART 1: COMMUNITY AGENDA

The community agenda lays out the framework for the comprehensive plan by stating what is important to the township, what the long-term goals are, and establishing objectives to achieve those goals. This is an update to the community agenda from the 2008 Comprehensive Plan, which was the result of an extensive planning process with the Citizen's Planning Forum. The same goals and objectives are carried through due to the extensive public involvement that went into creating the community agenda in 2008. This update accounts for the township's accomplishments, along with the goals and objectives that are on-going and still relevant, and the goals that have yet to be completed. The township has successfully concluded many of the objectives from the 2008 plan. Those objectives have been removed from the community agenda, while some new objectives have been added to reflect the recommendations set forth in this plan. The goals and objectives are organized under the following categories:

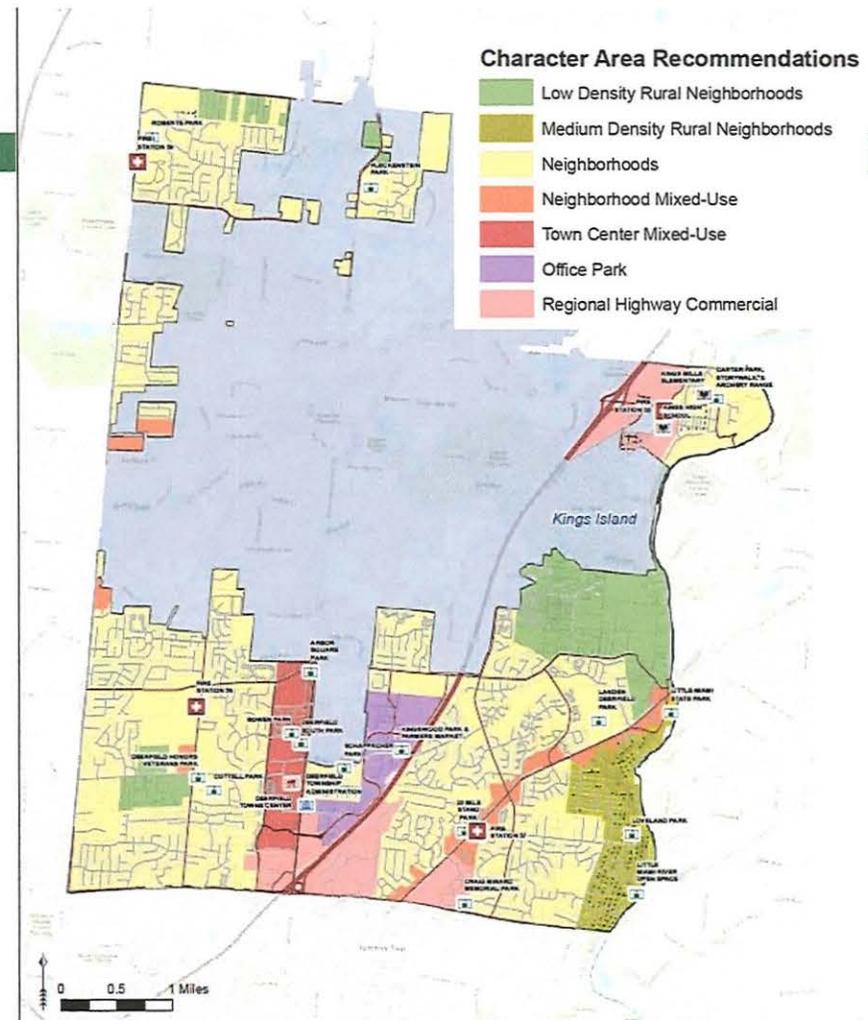
- Growth Management
- Pedestrian and Trail Connections
- Parks and Open Space
- Redevelopment
- Township Identity
- Housing Quality and Diversity
- Transportation and Mobility
- Long-Term Financial Stability for the Township
- Intergovernmental Coordination

The goals and objectives establish the direction for each of the elements of the Land Management Plan and the Implementation Strategy. The recommendations for each of these elements are in accordance with the intent of the goals and objectives.

Land Management Plan

FLUM includes 7-Character Areas

- The existing context for each area
- The specific vision for the area
- Appropriate land uses
- General development guidelines for new/redevelopment projects



Character Area Map

Land Use Categories

- Rural Single-Family
- Suburban Single-Family
- Multi-Family
- Mixed Residential
- Mixed-Use
- Office
- Neighborhood Commercial
- General Commercial
- Employment Commercial (new category)
- Agriculture (new category)
- Parks, Recreation, and Open Space
- Civic/Institutional

1. Description of land uses with development characteristics such as **density, building placement, parking, landscaping, signage, lighting, & architectural elements.**
2. Baseline of standards for new development and redevelopment projects of that specific land use type.

Rural Single-Family

Rural Single-Family uses are very low-density residential developments that possess a rural agricultural character. The rural character of these areas should be protected, to an extent, while allowing for reasonable residential use of the land. Rural Single-Family developments should allow for mix-farms, equestrian operations, and historic farmsteads, in addition to single-family homes.



DENSITIES/BUILDING SIZE

- Rural single-family residences should have a density of approximately 1 home per 5 acres.

BUILDING ORIENTATION/PLACEMENT

- Building placement in the rural residential district should respect the existing vegetation and natural features.
- Agricultural and other out buildings associated with a primary residence should be placed where its use is appropriate on the site.
- All buildings should respect existing viewsheds.

PARKING

- Service and parking areas should be screened from view when possible.

LANDSCAPING

- Natural features, mature vegetation, and existing grades should be retained.

SIGNAGE/LIGHTING

- Adequate lighting should be provided to allow safe access to developments.
- Signage for commercial uses should be minimal and in character with the development.

ARCHITECTURAL ELEMENTS

- Building architecture should respect the scale and character of the district.
- Facade elements such as front porches, stoops, balconies, and low windows should be used.
- Buildings should be constructed of clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes but is not limited to: natural or synthetic stone, brick, stucco, integrally-colored, textured, or glazed concrete masonry units, high-quality pre-stressed concrete systems, water-managed Exterior Installation Finish Systems (EIFS), or glass.

Land Use Categories

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- » Natural features, mature vegetation, and existing grades should be retained.

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- » Adequate lighting should be provided to allow safe access to developments.
- » Signage for commercial uses should be minimal and in character with the development.

ARCHITECTURAL ELEMENTS

- » Building architecture should respect the scale and character of the district.
- » Façade elements such as front porches, stoops, balconies, and bay windows should be used.
- » Buildings should be constructed or clad with materials that are durable, economically-maintained, and of a quality that will retain its appearance over time. This includes but is not limited to: natural or synthetic stone; brick; stucco; integrally-colored, textured, or glazed concrete masonry units; high-quality pre-stressed concrete systems; water-managed Exterior Installation Finish Systems (EIFS); or glass.

Implementation Strategy

Implementation actions detailed under the following categories:

1. Regulations & Service Provision
2. Coordination Efforts
3. System of Trails and Paths
4. Township Identity Marketing
5. Planning Focus Areas

EXECUTIVE SUMMARY

COMMUNITY ASSESSMENT

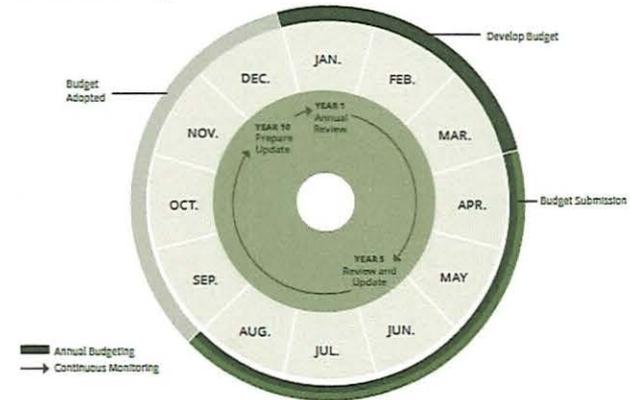
LAND MANAGEMENT PLAN

IMPLEMENTATION STRATEGY

DRAFT FOR REVIEW

Plan Maintenance

Once adopted, the plan serves as the official guide and the official policy of the township for redevelopment, economic development, and provision of public infrastructure and community services. Because of its long-term visionary purpose, the goals, policies, and priorities may change as they are achieved, or trends may change beyond what is anticipated during the planning process. The township should consistently monitor the recommendations of this plan as items are completed or deemed no longer suitable for the vision of the community.



Annual Review

The recommendations of this plan create an effective checklist for each of the items recommended. Each year, township staff, administration, and officials should meet to determine which recommendations to work on over the upcoming year. At the same time, the township should look back over the previous year and evaluate what the community accomplished and where there is a need for improvement or focus. An annual review allows for flexibility in determining the tasks the township will undertake based on budgetary constraints or changing community priority and input. This annual review would be well timed with the annual budgeting cycle to coordinate capital improvements and other programs with the goals of the plan.

Five-Year Review and Update

Major changes can occur in a very short time, including changes in infrastructure funding availability, the transportation system, development methods, and even changes in township officials, state law, or other regulations that can have a significant impact on the recommendations and relevance of this plan. For this reason, the township should review data trends and applicable laws to determine if an update to the plan is warranted.

Ten-Year Update

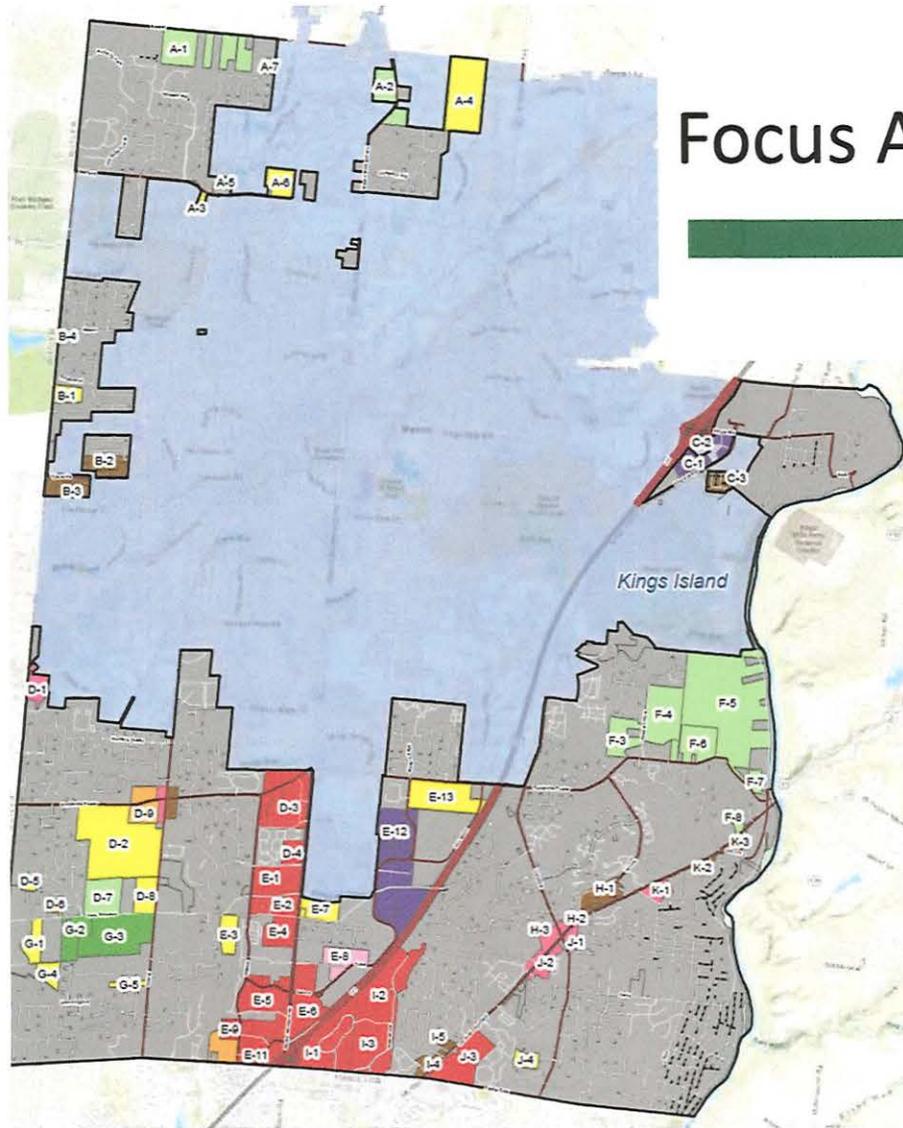
Over the next decade, the township should continue to work toward the overall vision and goals of the plan. If it does so, many of the specific recommendations will have been accomplished in time for a ten-year update. For this reason, Deerfield Township should go through an extensive comprehensive planning process, like the one that led to this plan and its predecessors, every ten years.

The New Plan



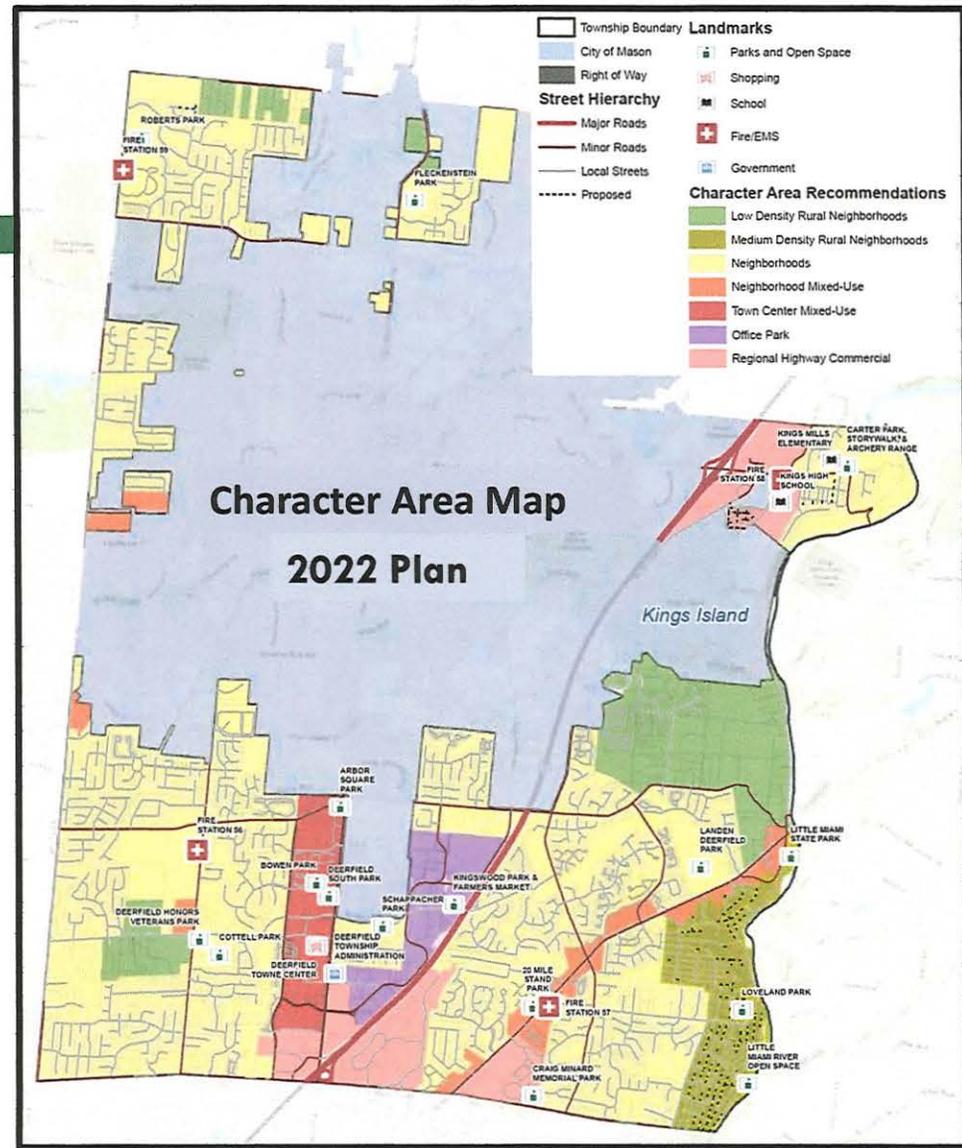
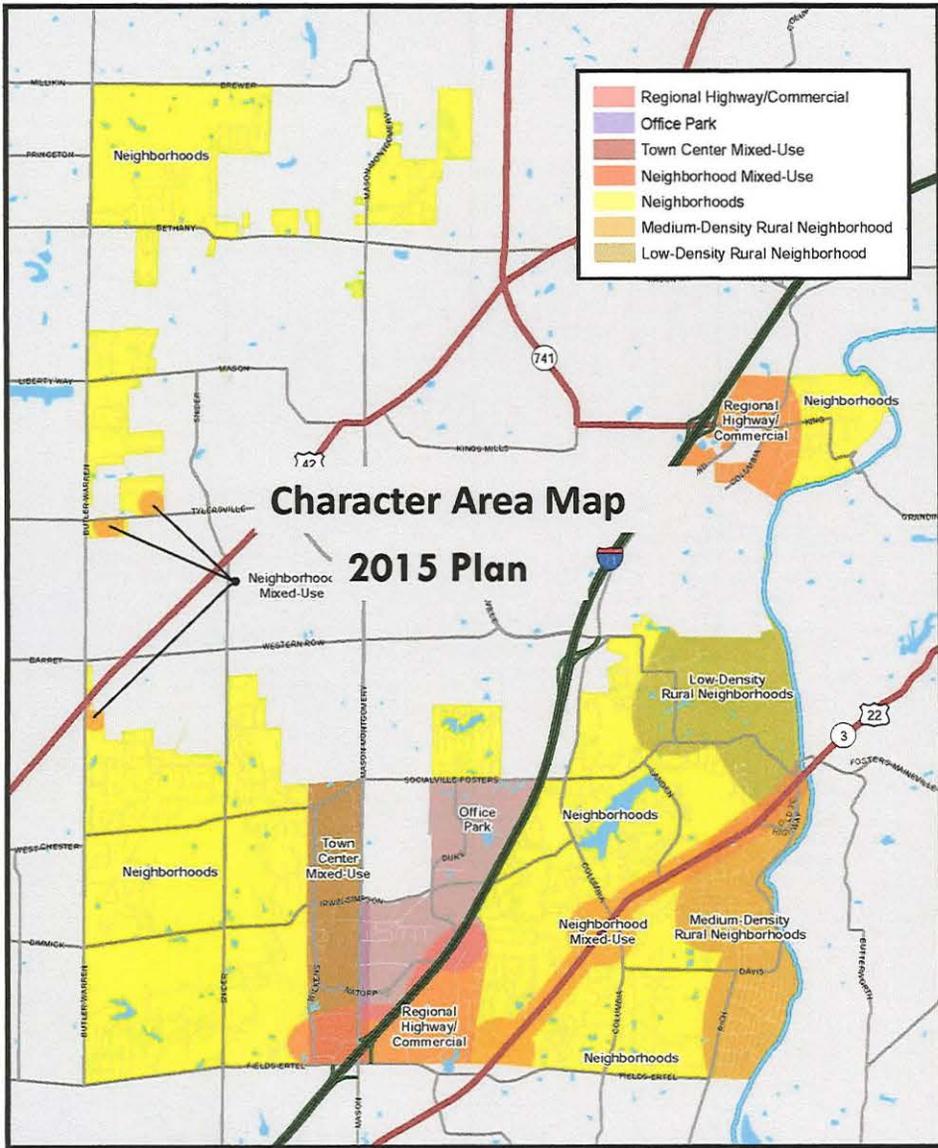
- Update the 2015 Plan
- Re-prioritize goals based on accomplishments
- More specificity on acceptable land uses (adds two new category of land use: Agriculture, & Employment Commercial)
- Greater emphasis on low density residential development (greater percentage designated as low density residential-one unit per five acres)
- More “Highway Commercial” along Highway 22 & 3
- Parcel based FLUM

Focus Areas & Changes from the 2015 Plan



Focus Areas - Future Land Use

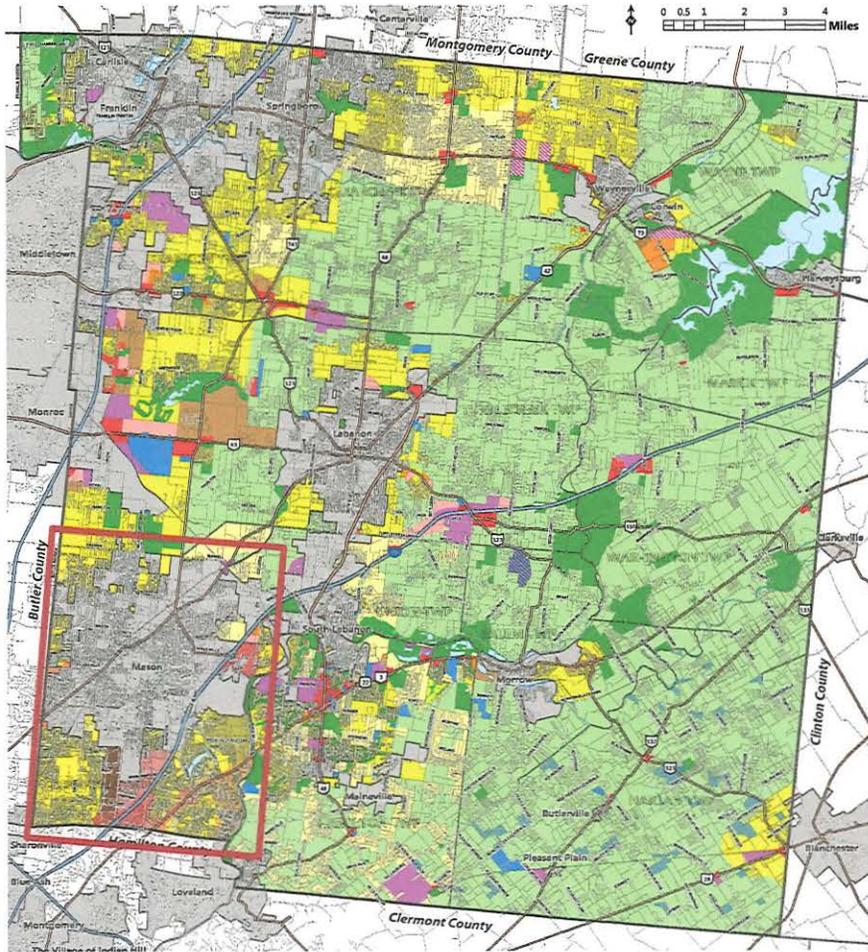
- No change from existing use or 2015 Plan
- Agriculture
- Rural Single-Family
- Suburban Single-Family
- Mixed Residential
- Mixed-Use
- Office
- Neighborhood Commercial
- General Commercial
- Employment Commercial



Warren County FLUM – Current



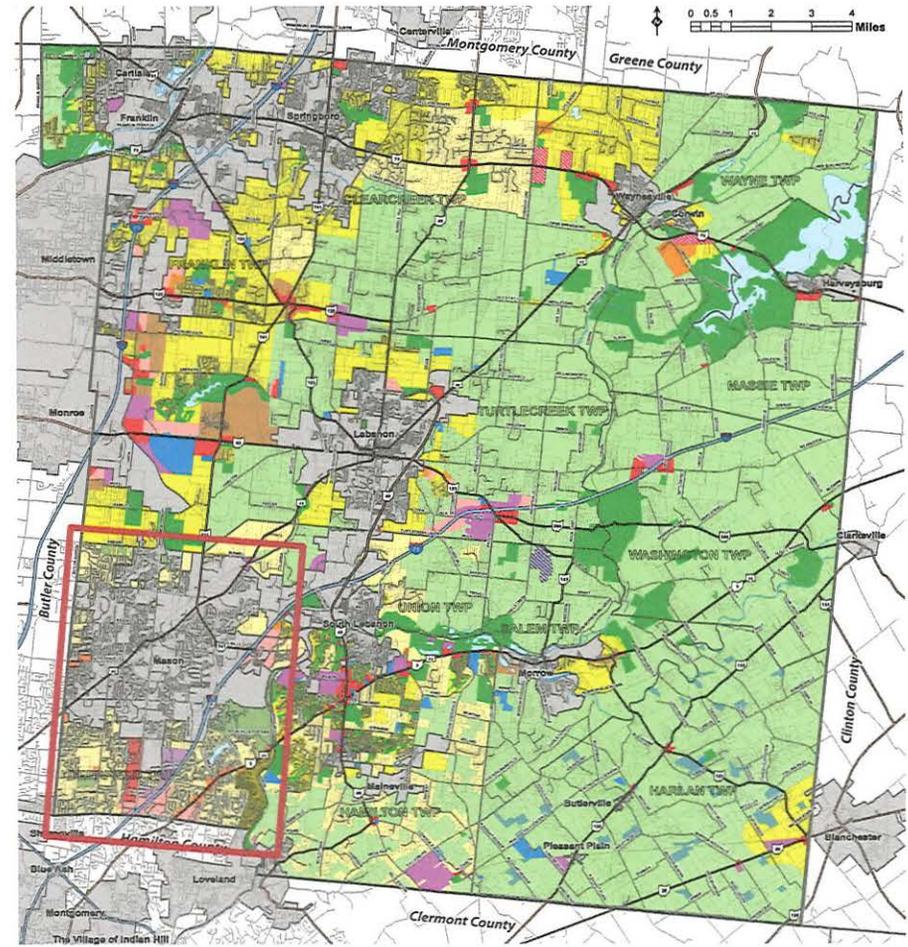
Future Land Use



Warren County FLUM – Proposed



Future Land Use



Approval Process

- ✓ 1. Township Trustees Public Hearing to adopt the Deerfield Township Comprehensive Plan Update. **(Adopted on June 21st, 2022, Resolution# 2022-33)**
- ✓ 2. RPC Full Board: Recommendation to the Board of County Commissioners to adopt the Deerfield Township Comprehensive Plan Update into the Warren County Comprehensive Plan.

RESOLUTION NO. 2022-33

BOARD OF TRUSTEES, DEERFIELD TOWNSHIP
WARREN COUNTY, OHIO

RESOLUTION RESCINDING THE 2015 COMPREHENSIVE PLAN
AND ADOPTING THE 2022 COMPREHENSIVE PLAN

WHEREAS, Deerfield Township, Warren County, Ohio (the "Township" or "Deerfield Township") is a limited home rule township organized and governed by the laws of the State of Ohio pursuant to Title V of Ohio Revised Code;

WHEREAS, in 2015, the Deerfield Township Board of Trustees (the "Board of Trustees") passed Resolution 2015-35, therein adopting the Township's current Comprehensive Plan (the "2015 Comprehensive Plan");

WHEREAS, in 2019, and based upon the land use and development changes occurring in the Township over the past four years, the Board of Trustees authorized Township staff to review and initiate updates to the 2015 Comprehensive Plan;

WHEREAS, Township staff subsequently engaged professional consultants and formed a 21-member community stakeholder steering committee that held a multitude of meetings and open houses throughout the COVID-19 pandemic from 2019 to 2022, culminating in the proposed updated draft comprehensive (the "2022 Comprehensive Plan"), attached hereto as Exhibit A;

WHEREAS, the 2022 Comprehensive Plan was proposed to, and recommended for approval by both the Warren County Regional Planning Commission ("Regional Planning Commission") and Deerfield Township Zoning Commission ("Zoning Commission") at their public meetings held on February 24, 2022 and May 9, 2022, respectively;

WHEREAS, the Board of Trustees itself held a public hearing on June 7, 2022 and, based on the community feedback received and recommendations of the Steering Committee, Regional Planning Commission, and Zoning Commission, orally voted to approve the 2022 Comprehensive Plan; and

WHEREAS, the Board of Trustees desires to formally rescind and replace the 2015 Comprehensive Plan with the 2022 Comprehensive Plan;

NOW THEREFORE, be it resolved by the Board of Township Trustees of Deerfield Township, Warren County, Ohio:

SECTION 1. The Board of Trustees hereby rescinds the 2015 Comprehensive Plan; and

SECTION 2. The Board of Trustees, in place of the 2015 Comprehensive Plan, hereby adopts the 2022 Comprehensive Plan as the official Deerfield Township Comprehensive Plan contemplated by Ohio Revised Code 519.02; and

SECTION 3. This Resolution shall be effective from the earliest date permitted by law.

VOTE RECORD:

Mrs. Hedding Y Ms. Malhotra Y Ms. Seitz Y

PASSED at the meeting of the Deerfield Township Board of Trustees, this 21st day of June, 2022.

Lelle Lutts Hedding
Lelle Lutts Hedding, President
Kristin Malhotra
Kristin Malhotra, Vice President
Julie Seitz
Julie Seitz, Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Deerfield Township, Warren County, Ohio Fiscal Officer, this 21st day of June, 2022.

Dan Corey
Dan Corey, Fiscal Officer
Deerfield Township, Warren County, Ohio

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Deerfield Township, Warren County, Ohio Fiscal Officer, this 21st day of June, 2022.

Dan Corey
Dan Corey, Fiscal Officer
Deerfield Township, Warren County, Ohio

APPROVED AS TO FORM:

Ben Yoder
Benjamin J. Yoder, Law Director

Approval Process

3. Board of County Commissioners Public Hearing to update the Warren County Comprehensive Plan, incorporating the Deerfield Township Comprehensive Plan Update.

2015 BOCC Resolutions Adoption the Previous Plan

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

TEXT

Resolution

Number 15-1955

Adopted Date November 24, 2015

APPROVE AMENDMENT TO THE WARREN COUNTY COMPREHENSIVE PLAN TO INCLUDE TEXT AND ACCOMPANYING EXHIBITS OF THE DEERFIELD TOWNSHIP COMPREHENSIVE PLAN

WHEREAS, this Board met this 24th day of November 2015, to consider an amendment to the Warren County Comprehensive Plan to include text and accompanying exhibits of the Deerfield Township Comprehensive Plan; and

WHEREAS, this Board has considered the testimony presented by the Warren County Regional Planning Commission and all those present desiring to speak in favor of or in opposition to said amendment; and

NOW THEREFORE BE IT RESOLVED, to approve an amendment to the Warren County Comprehensive Plan to include text and accompanying exhibits of the Deerfield Township Comprehensive Plan as attached hereto and made a part hereof.

Mrs. South moved for adoption of the foregoing resolution, being seconded by Mr. Grossmann. Upon call of the roll, the following vote resulted:

Mr. Young - yea
Mr. Grossmann - yea
Mrs. South - yea

Resolution adopted this 24th day of November 2015.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

/tao

cc: RPC
RZC (file)
Public Hearing file
Bruce McGary
Deerfield Township Trustees

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MAP

Resolution

Number 15-1956

Adopted Date November 24, 2015

APPROVE AMENDMENT TO THE WARREN COUNTY COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) TO INCORPORATE THE DEERFIELD AND UNION TOWNSHIP COMPREHENSIVE PLAN 2030 FLUM

WHEREAS, this Board met this 24th day of November 2015, to consider an amendment to the Warren County Comprehensive Plan Future Land Use Map (FLUM) to incorporate the Deerfield and Union Township Comprehensive Plan 2030 FLUM; and

WHEREAS, this Board has considered the testimony presented by the Warren County Regional Planning Commission and all those present desiring to speak in favor of or in opposition to said amendment; and

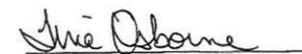
NOW THEREFORE BE IT RESOLVED, to approve an amendment to the Warren County Comprehensive Plan Future Land Use Map (FLUM) to incorporate the Deerfield and Union Township Comprehensive Plan 2030 FLUM as attached hereto and made a part hereof.

Mrs. South moved for adoption of the foregoing resolution, being seconded by Mr. Grossmann. Upon call of the roll, the following vote resulted:

Mr. Young - yea
Mr. Grossmann - yea
Mrs. South - yea

Resolution adopted this 24th day November 2015.

BOARD OF COUNTY COMMISSIONERS


Tina Osborne, Clerk

/to

cc: RPC
RZC (file)
Public Hearing file
Bruce McGary
Union Township Trustees
Deerfield Township Trustees

Recommendation

1. Adopt the Deerfield Township Comprehensive Plan as a supplement to the Warren County Comprehensive Plan.
2. Adopt the updated Warren County FLUM that incorporates the Future Land Use Map recommendations of the Deerfield Township Comprehensive Plan.



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Shawna Jones DEPARTMENT: Children Services

*POSITION: Director DATE: 1/24/2023

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING
TRAINING MORE THAN 250 MILES SEMINAR/SESSION

PURPOSE: Leadership Warren County

LOCATION: TBD

DATE(S): Monthly throughout 2024 with an opening and closing retreat

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: _____

ESTIMATED COST OF TRIP: \$2,500 (secured state grant to cover expenses)

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

Shawna Jones, Director 1-24-23
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Shawna Jones DEPARTMENT: Children Services

*POSITION: Director DATE: 1/4/23

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING
TRAINING MORE THAN 250 MILES SEMINAR/SESSION

PURPOSE: Capitol Drive

LOCATION: Columbus, OH

DATE(S): 2/23/23

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: _____

ESTIMATED COST OF TRIP: \$50 Registration

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

Shawna Jones Director 1-23-23
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

AUTHORIZE THE FIFTH AMENDMENT TO THE WARREN COUNTY WATER AREA CONTRACT WITH THE CITY OF CINCINNATI

WHEREAS, Cincinnati and the Board of County Commissioners of Warren County, Ohio entered into a Warren County Water Area Contract dated February 17, 1995, providing for Cincinnati to supply surplus water within portions of Warren County defined in that agreement as the retail water area and wholesale water area; and

WHEREAS, the County and Cincinnati entered into the First Amendment to the Warren County Water Area Contract on December 12, 1996 to collaborate on the construction of a Cincinnati transmission main on State Route 3/U.S. Route 22, allowing Cincinnati to provide wholesale water to the Western Water Company; and

WHEREAS, the County and Cincinnati entered into the Second Amendment to the Warren County Water Area Contract on June 17, 1997 to allow for improvements to increase the potential flow to Warren County including the construction of a transmission main along Columbia Road and Socialville-Fosters Road and oversizing of the State Route 3/ U.S. Route 22 transmission main; and

WHEREAS, the County and Cincinnati entered into the Third Amendment to the Warren County Water Area Contract on January 31, 2017 to clarify the retail service boundary along Fields Ertel Road at the Cross Creek Estates residential development; and

WHEREAS, the County and Cincinnati entered into the Fourth Amendment effective December 23, 2020 to add certain properties in the unincorporated area of Warren County to the "Warren County Retail Water Area" as defined in the Contract so that they could be served by Cincinnati's GCWW under the Contract's terms; and

WHEREAS, the Greater Cincinnati Water Works (GCWW) and the City of Mason have constructed water transmission mains in areas of Union Township that are not currently served by the Warren County Water and Sewer Department ; and

WHEREAS, the County and Cincinnati agree that the certain residential homes in these areas could be serviced by GCWW; and

NOW THEREFORE BE IT RESOLVED, that the Board of Warren County Commissioners does hereby approve and execute the Fifth Amendment to the Warren County Water Area Contract with the City of Cincinnati, such Fifth Amendment is effective immediately and is attached hereto and make a part of hereof.

BE IT FURTHER RESOLVED, that all the provisions of the aforesaid Warren County Water Area Contract shall remain unchanged by this action.

M. moved for adoption of the foregoing resolution being seconded by M. Upon call of the roll, the following vote resulted:

M
M
M

Resolution adopted this XXth day of January 2023.

BOARD OF COUNTY COMMISSIONERS

Laura Lander, Deputy Clerk

cc: c/a—City of Cincinnati
Water/Sewer (file)

**FIFTH AMENDMENT
TO THE WARREN COUNTY WATER AREA CONTRACT**

This *Fifth Amendment to the Warren County Water Area Contract* ("Fifth Amendment") is made and entered into effective as of the later of such dates indicated below the parties' respective signatures hereto (the "Effective Date") by and between the City of Cincinnati ("Cincinnati"), acting through its City Manager, and the Board of County Commissioners of Warren County, Ohio ("County"), acting pursuant to Chapters 307 and 6103 of the Revised Code of Ohio.

WITNESSETH:

WHEREAS, Cincinnati and the Board of County Commissioners of Warren County, Ohio entered into a *Warren County Water Area Contract* dated February 17, 1995 (as amended, the "Contract"), providing for Cincinnati through its Greater Cincinnati Water Works (GCWW) to supply surplus water within portions of Warren County defined in that agreement as the retail water area and wholesale water area; and

WHEREAS, the County and Cincinnati entered into the *First Amendment to the Warren County Water Area Contract* on December 12, 1996 to collaborate on the construction of a transmission main on State Route 3/U.S. Route 22, allowing Cincinnati to provide wholesale water to the Western Water Company; and

WHEREAS, the County and Cincinnati entered into the *Second Amendment to the Warren County Water Area Contract* on June 17, 1997 for improvements including the construction of a transmission main along Columbia Road and Socialville-Fosters Road and oversizing of the State Route 3/ U.S. Route 22 transmission main to increase the supply of water to Warren County; and

WHEREAS, the County and Cincinnati entered into the *Third Amendment to the Warren County Water Area Contract* dated February 15, 2017 to clarify the retail service boundary along Fields Ertel Road at the Cross Creek Estates residential development; and

WHEREAS, the County and Cincinnati entered into the *Fourth Amendment* effective December 23, 2020 to add certain properties in the unincorporated area of Warren County to the "Warren County Retail Water Area" as defined in the Contract so that they could be served by Cincinnati's GCWW under the Contract's terms; and

WHEREAS, additional properties in the unincorporated are of Warren County (listed in Exhibit A hereto) (the "Properties") do not currently have public water service, and do no have convenient access to a Warren county Water main; and

WHEREAS, GCWW has water mains in the vicinity of the Properties and is able to provide retail water service to the Properties; and

WHEREAS, the County and Cincinnati desire to enter into this Fifth Amendment to add the Properties to the "Warren County Retail Water Area" as defined in the Contract so that they may be served by Cincinnati's GCWW under the Contract's terms;

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, and agreements contained herein, the parties hereto agree to amend and supplement the Contract as follows:

1. **Warren County Retail Water Area.** The definition of "Warren County Retail Water Area" in Section 1 (b) of the Contract shall be amended to add the parcels listed on Exhibit A and depicted in the areas shown in the maps on Exhibit B hereto.
2. **Ratification.** All terms of the Contract not amended hereby or not inconsistent herewith shall remain in full force and effect and by this reference are incorporated herein as if fully rewritten herein, and the Agreement, as amended hereby, is hereby ratified by the parties.
3. **Counterpart execution.** This Amendment may be executed in counterparts and the parties shall have the right to transmit signature pages to each other electronically in lieu of exchanging original pages.
4. **Exhibits.** The following exhibits are hereby attached and incorporated into this Fourth Amendment:
 - a. Exhibit A – List of the Properties
 - b. Exhibit B – Map depicting the Properties

[SIGNATURE PAGES FOLLOW]

CITY OF CINCINNATI

IN WITNESS WHEREOF, the City of Cincinnati has caused this Amendment to be executed by its City Manager on the date stated below, pursuant to Ordinance No. _____, dated _____.

CITY OF CINCINNATI

By: _____

Sheryl M. M. Long,
City Manager

Date: _____, 20__

RECOMMENDED BY:

Verna J. Arnette, Interim Director
Greater Cincinnati Water Works

APPROVED AS TO FORM:

Assistant City Solicitor

CERTIFICATION OF FUNDS:

Date: _____

Funding: _____

Amount: _____

Karen Alder, Finance Director

WARREN COUNTY:

IN EXECUTION WHEREOF, the Warren County Board of Commissioners has caused this Agreement to be executed by _____, its _____, on the date stated below, pursuant to Board Resolution No. _____, dated _____.

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

SIGNATURE: _____

—

NAME: _____

TITLE: _____

DATE: _____

Approved as to form:

DAVID FORNSHELL,
PROSECUTING ATTORNEY
WARREN COUNTY, OHIO

Assistant Prosecutor

EXHIBIT A
To Fifth Amendment to the Warren County Area Contract
(List of Properties)

Account No.	Parcel No.	Area (Acres)	House Number	Road	Township
6500625	12194760010	0.606	5141	Cox-Smith Road	Union
6606563	12133000280	5.049	4800	Cox-Smith Road	Union



JANUARY 31, 2023

Warren County Investment Strategy Update

PREPARED BY: JIM MCCOURT, CFA

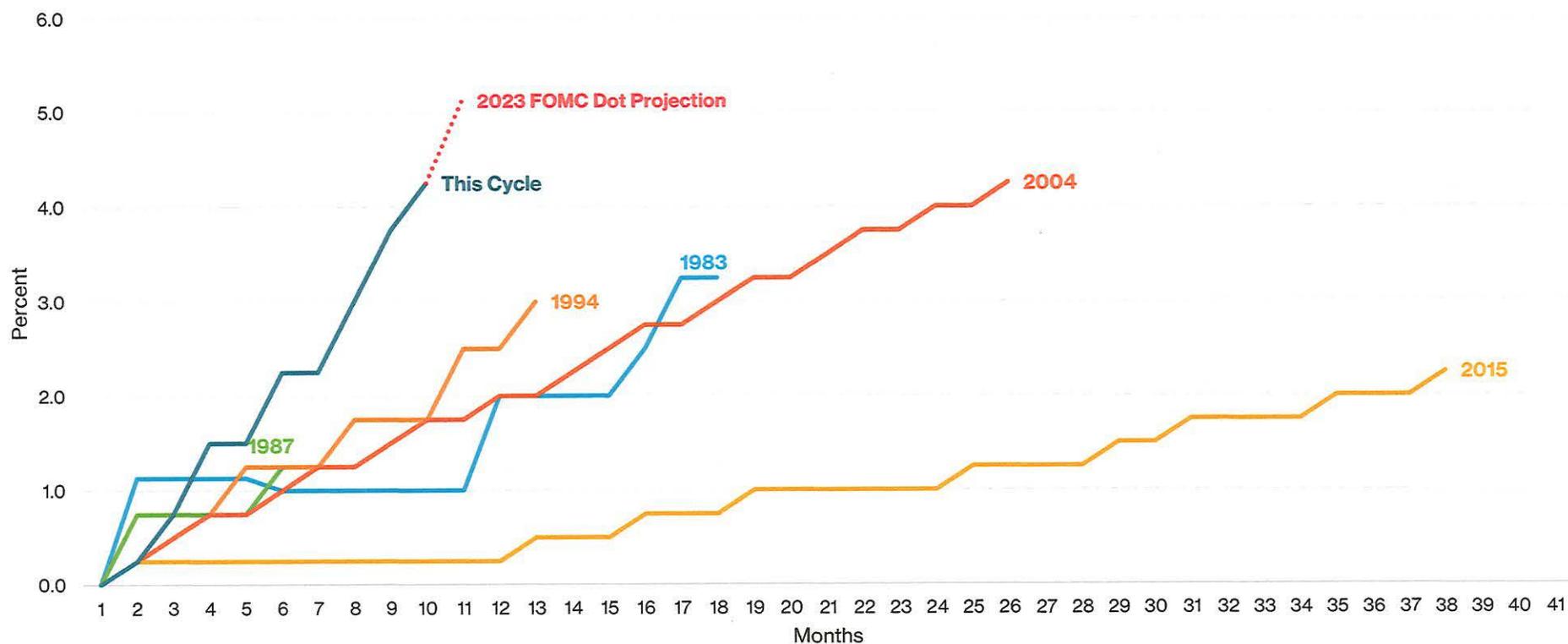


MEEDER
PUBLIC FUNDS

<h2>Fed started down the path to aggressive tightening</h2> <p>Fed Funds rate went from 0-0.25% to 4.25-4.50% Included 4 extraordinary 0.75% hikes</p>		<p>Markets began the year pricing in a rate of 0.82% for Fed Funds by year end 2022 The 2yr Treasury note yielded 0.73% and ended the year at 4.42% The 10yr Treasury note yielded 1.51% in Dec 2021 and ended 2022 at 3.87%</p>	<p>Stock indices endured one of the worst years in recent history The S&P 500 was down 18.13% and the NASDAQ was down 32.51%</p>
<p>Russia invaded the nation of Ukraine, causing market volatility and concerns about energy and grain distribution Hastening a push to de-globalization</p>	<p>The US officially passed 1 million COVID deaths early in the year</p>		<p>Bond markets suffered the same fate Bloomberg Barclays Aggregate Index was down 13%</p>
<p>FTX declared bankruptcy after seeing a valuation of \$32bln in January, in what may be the largest financial crime since Bernie Madoff</p>	<p>The Omicron COVID variant begins to spread and causes many countries to take restrictive steps</p>	<p>Elizabeth Holmes is found guilty of defrauding investors in Theranos</p>	
<p>Bitcoin dropped 64%</p>		<p>Will Smith smacks Chris Rock at the Oscar's award ceremonies</p>	<p>Rishi Sunak replaces Liz Truss, who went down in history as the shortest sitting UK Prime Minister</p>
		<p>Elon Musk purchased Twitter</p>	<p>Queen Elizabeth of England passed away in September</p>

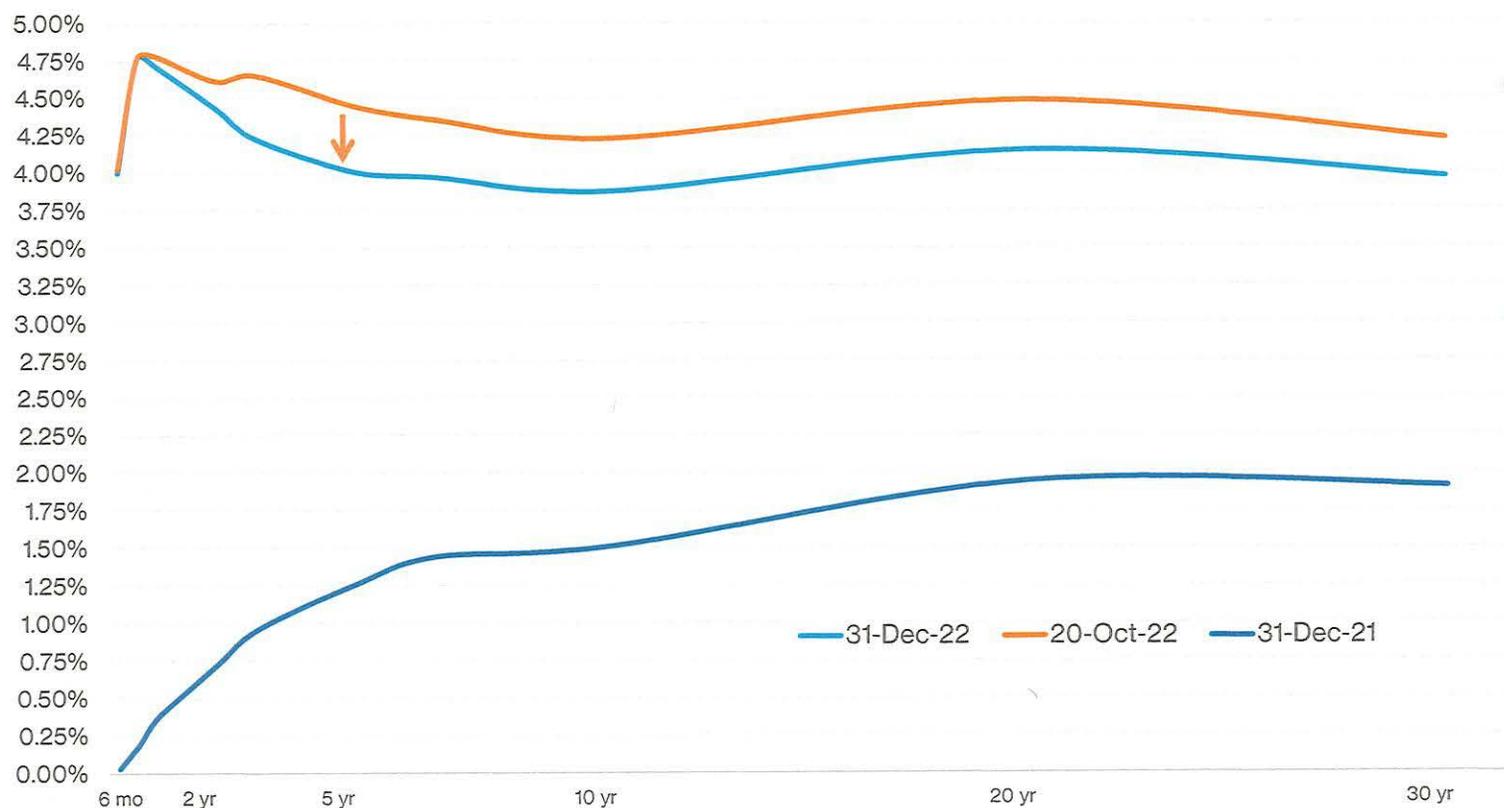
Fastest Rate Hiking Cycle

The current hiking cycle has been faster than each of the cycles since 1983



SOURCE: BLOOMBERG

US Treasury Yield Curves



- Yield curve has continued to invert with 3-month yields far exceeding 10-year yields
- Yield curve reflects market expectations for economic growth and inflation
- Shape of the curve indicates heightened expectation for a recession

SOURCE: BLOOMBERG AS OF 12/31/2022



PORTFOLIO REVIEW

Current Portfolio

Warren County Operating portfolio as of 12/31/2022

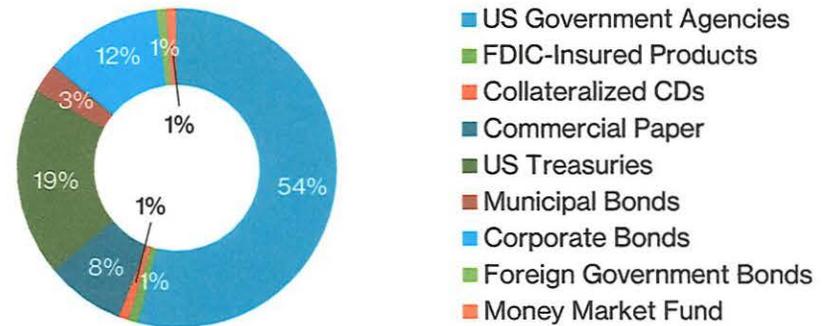
Your Portfolio

Cash (STAR Ohio)	\$832,106
Securities Book Value	\$356,581,531
Total Portfolio	\$357,413,638

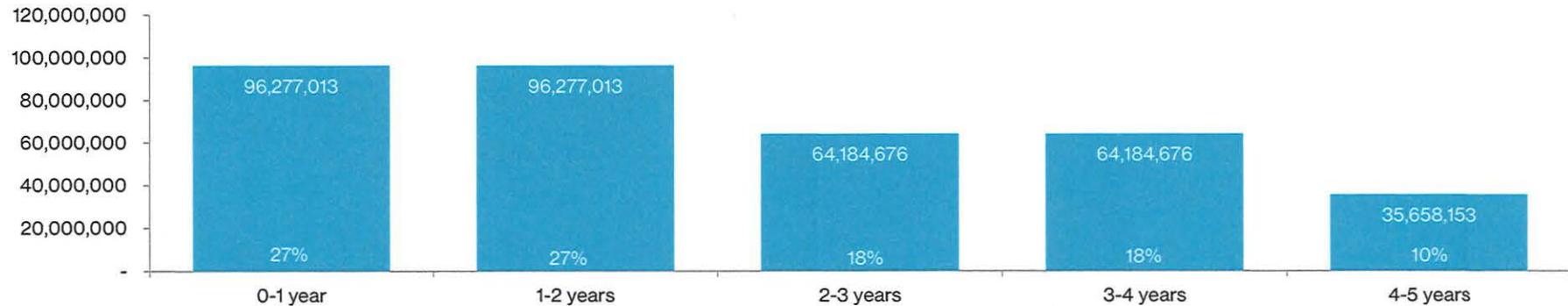
Your Securities

Weighted Average Maturity	2.10 years
Weighted Average Yield	1.72%

Your Asset Allocation



Your Maturity Distribution



YIELD AND INTEREST INCOME INFORMATION IS ANNUALIZED. ALL YIELD INFORMATION IS SHOWN GROSS OF ANY ADVISORY AND CUSTODY FEES AND IS BASED ON YIELD TO MATURITY AT COST. PAST PERFORMANCE IS NOT A GUARANTEE OF FUTURE RESULTS.

Portfolio Review

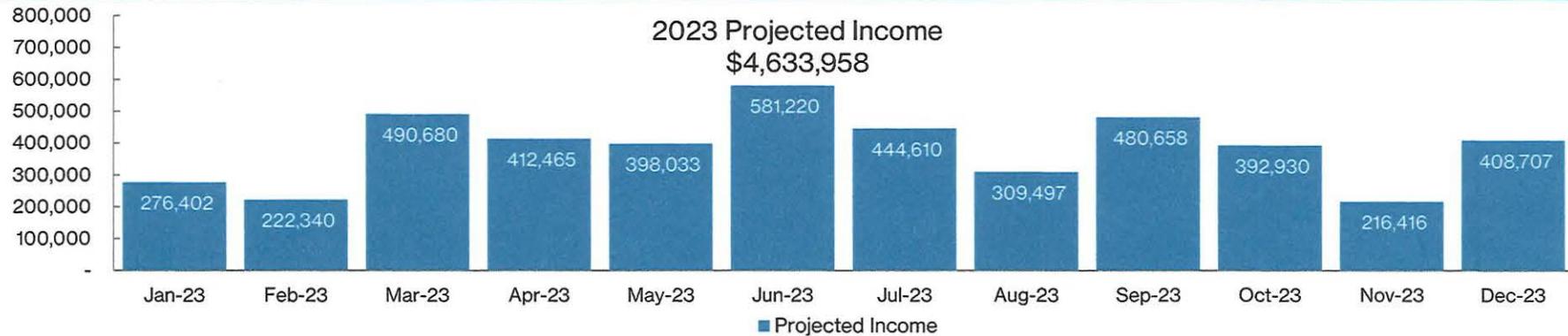
Warren County portfolio as of 12/31/2022



2022 INVESTMENT INCOME



2023 PROJECTED INVESTMENT INCOME



INTEREST INCOME REFLECTS INCOME RECEIVED ON SECURITIES HELD IN THE CUSTODY ACCOUNT AND DOES NOT INCLUDE INCOME RECEIVED ON CLIENT MANAGED ASSETS.



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Past performance does not guarantee future results. Opinions and forecasts are all subject to change at any time, based on market and other conditions, and should not be construed as a recommendation of any specific security. Investing in securities involves inherent risks, including the risk that you can lose the value of your investment. Any forecast, projection, or prediction of the market, the economy, economic trends, and fixed-income markets are based upon current opinion as of the date of issue and are also subject to change. Opinions and data presented are not necessarily indicative of future events or expected performance. Meeder Public Funds, Inc. cannot and does not claim to be able to accurately predict the future investment performance of any individual security or of any asset class. There is no assurance that the investment process will consistently lead to successful results. The investment return and principal value of an investment will fluctuate, thus an investor's shares, or units, when redeemed, may be worth more or less than their original cost.

**Meeder Investment
Management**

6125 Memorial Drive
Dublin, OH 43017

866.633.3371



M E E D E R

PUBLIC FUNDS

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FOR INFORMATIONAL PURPOSES ONLY. SEE IMPORTANT DISCLOSURES AT THE END OF THE PRESENTATION.