

Turtlecreek Township  
Community Strategic Energy Plan  
Steering Committee Meeting  
9/4/19 9:00

**Meeting Notes**

Attendees:

Tammy Boggs, Township Administrator  
Stan Williams, Director, Warren County Regional Planning Commission  
Ryan Cook, Warren County Regional Planning Commission  
Doug Obringer, Warren County Regional Planning Commission  
Hadil Lababidi, Warren County Regional Planning Commission  
Rob McCracken, Greater Cincinnati Energy Alliance  
Skylor Miller, Greater Cincinnati Energy Alliance  
Andy Meyer, OKI Regional Council of Governments

1. Introductions

All attendees introduced themselves. Mr. Meyer provided background on the Energy Plan Project and its goals.

2. Outline the Planning Process

Mr. Meyer provided an overview of the process, including public participation, Township facilities assessment, and the process of drafting, reviewing, and adopting the plan.

3. Discussion of Broader Planning Issues in Turtlecreek Township

Mr. Meyer asked those present to talk about the important attributes of Turtlecreek and planning issues it might be facing, whether there might be a connection to energy or not. Those listed were:

- Turtlecreek is facing strong development pressure in the western half of the township. Driving this is the following:
  - Union Village Development (first phases starting construction now). Approx. 10,000? Homes, mixed-use, and 1 M sf commercial.
  - Warren County Sports Park – expected to draw 700,000 visitor annually.
  - Expected sale of land from Correctional Institute at corner of SR63 & 741.
  - Widening of SR63
  - Expansion of Racino (in a Jedd with Monroe)
  - Sewer Plan to serve western Turtlecreek (area partially served by Butler County)
- There's also development expected in the eastern half of the township, but much weaker pressure than the west.

- There's a Jedd at 123 and I-71 with Lebanon. The area is covered in the 123 & 71 Area Plan.
- Development Plans that are applicable to the Township:
  - Bike & Trails Plan
  - The Gateway Plan
  - The Crossroads Plan
  - Eastern Turtlecreek Plan (under development)

#### 4. Discussion of Energy Plan Materials Packet

Mr. Meyer turned the group's attention to the packet of data and analysis provided to the group prior to the meeting.

The first topic of discussion was the disproportionate size of electricity use by the Transportation, Communications, and Utilities category, at 57% of the total. This is unexpected for a bedroom community that's predominantly residential. There was mentions of possible users: the Correctional Institute, the County Airport, Texas Gas facility. Mr. Meyer suggested that the most likely, given the size of the electricity use is the City of Lebanon bulk purchase of electricity by its utility, and he would try to confirm with Duke if that is the source of the Transportation, Communications, and Utilities use. The question also arose if the City of Lebanon provided utilities to any properties in the township. Ms. Boggs stated that she believed the Township Admin/Fire Building was the only such property.

Mr. Meyer pointed out that half of the residents who work, work in Warren County, and there are only a few job centers in Warren County. This suggests there is opportunity to increase carpooling rates. Mr. Cook said that Warren County Planning might have more detailed data about employers and commuting patterns that could provide a more detailed analysis.

On the topic of residential energy efficient improvements, there was discussion about the age of homes in the township. Warren County Planning stated they could provide data to map the age of homes. Ms. Boggs described the controversy created by the recent enactment of the township's utility aggregation program, and suggested the township tread lightly in engaging residents about energy efficient improvements, at least in the near-term.

Energy Burden was shown not to be a strong concern in the township and seemed to be correlated with low income households. Correlation with building age was not studied. Ms. Boggs noted that the southeast corner of the township does have older homes. Mr. Williams also noted that there is a mobile home park in the southwest quadrant.

On the section that outlines current programs aimed at boosting energy efficiency, Mr. Miller noted that we should add GCEA's "Get Efficient" program to the list. Mr. Williams said he could see the HWAP program being valuable to some of the township's residents and it would be great to get the word out. He suggested that Warren County Community Services could be a resource to do that through the Meals on Wheels program, since they visit with poor elderly residents in their homes. If they see conditions, they could refer the resident to the program.

Development patterns can have a big influence on future community energy use. Examples of cluster developments in Warren County are Aberlin Springs in Union Township. It's an "agricultural planned community" that a large portion of the conserved open space is kept in agricultural use and leased to a local farmer. Union Village was mentioned as a mixed-use development that promotes a walkable community. Mr. Williams asked that the plan provide model code on a range of energy saving features including: rain barrels, stormwater management, solar (perhaps by offering a density incentive), and zoning for solar farms.

The topic of electric vehicle charging stations was brought up. Mr. Meyer stated that some talk had arisen with other communities. The State of Ohio is launching a grant program to fund EV charging stations that we believe will be geared toward local government. OKI has built a GIS tool that is designed to help local governments prepare an application. Other communities have begun purchasing plug-in electric vehicles for their fleets.

On the topic of food waste, Mr. Obringer said that this would be applicable to the county's various resorts and school cafeterias. It was also noted that there is a strong negative perception around large composting operations in the county and the township. Mr. Meyer said he was aware of that, and the plan will not support or propose those types of operations. The only reference to composting would be around backyard composting, which is something the County Soil and Water Conservation District currently promotes.

#### 5. Discussion of Options for Public Outreach

Mr. Meyer stated that public outreach will be an emphasis in the planning process, accomplished with a website, survey promoted by social media, and in-person at a community event. Mr. Meyer then asked for suggestions of events to target for outreach. Mr. Williams noted both Apple Fest and Feast & Folly are in September in Lebanon.

#### 6. Discussion of Focus for Facility Assessment

Mr. McCracken discussed the facility energy assessment portion of the project. Ms. Boggs stated the fire station on SR 741 is the building to be assessed. Mr. McCracken stated that he would like to do an overall analysis on the township's energy spending, including streetlights, and would need a year's worth of spending data from the utility bills. Ms. Boggs stated that most of the data was handed over to the facility assessment consultant, but she will gather that together and send it to Mr. McCracken.

#### 7. Mission Statement Discussion

Mr. Meyer stated he will take the notes from the meeting today and put together a draft mission statement. He will send that out to the group by email for comments. He asked what aspects of the topics talked about seem to resonate as a priority. Ms. Boggs said that the talk about walkability is important. She noted that the schools operate district-wide

elementary schools, where all students at a particular grade level is at one school. She said that township residents are more in favor of neighborhood schools.

8. Final thoughts / questions

Mr. Meyer outlined next steps as beginning the public involvement, drafting a mission statement, and investigating the origin of the outsized electric use by the Transportation, Communications, and Utilities category. Warren County Planning will provide more details on job locations and commuting patterns. Ms. Boggs will forward utility billing data for the township government's bills to Rob McCracken.