



**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 – May 24, 2016

The Board met in regular session pursuant to adjournment of the May 17, 2016, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the May 10, 2016 meeting were read and approved.

16-0728 A resolution was adopted to approve hiring of Brian Haney as Data Technician II within the Telecommunications Department. Vote: Unanimous

16-0729 A resolution was adopted to hire Bryan Hicks as a summer intern on behalf of the Board of Commissioners. Vote: Unanimous

16-0730 A resolution was adopted to hire Brian Beaudry as a summer intern on behalf of the Board of Commissioners. Vote: Unanimous

16-0731 A resolution was adopted to accept resignation of Sheila Butkus, Eligibility Referral Specialist II within the Department of Job and Family Services, Human Services Division, effective June 3, 2016. Vote: Unanimous

16-0732 A resolution was adopted to approve end of 180-day probationary period and approve a pay increase for Shannon Fuls, Custodial Worker I, within the Warren County Facilities Management Department. Vote: Unanimous

16-0733 A resolution was adopted to approve end of 180-day probationary period and approve a pay increase for Cory Burton, Ratio Installer Tech, within the Warren County Telecommunications Department. Vote: Unanimous

- 16-0734 A resolution was adopted relative to declaration of official intent with respect to reimbursement of temporary advances made for capital expenditures to be made from subsequent borrowings (The Estates of Keever Creek Offsite Roadway Improvements). Vote: Unanimous
- 16-0735 A resolution was adopted to accept withdrawal of rezoning application of Jeff Wieland, Agent for Fred R. Likes, owner of record (Case #2016-01), to rezone approximately 171.509 acres from Mixed Use Center "MXU-C" to Planned Unit Development "PUD" Turtlecreek Township. Vote: Unanimous
- 16-0736 A resolution was adopted to approve and authorize the President of the Board to sign waiver relative to conflict of interest as it pertains to the representation of Warren County by Disnmore & Shohl LLC as Bond Counsel in dealing with William Blair & Company, L.L.C. Vote: Unanimous
- 16-0737 A resolution was adopted to authorize the Warren County Board of County Commissioners to execute a Grant of Easement for a perpetual non exclusive easement to Duke Energy Ohio, Inc at the location of 3228 Fields Ertel Road. Vote: Unanimous
- 16-0738 A resolution was adopted to authorize the President and/or Vice President of this Board to sign a satisfaction of mortgage for Mary A. Miller. Vote: Unanimous
- 16-0739 A resolution was adopted to set public hearing to consider text amendments to the Warren County Rural Zoning Code to amend Article 3 Section 3.205.11 relative to telecommunications towers and Article 4 Definitions. Vote: Unanimous
- 16-0740 A resolution was adopted to set public hearing concerning proposed amendments to the Warren County Subdivision Regulations. Vote: Unanimous
- 16-0741 A resolution was adopted to approve and enter into a contract with Staley Transformations, LLC on behalf of Warren County Facilities Management. Vote: Unanimous
- 16-0742 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
- 16-0743 A resolution was adopted to declare various items within Board of Developmental Disabilities, Board of Elections, Children Services, Dog & Kennel, Drug Task Force, Grants Administration, Health Department, Juvenile, Sheriff's Office, Telecom, Treasurer's Office, Veterans and Water & Sewer, as surplus and authorize the disposal of said items. Vote: Unanimous

- 16-0744 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 16-0745 A resolution was adopted to approve various refunds. Vote: Unanimous
- 16-0746 A resolution was adopted to approve the following record plats. Vote: Unanimous
- 16-0747 A resolution was adopted to approve repayment of cash advance from Workforce Investment Board fund #238. Vote: Unanimous
- 16-0748 A resolution was adopted to approve operational transfer from Commissioners fund #101-1112 into Children Services fund #273. Vote: Unanimous
- 16-0749 A resolution was adopted to approve supplemental appropriations into Board of Developmental Disabilities funds #205 and #218. Vote: Unanimous
- 16-0750 A resolution was adopted to approve supplemental appropriation into Human Services fund #203. Vote: Unanimous
- 16-0751 A resolution was adopted to approve supplemental appropriation into Property and Casualty Insurance fund #637. Vote: Unanimous
- 16-0752 A resolution was adopted to approve appropriation adjustment within Juvenile Court fund #101-1240. Vote: Unanimous
- 16-0753 A resolution was adopted to approve appropriation adjustment within Sheriff's Office fund #101-2210. Vote: Unanimous
- 16-0754 A resolution was adopted to approve appropriation adjustments within Children Services fund #273. Vote: Unanimous
- 16-0755 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 16-0756 A resolution was adopted to set the public hearing to consider modifications to the Rules and Regulations of the Water and Sewer Department relative to Section IX and other related sections that establish the Tap-in and sewer connection fees for customers. Vote: Unanimous
- 16-0757 A resolution was adopted to administer disciplinary action against Joseph Bishop, Emergency Communications Operator within the Emergency Services Department. Vote: Unanimous
- 16-0758 A resolution was adopted to approve short term public use application/agreement form for use of space within County Administration Building located at 406 Justice Drive in Lebanon, Ohio, and specify that public use of space may take place only at specific times when the identified space is not needed for use by tenant(s) of the building or other routine government purposes. Vote: Unanimous

- 16-0759 A resolution was adopted to promote Kelly Carpenter to the position of Court Liaison within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 16-0760 A resolution was adopted to cancel regularly scheduled Commissioners' meeting of Thursday May 26, 2016. Vote: Unanimous

DISCUSSIONS

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

Scott Markland, Sinclair Community College, was present along with Madeline Iseli, Vice-President for Advancement, and a Courseview Campus student for the presentation of a scholarship check in the amount of \$56,200 for tuition assistance for Warren County residents.

On motion, bids were closed at 9:15 a.m. this 24th day of May and the following bids were received, opened and read aloud for the Bethany Road Bridge Replacement Project for the Warren County Engineer's Office:

WG Stang LLC Hamilton, Ohio	\$406,380.00
RB Jergens Vandalia, Ohio	\$502,372.30
John R. Jurgenson Co. Cincinnati, Ohio	\$478,061.45
Barrett Paving Materials Middletown, Ohio	\$422,285.10

Ford Development Cincinnati, Ohio	\$373,081.85
Belgray, Inc. Xenia, Ohio	\$443,732.00
Double Z Construction Columbus, Ohio	\$474,991.25
Rack & Ballauer Excavating Hamilton, Ohio	\$367,952.47

Neil Tunison, Warren County Engineer will review bids for a recommendation at a later date.

On motion, bids were closed at 9:30 a.m. this 24th day of May and the following bids were received, opened and read aloud for the Simpson Trace Sewer Improvement Project for the Warren County Water and Sewer Department:

Insight Pipe Contracting Harmony, Pennsylvania	\$358,729.00
Insituform Technologies Lebanon, Ohio	\$404,128.40
Layne Inliner LLC Hilliard, Ohio	\$323,482.00

Chris Brausch, Warren County Sanitary Engineer will review bids for a recommendation at a later date.

On motion, upon unanimous call of the roll, the Board entered into executive session at 9:21 a.m. to discuss personnel matters relative to discipline in Emergency Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 9:54 a.m.

Chris Brausch, Sanitary Engineer, was present for a work session along Cathy Bailey and Jason Fleming, representatives from the Greater Cincinnati Water Works to discuss options available to Warren County relative to the purchase of water.

There was discussion relative to the invitation from Warren County to discuss the options available relative to water services within our water district.

Commissioner Grossmann questioned if Greater Cincinnati Water Works (GCWW) has the ability to expand further into Warren County and if so, at what cost.

Mr. Fleming, GCWW Superintendent, stated that their business model is to expand their services. He stated his desire to meet with staff to further refine numbers in order to provide proposed cost information.

There was discussion relative to the desire of GCWW to partner with entities as needed in order to meet the supply and demand of consumers.

Mr. Fleming stated that GCWW currently provides wholesale water in the Socialville area for Warren County Water and Sewer and also to the City of Lebanon and Western Water Company. He then stated that the City of Mason is a retain customer, meaning that they provide 100% services to Mason including repair and maintenance of lines as well as meter reading and billing. He also stated that in the Fields-Ertel area of Warren County, they also have some retail customers.

Mr. Fleming reviewed his list of reasons why Warren County should partner with GWCC:

1. Provide softened water to Warren County customers
2. Improvement of the rate structure because they have a bigger customer base than Warren County

There was discussion relative to the source of water resources for GCWW.

Mr. Fleming stated that 85% of their water comes from the Ohio River and 15% is from the Great Miami Aquifer well located in Fairfield.

Mr. Fleming then requested time to meet with Warren County staff to explore all of the options available.

Commissioner Young stated that he has no intentions of ever getting out of the water business. He stated that Warren County has invested millions of dollars into our system and he will never vote for Warren County to be a retail customer. He then stated his purpose of discussion today is for the Board to gain information in order to complete a financial analysis for a decision to invest in the upgrade necessary to provide softened water to our customers or purchase water from GWCC.

Upon discussion, it was determined that staff would continue further discussion in order to provide additional information to the Board at a later date.

Chris Brausch, Sanitary Engineer, was present along with Bruce Rippe, developer of the Hopkins Commons development in Hamilton Township, for a work session to discuss water and sanitary sewer connection charges for his development.

Mr. Brausch presented information from the attached PowerPoint presentation as follows:

1. A review of the assisted living development to include 160 age restricted apartment, 33 subsidized housing units for low-to-moderate income seniors, a 13,000 SF restaurant, swimming pool and restrooms
2. A review of how tap-in charges are collected and how the revenues are used
3. Ohio EPA Design Standards methodology for calculating Water and Sewer Connection fees
4. Presentation and review of a proposed Assisted Living Apartment facility type relative to sewer connection fees
5. A fee calculation from \$1,313,485 for connections fees within an Assisted Living Apartment facility type for sewer vs. \$1,222,285 with the new type

Mr. Brausch stated his recommendation to adopt an assisted living fee category relative to sewer connection charges and stated the Board may also want to consider some type of break on water connection charges relative to the classification.

Mr. Rippe presented the attached PowerPoint presentation and stated his opinion that the 1993 EPA guidelines are not applicable to his development due to the number of proposed residents based upon past experience in similar developments and the LEED standards the facility is being built to. He then discussed the actual water usage vs. the proposed ERU that was suggested by Mr. Brausch and staff.

Commissioner Young informed Mr. Rippe that he is not interested in negotiating tap-in fees for this development. He stated that the Board has acknowledge there is a difference between apartments, assisted living facilities and nursing homes and he believes that this development falls somewhere in between. He then stated that Warren County will treat him the same as every other similar development in Warren County.

Mr. Brausch stated that he has proposed an ERU of 225 gpd because it is in between a 1 bedroom apartment and a nursing home facility.

There was discussion relative to a proposed fee structure relative to the water connection charges as well as the 55+ age restriction for living in this apartment complex.

Mr. Rippe stated that the age restriction will be in the financing agreement but if the Board has concerns, he will be willing to place a deed restriction with a payback mechanism for any difference in connection fees.

Mr. Brausch discussed the ability of the Board to apply the same type usage to the water connection fees and stated a possibility of the connection charges being reduced from \$1,222,285 to \$942,285.

Mr. Rippe stated that his request of the Board is to be considered a nursing home facility relative to connection charges.

Mr. Brausch stated he is proposing the Board consider the inclusion of an Assisted Living fee category.

Commissioner South stated she has a problem with considering this for a nursing home rate as this is not a nursing home facility.

Commissioner Grossmann stated he is willing to agree with Commissioner South and apply an assisted living fee category for this development.

On motion, Commissioner South moved to apply the assisted living fee category to the Hopkins Commons Development, being seconded by Commissioner Grossmann.

Upon discussion, it was determined that a public hearing is required in order to establish this new fee category within the Rules and Regulations of the Water and Sewer District.

Commissioner South withdrew her motion and Commissioner Grossmann withdrew his second.

Upon further discussion, the Board resolved (Resolution #16-0756) to set the public hearing to consider modifications to the Rules and Regulations of the Water and Sewer Department relative to Section IX and other related sections that establish the Tap-in and sewer connection fees for customers.

On motion, upon unanimous call of the roll, the Board entered into executive session at 11:42 a.m. to discuss hiring within Facilities Management and Children Services pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 12:00 p.m.

Upon motion the meeting was adjourned.



David G. Young, President

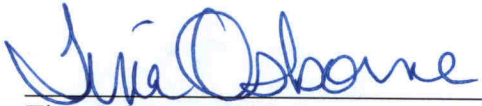


Tom Grossmann



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 May 24, 2016, in compliance with Section 121.22 O.R.C.



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



HOPKINS COMMONS WATER TAP & SEWER CONNECTION FEES

Warren County Commissioners

May 24, 2016

AGENDA

1. Hopkins Commons Review
2. Tap & Connection Fee Methodology
3. Potential Changes for Assisted Living
4. Fee Calculations for Hopkins Commons



Water & Sewer Department

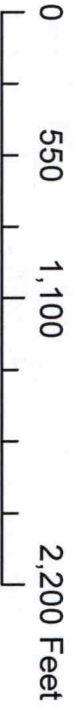
Hopkins Commons PUD

7840 State Route 48, Hamilton Twp

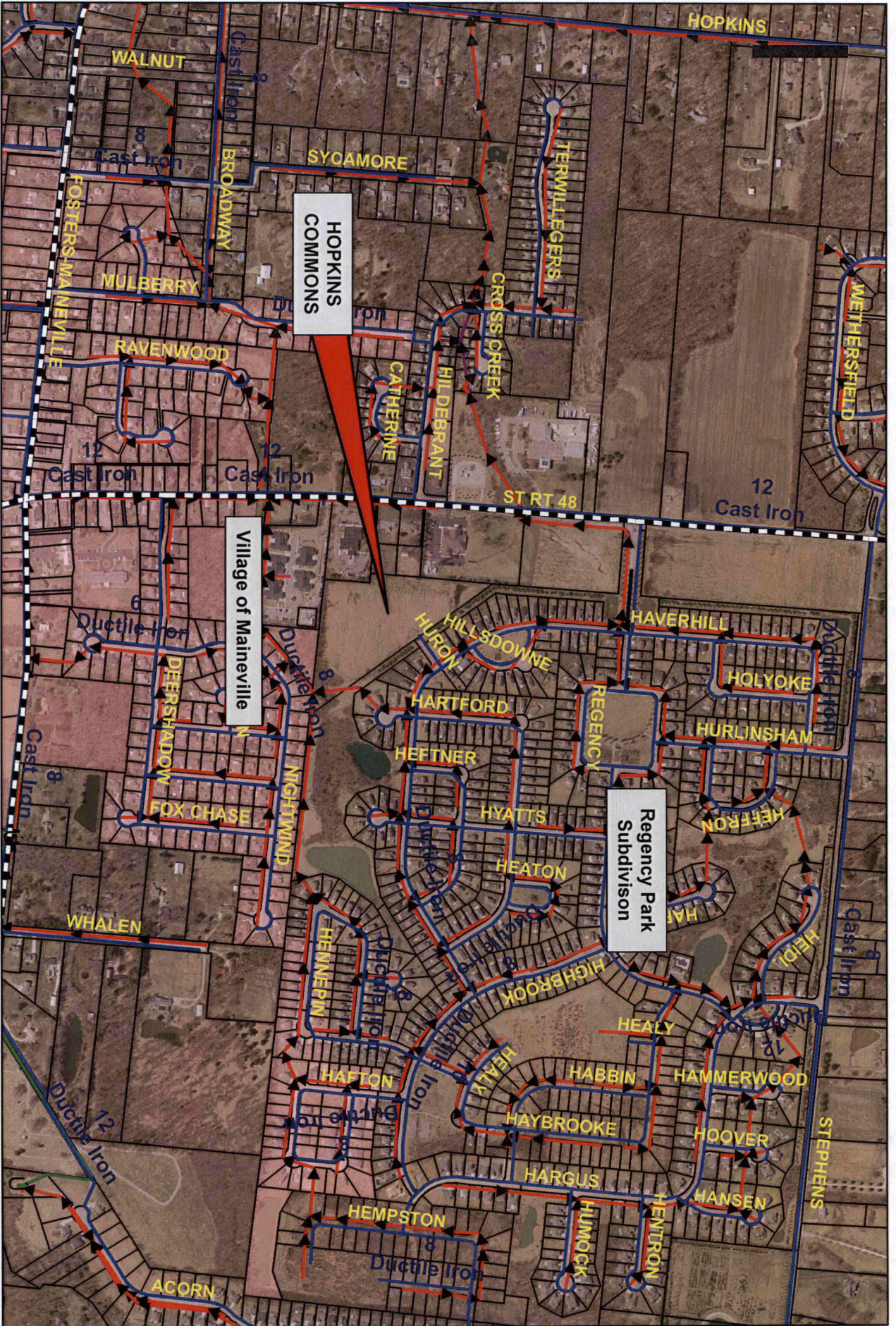
- Assisted Living Development
- 160 Assisted Living, Age Restricted Apartments
 - 72 Two Bedroom Units
 - 82 One Bedroom Units
 - 6 Studio Units
- 33 Subsidized housing units for low-to-moderate income seniors
- 13,000 SF of restaurant space
- Swimming Pool w/ Restroom

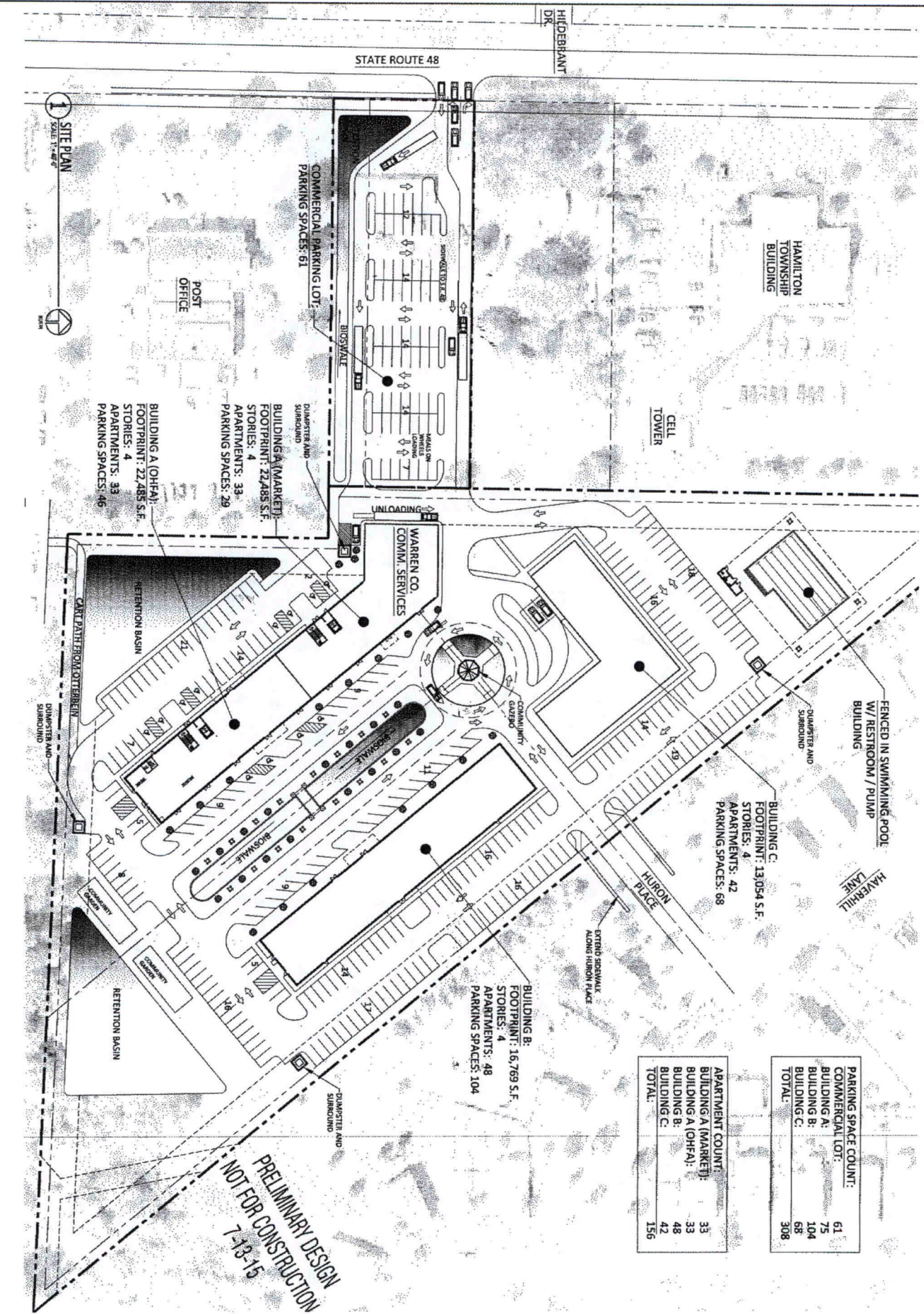
Hopkins Commons allows for independent living for an older population that needs various levels of assistance.

- Nursing home contract to manage services provided to residents.
- State licensure for assisted living
- All buildings will have nursing offices/facilities
- Facilities meet requirements for Medicaid reimbursement
- Buildings designed for fire/safety and life support
- Registered nurse on staff and available 24 / 7
- Licensed assisted living administrator on site
- Food service available for all residents.



Hopkins Commons





1 SITE PLAN
SCALE 1"=40'

BUILDING A (OHFA):
FOOTPRINT: 22,485 S.F.
STORIES: 4
APARTMENTS: 33
PARKING SPACES: 46

BUILDING A (MARKET):
FOOTPRINT: 22,485 S.F.
STORIES: 4
APARTMENTS: 33
PARKING SPACES: 29

BUILDING B:
FOOTPRINT: 16,769 S.F.
STORIES: 4
APARTMENTS: 48
PARKING SPACES: 104

BUILDING C:
FOOTPRINT: 13,054 S.F.
STORIES: 4
APARTMENTS: 42
PARKING SPACES: 68

APARTMENT COUNT:	
BUILDING A (MARKET):	33
BUILDING A (OHFA):	33
BUILDING B:	48
BUILDING C:	42
TOTAL:	156

PARKING SPACE COUNT:	
COMMERCIAL LOT:	61
BUILDING A:	75
BUILDING B:	104
BUILDING C:	68
TOTAL:	308

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION
7-13-15

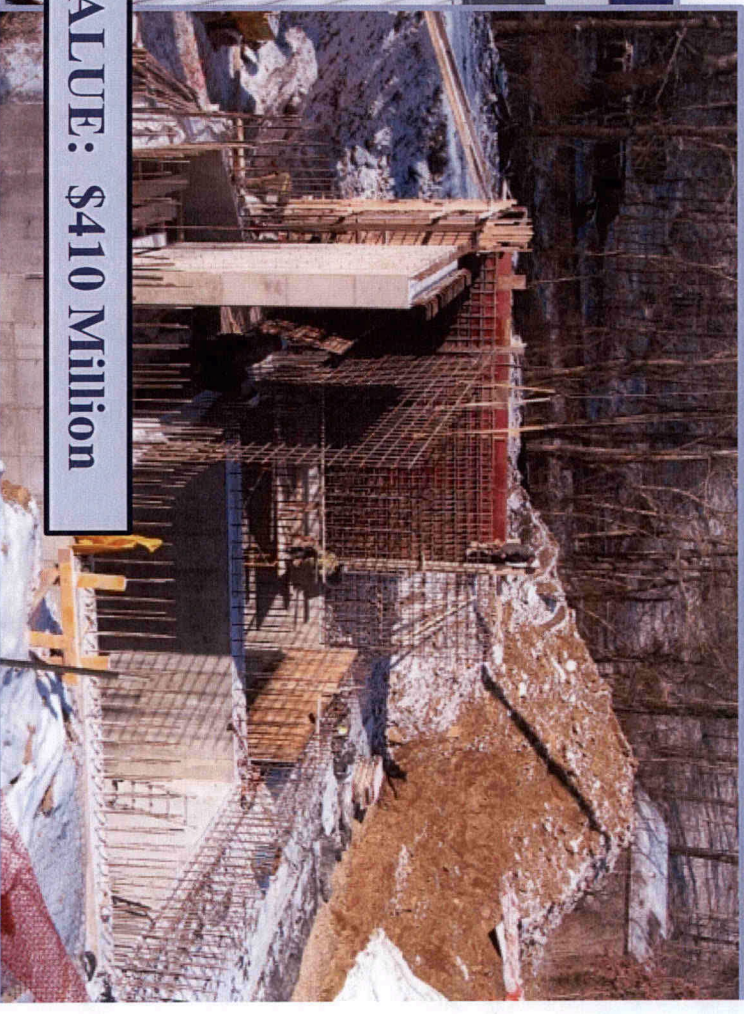
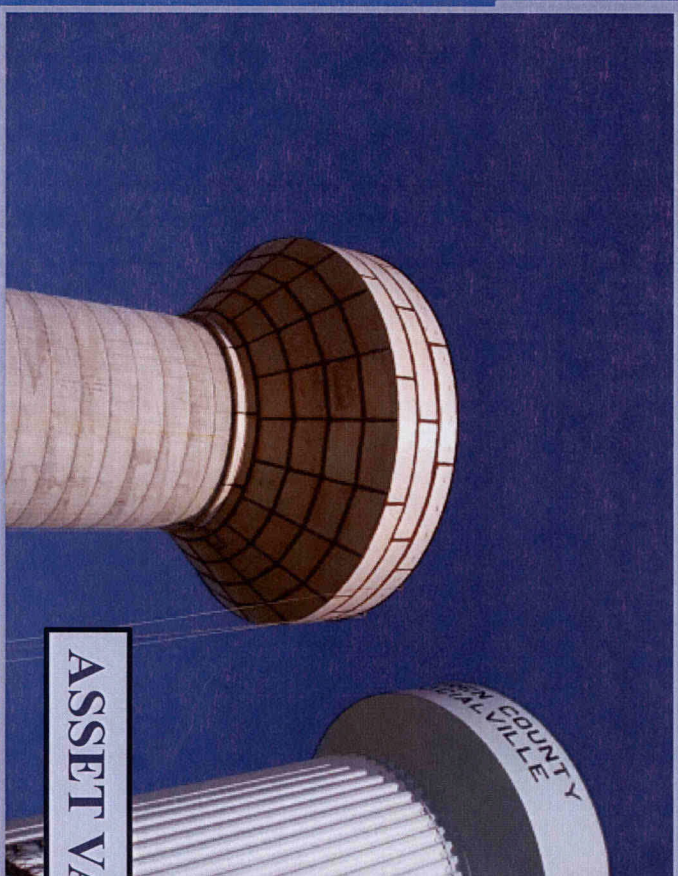
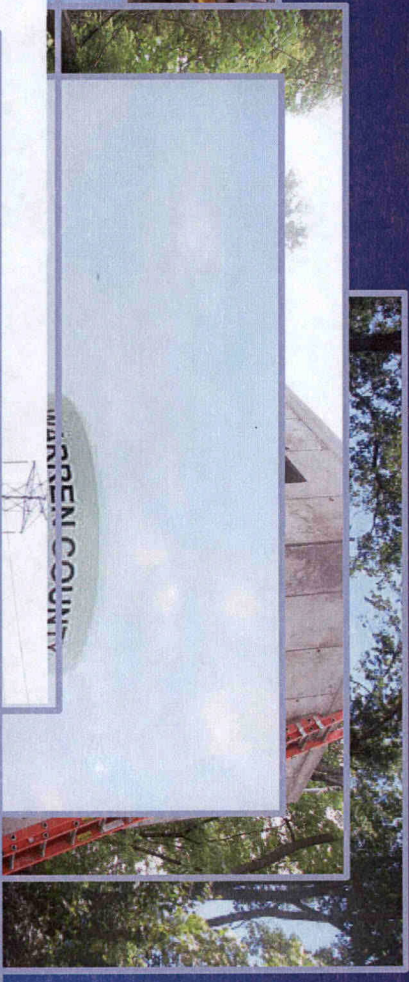
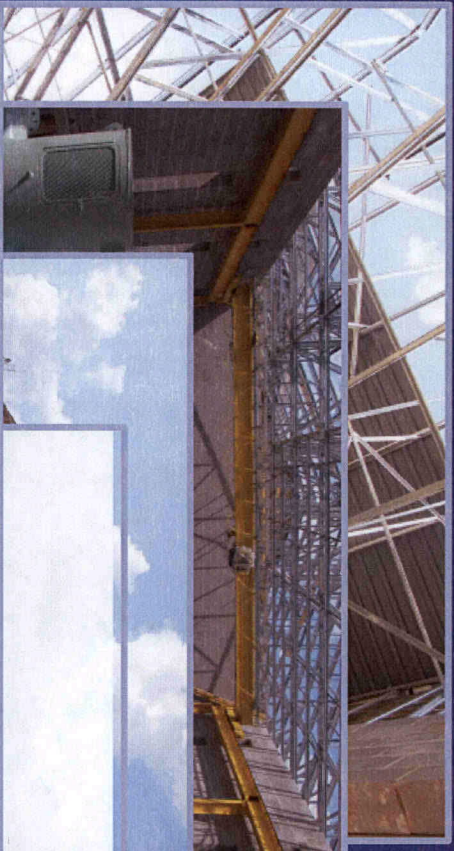
Water Tap-In Charges are collected for the financing of the County's Water Infrastructure

- Paid by all new customers (residential, industrial, manufacturing, commercial).
- Paid prior to issuance of building permit.
- Purchase at time of construction (No pre-purchasing).
- Revenues deposited into Fund 510 – Water Revenue Fund.
 - Payment of principal and interest of indebtedness
 - Payment of enlargement, extension, or replacement of water system.
- Undersizing of water meters to reduce Tap Fees is avoided. The Tap Fees shall be based on Meter Size to the property or the number of single-family residential units, whichever is greater.
- Multi-family residential pays based on residential home rate.

Sewer Connection Charges are collected for the financing of the County's Sewer Infrastructure

- Paid by all new customers (residential, industrial, manufacturing, commercial).
- Paid prior to issuance of building permit.
- Purchase at time of construction (No pre-purchasing).
- Revenues deposited into Fund 580 – Sewer Revenue Fund.
 - Payment of principal and interest of indebtedness
 - Payment of enlargement, extension, or replacement of sewage system.
- Multi-family residential pays based on ERU's. The Connection Charge for structures other than single-family residences shall be based on Ohio EPA's "Suggested Sewage Flow Guide", with an estimated sanitary sewage flow of 400 gallon per day for a single-family residence. Rules & Regulations Section 9.08.d.

Treatment plant expansions & system upgrades are financed through new development.



ASSET VALUE: \$410 Million

Ohio EPA Design Standards provides a consistent methodology for calculating Water Tap and Sewer Connection Fees

FACILITY TYPE	1993 Ohio EPA Wastewater Standards	2013 Ohio EPA Standards	2015 Ohio EPA Water Treatment Standards
Residential Home	400 gpd	120 gpd/bedroom	400 gpd/home
Apartments	250 gpd 300 gpd 350 gpd	120 gpd/bedroom	250 gpd 300 gpd 350 gpd
Ordinary Restaurant	35 gpd/seat	35 gpd/seat	35 gpd/seat
Office Building	20 gpd/employee	20 gpd/employee	20 gpd/employee
Nursing & Rest Homes	200 gpd/patient 100 gpd/res. employee 50 gpd/non-res. Employee	200 gpd/patient 100 gpd/res. employee 50 gpd/non-res. Employee	150 gpd/patient 100 gpd/res. employee 50 gpd/non-res. Employee
Assisted Living Institutions			125 gpd/person
Hotel	100 gpd/unit	100 gpd/unit	60 gpd/room 100 gpd/room with kitchen

Equivalent Residential Unit (ERU)

County Standard for Calculating Tap & Connection Fees

Proposed New Facility Type:
Assisted Living Apartments

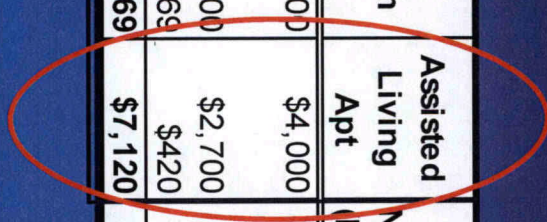
225 gpd

The proposed Assisted Living Apartment Facility Type will reduce the Sewer Connection Fees for Hopkins Commons.

Water Tap-In Fee	Single Family Home	Double Bedroom Apt	Single Bedroom Apt	Assisted Living Apt	Nursing Home (Per Resident)
	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Sewer Connection Charge	\$4,800	\$3,600	\$3,000	\$2,700	\$2,400
Sanitary Sewer Capacity Charge (9.12.b.2.B)	\$750	\$563	\$469	\$420	\$380
TOTAL	\$9,550	\$8,163	\$7,469	\$7,120	\$6,780

	Apartment Units	Fees Per Apartment Unit			Family Provided
		1 bdrm	2 bdrm	3 bdrm	
Peterson Cartridge	130		\$9,663	\$10,356	
Grand at Long Cove	122	\$7,125	\$7,750	\$8,375	
The Lofts (Anderson Burka)	200	\$7,560	\$8,160	\$8,760	

\$4000 x (300/400)



Hopkins Commons Fee Calculation

1 & 2 Bedroom Apartments

Apartment	Unit Price	Units	Total Price
2 Bdrm Apt Water Tap Fee	\$4,000	72	\$288,000
1 Bdrm Apt Water Tap Fee	\$4,000	88	\$352,000
2 Bdrm Apt Sewer Connection Fee	\$3,600	72	\$259,200
1 Bdrm Apt Sewer Connection Fee	\$3,000	88	\$264,000
Sewer Capacity Fee	\$420	160	\$67,200
TOTAL			\$1,230,400
Restaurant (Assumed 88 Seats)	Unit Price	ERUs	Total Price
Water Tap Fee	\$4,000	7.7	\$30,800
Sewer Connection Fee	\$4,800	7.7	\$36,960
Sewer Capacity Fee	\$750	7.7	\$5,775
TOTAL			\$73,535
Swimming Pool (Bathroom Facilities)	Unit Price	ERUs	Total Price
Water Tap Fee	\$4,000	1	\$4,000
Sewer Connection Fee	\$4,800	1	\$4,800
Sewer Capacity Fee	\$750	1	\$750
TOTAL			\$9,550
TOTAL			\$1,313,485

OEPA Guideline specifies 35 gpd/seat

Assisted Living Apartments

Assisted Living Apartments	Unit Price	Units	Total Price
Water Tap Fee	\$4,000	160	\$640,000
Sewer Connection Fee	\$2,700	160	\$432,000
Sewer Capacity Fee	\$420	160	\$67,200
TOTAL			\$1,139,200
Restaurant (Assumed 88 Seats)	Unit Price	ERUs	Total Price
Water Tap Fee	\$4,000	7.7	\$30,800
Sewer Connection Fee	\$4,800	7.7	\$36,960
Sewer Capacity Fee	\$750	7.7	\$5,775
TOTAL			\$73,535
Swimming Pool (Bathroom Facilities)	Unit Price	ERUs	Total Price
Water Tap Fee	\$4,000	1	\$4,000
Sewer Connection Fee	\$4,800	1	\$4,800
Sewer Capacity Fee	\$750	1	\$750
TOTAL			\$9,550
TOTAL			\$1,222,285

How do we compare to other local communities?

City of Mason (Sewer Only)

156 Apartments x \$5,153.00 = \$802,308

Butler County (Water & Sewer)

Multifamily is charged 80% of residential rate.

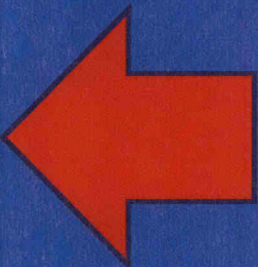
156 Units x 0.80 x (\$4,465 + \$4,595) = \$1,130,688

How do we move forward?

- OPTION 1 – Keep the current method
- OPTION 2 – Create a Assisted Living Use Category

Using Equivalent Residential Units for both the Water Tap Fee and Sewer Connection Fees will reduce total fees .

Water Tap-In Fee	Single Family Home	Double Bedroom Apt	Single Bedroom Apt	Assisted Living Apt	Nursing Home (Per Resident)
	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Sewer Connection Charge	\$4,800	\$3,600	\$3,000	\$2,700	\$2,400
Sanitary Sewer Capacity Charge (9.12.b.2.B)	\$750	\$563	\$469	\$420	\$380
TOTAL	\$9,550	\$8,163	\$7,469	\$7,120	\$6,780



Water Tap-In Fee	Single Family Home	Double Bedroom Apt	Single Bedroom Apt	Assisted Living Apt	Nursing Home (Per Resident)
	\$4,000	\$3,000	\$2,500	\$2,250	\$2,000
Sewer Connection Charge	\$4,800	\$3,600	\$3,000	\$2,700	\$2,400
Sanitary Sewer Capacity Charge (9.12.b.2.B)	\$750	\$563	\$469	\$420	\$380
TOTAL	\$9,550	\$7,163	\$5,969	\$5,370	\$4,780

Using Equivalent Residential Units for both the Water Tap Fee and Sewer Connection Fees further reduces the cost for large developments.

1 & 2 Bedroom Apartments

Apartment	Unit Price	Units	Total Price
2 Bdrm Apt Water Tap Fee	\$3,000	72	\$216,000
1 Bdrm Apt Water Tap Fee	\$2,500	88	\$220,000
2 Bdrm Apt Sewer Connection Fee	\$3,600	72	\$259,200
1 Bdrm Apt Sewer Connection Fee	\$3,000	88	\$264,000
Sewer Capacity Fee	\$420	160	\$67,200
TOTAL			\$1,026,400
Restaurant (Assumed 88 Seats)	Unit Price	ERUs	Total Price
Water Tap Fee	\$4,000	7.7	\$30,800
Sewer Connection Fee	\$4,800	7.7	\$36,960
Sewer Capacity Fee	\$750	7.7	\$5,775
TOTAL			\$73,535
Swimming Pool (Bathroom Facilities)	Unit Price	ERUs	Total Price
Water Tap Fee	\$4,000	1	\$4,000
Sewer Connection Fee	\$4,800	1	\$4,800
Sewer Capacity Fee	\$750	1	\$750
TOTAL			\$9,550
TOTAL (Water & Sewer ERU)			\$1,109,485
TOTAL (Current Method - Sewer ERU)			\$1,313,485

Assisted Living Apartments

Assisted Living Apartments	Unit Price	Units	Total Price
Water Tap Fee	\$2,250	160	\$360,000
Sewer Connection Fee	\$2,700	160	\$432,000
Sewer Capacity Fee	\$420	160	\$67,200
TOTAL			\$859,200
Restaurant (Assumed 88 Seats)	Unit Price	ERUs	Total Price
Water Tap Fee	\$4,000	7.7	\$30,800
Sewer Connection Fee	\$4,800	7.7	\$36,960
Sewer Capacity Fee	\$750	7.7	\$5,775
TOTAL			\$73,535
Swimming Pool (Bathroom Facilities)	Unit Price	ERUs	Total Price
Water Tap Fee	\$4,000	1	\$4,000
Sewer Connection Fee	\$4,800	1	\$4,800
Sewer Capacity Fee	\$750	1	\$750
TOTAL			\$9,550
TOTAL (Water & Sewer ERU & Assisted Living)			\$942,285
TOTAL (Current Method w/ Assisted Living)			\$1,222,285

Possible Rules & Regulation Amendments

- Amend Rules & Regulations to include the 1993 OEPA Guidelines as a referenced Exhibit.
- Amend the OEPA Guideline Exhibit to include an Assisted Living Apartment User Group with a designated use of 225 gpd. Include the ORC definition for Assisted Living Facility.



HOPKIN COMMONS WATER TAP & SEWER CONNECTION FEES

Warren County Commissioners

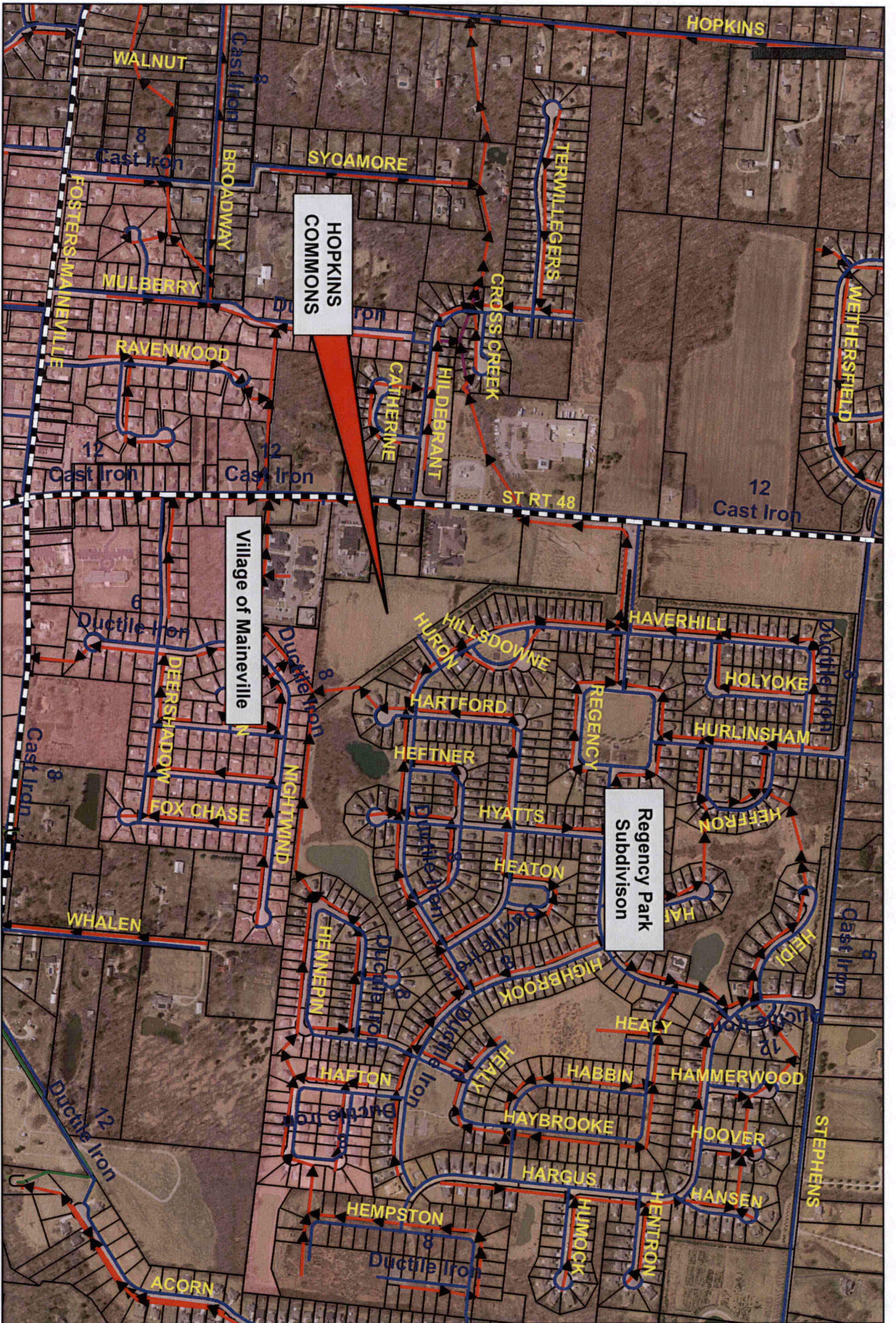
March 22, 2016

AGENDA

1. Location
2. Stage 2 Planning Submittal
3. Correspondence
4. Fees



Water & Sewer Department

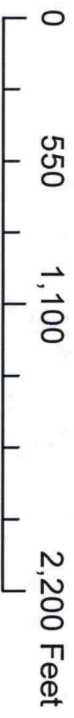


HOPKINS COMMONS

Village of Maineville

Regency Park Subdivision

Hopkins Commons

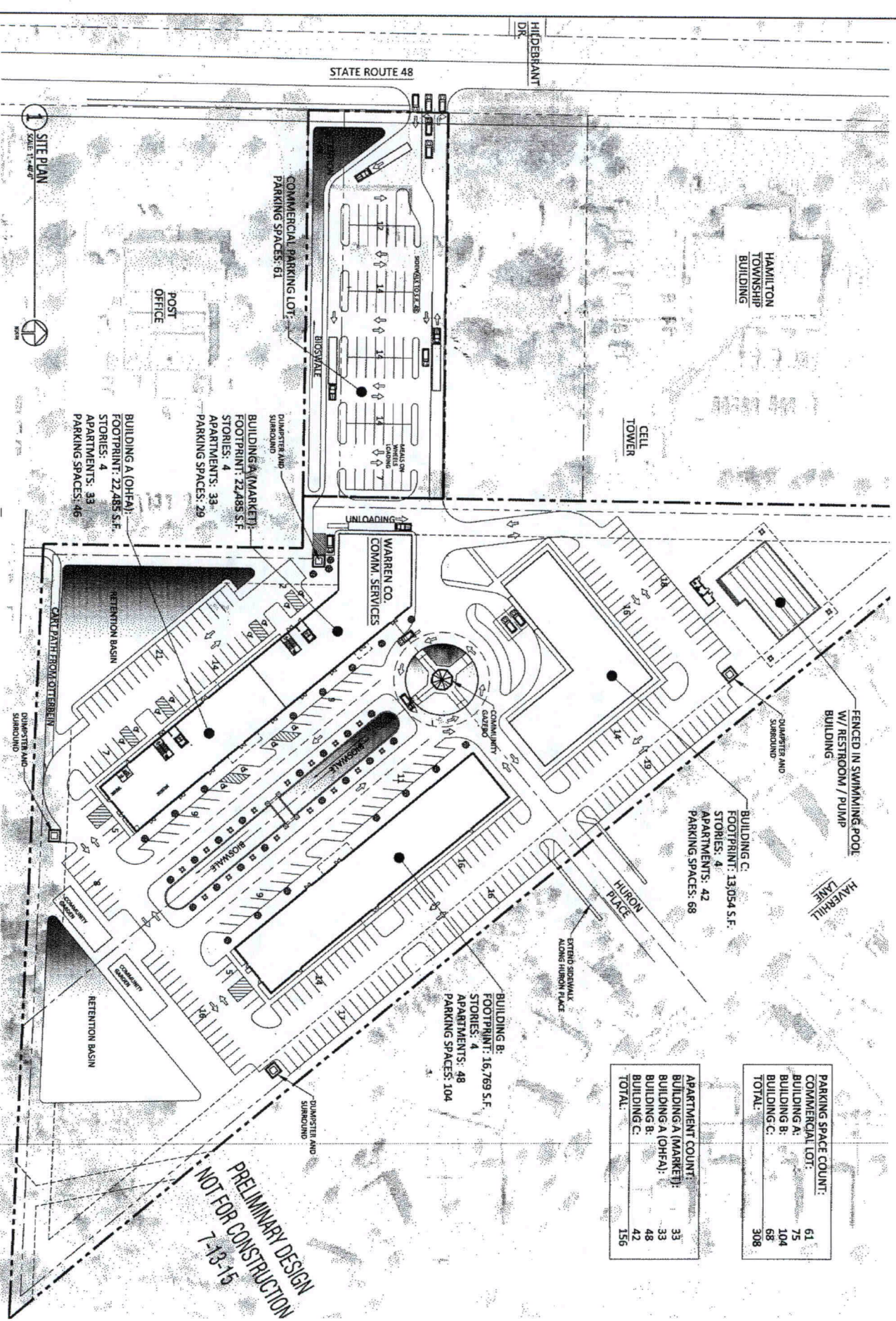


Hopkins Commons PUD

Stage 2 Site Plan

- 7840 State Route 48, Hamilton Twp
- Mixed Use Development
- 159 Multifamily Units
- 13,000 SF of restaurant space
- 9.41 acres
- Density: 16.9 Units/Acre
- Zoning: Majority of site is R-3 Multifamily; 1.24 acres abutting SR 48 is zoned B-1

1 SITE PLAN
SCALE: 1"=40'-0"



BUILDING A (OHFA):
FOOTPRINT: 22,485 S.F.
STORIES: 4
APARTMENTS: 33
PARKING SPACES: 46

BUILDING B (MARKET):
FOOTPRINT: 22,485 S.F.
STORIES: 4
APARTMENTS: 33
PARKING SPACES: 29

BUILDING B:
FOOTPRINT: 16,769 S.F.
STORIES: 4
APARTMENTS: 48
PARKING SPACES: 104

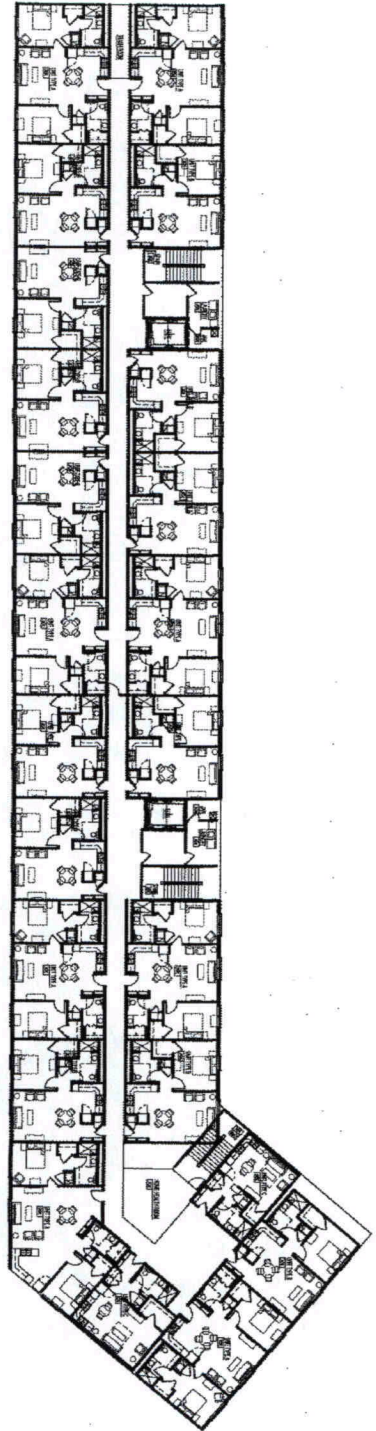
BUILDING C:
FOOTPRINT: 13,054 S.F.
STORIES: 4
APARTMENTS: 42
PARKING SPACES: 68

APARTMENT COUNT:	
BUILDING A (MARKET):	33
BUILDING A (OHFA):	33
BUILDING B:	48
BUILDING C:	42
TOTAL:	156

PARKING SPACE COUNT:	
COMMERCIAL LOT:	61
BUILDING A:	75
BUILDING B:	104
BUILDING C:	68
TOTAL:	308

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION
7-13-15

1. Notation provided: 1. Utility easements shown on this plan are for 15' wide and 10' deep utility easements.



2 PLAN - UPPER FLOOR
SCALE: 1/8" = 1'-0"

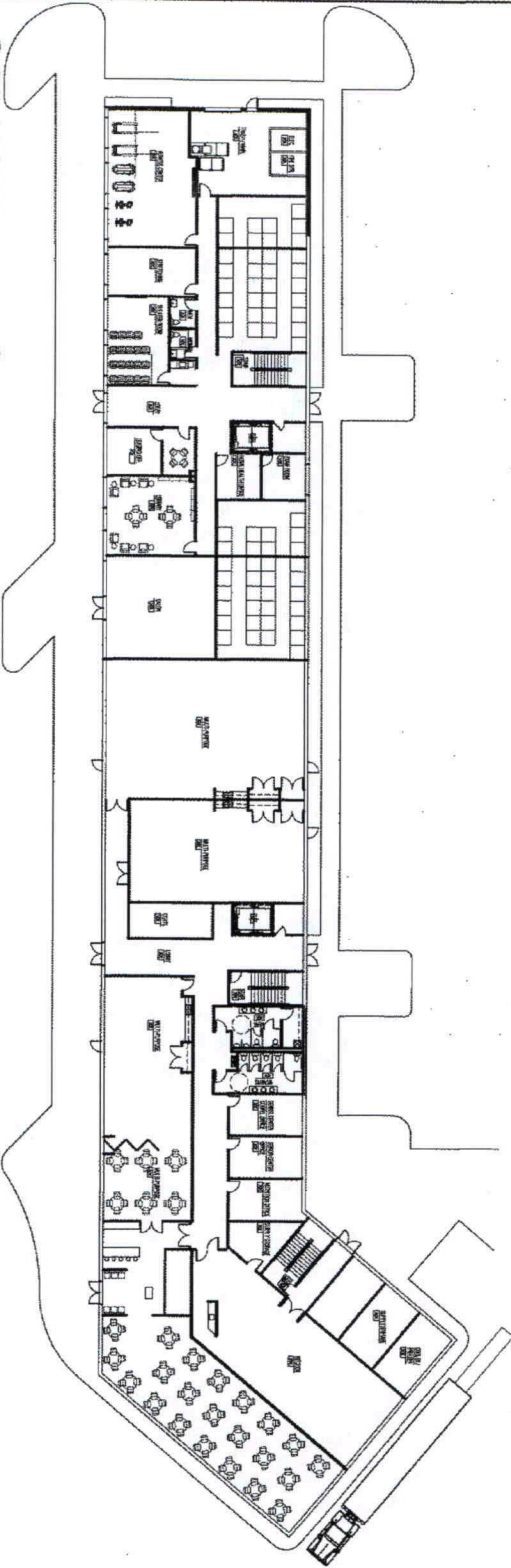


UNIT BREAKDOWN - OHFA

UNIT	AREA (SQ. FT.)	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
UNIT A - 2 BEDROOM / 1.5 BATH	978	7	7	7	21
UNIT B - 1 BEDROOM / 2 BATH	717	4	4	4	12
UNIT C - STUDIO / 1 BATH	492	0	0	0	0
TOTAL UNITS PER FLOOR		11	11	11	33

UNIT BREAKDOWN - MARKET

UNIT	AREA (SQ. FT.)	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	TOTAL
UNIT A - 2 BEDROOM / 1.5 BATH	978	4	4	4	12
UNIT B - 1 BEDROOM / 2 BATH	717	6	6	6	18
UNIT C - STUDIO / 1 BATH	492	2	2	2	6
TOTAL UNITS PER FLOOR		12	12	12	36

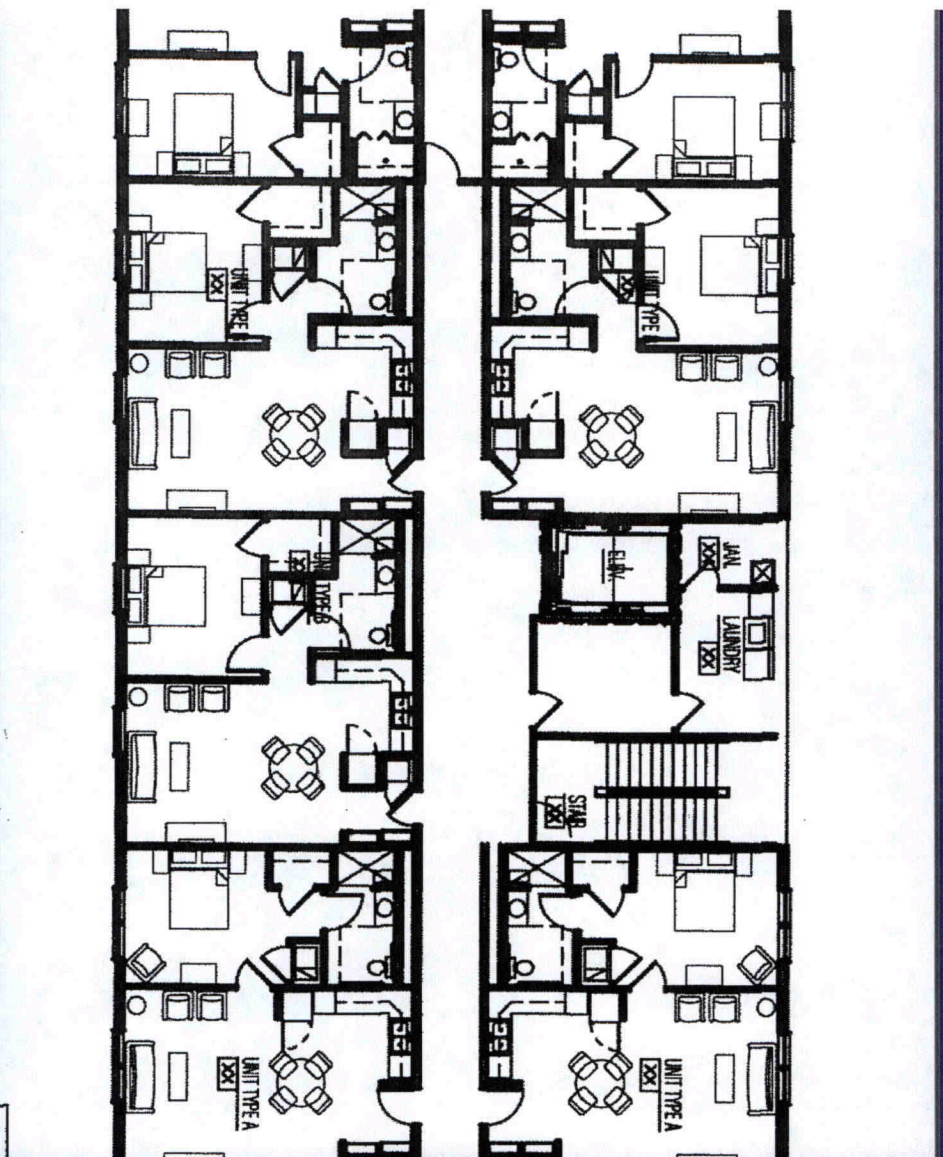


1 PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"



PROGRESS PRINT
NOT FOR CONSTRUCTION
7-13-15

Hopkins Commons provides affordable apartments for senior living.



Typical Apt Layout

- Living Room
- Kitchen
- Bedroom
- Bathroom

Living Space

- 2 Bdrm – 973 SF
- 1 Bdrm – 717 SF
- Studio – 460 SF



Brausch, Chris

From:
Sent:
To:
Subject:

Oct. 30,

To: W

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Chris, I'm thinking more about the project.

1) The average including the two parcels is 100%.

2) As a percentage of the total construction cost, the tap fees are very low.

3) The County while I was in that town, the jobs are very good.

The project is on a few parcels in the second year of the project.

A \$15 a year disposal going to the landfill.

The 6% and in that force. A are un-

Brausch, Chris

From:
Sent:
To:
Cc:
Subject:

Chris, my parcel of property is zoned for agricultural use. I would like to verify that the zoning is correct.

It is our understanding that we will need to verify the zoning.

Thanks,

Bruce

Bruce M. Rippe
Park Avenue Road
Four South Park
Batesville, Indiana
513-619-8241

HOPKINS COMMONS
MODERN REAL ESTATE SALES, LLC
8041 HOSBROOK ROAD, SUITE 206
CINCINNATI, OH 45236

JANUARY 26, 2015

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Ms. Tam Osborne
Clerk of Commissioners
Warren County
406 Justice Drive
Lebanon, Ohio 43036

RE: Hopkins Commons

Dear Ms. Osborne:

The purpose of this letter is to apprise your office that Hopkins Commons, LP plans to be the general partner of a residential rental development located in or within a one-half mile radius of your political jurisdiction, and has submitted an application to utilize the multifamily funding programs of the Ohio Housing Finance Agency (OHFA) for the development of this property.

Hopkins Commons is now construction of ~50 units of affordable senior housing. Design features including no barriers to entry, wide halls, curb-less showers and exercise facilities are incorporated to allow seniors to age in place. The apartments provide resident space which is a great place to congregate and socialize while conducting programs and activities. It is widely recognized that socialization for seniors is an important component for keeping them healthy and active. It contributes to keeping them at "home" and out of a nursing facility. The apartment homes fit in with the existing homes in this residential area and the many "green" features help to lower resident utility bills and make this community more sustainable and attractive.

The proposed redevelopment/development will be financed with Housing Credit proceeds.

Development Team:
Bruce Rippe
Project Manager
8041 Hosbrook Road, Suite 206
Cincinnati, OH 45236
(513) 519-8241
bruppe@hopkinscommons.com
General Partners or Managing Members: Hopkins Commons, LP
Developer: HC Development, LLC
Contractor: Modern Real Estate Sales
Property Manager: Flaherty & Collins

Project Address: Located on Huron Place in Regency Park Subdivision, Hamilton Township, Ohio next to Otterbein Nursing Home in Warren County.

Number of Units: 50-52

Program(s) Utilized in the Project: Housing Credit Program

RECEIVED
2015 JAN 28 PM 12:52
WARREN COUNTY
COMMISSIONERS

Water & Sewer Fees and Charges

Date: February 18, 2014
Property: 7613 Huron Place; aka JMB Ranch
Property ID#:
Contact Name: Bruce Rippe
Contact Number: (513) 519-8241
Contact email: 47006@live.com
Description: 8.24 acre site of a proposed 138 unit
apartment development

	Single Bedroom Apt	Double Bedroom Apt
Water Tap-In Fee	\$4,000	\$4,000
Sewer Connection Charge	\$3,000	\$3,600
Sanitary Sewer Capacity Charge (9.12.b.2.B)	\$469	\$563
TOTAL	\$7,469	\$8,163

Plan Review Fee - 0.5% of estimated construction costs plus \$100.00
Inspection Fee - 1.5% of estimated construction costs

NOTE:

1. Plans must be approved by this office and all construction must be inspected by a representative of the Water & Sewer Department.
2. It is the developer's responsibility to supply, construct, and provide all domestic, fire, and irrigation meters, piping, isolation valves, check valves, and meter pits.
3. Fees and charges are subject to annual increases typically applied in January



Hopkins Commons Water & Sewer Fees

- Based on multifamily
- Similar to other multifamily developments
- Palmera Apartments
- Latitude @ Deerfield Crossing

PROJECTED STATS FOR HOPKINS COMMONS

- 160 units at Hopkins Commons (72)- 2 bedroom ; (82) 1- bedroom and (6) studio apartments.
- ESTIMATED POPULATION
- 25% of the 2 bedroom apartments are occupied by more than 1 person.
- 5% of the 1 bedroom apartments are occupied by more than 1 person.
- 70% units = 1 resident per apartment
- Avg 1.1 Resident per apt

ERU Standards- EPA 1993

- 1 bedroom = 250 gallons per day
- 2 bedroom = 300 gallons per day
- 3 bedroom = 350 gallons per day
- 1 ERU = 400 gallons per day

Hopkins Commons – Not Only Multi Family

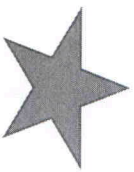
- Previous zoning multi family for site- New Zoning Approved
- Approved zoning- Assembly/Business/Institutional to accommodate WCCS and Nursing Offices
 - Each building has medical office/exam room and 1 nursing station per floor
 - Each other use not permitted under multi family zoning

- **EMPLOYMENT NOT CONSISTENT W/MULTI FAMILY**

Typical Multi Family Housing- 160 Units- 4 employees

HC+WCCS+A/L+ Sinclair= > 45 employees

4 DIFFERENT EMPLOYERS /TAXING UNITS ON CAMPUS



Warren County – Rate Consideration

- **Business Rate**

- Water - 8" Meter= \$208,000/ 52 ERU (12k gallons per ERU) or 624,000 gallons a mo
- Sewer \$4.8k per ERU \$249,000
- Total \$457,000

- **Proposed Rate Using A/L ERU**

- Water 225 gpd * 160 = 90 ERU* 4000= \$360,000
- Sewer 90*4800= \$432,000
- Total \$792,000

Comparative Rates - Warren County/EPA/Romweber

Warren County Proposal For A/L

- 160*6750/per apt/per mo=90 ERU
- Water 90*4000= 360,000
- Sewer 90*4800= 432,000
- Total \$792,000

Nursing Home Standard

- 160*6000/per apt/per mo= 80 ERU
- Water 80*4000 = \$320,000
- Sewer 80*4800 = \$384,000
- Total \$704,000

Ohio EPA A/L Rate

- 160*3750/per apt/per mo=600,000/12,000=50 ERU
- Water 50*4000 = \$ 200,000
- Sewer 50*4,800 = \$ 240,000
- Total \$440,000

Romweber Flats Use

- 160* 1080/per apt/per mo=172,000 gallons a mo or 14.4 ERU
- Water 15*4000 = 60,000
- Sewer 15* 4810= 68,953
- Total 128,953

Mason Water Rates

- City of Mason Guidelines- Water Provided by Cincinnati

- 1.) There will be an additional system expansion fee on all residential meters of \$4663.00 per family unit.
- 2.) For special purpose apartment projects, such as those intended for the elderly, containing one or two room efficiency units, with occupancy rigidly controlled and equipped with only one set of kitchen and bath fixtures, the expansion charge, tap size and meter size shall be seventy-five percent (75%) of size required in chart for multi-family units.
- 3.) For trailer parks, where more than one trailer is served by the same meter, the expansion charge, tap size and meter size shall be determined as apartments.
- 4.) For purposes of water system expansion fees the following facilities shall be considered businesses and pay fees as set forth for commercial meter fees: convalescent homes, hospitals, nursing homes, group homes and housing of elderly other than those described in #2.

Butler County Rate Structure

2016 Capacity Fees:

- Water - \$4,465.00/ERU
- Sewer - \$4,595.00/ERU

Conservation Rate Structures:(Note 1 ERU = 12,000 gallons per month)

- The base volume is equal to the first 12,000 gallons per month (or multiple of 12,000 gallons, dependent upon the number of ERU's purchased) and would be billed at the base rate.
 - Usage above the base volume, up to 150%, would be billed at 150% of the base rate.
 - Usage above 150% of the base volume would be billed at 200% (water only) of the base rate. *Commercial and Industrial 200% sewer peaking charges were eliminated June 2009.*
- West Chester- 143 Unit Nursing Home- 300,000 gallons per month= 25 ERU*9,060=\$2226,600
 - Nursing facility = 70 gallons a day- Romweber Flats- 36 gallons per day per resident-
 - Butler County – Hopkins Commons- Mixed Use

Comparative Water Tap Fees

- Market Rate Apartments
 - Warren County Proposed - \$640,000
 - City of Loveland- \$75,000
 - City of Cincinnati \$9,700

Other Financial Considerations

- Tap fees equates to 6% of construction costs
- To amortize additional \$1.1MM debt- every resident pays \$390 a year
- Property Tax increase will be \$152 a year per resident
- Total of \$542 after tax for fixed income senior
- Total of 6 multi family apartment projects in Warren County in 10 years (final and active)- Source WC Zoning web site
- Under current proposal project not only pays higher tap fee but will bear full increases for water based on escalating demand in the County

Possible Rates

- Suggested Rate for Multi Family \$1,230,000
- Suggested Rate by WC Staff for A/L \$1,139,200
- ERU A/L Rate WCV \$ 792,000
- 50% Rate-Nursing Home \$ 704,000
- Business Rate \$ 457,000
- ERU A/L Rate EPA \$ 440,000
- Rate based on actual ERU \$ 128,953