



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

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***TOM GROSSMANN***

***SHANNON JONES***

***DAVID G. YOUNG***

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

**MINUTES: Regular Session – November 20, 2018**

The Board met in regular session pursuant to adjournment of the November 13, 2018, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the November 6, 2018, and November 13, 2018, meetings were read and approved.

- 18-1779      A resolution was adopted to approve the promotion of Jason Strickland from Lab Technician I to the position of Lab Technician II within the Water and Sewer Department. Vote: Unanimous
- 18-1780      A resolution was adopted to hire Ila Hartrum as Customer Representative, within the Water and Sewer Department. Vote: Unanimous
- 18-1781      A resolution was adopted to amend Resolution #18-1674, approving the hiring of Stacy Ryan as Emergency Communications Operator within the Warren County Department of Emergency Services. Vote: Unanimous
- 18-1782      A resolution was adopted to approve reappointments to the Warren County Transportation Improvement District board of Trustees. Vote: Unanimous
- 18-1783      A resolution was adopted to waive fees associated with the installation of a tent during Christmas in the Village on behalf of the Waynesville Chamber of Commerce. Vote: Unanimous
- 18-1784      A resolution was adopted to enter into an exclusive and permanent drainage easement with Stephen E. Wund for the Everett Avenue Bridge Replacement Project. Vote: Unanimous

- 18-1785 A resolution was adopted to enter into a geotechnical engineering services contract with Terracon Consultants, Inc. on behalf of the Warren County Engineer. Vote: Unanimous
- 18-1786 A resolution was adopted to approve Notice of Intent to Award Bid to Rack & Ballauer Excavating Company, Inc. for Lower Springboro Road Water Improvement Project, Phase 2. Vote: Unanimous
- 18-1787 A resolution was adopted to approve Notice of Intent to Award Bid to JNT Excavating LLC. for Lower Springboro Road Water Improvement Project, Phase 3. Vote: Unanimous
- 18-1788 A resolution was adopted to approve and enter into an easement & agreement for waterline & appurtenances with Headwaters Capital, LTD. Vote: Unanimous
- 18-1789 A resolution was adopted to approve easement acquisition compensation and enter into waterline & appurtenance easement agreements for the Lower Springboro Road Water Improvements Project. Vote: Unanimous
- 18-1790 A resolution was adopted to waive sewer connection fees for the Wayne Local School District bus maintenance facility. Vote: Unanimous
- 18-1791 A resolution was adopted to approve and enter into adoption assistance agreements with [REDACTED] on behalf of the Ohio Department of Job and Family Services Children Services Division. Vote: Unanimous
- 18-1792 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 18-1793 A resolution was adopted to approve various refunds. Vote: Unanimous
- 18-1794 A resolution was adopted to enter into a subdivision public improvements performance and maintenance security agreement with HT Crossing, LLC for installation of certain improvements in Hunters Crossing situated in Clearcreek Township. Vote: Unanimous
- 18-1795 A resolution was adopted to enter into street and appurtenances security agreement with HT Crossing, LLC for installation of certain improvements in Hunters Crossing, situated in Clearcreek Township. Vote: Unanimous
- 18-1796 A resolution was adopted to approve various record plats. Vote: Unanimous
- 18-1797 A resolution was adopted to approve cash advance from general fund #101 into Community Development Block Grant Fund #265. Vote: Unanimous

- 18-1798 A resolution was adopted to accept amended certificate, and approve a supplemental appropriation into Sheriff's Office Fund #267. Vote: Unanimous
- 18-1799 A resolution was adopted to approve an appropriation adjustment within Prosecutor fund 101-1150. Vote: Unanimous
- 18-1800 A resolution was adopted to approve appropriation adjustments from Common Pleas Court fund #101-1222 into #101-1220 and #101-1221. Vote: Unanimous
- 18-1801 A resolution was adopted to approve appropriation adjustments from Common Pleas Court funds #101-1223 and #101-1224 into #101-1221. Vote: Unanimous
- 18-1802 A resolution was adopted to approve appropriation adjustments within Juvenile Court fund #101-1240. Vote: Unanimous
- 18-1803 A resolution was adopted to approve appropriation adjustment within Mary Haven fund #270. Vote: Unanimous
- 18-1804 A resolution was adopted to approve appropriation adjustments within Sheriff's Office fund #101-2200. Vote: Unanimous
- 18-1805 A resolution was adopted to approve appropriation adjustment within Telecommunications Department fund #101-2810. Vote: Unanimous
- 18-1806 A resolution was adopted to approve appropriation adjustment within Emergency Services/EMA fund #264. Vote: Unanimous
- 18-1807 A resolution was adopted to approve appropriation adjustment within Grants Administration fund #265. Vote: Unanimous
- 18-1808 A resolution was adopted to approve appropriation adjustments within Building and Zoning Department fund #101-2300. Vote: Unanimous
- 18-1809 A resolution was adopted to approve appropriation adjustment within the Clerk of Court's Certificate of Title Administration fund #250. Vote: Unanimous
- 18-1810 A resolution was adopted to enter into conservation easement agreement with the Little Miami Conservancy. Vote: Unanimous
- 18-1811 A resolution was adopted to enter into a waterline & appurtenance easement agreement for the Lower Springboro Road Water Improvements Project. Vote: Unanimous



DISCUSSIONS

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

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Chris Brausch, Sanitary Engineer, was present along with staff and discussed the following:

1. Little Miami Conservancy Easements—Mr. Brausch discussed the need for an easement from Little Miami Conservancy relative to the Lower Springboro Road Water Improvements Project. He explained the negotiated terms for the easement which includes placing a conservation easement on our property along the river where the Waynesville Wastewater Treatment Plant is located. Upon discussion, the Board resolved (Resolution #18- 1810) to enter into conservation easement agreement with the Little Miami Conservancy and (Resolution #18-1811) to enter into a waterline & appurtenance easement agreement for the Lower Springboro Road Water Improvements Project.
2. Franklin Regional Wastewater Treatment Plant—Mr. Brausch provided an overview of the regional partnership relative to the Franklin Regional Wastewater Treatment Plant and Warren County's 25% ownership (PowerPoint attached). He then discussed the \$10,200,000 proposed upgrade to the plant and his desire to pay cash for Warren County's share of the cost while the remaining partners proceed with financing through both tax exempt and taxable bonds through the Warren County Port Authority.

There was discussion relative to the municipalities using General Obligation bonds to pay their portion of the cost in order for all the bonds to be tax free.

Upon further discussion, the Board requested further information prior to any final decision being rendered on financing.

3. Morrow-Roachester Capacity Study—Mr. Brausch discussed the prior decision of the Board to begin the process of issuing request for qualifications for an engineer to evaluate the needs of the Morrow-Roachester sewer line due to wet weather requiring the pump stations to run continuously. He reviewed the growth within the area and presented his recommendation to limit the growth to 80 tap-ins per year and also authorize him to provide written feedback to the Warren County Regional Planning Commission and the Village of Morrow relative to sewer capacity not existing for any new platted subdivision until such time as improvements are complete (approximately five years).

Bruce McGary, Assistant Prosecutor, discussed his concern relative to limiting growth through the number of connections to the sewer system.



Commissioner Jones questioned the need for a limitation of connections if we are addressing the need and fixing the problem. She then stated her desire to advise of capacity limitations and unless conditions necessitate differently.

There was discussion relative to the historical limiting of connections in anticipation of the upgrades to the Lower Little Miami Wastewater Treatment Plant.

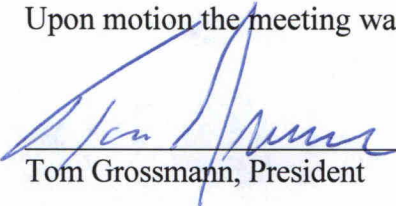
Commissioner Young stated that prior limitations of connections were based upon mathematical calculations that were tied to a study that was completed relative to available treatment capacity. He stated his concern with not having a mathematical way to establish a specific number of connections available. He then stated his concern with zoning changes where high density housing replaces commercial or lower density residential relative to the capacity concerns.

There was discussion relative to the need to establish a specific service area and deny any request outside of the area.

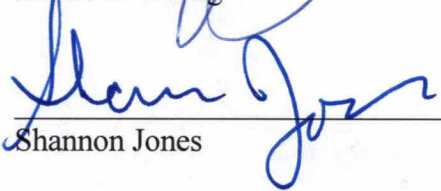
Upon further discussion, Mr. Brausch stated he will review his request for further discussion at a later date.

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Upon motion the meeting was adjourned.

  
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Tom Grossmann, President

  
\_\_\_\_\_  
David G. Young

  
\_\_\_\_\_  
Shannon Jones

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 November 20, 2018, in compliance with Section 121.22 O.R.C.

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





# WATER & SEWER DEPARTMENT

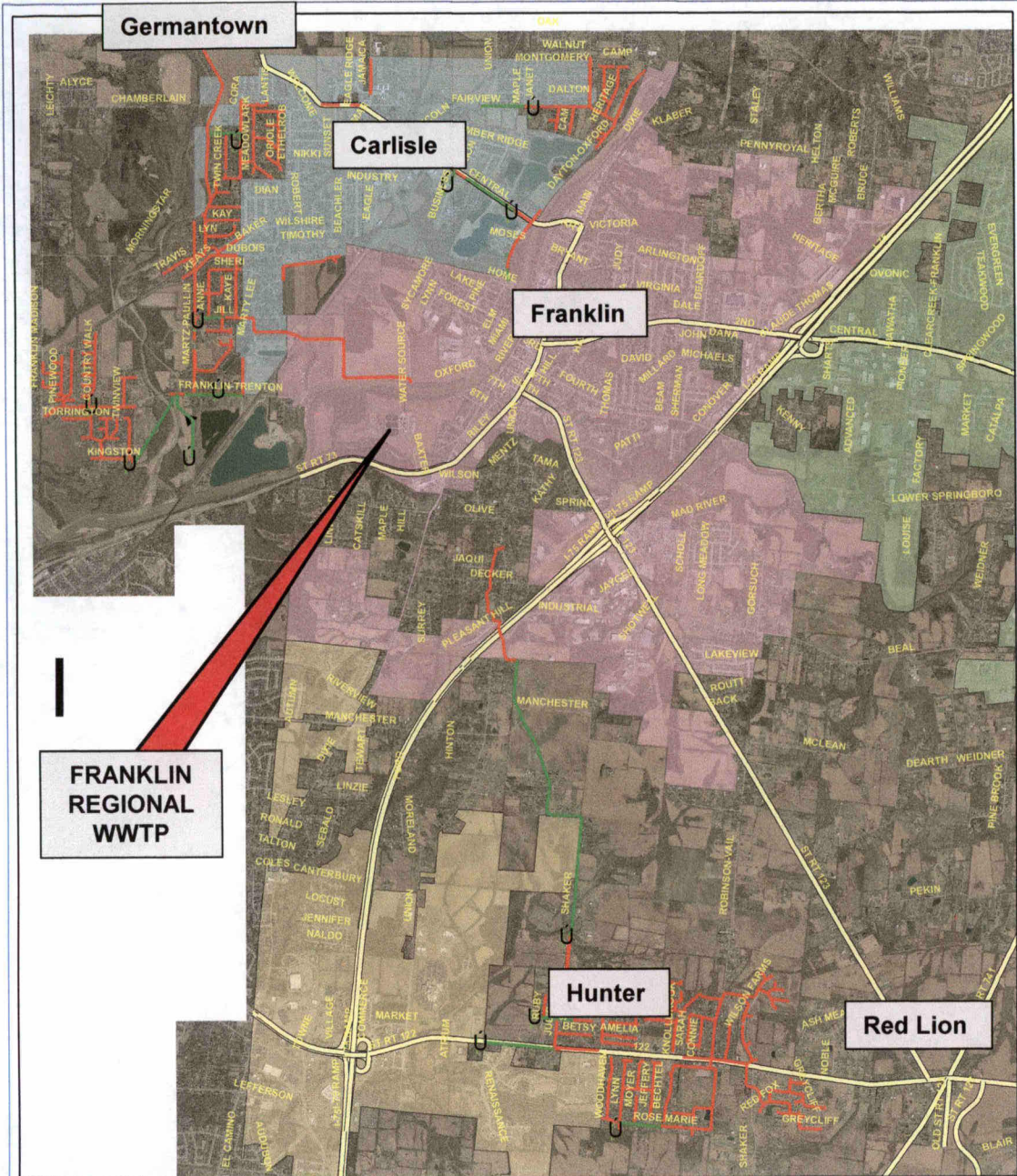
## AGENDA

1. Waterline Easements
2. Franklin Regional WWTP
3. Morrow-Roachester Sewer Service Area

Warren County Commissioners  
November 20, 2018







# Franklin Regional

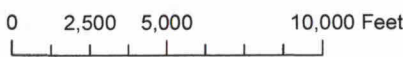
## Northern Franklin Twp

- Tara Estates
- Meadowlark Estates
- Pleasant Acres
- Country Walk
- Castlebrook
- Cobblestone

## Hunter Area

- Wilson Farms
- Graycliff

2,357 Warren County Customers



Franklin/Carlisle/Springboro  
Warren County



# The Franklin Regional Treatment Plant provides long term water quality solutions in northwest Warren County.

- Articles of Incorporation – June 20, 1995
- Non-Profit Corporation
- Purpose: Oversee the operation of the Regional Wastewater Treatment Facility & Trunk Sewers
- Five Member Board

City of Franklin

2 Board Members

Warren County

1 Board Member

City of Carlisle

1 Board Member

Germantown

1 Board Member

WARREN COUNTY OWNS APPROX 25% OF THE FRANKLIN FACILITY



**Investing \$10 Million in upgrades will help breath new life into this old dog.**

## **Phase 1 Improvements**



- Construction Start: Jan 2019
- Construction Cost: \$10.2 Million
- Finance: WC Port Authority
- Contractor: Peterson Construction
- Capital Upgrades
  - Clear Creek Lift Station
  - Headworks/Screening
  - Rebuild Primary Clarifiers
  - Disinfection Facility



# Financing Option Highlights

Deal Option	No County Contribution of \$2.5mm - Bond Insurance (County Backstop) - A	County Contribution of \$2.5mm - Bond Insurance (County Backstop) - B	County Contribution of \$2.5mm - No Bond Insurance (No-County Backstop) - C
Project Needs	\$ 10,200,000	\$ 10,200,000	\$ 10,200,000
Tax Exempt Bonds	\$ 7,490,000	\$ 7,565,000	\$ 7,515,000
Taxable Bonds	\$ 4,420,000	\$ 1,500,000	\$ 1,490,000
Net Project Funded From Bonds	\$ 10,200,000	\$ 7,700,000	\$ 7,700,000
Debt Service Reserve Fund Needed	\$ 1,191,000	\$ 903,500	\$ 900,500
Credit	AA Bond Insurance Rating	AA Bond Insurance Rating	BBB- Rating on Corporation
Cost of Issuance Assumed	\$ 549,351	\$ 456,521	\$ 403,623
Net True Interest Cost	4.19%	3.98%	4.18%
Final Maturity	12/01/48	12/01/48	12/01/48
Average Annual Debt Service	\$ 703,539	\$ 499,292	\$ 521,672
<b>Total Interest Paid</b>	<b>\$ 9,246,320</b>	<b>\$ 5,888,795</b>	<b>\$ 6,619,077</b>

\*Bonds Priced with 12/1/26 Par Call to Match Veolia Contract.



# FRANKLIN REGIONAL WWTP

## Warren County Sewer District

- Pay cash for Warren County's portion of the project, saving our customers approximately \$2M in interest payments.
- Adopt a resolution authorizing the County Administrator to execute the Cooperative Agreement for financing of the FRWWTP improvements.
- Share in the financial liability of the bond issuance in case a partners cannot meet their obligation during the life of the bond. Germantown, Carlisle and Franklin will also share in the liability.

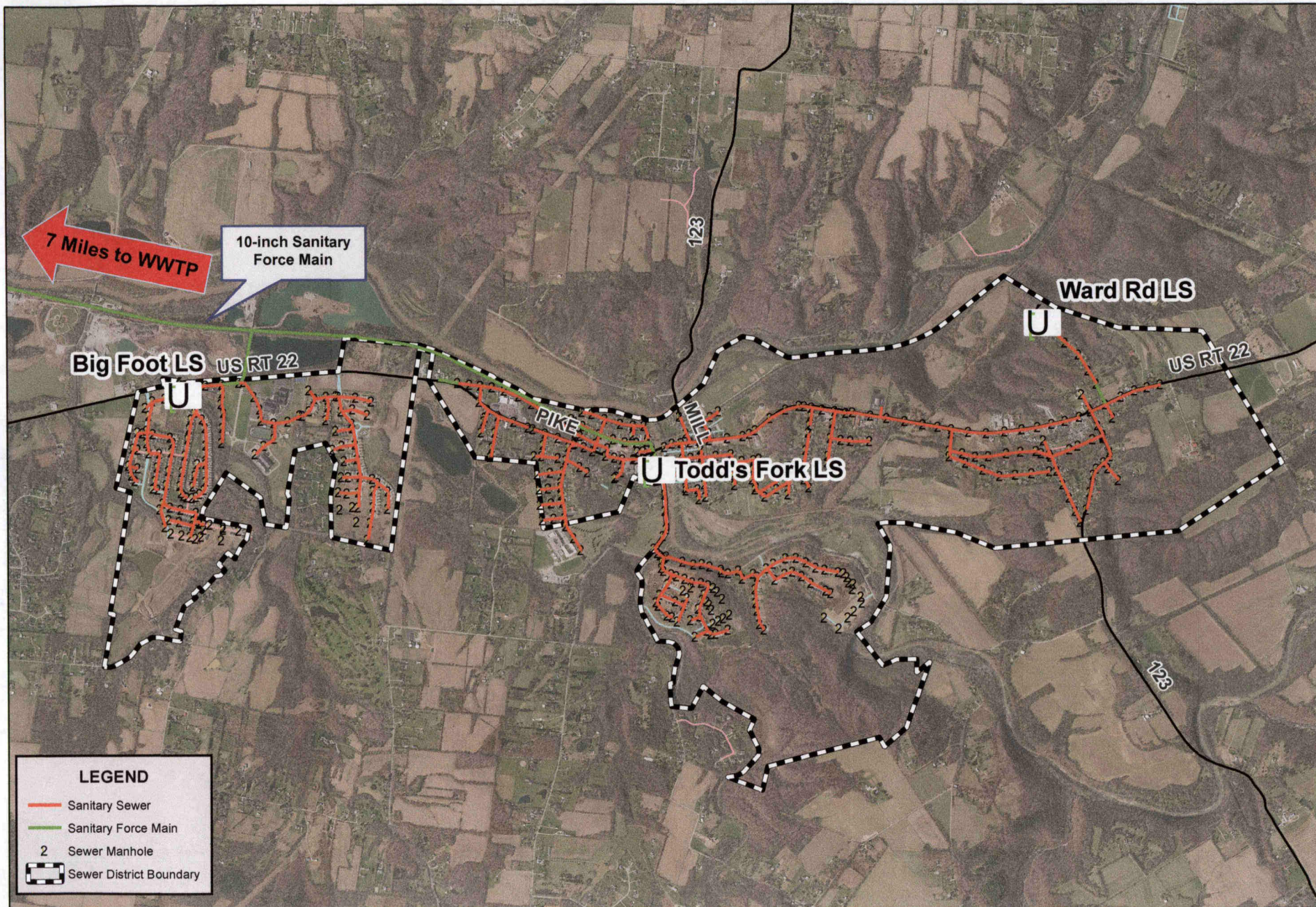


# MORROW SEWER SERVICE AREA

## Warren County Sewer District

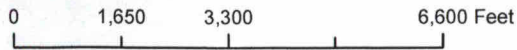
- Wet Weather Kills - Pump run continuously during wet weather events
- Growth Area
  - 1,560 Existing Customers
  - 1,337 Additional Future Customers
  - 80 to 120 New Customers per year
- Existing infrastructure cannot service this area





**LEGEND**

- Sanitary Sewer
- Sanitary Force Main
- 2 Sewer Manhole
- Sewer District Boundary



# Warren County Sewer District

Morrow/Rochester Area



# MORROW SEWER SERVICE AREA

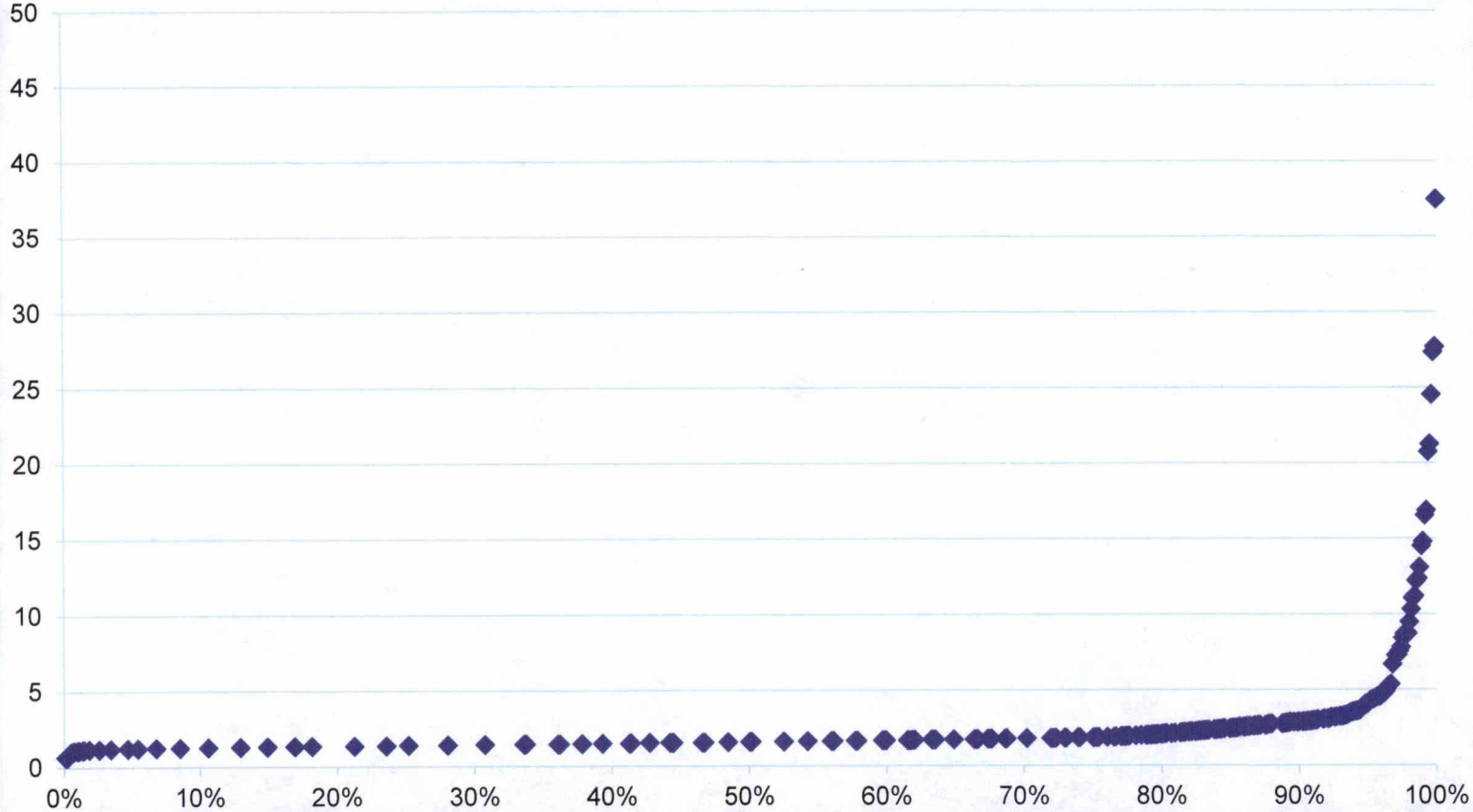
## Warren County Sewer District

### RECOMMENDATIONS

- Hire an engineering consultant to complete a master plan & develop solutions
- Limit growth to 80 homes/year until improvements are built
- Authorize the Sanitary Engineer to provide written feedback to the Regional Planning Commission and Village of Morrow that sufficient sewer capacity does not exist in the Morrow area.



# Big Foot SLS Run Time



Percentile	Hours
50th Percentile	1.60
90th Percentile	2.88
95th Percentile	4.13
99th Percentile	14.78
100th Percentile	37.45



# Morrow-Roachester and Morrow-Cozaddale Sewer Improvement Areas Capacity Limitations

- Capacity of force main is approximately 1 million gallons per day (mgd).

Subdivision	ERU Allocation	# of Existing Houses	Platted Lots (no houses)	Additional Planned Lots	Total Lots/ERUs	# of ERUs Remaining
Villages of Classicway	668	177	41	235	453	215
Saddlebrook	205	167	2	0	169	36
The Villages of Hopewell Valley	573	157	39	96	292	281
Little Miami School	122	-	-	-	122	-
Bryan & Karla Heller	1	1	-	-	1	-
Woodlands at Morrow	-	177	155	647	979*	-
Morrow-Roachester	-	881	-	-	881	-
<b>Total</b>	<b>1,569</b>	<b>1,560</b>	<b>237</b>	<b>899</b>	<b>2,897</b>	<b>532</b>

\*Letter Dated 9/8/04 limits the Woodlands at Morrow to 500-550 ERUs total.



# Morrow-Roachester and Morrow-Cozaddale Sewer Improvement Areas Capacity Limitations

- Total Average Daily Flow = 1,371,330 gallons per day (gpd)

Subdivision	Flow Allocation (gpd)*	Existing Average Flow** (gpd)	Flow Remaining from Allocation (gpd)	Additional Flow Requested (gpd)***
Villages of Classicway	267,200	181,200	86,000	-
Saddlebrook	82,000	67,600	14,400	-
The Villages of Hopewell Valley	229,200	116,800	112,400	-
Little Miami School	48,530	48,530	-	-
Bryan & Karla Heller	400	400	-	-
Woodlands at Morrow	-	132,800	-	258,800
Morrow-Roachester	-	352,400	-	-
<b>Total</b>	<b>627,330</b>	<b>899,730</b>	<b>212,800</b>	<b>258,800</b>

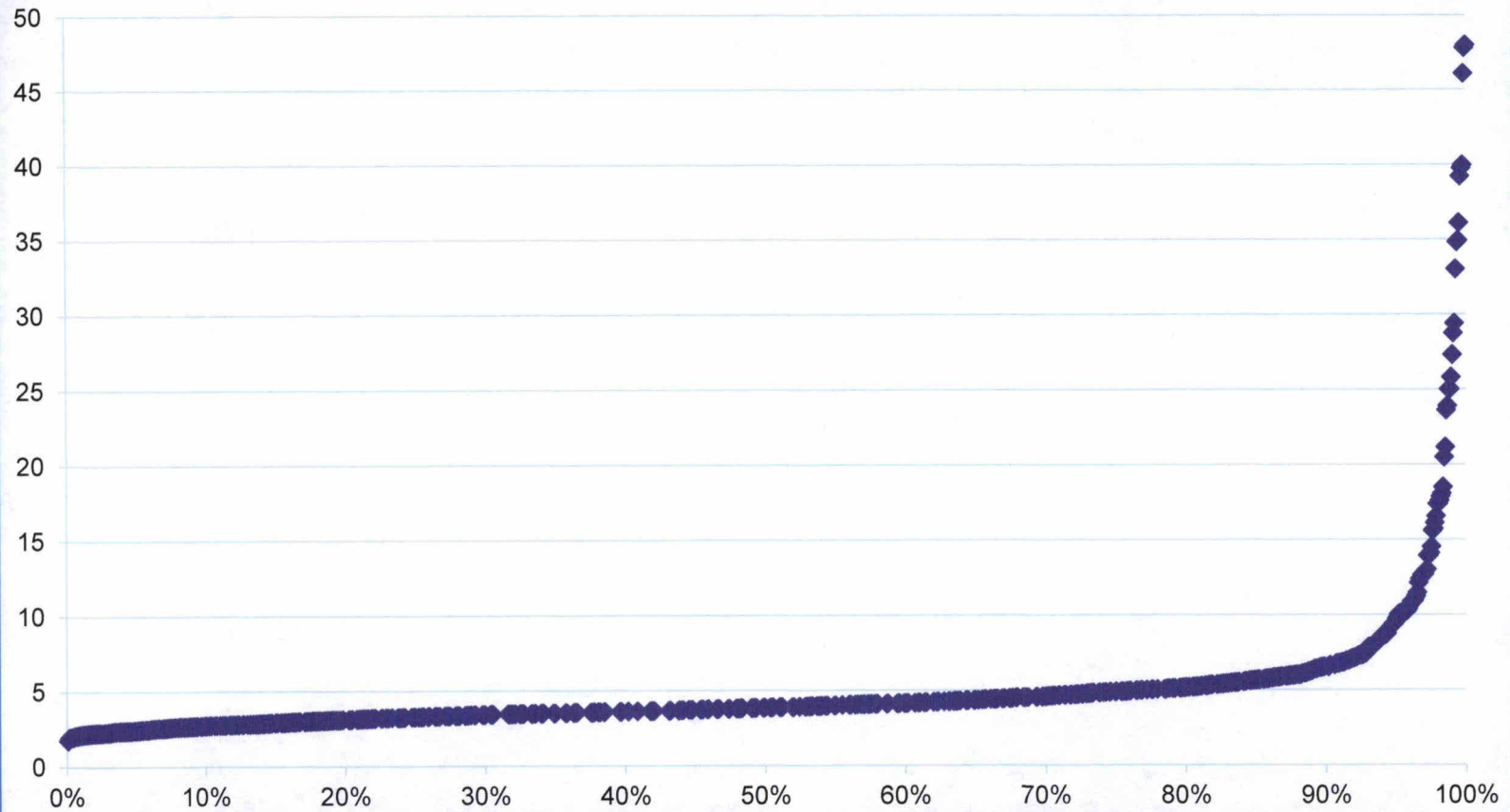
\*Flow purchased by landowners as part of assessment project per Resolution 01-997 dated 6/28/01.

\*\*Existing flow based on 400 gpd per ERU.

\*Originally requested 900 homes, letter Dated 9/8/04 limits the Woodlands at Morrow to 500-550 ERUs total.



## Todds Fork SLS Run Time



Percentile	Hours
50th Percentile	3.85
90th Percentile	6.53
95th Percentile	9.70
99th Percentile	27.29
100th Percentile	47.98



# Bel-Wood Country Club Development

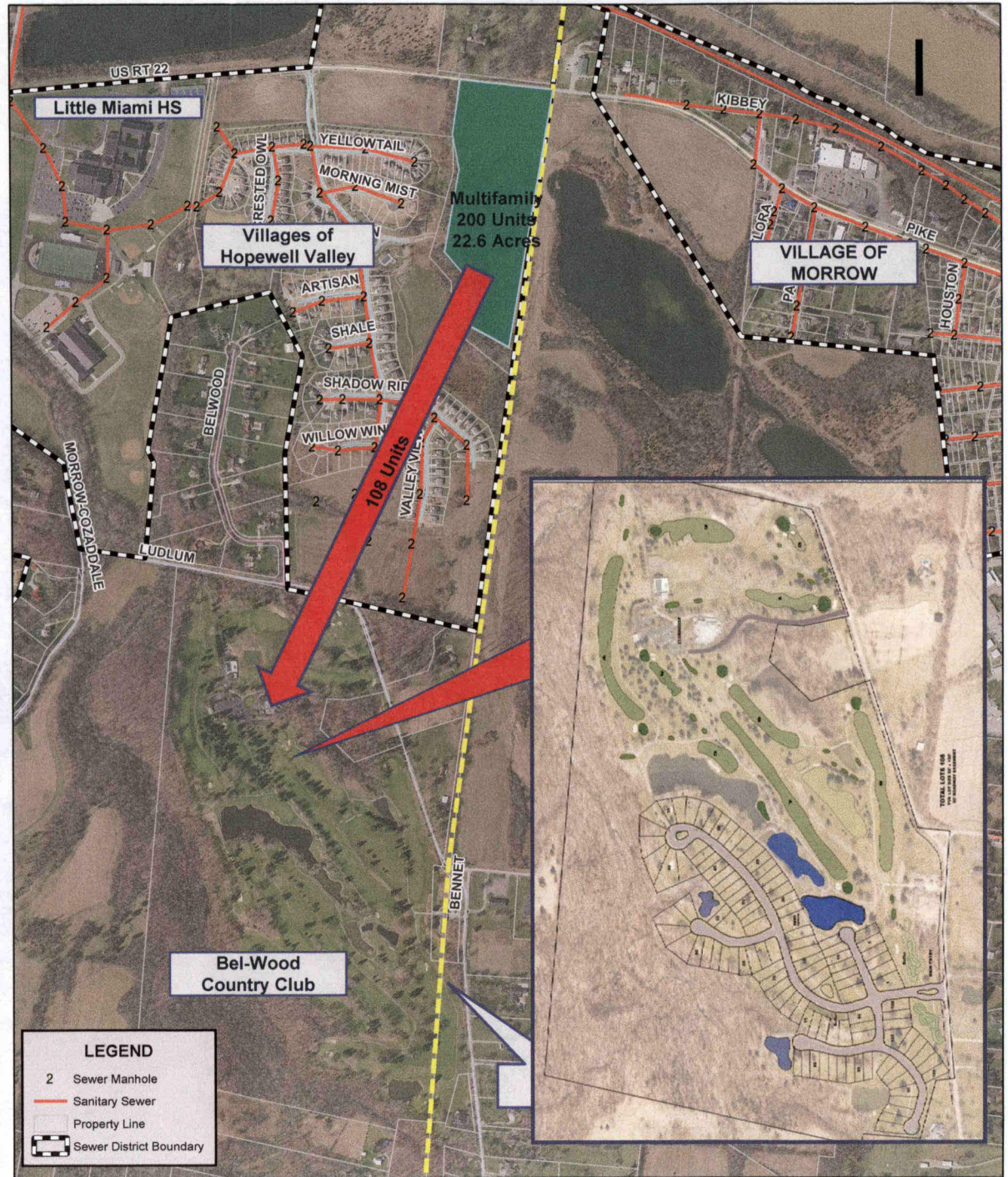
We are seeking approval to expand the Sewer District to include service to the Bel-Wood Country Club located in Hamilton Township.

This request transfers sewer capacity for 108 homes that was assessed to the Villages of Hopewell Valley and transfers it to the Bel-Wood Country Club.



# Bel-Wood Country Club Development

- Reduces Hopewell Valley capacity from 522 to 414 housing units.
- Expands the Sewer District
- Does not expand the total number of sewer customers

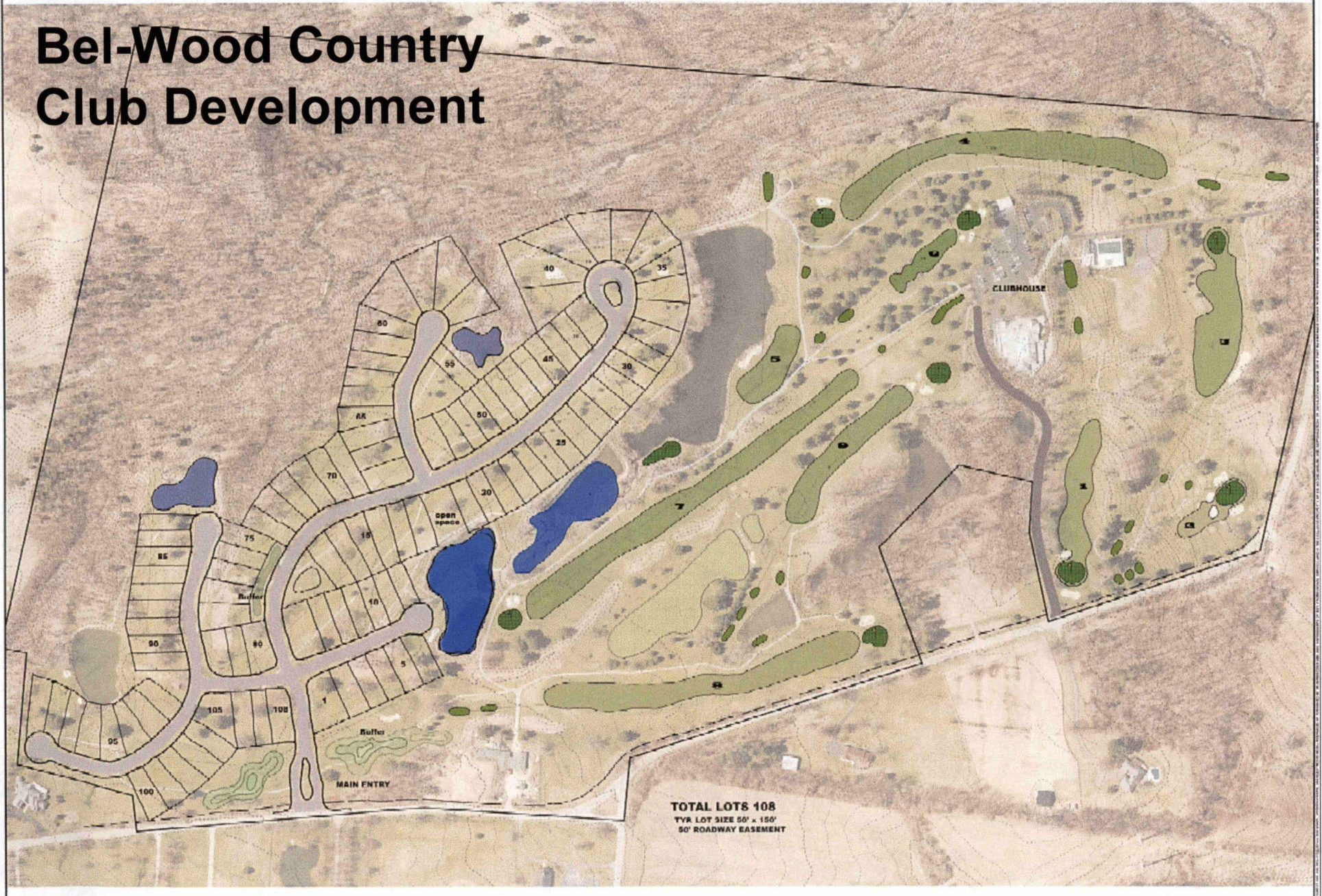




**BEL WOOD COUNTRY CLUB**

HOLE	1	2	3	4	5	6	7	8	9	
BLUE	343	180	327	508	320	187	853	432	326	3136
WHITE	294	145	304	480	313	177	819	421	320	2973
RED	242	112	246	401	231	160	424	382	627	2714
PAR	4	3	4	5	4	3	5	4	4	36

# Bel-Wood Country Club Development



**TOTAL LOTS 108**  
 TYP. LOT SIZE 50' x 150'  
 50' ROADWAY EASEMENT





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## Morrow-Rochester and Morrow-Cozaddale Sewer Improvement Areas



# Bel-Wood Country Club Development

## RECOMMENDATIONS

- Approve transfer of 108 sewer taps to Bel-Wood Country Club
- Amend the Morrow – Cozaddale Road Sewer Improvement Area to include Bel-Wood Country Club Property
- Amend Sanitary Sewer Assessments
- Amend General Plans for Sanitary Sewer Improvements