



**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 – June 13, 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 June 6, 2023, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the June 6, 2023 meeting were read and approved.

- 23-0738 A resolution was adopted to approve leave donation for Alex Mokrycki, Communications Systems Supervisor, within the Warren County Telecommunications Department. Vote: Unanimous
- 23-0739 A resolution was adopted to accept resignation of Stephanie Austin, Zoning Inspector, within the Warren County Building and Zoning Department, effective July 1, 2023. Vote: Unanimous
- 23-0740 A resolution was adopted to authorize the posting of the “Zoning Inspector I” position, within the Building and Zoning Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (A). Vote: Unanimous
- 23-0741 A resolution was adopted to amend Resolution #23-0662, adopted May 30, 2023, to reflect the correct name of Jeremy Turnmire within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0742 A resolution was adopted to remove probationary employee Nathan Eve, within Emergency Services Department. Vote: Unanimous

- 23-0743 A resolution was adopted to adopt classifications specifications and point factor assignments of Part- Time Facilities worker for Facilities Management. Vote: Unanimous
- 23-0744 A resolution was adopted to approve reclassification of Bailey Snider and Ricky Shephard within the Facilities Management Department. Vote: Unanimous
- 23-0745 A resolution was adopted to hire Christina Banks as an Assessment/ Investigative Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-0746 A resolution was adopted to advertise for Request for Qualifications for Criteria Architect Services for the Warren County Criminal Suppression Headquarters Project. Vote: Unanimous
- 23-0747 A resolution was adopted to award bid to Brenntag Mid-South Inc. for the 2023 Water Treatment Chemicals Project. Vote: Unanimous
- 23-0748 A resolution was adopted to approve Notice of Intent to award bid to Ford Development Corporation for the Warren County Airport- South Taxiway and Apron Reconstruction and Runway and Taxiway Pavement Marking Project. Vote: Unanimous
- 23-0749 A resolution was adopted to approve and authorize the County Administrator to sign all documents associated with grant agreement by and between the Ohio Department of Transportation Office of Aviation and the Warren County Board of Commissioners relative to the FY2023 Ohio Airport Grant Program (#23-16). Vote: Unanimous
- 23-0750 A resolution was adopted to approve and authorize the County Administrator to sign all documents associated with grant agreement by and between the Ohio Department of Transportation Office of Aviation and the Warren County Board of Commissioners relative to the FY2023 Ohio Airport Grant Program (#23-06). Vote: Unanimous
- 23-0751 A resolution was adopted to approve and enter into an agreement with Joy Outdoor Education Center, LLC for a leadership development program for directors. Vote: Unanimous
- 23-0752 A resolution was adopted to enter into an agreement with Fidler Technologies on behalf of the Warren County Recorder. Vote: Unanimous
- 23-0753 A resolution was adopted to approve addenda to agreement with Dimensional Phases Group Home relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous

- 23-0754 A resolution was adopted to approve agreements and addendums with various providers relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 23-0755 A resolution was adopted to approve and enter into a subgrant agreement with Family Promise of Warren County on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 23-0756 A resolution was adopted to approve and enter into a subgrant agreement with Safe on Main, Inc. on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 23-0757 A resolution was adopted to approve and enter into a subgrant agreement with Warren County Career Center on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 23-0758 A resolution was adopted to authorize the President of this Board to sign the Ohio Department of Job and Family Services form relative to the Social Services Block grant County Profile Report Summary Estimate. Vote: Unanimous
- 23-0759 A resolution was adopted to authorize the Department of Job and Family Services, Human Services Division to initiate contract negotiations for non-emergency transportation for Warren County Medicaid consumers. Vote: Unanimous
- 23-0760 A resolution was adopted to approve and enter into a TANF PRC contract with the Warren County Educational Service Center, on behalf of the Warren County Department of Human Services. Vote: Unanimous
- 23-0761 A resolution was adopted to approve Amendment No. 2 to the engineering contract with WSP USA, Inc. for engineering services for the Fields Ertel Improvement Project between Snider Road and Wilkens Boulevard on behalf of the Warren County Engineer's Office. Vote: Unanimous
- 23-0762 A resolution was adopted to authorize the partial release of retainage in the Building Crafts, Inc. escrow account for the Richard A. Renneker Water Softening Project. Vote: Unanimous
- 23-0763 A resolution was adopted to enter into a service agreement with Midco Diving and Marine Services on behalf of the Warren County Water and sewer Department. Vote: Unanimous
- 23-0764 A resolution was adopted to approve a subgrant agreement with the Ohio Department of Job and Family Services on behalf of the Child Support Enforcement Agency. Vote: Unanimous

- 23-0765 A resolution was adopted to approve and authorize the President of this Board to enter into an agreement with the Village of Morrow relative to the FY21 Village of Morrow Train Depot Community Development Block Grant Project.
Vote: Unanimous
- 23-0766 A resolution was adopted to approve Amendment #4 to the agreement with Universal Transportation Systems, LLC and authorize the President of this Board to sign documents relative thereto. Vote: Unanimous
- 23-0767 A resolution was adopted to authorize the President of this Board to sign a subgrant agreement on behalf of the Greater Warren County Drug Task Force.
Vote: Unanimous
- 23-0768 A resolution was adopted to authorize the County Administrator to enter into a classroom training agreement on behalf of OhioMeansJobs Warren County.
Vote: Unanimous
- 23-0769 A resolution was adopted to declare various items within Building Department, Facilities Management, Juvenile Detention Center, and OhioMeansJobs as surplus and authorize the disposal of said items through internet auction.
Vote: Unanimous
- 23-0770 A resolution was adopted to acknowledge receipt of May 2023 Financial Statement. Vote: Unanimous
- 23-0771 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-0772 A resolution was adopted to approve operational transfers of interest earnings from Commissioners' Fund #11011112 into Water Funds #5510, #5583, Sewer Funds #5580, and #5575. Vote: Unanimous
- 23-0773 A resolution was adopted to approve a supplemental appropriation into General Fund #11011112 and operational transfers from the General Fund #1101 into Clerk of Courts Fund #2275 and #2282. Vote: Unanimous
- 23-0774 A resolution was adopted to approve supplemental appropriation into OhioMeansJobs Fund #2258. Vote: Unanimous
- 23-0775 A resolution was adopted to approve supplemental appropriation into Common Pleas Court Community Based Corrections #2289. Vote: Unanimous
- 23-0776 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Treasurer Fund #11011130.
Vote: Unanimous
- 23-0777 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous

- 23-0778 A resolution was adopted to approve annexation of 51.4419 acres to the City of Lebanon, Scott C. Brunka, Agent, pursuant to Ohio Revised Code Section 709.16 [A.K.A. Municipal Owned Property Annexation]. Vote: Unanimous
- 23-0779 A resolution was adopted to authorize the Water and Sewer Department to approve future application for sanitary sewer connection permits in compliance with the Water and Sewer Department Regulations for The Woodlands at Morrow Subdivision in the Morrow Roachester Sewer Improvement Area subject to conditions. Vote: Unanimous
- 23-0780 A resolution was adopted to authorize the Water and Sewer Department to approve no more than fifteen (15) sanitary sewer connection permits per year for single family equivalent residential units in Morrow-Cozaddale and Morrow-Roachester Sewer Improvement Areas as illustrated on the map attached to said resolution. Vote: Unanimous

DISCUSSIONS

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

Molly Conley, Warren County Soil and Water Conservation District Executive Director, was present to invite the Board to the Float the River Event which includes a Little Miami River paddle tour and leadership luncheon.

Mrs. Conley explained that the event is intended to connect local decision makers to the valuable natural resources in their jurisdictions with the focus on the Little Maimi River. She stated that the event is for local elected officials and local leadership and is being held on July 21, 2023.

Jason Millard, City of Lebanon Community Development Director, was present for the Board to consider the annexation petition of 51.4419 acres to the City of Lebanon.

Mr. Millard stated that this petition contains land owned by the City of Lebanon. He presented the attached vision for the Miller Ecological Park which has been developed on this property and stated this annexation is to bring this property that the park sits on into the city.

Tina Osborne, Clerk of Commissioners, stated that this annexation is one that the Ohio Revised Code stated the Board shall approve.

Upon motion, the Board resolved (Resolution #23-0778) to approve the annexation of 51.4419 acres to the City of Lebanon, Scott C. Brunka, Agent, pursuant to Ohio Revised Code Section 709.16 [A.K.A. Municipal Owned Property Annexation].

The Board recessed until such time as Bruce McGary, Assistant Prosecutor, arrives for the next work session.

Chris Brausch, Sanitary Engineer, was present for the continuation of the work session to discuss the Morrow Area Sewer Study.

Mr. Brausch reviewed the information from the last work session and presented the attached PowerPoint presentation.

There was discussion relative to the Black and Veach study as it relates to inflow and infiltration and the various projects that the Water and Sewer Department plans to make over the next five years in hopes of eliminating overflows during significant rain events.

Mr. Brausch clarified that that the model used in the study was using estimated flows at buildout.

There was discussion relative to how the project was proposed to be funded.

Mr. Brausch stated that the tap in fees are proposed at \$3 million per year and reviewed the funding model for the planned capital improvements suggesting the Board adopt a \$2000 per equivalent residential unit (ERU) fee which would provide an additional \$950,000 towards the improvements.

Commissioner Jones questioned if the capital improvements are needed regardless of the additional homes being requested by the developer within The Woodlands at Morrow.

Mr. Brausch stated that the improvements are needed regardless. He stated that if the Board allows the developer to move forward, he is requesting they limit the number of connections within the development to forty (40) per year in order to provide time to complete the needed improvements. He then recommended a \$2000 capacity fee rather than the original suggestion of \$4000 - \$6000 which makes the tap-in more in line with other areas of the county.

There was discussion relative to the expectation of the Ohio EPA.

Mr. Brausch discussed The Woodlands at Morrow mitigation project which would include the developer, at their expense, lining the sewer line from their development to the Todd's Fork Lift Station and seal the ten (10) manholes if the Board approved the additional homes to be built in the development. He stated that the amount of inflow and infiltration elimination from this project would be the equivalent of the number of connections needed to complete the subdivision.

Mr. Brausch reviewed the recommendations to the Board as follows:

DEVELOPMENT

The Woodlands at Morrow – Notify developer that they have exceeded their allowed platted lots and that additional lots beyond Phase 4D will not be permitted until additional capacity is constructed

(or)

The Woodlands at Morrow – Notify developer that they have exceeded their allowed platted lots and that the County is allowing for them to proceed forward with the following conditions:

1. Limit of 40 homes/year
2. Developer shall complete the wet weather mitigation project within 24 months
3. New connections will be charged an additional \$2,000/Equivalent Residential Unit Sewer Capacity Fee

DEVELOPMENT

1. Morrow (Excluding Woodlands) & Roachester Area - Impose a temporary cap of 15/year on the issuance of residential sanitary sewer taps to be served in the original Morrow-Roachester Sewer Improvement Area until additional capacity is constructed.
2. Continue to strictly enforce the existing sewer service boundary and deny requests to expand the service area.

FINANCE

- Adopt a \$2,000/Equivalent Residential Unit for the Morrow Area

Joe Prus, Prus Properties/Prus Construction, stated his objection to the \$2000 capacity fee being charged to his builders as that was not in the parameters when they were sold their lots.

Mr. Brausch suggested that the Board could adopt the fee effective January 1, 2024, to address that concern.

Commissioner Grossmann questioned if they delayed the implementation of the fee until January 1, 2024, would it adversely affect home sales.

The representative from Ryan Homes stated that with notice it would not adversely affect sales.

Chris Finney, the attorney representing The Woodlands at Morrow developer, stated that the capacity in the lines is not a problem on a normal basis. The problem only occurs during heavy storm events. He then stated his opinion that the \$160,000 project proposed by his clients to line the sewers and seal the manholes will more than adequately address the capacity needed to add the additional homes to complete their subdivision.

There was discussion relative to the increase to 50 homes vs. the proposed 40 per year maximum proposed.

Mary Allen, The Woodlands at Morrow developer, stated they are contractually committed to build 62 lots per year for Ryan Homes, however they historically don't pick up that many per year.

Mr. Brausch stated that the 50-lot maximum request from Ryan Homes is a reasonable request as the intention was to space out the lots in order to complete improvements during the five-year building.

There was discussion relative to tap fees related to the proposed \$2000 capacity fee as well as the allocation of 50 connections per year from lots within The Woodlands at Morrow.

Upon discussion, the Board resolved (Resolution #23-0779) to authorize the Water and Sewer Department to approve future application for sanitary sewer connection permits in compliance with the Water and Sewer Department Regulations for The Woodlands at Morrow Subdivision in the Morrow Roachester Sewer Improvement Area subject to conditions, with the understanding that a capacity fee in the amount not to exceed \$2000 will be considered at a later date.

The Board also resolved (Resolution #23-0780) to authorize the Water and Sewer Department to approve no more than fifteen (15) sanitary sewer connection permits per year for single family equivalent residential units in Morrow-Cozaddale and Morrow-Roachester Sewer Improvement Areas as illustrated on the map attached to said resolution.

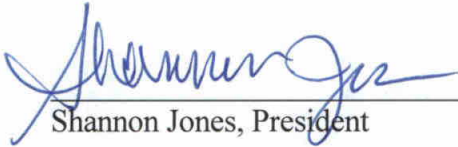
Tiffany Zindel, County Administrator, reviewed with the Board that they have received a letter from Mike Williams, HighPoint Development, relative to a request for reimbursement of fees and expenses related to the Creek Song PUD rezoning in Turtlecreek Township.


Bruce McGary, Assistant Prosecutor, reviewed the events from the rezoning as it relates to the lawsuit filed by the adjacent property owner and the ultimate overturning of decision of the lower court and deeming the Rural Zoning Code, as it related to this rezoning, being determined to be invalid.


Mr. McGary stated that Mr. Williams worked with staff to present a state law change along with a rezoning application that was approved by the Board that permitted one unit per acres with Mr. Williams testifying he would be obtaining sanitary sewers from the City of Lebanon.

Upon discussion, the Board determined that there is no valid claim and the expenses requested for reimbursement are part of the normal cost of doing business, requesting that Mr. McGary send a letter to Mr. Williams.


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 June 13, 2023, in compliance with Section 121.22 O.R.C.


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

FLOAT *the* RIVER



LITTLE MIAMI RIVER PADDLE TOUR & LEADERSHIP LUNCHEON

Friday, July 21st, 2023 • 8:00am - 1:30pm

Float the River is a new initiative in Warren Co for 2023. Greene County has successfully hosted a Leadership Float for the last 2 years. Warren Co Soil and Water Conservation District is spear heading this project with the help of Little Miami Watershed Network and Hope Taft. The intention of this program is to connect local decision makers to the valuable natural resources in their jurisdictions with the focus on the Little Miami River. We are gathering both local and statewide experts and professionals who have a deep understanding of the economic, recreational, and environmental value of the Little Miami River for presentation and demonstration. Local decision makers will get the opportunity to float the river and see some of the river improvement projects of the past and some of the current threats to the river. US Fish and Wildlife experts will perform an in-river demonstration to see the wildlife that lives beneath the water surface. A free lunch will be provided after the float while additional experts speak on the state of the river and the economic value of the river. The intention is to arm local decision makers with a deep understanding of why protecting and improving this natural resource makes sense for their communities.

Fast Facts:

- Date/Time:** Friday, July 21, 2023 ~ 8:00 am – 1:30 pm
- Cost:** Free
- Location:** Clint Fultz Park Shelter
- Luncheon:** Anyone who wishes to attend the luncheon and speakers only is welcome!
12:00 pm – 1:30pm at Clint Fultz Park Shelter
- RSVP:** Please RSVP by July 14th to Molly Conley/Justin Bedocs (see invitation for details)



FLOAT *the* RIVER



LITTLE MIAMI RIVER PADDLE TOUR & LEADERSHIP LUNCHEON

Friday, July 21st, 2023 • 8:00am - 1:30pm

Little Miami River Fun Facts:

- First National Wild and Scenic River and State Scenic River in Ohio
- 111 mile river through 5 counties
- Tributary to the Ohio River
- Home to 87 species of fish and 36 species of mussels
- Flows through nature preserves, state parks, cities, villages, and townships

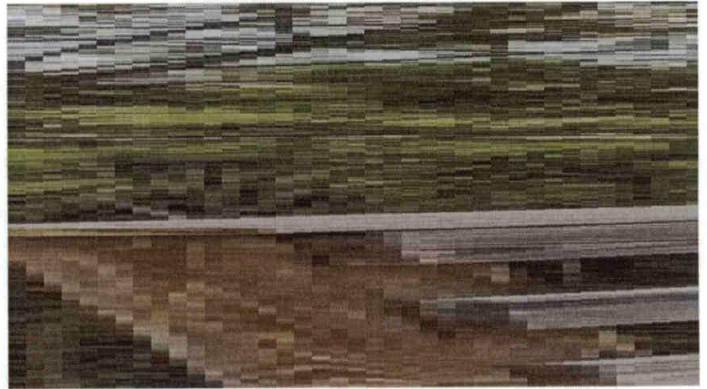


VISION

MILLER ECOLOGICAL PARK

Miller Park is a 96-acre passive recreation facility in the northwest quadrant of the City of Lebanon. The park is located within walking distance of three schools and along the City's bike path. Miller Park has one vehicular access point off Miller Road and one pedestrian access point off Huntley Court. Most of the park is open fields with a wooded area in the center and trails.

Developing the trail system and adding additional vehicular and pedestrian access points on the east and south sides of the park will enhance the sites accessibility and attract residents to utilize the amenities. The park lacks essential amenities such as restrooms, and more ecological landscape areas. In 2013, the City of Lebanon purchased a 51 acre parcel south of Miller Ecological Park. The use of the new parcel was limited to passive activities only to preserve the green space and wetlands.



AMENITIES

- Open Fields
- Prairie
- Rain Garden
- Butterfly Garden
- Natural Playscapes
- Gaga Pit
- Shelters/Picnic Area
- Walking Trail
- Labyrinth
- Parking

RECOMMENDATIONS

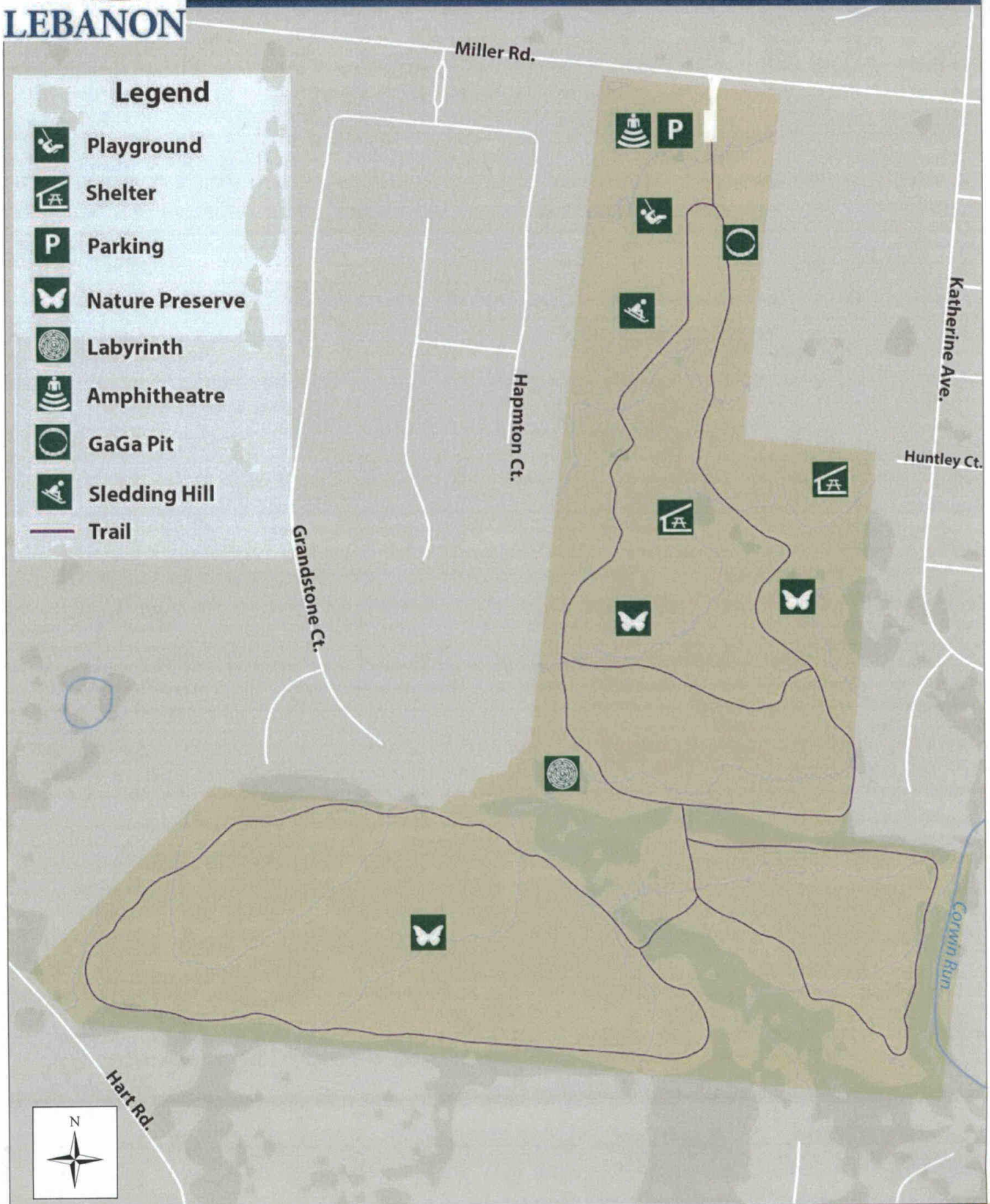
Ecological parks are large, connected landscapes with high nature conservation and environmental protection ambitions. They are parks that use ecological landscape features to reduce watering maintenance while enhancing wildlife and human values. Miller Ecological Park provides an opportunity for the citizens of the City of Lebanon to have passive contact with nature and for environmental education opportunities. The park has a rich history that inspired residents and all different backgrounds in the City to develop the park.

The plan for Miller Park includes enhancements for the trails and walkways by improving drainage. The addition of signage along with trail improvements, especially in the new southern part, will increase activity in the park. The plan also includes improvements for services such as building restrooms and refining existing shelters. It is also planned to construct an additional entrance with access from Hart Road. Lastly, additional parking should be added at the Huntley Court Entrance.

Miller Ecological Park

Legend

-  Playground
-  Shelter
-  Parking
-  Nature Preserve
-  Labyrinth
-  Amphitheatre
-  GaGa Pit
-  Sledding Hill
- Trail



Miller Ecological Park Master Plan







MORROW AREA SEWER STUDY

Warren County Water & Sewer Department

Warren County Commissioners
June 13, 2023

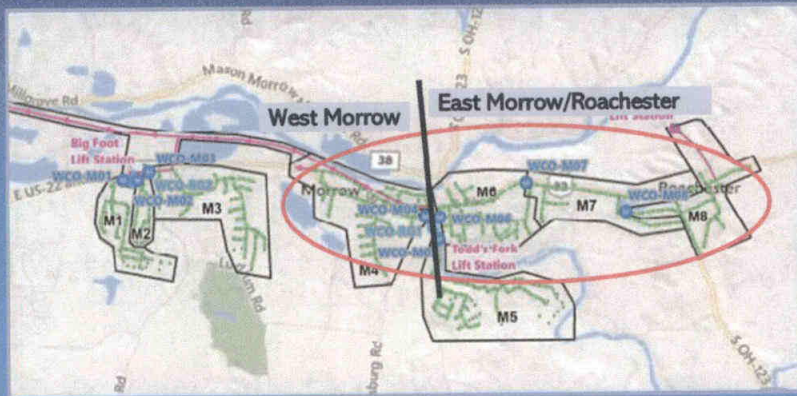


AGENDA

1. Morrow area 5-year Plan
2. Sewer Capital Improvement Program
3. Sewer Connection Fees
4. Wet Weather Mitigation Project
5. Recommendations

1

5-Year Morrow Area Improvement Plan



Goal: Reduce Inflow & Infiltration from older developments including East Morrow/Rochester and West Morrow.

2

5-Year Morrow Area Improvement Plan

Task	Budget	2022	2023				2024				2025				2026				2027			
			1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Sewer Master Plan Study	\$477,000																					
Purchase 100 Hazen Avenue	\$171,050																					
Force Main Cleaning (6.9 miles)	\$760,000																					
Gravity Sewer Televised Inspection	\$75,000																					
Collection System Point Repair	\$50,000																					
Collection System Lining Phase 1	\$150,000																					
Collection System Lining Phase 2	\$150,000																					
ROACHESTER & EAST MORROW																						
Flow Monitoring	\$50,000																					
Smoke Testing	\$40,000																					
Residential Inspections	\$96,000																					
Collection System Repairs	\$150,000																					
WEST MORROW																						
Flow Monitoring	\$50,000																					
Smoke Testing	\$30,000																					
Residential Inspections	\$64,000																					
Collection System Repairs	\$125,000																					
MORROW SEWER PLAN UPDATE																						
System Wide Flow Monitoring	\$100,000																					
Model & Plan Update	\$100,000																					
Meeting with Ohio EPA	\$0																					
TOTAL	\$2,638,050																					

The meeting with Ohio EPA after completion of the program will determine the path forward beyond 2027.

3

How does this work fit in the County's Capital Improvement Program?

Capital Improvements - Sewer Fund - 5/31/2023	
Available Sewer Funds	\$28,275,000
Ongoing Projects	
55753377-Dick's Creek Pump Station Improvements	\$1,978,529
55753386-Sycamore Trails WWTP Construction	\$5,004,387
55753388-Morrow Sanitary Sewer Forcemain Cleaning	\$760,000
55753390-Fosters Lift Station Improvements Design	\$870,400
55753396-Kings Ave Bridge Aerial Crossing	\$447,697
55753398-St Rte 73/Corwin Avenue Forcemain Relocation	\$133,500
Subtotal	\$9,195,000
Fund Less Encumbered Projects	\$19,080,000
Future Budgeted Projects	
Morrow Area Sanitary Sewer Improvements	\$2,000,000
Lower Little Miami WWTP - UV, Biosolids Dewatering, & Septic Receiving	\$7,500,000
Waynesville WWTP - Biosolids Dewatering & Clarification	\$4,500,000
Fosters & Bear Run Pump Station Upgrades	\$8,500,000
Waynesville Collection System Lining	\$300,000
Dale Acres Wastewater Treatment Improvements	\$1,500,000
Dale Acres Sanitary Lateral Replacement	\$500,000
State Route 122 Lift Station Relocation	\$350,000
Utility Billing Software Upgrades	\$200,000
Subtotal	\$25,350,000
Fund Less Current Encumbered & Future Budgeted Projects	-\$6,270,000

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A portion of the Morrow area work can be funded from new capacity fees paid by home builders in the Morrow/Hamilton Twp Area.

Existing Fees Paid by Builders when requesting a building permit

Sewer Connection Fees	Woodland at Morrow	Classicway / Hopewell Valley	Purpose
Sewer Connection Fee	\$4,800	\$4,800	System Improvements including Treatment Plant Upgrades, Trunk Sewers, Major Pump Stations,
NonParticipant Fee	\$1,500	\$0	Fee for connecting to the of the Morrow-Rochester system.
Sewer Capacity Charge		\$750	Fee for Hamilton Twp subdivisions for use of the forcemain.
Pumping Capacity Fee	\$400		Fee for use of the Todd's Fork Lift Station.
Sewer Inspection Fee	\$80	\$80	Sanitary lateral inspection fee.
TOTAL	\$6,780	\$5,630	
Proposed Capacity Fee	\$2,000	\$2,000	
TOTAL	\$8,780	\$7,630	

- Proposed \$2,000/ERU fee generates up to \$950,000, offsetting a portion of the planned capacity improvements.
- Fee is similar to charges in northern Deerfield Twp (Roberts Park, Hudson Hills, Cherrybrook, Northridge Village, Rosemont)

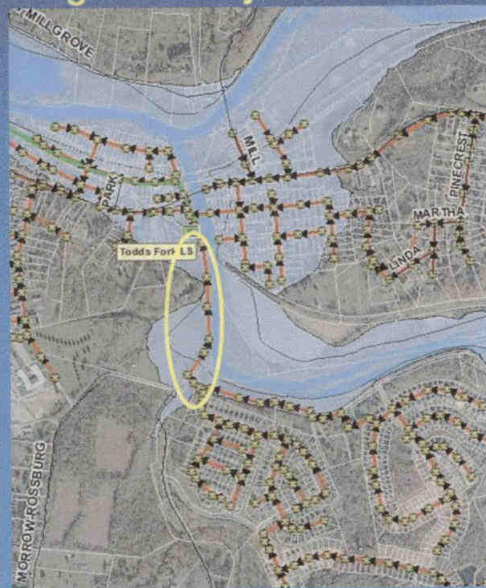
5

Woodlands at Morrow Wet Weather Mitigation Project

Developer makes improvements to County sewers that reduce inflow & infiltration equivalent to or greater than the amount generated by their development.

Front Street Sewer Lining:

- Cure-In-Place line 2, 132 feet of 12-inch sanitary sewer located in the floodplain.
- Urethane/Epoxy Composite rehabilitation of 10 sanitary manholes.
- Install waterproof manhole top castings on 10 sanitary manholes.



6

RECOMMENDATIONS & STEPS FORWARD

DEVELOPMENT

Woodlands of Morrow – Notify developer that they have exceeded their allowed platted lots and that additional lots beyond Phase 4D will not be permitted until additional capacity is constructed

(or)

Woodlands of Morrow – Notify developer that they have exceeded their allowed platted lots and that the County is allowing for them to proceed forward with the following conditions:

1. Limit of 40 homes/year
2. Developer shall complete the wet weather mitigation project within 24 months
3. New connections will be charged an additional \$2,000/Equivalent Residential Unit Sewer Capacity Fee

7

MORROW SEWER SERVICE AREA

Warren County Sewer District

Potential Steps Forward

DEVELOPMENT

- **Morrow (Excluding Woodlands) & Roachester Area** - Impose a temporary cap of 15/year on the issuance of residential sanitary sewer taps to be served in the original Morrow-Roachester Sewer Improvement Area until additional capacity is constructed.
- Continue to strictly enforce the existing sewer service boundary and deny requests to expand the service area.

FINANCE

- Adopt a \$2,000/Equivalent Residential Unit for the Morrow Area

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