



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

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***TOM ARISS  
PAT ARNOLD SOUTH  
DAVID G. YOUNG***

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

**MINUTES: Regular Session – October 8, 2013**

The Board met in regular session pursuant to adjournment of the October 3, 2013, meeting.

Tom Ariss - present

David G. Young - absent

Pat Arnold South - present

Tina Osborne, Clerk - present

Minutes of the October 3, 2013, meeting were read and approved.

- 13-1464      A resolution was adopted to hire Roy D. Lutz as Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 13-1465      A resolution was adopted to hire Amy N. Hogg, Social Service Worker II, within the Warren County Job and Family Services Department, Human Services Division. Vote: Unanimous
- 13-1466      A resolution was adopted to authorize the Internal Posting of the “Case Aide” position, within the Department of Job and Family Services, Children Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02(a). Vote: Unanimous
- 13-1467      A resolution was adopted to accept the Resignation of Crockett Brummett Emergency Communications Operator, within the Warren County Emergency Services Communications Department, effective October 10, 2013. Vote: Unanimous
- 13-1468      A resolution was adopted to authorize the President and/or the Vice President of this Board to sign the Satisfaction of Mortgage for Charles Steele and Priscilla Steele. Vote: Unanimous

- 13-1469 A resolution was adopted to approve and authorize the County Administrator to enter into Location Agreement with Spirit Productions, LLC relative to the use of 300 E. Silver Street for the filming of the movie "The Christmas Spirit".  
Vote: Unanimous
- 13-1470 A resolution was adopted to approve and authorize the submittal of a Grant Application to the Ohio Emergency Management Agency for funding through FEMA for a Hazard Mitigation Grant Program and authorize the Director of the Emergency Services Department to sign documents relative thereto.  
Vote: Unanimous
- 13-1471 A resolution was adopted to approve Change Order No. 4 to the Contract with Lake Erie Electric, Inc., for the construction of Little Muddy Pump Station Improvements Project, Contract B, Purchase Order No. 88471. Vote: Unanimous
- 13-1472 A resolution was adopted to declare various items within Board of Developmental Disabilities, Community Corrections, Drug Task Force, Engineer's Office and the Sheriff's Office as surplus and authorize the disposal of said items. Vote: Unanimous
- 13-1473 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 13-1474 A resolution was adopted to acknowledge receipt of September 2013 Financial Statement. Vote: Unanimous
- 13-1475 A resolution was adopted to approve the following Record Plats.  
Vote: Unanimous
- 13-1476 A resolution was adopted to approve Operational Transfer from Commissioners Fund #101-1112 into Child Support Enforcement Agency Fund #263.  
Vote: Unanimous
- 13-1477 A resolution was adopted to approve Supplemental Appropriations into Probation Improvement and Incentive Grant – Fund #289. Vote: Unanimous
- 13-1478 A resolution was adopted to approve Appropriation Adjustment from Commissioners' General Fund #101-1110 into Building Regulation Department Fund #101-2300. Vote: Unanimous
- 13-1479 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 13-1480 A resolution was adopted to approve end of 180-day Probationary Period and approve a Pay Increase for Daniel Fread, Electrician I, within the Warren County Facilities Management Department. Vote: Unanimous

- 13-1481        A resolution was adopted to approve Appropriation Adjustment within Fund #101-1600. Vote: Unanimous
- 13-1482        A resolution was adopted to approve Appropriation Adjustments within Recorder's Fund #101-1160. Vote: Unanimous
- 13-1483        A resolution was adopted to approve Appointment to the Warren County Airport Authority. 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 for a work session and discussed the following matters:

1. Draft Sewer Agreement with Village of Waynesville—Mr. Brausch presented the attached PowerPoint presentation and presented the Board with two options relative to the rates within the agreement. 1. Pay rates based on the water bills of our customers which would be approximately \$190,000 per year or 2. Cost = county flow / total flow to plant x plant operation cost. Upon discussion, the Board chose to proceed with option 1 for negotiation purposes.
2. Updated the Board of the W.O. Brisben reimbursement resolution –Mr. McGary stated he is working on the resolution and hopes to have it completed before October 17, 2013, when the current extension expires.

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Robert Ware, Warren County Regional Planning Commission, was present along with Planning Commission Staff, representatives from the Warren County Park Board and various interested citizens to provide an update to the Board on the Todd's Fork Trail Project within Warren County.

Mr. Ware stated that there is another grant opportunity, due in February 2014, to apply for funding which could be utilized to conduct title searches on the property owned by Clinton County Rails to Trails within Warren County. He stated that the grant would require the engineering design for the portion of the rail from Morrow to SR 123 and would be a reimbursement grant from the Clean Ohio Fund. He then stated there would be a 25% match which would be met in the value of the land being purchased.

There was discussion relative to the title concerns of the property as it relates to the transfer from Penn Central.

Mr. Sandfoss, Fischer Road resident and property owner along the trail, stated that there currently is a class action lawsuit in Trumbull County. He then stated his opinion that Penn Central did not have the authority to transfer title to the property and therefore, cannot offer a clear and marketable title. He then stated he is in process of having the transfer reversed through the courts as it pertains to his property.

Stan Williams, Regional Planning Commission, stated that the purpose of the grant would be to clear up the concerns of Mr. Sandfoss and others.

Commissioner South questioned if the grant would only be used to fund title searches and if there any "strings" attached to the grant funds.

Mr. Ware stated there are no "strings" attached to the funding.

Patrick Sample, Woodward-Claypool Road resident, stated that according to his understanding, the grant includes three sections, title search, engineering, and acquisition.

Mr. Williams confirmed that construction of the trail would not be included in this grant application.

Mr. Sample stated his opinion that millions of dollars could be spent to construct what could end up being a trail to nowhere.

Mr. Williams stated that there are adopted comprehensive plans that include a clear vision of what a majority of the residents' desire in the areas.

Commissioner South stated that a positive of the grant application would be to clarify ownership.

There was discussion relative to the ability to alter the trail to bypass property owners who own the former railway who "opt out" of the project.

Joann Morgan, property owner, questioned what the overall plan for the bikepath would look like.

Mr. Williams presented the map of the proposed trails and where they would connect with the existing trail.

Frank Scalse, Woodward-Claypool Road resident, questions how much was spent on the acquisition of the rail line from Penn Central and spoke in opposition to the use of tax dollars to construct a bike path on private properties and suggested the money be used to construct a bike lane along US RT 22-3.

Kathleen Brewer, property owner, stated her opposition to the project and presented a letter from Penn Central offering the purchase of the railway from 1985.

Shirley Walter, property owner, stated their family received the same letter but upon investigation, found their deeds already included the property and they were already paying the property taxes so they declined.

Commissioner South requested a show of hand of those in support and those in opposition to the project.

Laura Curless, Clinton County Rails to Trails, spoke in favor of the project.

Mr. Sample stated that property values are not always in dollars and cents. He stated that some includes peacefulness and good neighbors. He then questioned if the total cost of the project has been considered.

Kurt Weber, Deputy County Engineer, stated that a ballpark for the construction of all three phases of the project is anywhere from \$6.5 million - \$8 million.

David Congery, property owner, stated that the proposed trail would intersect his 214 acres right down the middle. He stated that they hunt and train horses and it would significantly devalue his property. He also stated his understanding that the Salem Township Trustees are opposed to the project.

There was discussion relative to the concerns with the legal issue of ownership and it was determined that a decision on whether to proceed would not be made at this meeting.

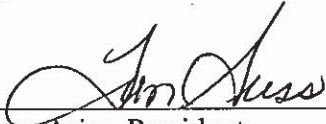
Upon discussion, the Board requested Mr. McGary to obtain additional information relative to the court cases regarding owners.

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On motion, upon unanimous call of the roll, the Board entered into executive session at 10:58 a.m. to discuss personnel matters relative to hiring/promotions in the Water and Sewer Department and hiring within Children Services Department pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 12:04 p.m.

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Upon motion the meeting was adjourned.

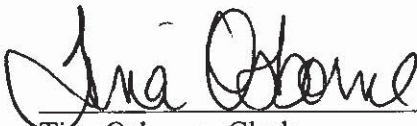
  
\_\_\_\_\_  
Tom Ariss, President

  
\_\_\_\_\_  
Pat Arnold South

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David G. Young

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 October 8, 2013, in compliance with Section 121.22 O.R.C.

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



# Warren County Water & Sewer Work Session

Warren County Commissioners

October 8, 2013

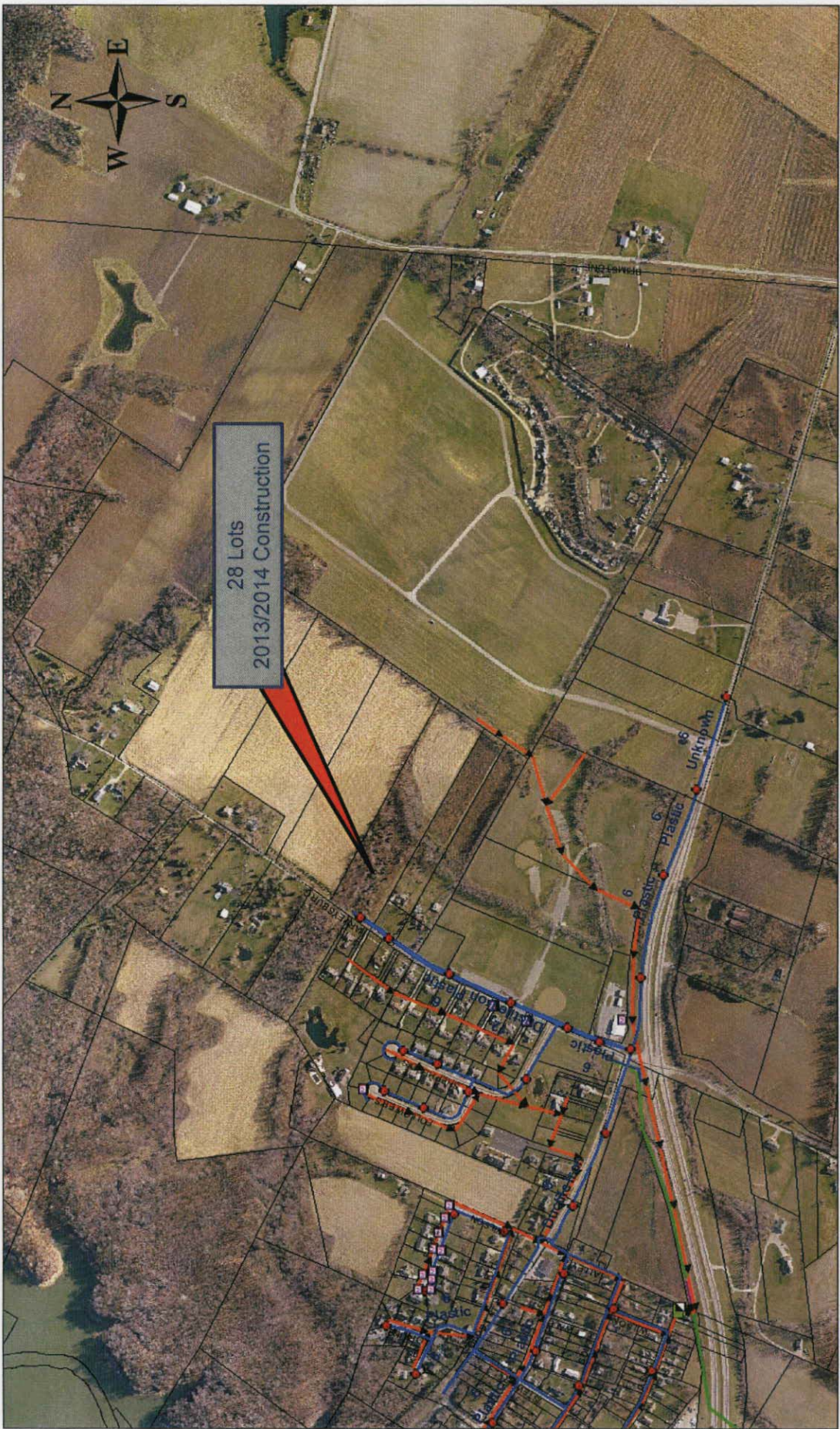
## AGENDA

1. Waynesville  
Sewer Agreement
2. Brisben  
Reimbursement



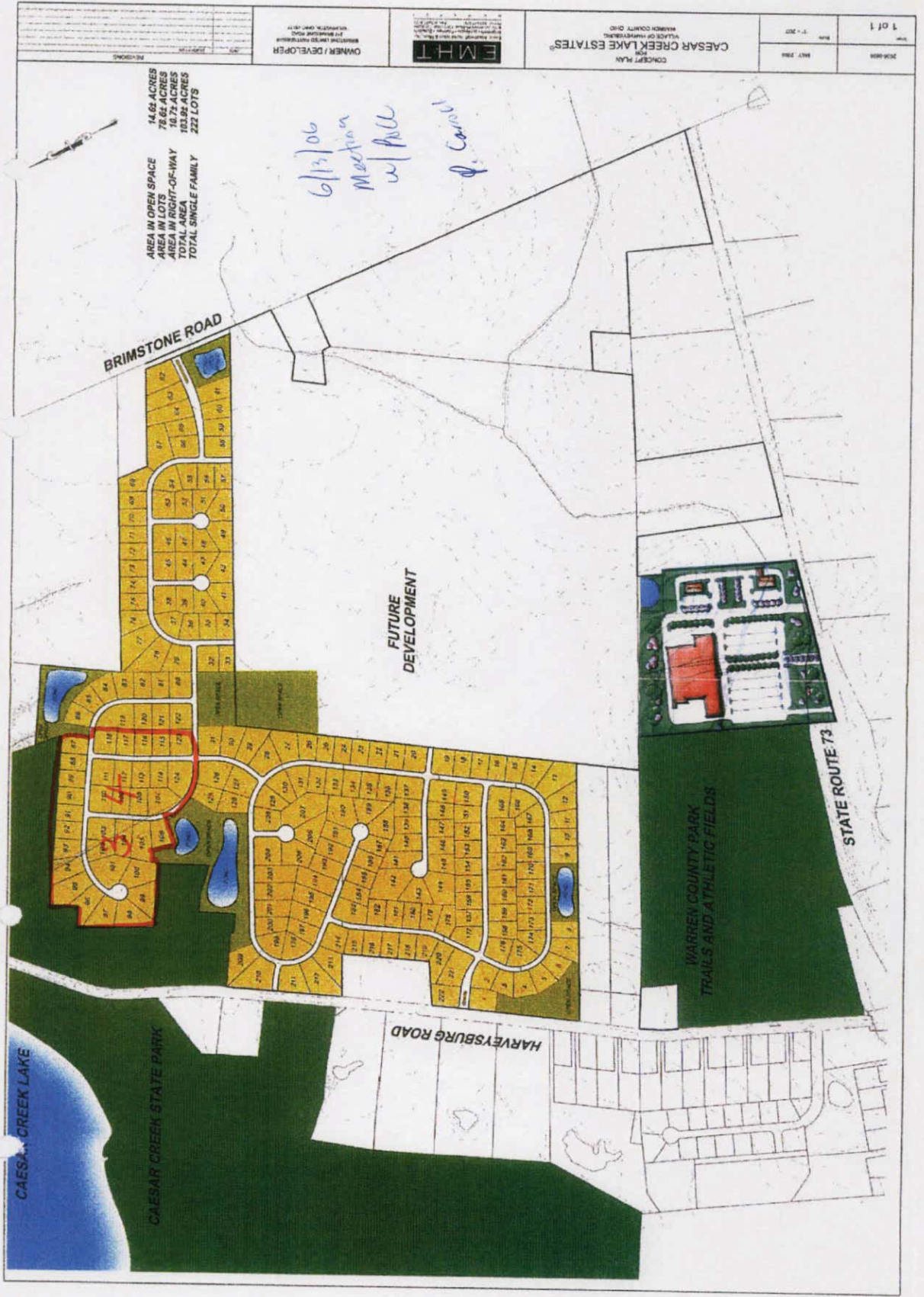
**Water & Sewer Department**

# Caesar Creek Lake Estates –Section 1





# Caesar Creek Lake Estates



# Waynesville Partnership

- Equal Treatment
- Fiscal Responsibility
- Transparency
- Long Range Plan
- Ohio EPA Compliance
- Opportunity to provide technical advice
- Efficient Operation

# Components of a New Sewer Agreement

- Terms – Effective & Expiration Dates
- Service Area
- Responsibilities of each party
- Connection Fees
- User Rates
- Future Capital Improvements
- Contract Termination

# Financial Compensation

## Sewer User Fees

### Option 1 – Fees based on Customer Water Bills

Village User Fee:	\$5.36/1,000 gallons
Village Base Fee:	\$5.75/customer/month
Village Capital Fee:	\$5.00/customer/month

Estimated cost for 420 County customers: \$190,000/year

County's 2013 Sewer User Fee: \$4.27/1,000 gallons.

# Financial Compensation

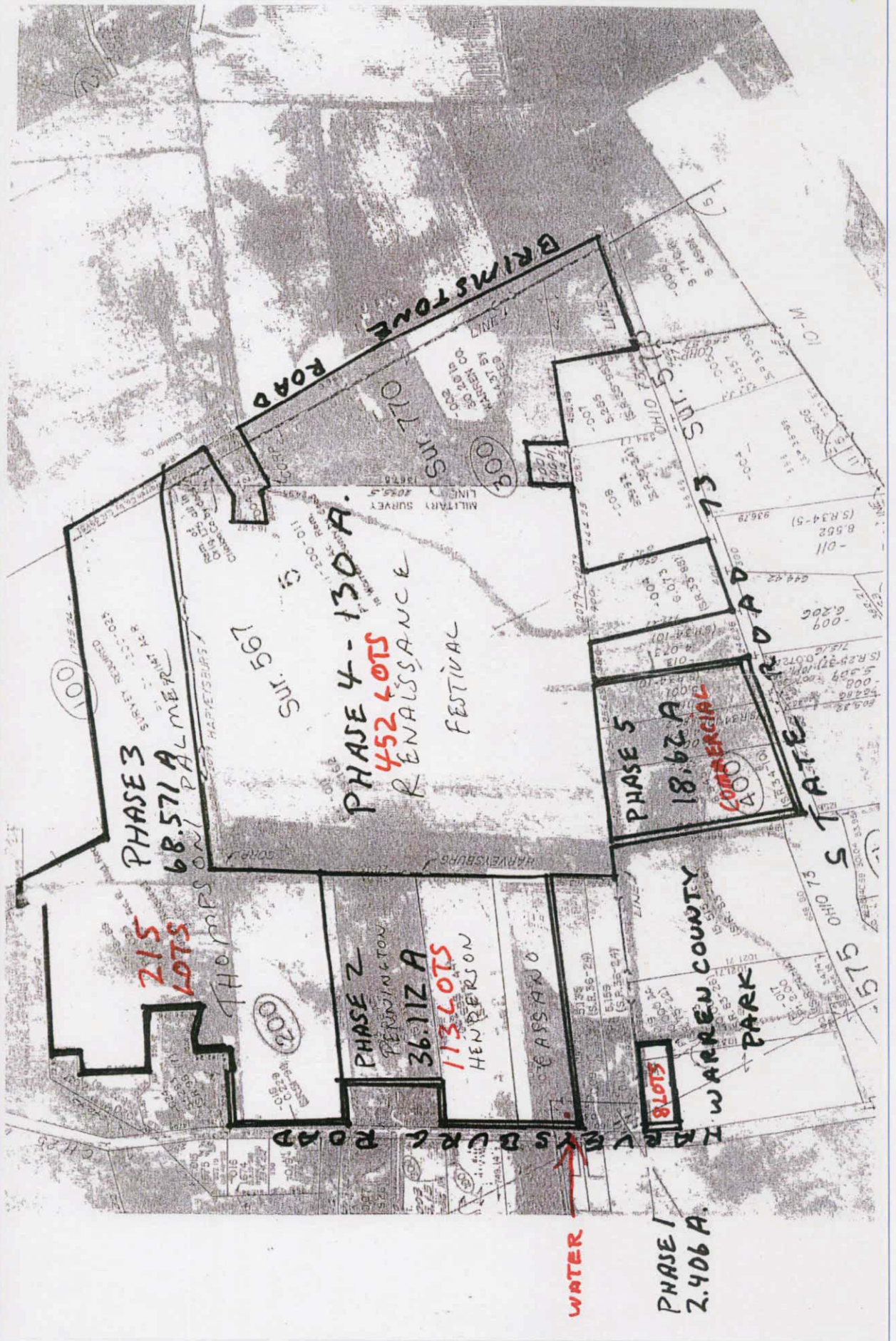
## Sewer User Fees

### Option 2 – Fees based on Master Meters

Cost = (County Flow/Total WWTP Flow) x WWTP Operation Cost

- Requires accurate flow meters at the WWTP
- Monthly Flat Rate with End of the Year True-Up Calculation
- Incentive to reduce Inflow & Infiltration

# Caesar Creek Lake Estates



# Massie-Wayne Sewer System



# Caesar Creek Lake Estates

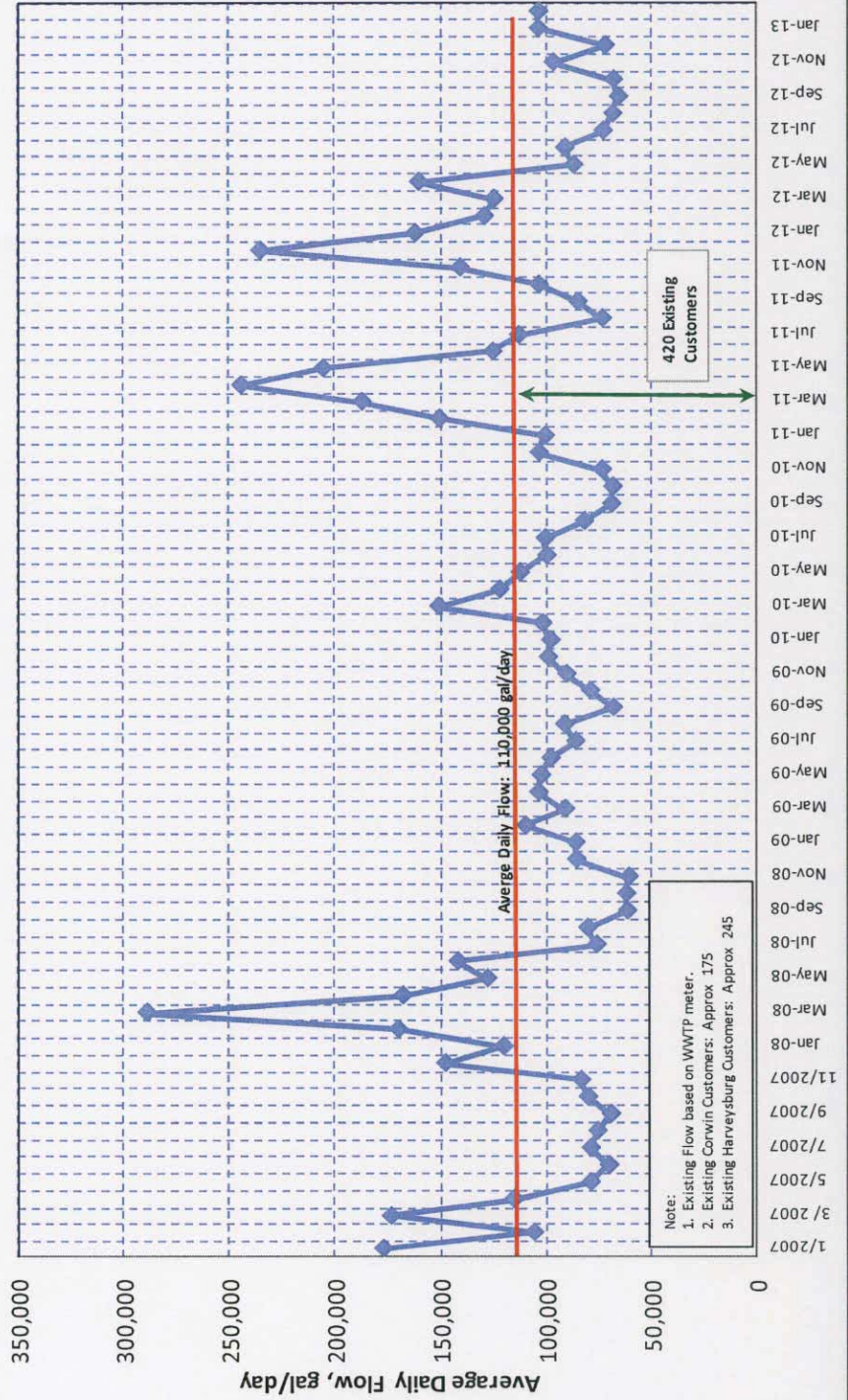
RESOLUTION #08-1557  
 OCTOBER 14, 2008  
 PAGE 2

Owner	Description (Acres)	Parcel	Account	Wastewater Flow Allocation (Gallons per day)	Unit Charge	Oversizing Cost	Total Assessment
Brimstone Limited Partnership	5.001	10-11-400-012	4503066	8,000	\$0	\$1,312.83	\$1,312.83
Brimstone Limited Partnership	4.674	10-11-400-003	4503139	7,500	\$0	\$1,226.98	\$1,226.98
Brimstone Limited Partnership	8.945	10-11-400-002	4503228	14,500	\$0	\$2,348.18	\$2,348.18
Brimstone Limited Partnership	12.698	10-11-200-022	4503873	20,500	\$75,585	\$3,333.39	\$78,918.64
Brimstone Limited Partnership	13.053	10-11-200-027	4501498	21,000	\$77,698	\$3,426.58	\$81,124.98
Brimstone Limited Partnership	30.2	10-05-300-002	4500696	55,000	\$0	\$7,927.88	\$7,927.88
Brimstone Limited Partnership	99.836	10-11-200-011	4500785	160,500	\$0	\$26,208.22	\$26,208.22
Brimstone Limited Partnership	6.073	10-11-400-004	4503112	1,000	\$0	\$1,594.24	\$1,594.24
Peter J. Carroll, Trustee	10.36	10-11-200-013	4503385	16,500	\$61,668	\$2,719.63	\$64,387.86
C.I.G. Realty Limited Partnership	65.72	10-11-200-031	4505082	110,000	\$391,200	\$17,252.33	\$408,452.73
<b>TOTAL</b>	<b>256.56</b>			<b>414,500</b>	<b>\$606,162</b>	<b>\$87,350.25</b>	<b>\$673,502.53</b>



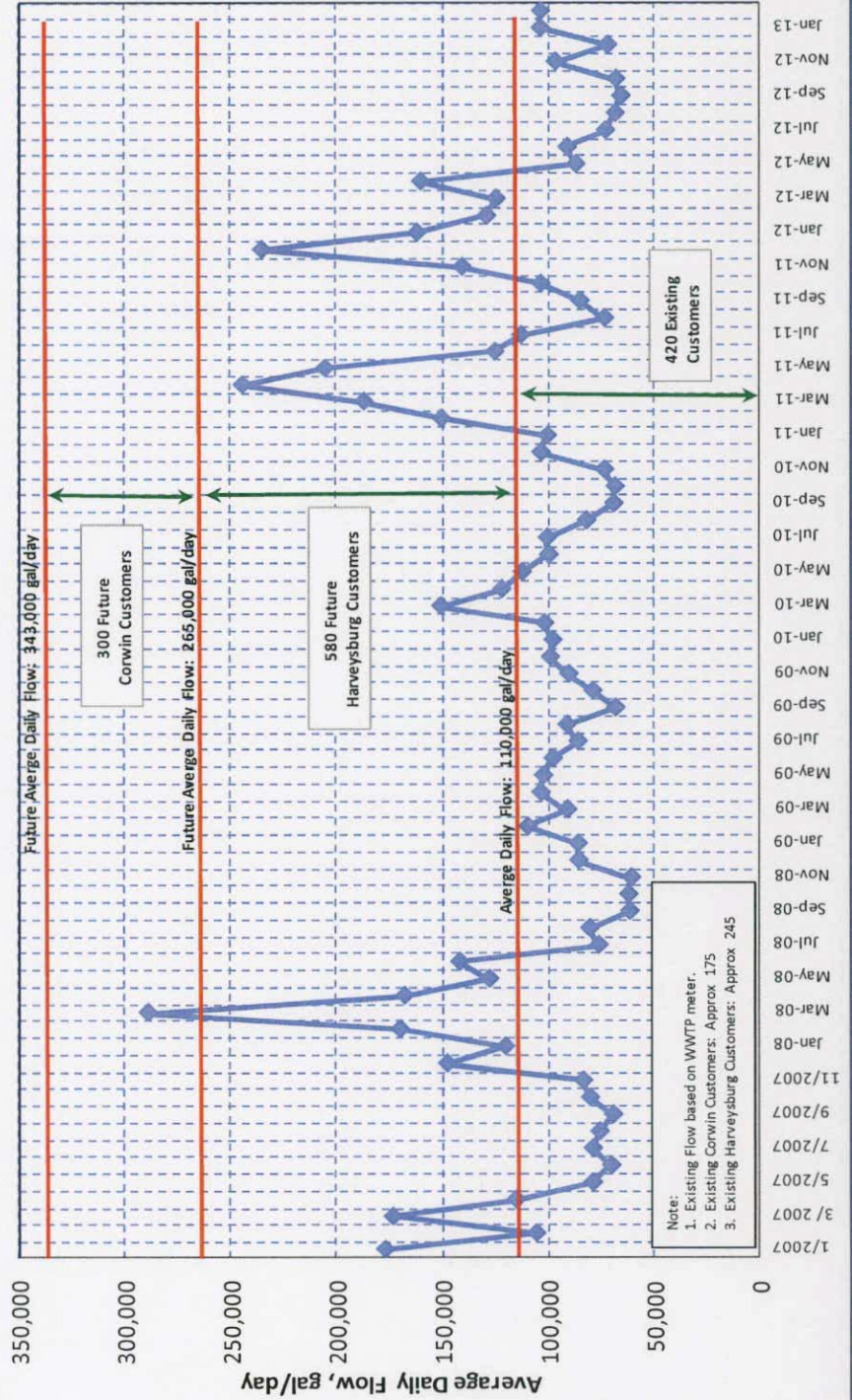
# Treatment plant would be sized for future demand.

## Sanitary Sewer Flow Corwin & Harveysburg



# Treatment plant would be sized for future demand.

## Sanitary Sewer Flow Corwin & Harveysburg



# Wayne-Massie Sewer Service Expense/Revenue

Year	Flow (gallons)	Rate Paid to Waynesville (\$/1,000 gal)	Payments to Waynesville for Treatment Only	All Other Costs	County Rate	Revenue from User Fees	Estimated County Loss
2007	38,264,000.00	\$ 6.25	\$ 239,000.00	\$ 72,520.00	\$ 3.38	\$ 98,000.00	\$ 213,520.00
2008	43,931,000.00	\$ 6.25	\$ 275,000.00	\$ 80,660.00	\$ 3.52	\$ 109,000.00	\$ 246,660.00
2009	33,659,000.00	\$2.95/\$5.50	\$ 156,000.00	\$ 75,480.00	\$ 3.66	\$ 102,000.00	\$ 129,480.00
2010	35,652,000.00	\$ 5.50	\$ 196,000.00	\$ 73,260.00	\$ 3.84	\$ 99,000.00	\$ 170,260.00
2011	49,693,000.00	\$ 5.50	\$ 273,000.00	\$ 85,100.00	\$ 4.03	\$ 115,000.00	\$ 243,100.00
2012	37,849,000.00	\$4.73/\$5.36	\$ 188,000.00	\$ 87,320.00	\$ 4.15	\$ 118,000.00	\$ 157,320.00
<b>Total</b>							<b>\$ 1,160,340.00</b>