



**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 – October 23, 2018**

The Board met in regular session pursuant to adjournment of the October 16, 2018, meeting.

Tom Grossmann – present

Shannon Jones – present

David G. Young – absent

Tina Osborne, Clerk – present

Minutes of the October 9, 2018 and October 16, 2018 meetings were read and approved.

- 18-1622      A resolution was adopted to approve promotion of Charles Walker to the position of Sewer Collections Worker II within the Water and Sewer Department. Vote: Unanimous
- 18-1623      A resolution was adopted to designate Family and Medical Leave of Absence to Brittany Justice, within the Facilities Management Department. Vote: Unanimous
- 18-1624      A resolution was adopted to promote Nakita Sanders from Unit Support Worker II to the position of Eligibility Referral Specialist II within the Warren County Job and Family Services, Human Services Division. Vote: Unanimous
- 18-1625      A resolution was adopted to authorize the posting of the “Unit Support Worker II” position, within the Warren County Job and Family Services Department, Human Services Division, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 18-1626      A resolution was adopted to authorize the posting of the “Training Officer” position, within the Warren County Job and Family Services Department, Human Services Division, in accordance with the Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous

- 18-1627 A resolution was adopted to maintain current monthly health insurance rates charged to departments and offices effective January 1, 2019. Vote: Unanimous
- 18-1628 A resolution was adopted to approve personal day off with pay policy for the 2019 "Day for Wellness" *POINTS* Program. Vote: Unanimous
- 18-1629 A resolution was adopted to approve personal day off with pay policy for the "Day for Your Live" 2019 annual blood draw screening program for County employees. Vote: Unanimous
- 18-1630 A resolution was adopted to approve agreement for presentation speaker, on behalf of the Area 12 Workforce Development Board. Vote: Unanimous
- 18-1631 A resolution was adopted to temporarily terminate bi-monthly sewer billing to 7505 Flamingo Street in the Carlisle Sewer Improvement Area. Vote: Unanimous
- 18-1632 A resolution was adopted to approve and authorize the President of the Board to enter into a Youth Worksite Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 18-1633 A resolution was adopted to approve and authorize the President of the Board to enter into Classroom Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 18-1634 A resolution was adopted to issue Request for Engineering Qualifications for the procurement of professional engineering services related to the design of Lower Little Miami Wastewater Treatment Plant Improvements. Vote: Unanimous
- 18-1635 A resolution was adopted to authorize Amendment No. 2 to the engineering agreement with Fishbeck, Thompson, Carr & Huber, Inc., increasing purchase order no. 21313 for the Simpson Creek and Bear Run Lift Station Upgrade Project. Vote: Unanimous
- 18-1636 A resolution was adopted to enter into contract with Sunesis Construction Co. for the New Burlington Road Bridge #36-1.94 Replacement Project Design Build. Vote: Unanimous
- 18-1637 A resolution was adopted to enter into an engineering services contract with Fishbeck Thompson Carr & Huber, Inc. Vote: Unanimous
- 18-1638 A resolution was adopted to enter into an engineering services contract with WSP USA, Inc. Vote: Unanimous
- 18-1639 A resolution was adopted to enter into a temporary entrance and work agreement with Michele J. Tranor for the Columbia Road and Davis Road Sight Distance Improvement Project. Vote: Unanimous

- 18-1640 A resolution was adopted to enter into a cooperative agreement with Butler County for improvements at the intersection of Butler-Warren Road and Mason Road/Liberty Way on behalf of the Warren County Engineer. Vote: Unanimous
- 18-1641 A resolution was adopted to approve and authorize the President and/or Vice-President of this Board to execute a contract for FY2019 with Ohio Mentor Inc. for the Multi Dimensional Family Therapy (MDFT) Program on behalf of the Warren County Juvenile Court. Vote: Unanimous
- 18-1642 A resolution was adopted to approve and authorize Amendment #1 for Fiscal Year 2019 Reclaim Ohio Program on behalf of the Warren County Juvenile Court. Vote: Unanimous
- 18-1643 A resolution was adopted to declare an emergency and waive competitive bidding for the immediate repair to an underground drain pipe at Juvenile Detention. Vote: Unanimous
- 18-1644 A resolution was adopted to declare an emergency and waive competitive bidding for repairs to the generators at Zoar and Goose Creek Towers. Vote: Unanimous
- 18-1645 A resolution was adopted to approve and authorize the President and/or Vice President of this Board to enter into a cooperation agreement with the Interfaith Hospitality Network of Warren County relative to the FY 2018 Community Development Block Grant Entitlement Program. Vote: Unanimous
- 18-1646 A resolution was adopted to approve and authorize the President and/or Vice President of this Board to enter into a cooperation agreement with the Abuse and Rape Crisis Shelter of Warren County relative to the FY 2018 Community Development Block Grant Entitlement Program. Vote: Unanimous
- 18-1647 A resolution was adopted to approve Amendment #3 to the Warren County agreement with Universal Transportation Systems, LLC and authorize the President and/or Vice President of this Board to sign documents relative thereto. Vote: Unanimous
- 18-1648 A resolution was adopted to approve and authorize the President of the Board to enter into a professional service agreement by and between Environmental Educators Inc. and the Board of Warren County Commissioners relevant to the Warren County Solid Waste Management District's educational program. Vote: Unanimous
- 18-1649 A resolution was adopted to authorize President of Board to sign the Task Completion Reports 61, 71, and 106 between TriTech Software Systems and Warren County Telecommunications. Vote: Unanimous

- 18-1650 A resolution was adopted to authorize the Board to enter into agreement with Oarnet on behalf of Warren County Telecommunications. Vote: Unanimous
- 18-1651 A resolution was adopted to approve Warren County Prosecutor providing legal representation of the Warren County Airport Authority Board. Vote: Unanimous
- 18-1652 A resolution was adopted to affirm "Then and Now" requests pursuant to the Ohio Revised Code 5705.41 (D) (1). Vote: Unanimous
- 18-1653 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 18-1654 A resolution was adopted to approve various refunds. Vote: Unanimous
- 18-1655 A resolution was adopted to approve various record plats. Vote: Unanimous
- 18-1656 A resolution was adopted to approve appropriation decrease within Prosecutor 101-1150. Vote: Unanimous
- 18-1657 A resolution was adopted to create ne CCMEP/TANF fund #254. Vote: Unanimous
- 18-1658 A resolution was adopted to approve an amended certificate and an appropriation decrease in fund 435, an operational transfer from fund 202 into the Strout Road Bridge fund 435, and approve repayment of a cash advance from the Strout Road Bridge fund into the Motor Vehicle fund 202. Vote: Unanimous
- 18-1659 A resolution was adopted to approve an operational transfer from Commissioners fund #101-1112 into Human Services fund #203. Vote: Unanimous
- 18-1660 A resolution was adopted to approve supplemental appropriation adjustment with Sheriff's Office fund #293. Vote: Unanimous
- 18-1661 A resolution was adopted to approve appropriation adjustment within Economic Development fund #101-1116. Vote: Unanimous
- 18-1662 A resolution was adopted to approve appropriation adjustment within General Fund Court of Common Pleas fund #101. Vote: Unanimous
- 18-1663 A resolution was adopted to approve appropriation adjustment within Emergency Services/Communications Center fund #101-2850. Vote: Unanimous
- 18-1664 A resolution was adopted to approve appropriation adjustments within WCSO funds #101 & 630. Vote: Unanimous
- 18-1665 A resolution was adopted to approve appropriation adjustment within Emergency Services/EMA fund #264. Vote: Unanimous

- 18-1666 A resolution was adopted to approve appropriation adjustment within Grants Administration fund #265. Vote: Unanimous
- 18-1667 A resolution was adopted to approve appropriation adjustment within Telecommunications Department fund #492. Vote: Unanimous
- 18-1668 A resolution was adopted to approve appropriation adjustment within Telecommunications Department fund #492. Vote: Unanimous
- 18-1669 A resolution was adopted to approve an appropriation adjustment within Storm Water fund #590. Vote: Unanimous
- 18-1670 A resolution was adopted to approve an appropriation adjustment within Health Insurance fund #632. Vote: Unanimous
- 18-1671 A resolution was adopted to cancel regularly scheduled Commissioners' meeting of Thursday, October 25, 2018. Vote: Unanimous
- 18-1672 A resolution was adopted to advertise for bids for the Lower Springboro Road Water Improvement Project, Phase 2. Vote: Unanimous
- 18-1673 A resolution was adopted to advertise for bids for the Lower Springboro Road Water Improvement Project, Phase 3. 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 (PowerPoint presentation attached):

1. Lower Springboro Waterline Improvement Project Phase 2 and Phase 3—Mr. Brausch stated he is ready to proceed with scheduling the bid openings for these water improvement projects as they are on “fast track” in order for Warren County to be self-sufficient in providing water service to our customers in the Wayne Township area currently being served from water purchased by the Village of Waynesville. Upon discussion, the Board resolved (Resolution #18-1672 and #18-1673) advertise for bids for the Lower Springboro Road Water Improvement Project, Phase 2 and Phase 3.

2. Sanitary Sewer Service to Belwood Country Club in Hamilton Township—Mr. Brausch stated that the property owner of Belwood Country Club is requesting to transfer 108 dwelling units of sewer capacity from the Villages of Hopewell Valley’s multi-family portion of the development to Belwood Country Club which is outside of the sanitary sewer improvement boundary area. He explained that this would reduce the Hopewell Valley capacity from 522 to 414 housing units and allow Belwood Country club to develop 108 homes. He then stated his opinion that this is not an unreasonable request as it does not add any additional flow to the sanitary sewer.

Bruce McGary, Assistant Prosecutor, stated that the Board would be required to change the sewer improvement boundary area to allow this residential subdivision. He then stated that in 2014, the Board denied a request to expand the boundary due to the Hamilton Township Trustees not desiring to amend the Hamilton Township Urban Service Area Map.

Mrs. Jones stated her opinion that this is a different request due to the “swap” of capacity which will not increase the density of housing in the township.

Mr. McGary discussed the collection capacity as this would not increase treatment capacity as no additional flow would require to be treated at the wastewater treatment plant. He then stated the decision to deny amending the sewer improvement area would not be an unequal treatment if the request came in without a “swap” of capacity.

Michelle Tegtmeier, Hamilton Township Development Coordinator, stated that the Township feels the “empty nester” market that the development is planning to market is less of a concern on the schools and they feel the trade of capacity is a positive move and the Township will be modifying their Urban Service Area Map in order to accommodate the move.

Bill Southerland, owner of Belwood Country Club, provided a map of the proposed development plan with 108 single family “empty nester” homes on a nine hole golf course with a clubhouse, workout room and swimming pool. He stated that Scott Lucke and Dan DeStafano are planning to be a part of the project. He then stated that there are 25% fewer golf players today than in 2005.

Upon discussion, the Board stated their agreement to allow the transfer of capacity and expansion of the sewer improvement area in order to accommodate this development.

3. Morrow-Roachester-Cozaddale Sewer Capacity Study—Mr. Brausch stated he is seeking approval from the Board to issue a Request for Qualifications (RFQ) to hire a professional engineering consultant to study, develop alternatives, and recommend improvements to the sewer collection system in the Morrow-Roachester-Cozaddale sewer service area.

Mr. Brausch discussed the concern of the pumping stations running continuously during wet weather events. He then stated that there are 1560 existing customers in this area with 1337 additional future customers approved. He then presented the following recommendations:

- Hire an engineering consultant to complete a master plan & develop solutions
- Prepare contractor bids to clean existing force main
- Study wet weather issues
- Evaluate alternatives
- Limit growth to 75 homes/year until improvements are built
- Moratorium on new developments that increase the number of customers.

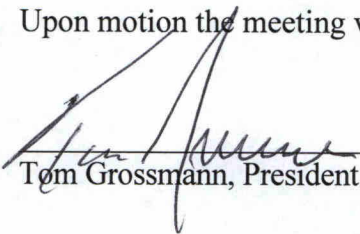
Mr. McGary discussed the need for a work session with the development community as well as a discussion on the Board's authority to issue a limitation on the number of connections as well as the stipulations that would need to be implemented in the event that it was determined to be authorized.

Mr. Brausch stated that there are 50 homes to date that have been constructed. He then stated that in 2017 there were a total of 120 homes and 2016 the total was 80.

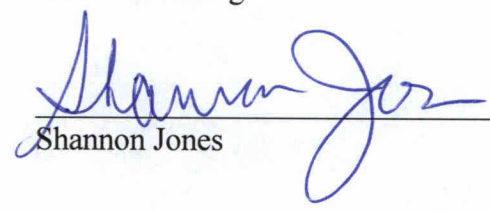
Upon discussion, the Board stated the desire to proceed with the RFQ for selection an engineer for the study with staff serving as the evaluation committee. They then stated their desire for further discussion relative to any limiting to the number of customers per year.

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Upon motion the meeting was adjourned.

  
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Tom Grossmann, President

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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 October 23, 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

Warren County Commissioners  
October 23, 2018

## AGENDA

1. Lower Springboro Road Waterline Phase II & III
2. Bel-Wood Country Club Development
3. Morrow-Roachester Sewer Service Area

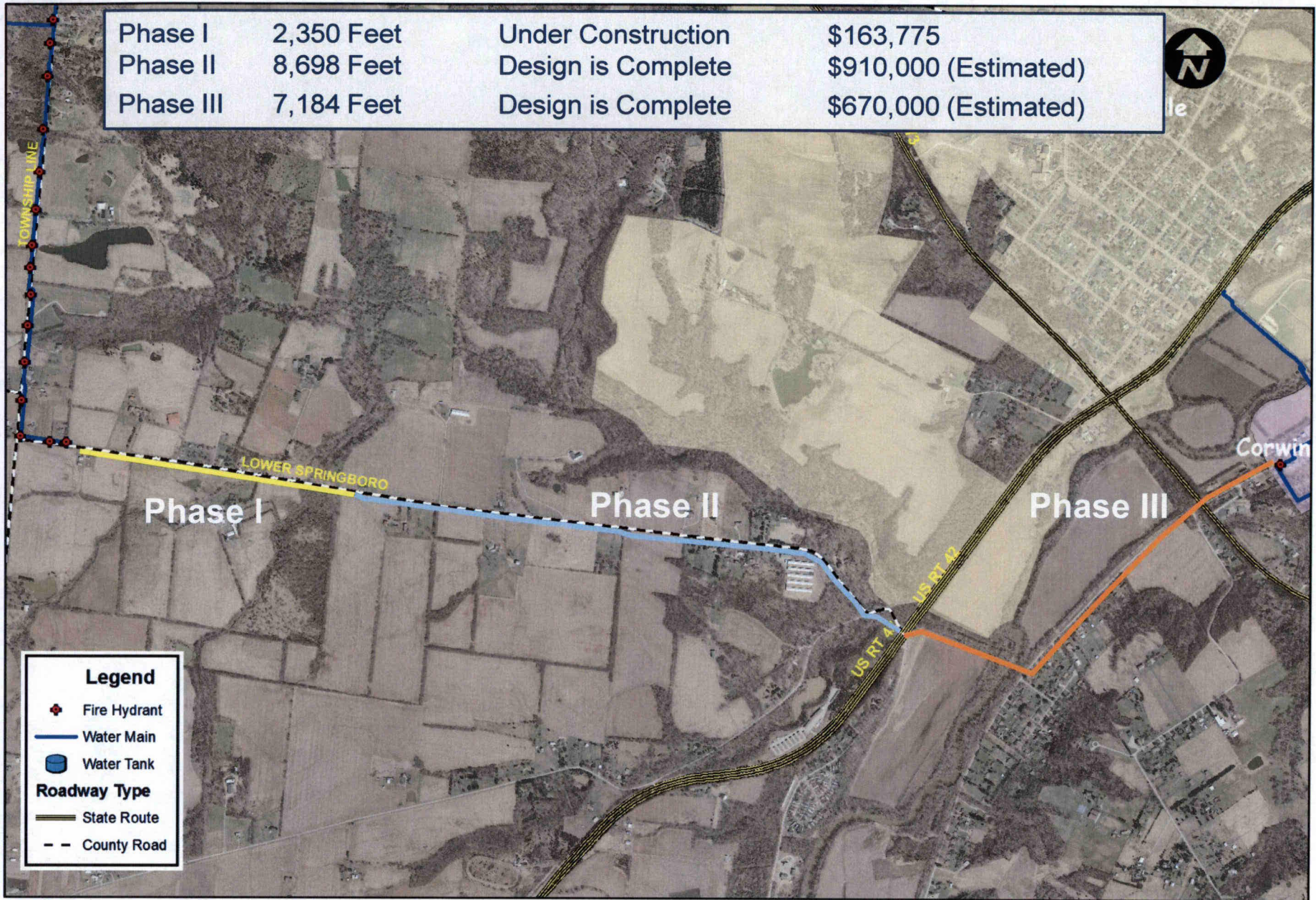




# Lower Springboro Road Waterline

Request the BOCC approve a resolution authorizing the Water & Sewer Department to obtain construction bids for Phase II and III.

Phase I	2,350 Feet	Under Construction	\$163,775
Phase II	8,698 Feet	Design is Complete	\$910,000 (Estimated)
Phase III	7,184 Feet	Design is Complete	\$670,000 (Estimated)

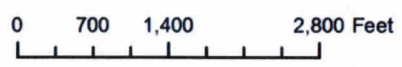


**Legend**

- Fire Hydrant
- Water Main
- Water Tank

**Roadway Type**

- State Route
- County Road



## Lower Springboro Road

Disclaimer The provider makes no warranty on representation with respect to this information, its quality or suitability for a particular purpose. This information is provided AS IS, and the requester assumes the entire risk as to its quality, suitability and accuracy.

The provider will not be liable for direct, indirect, incidental, or consequential damages resulting from any defect in the information. The provider shall have no liability for any other information, programs or data used with or combined with the requested information including the cost of recovering information, programs or data.

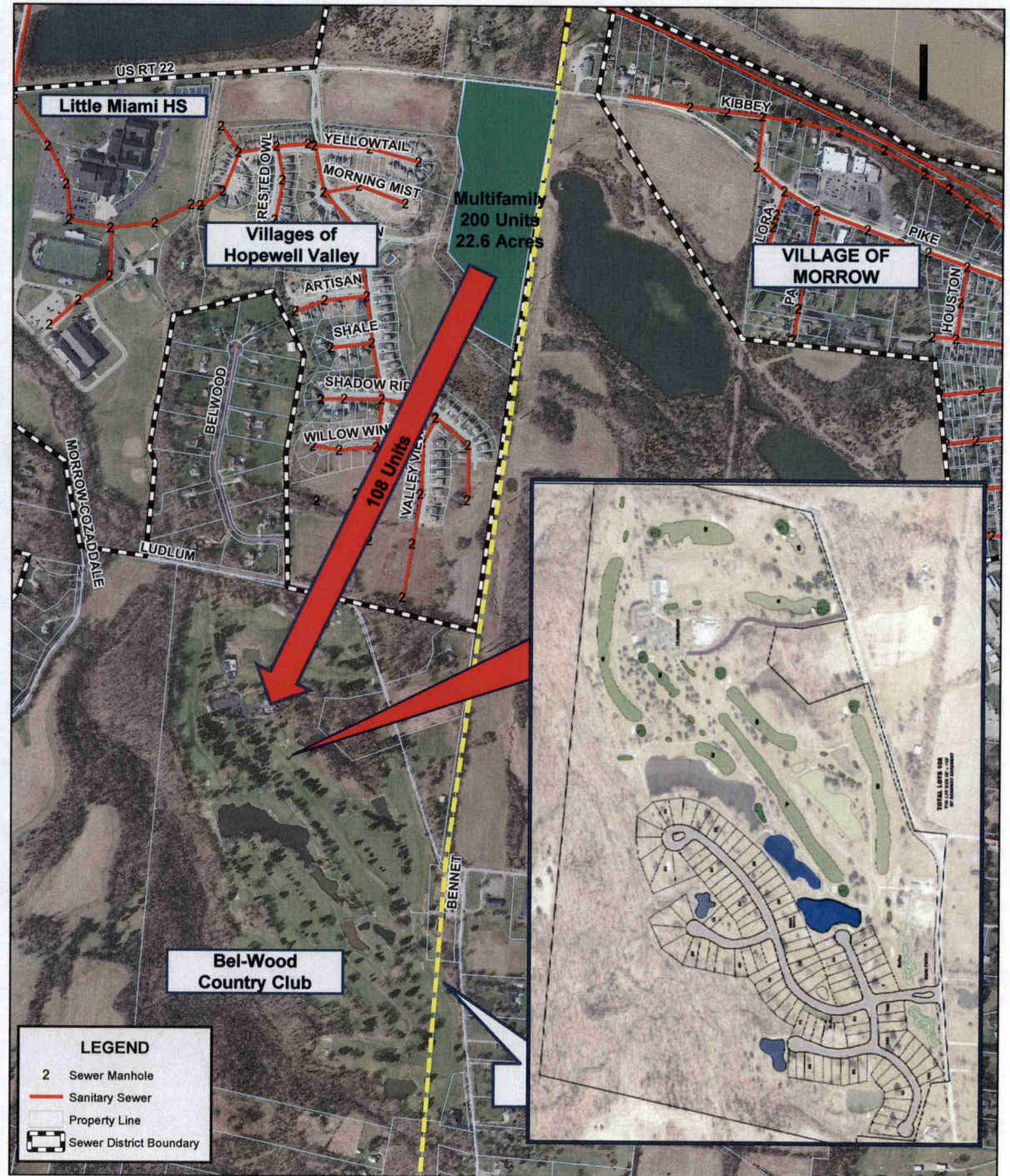
# Bel-Wood Country Club Development

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.

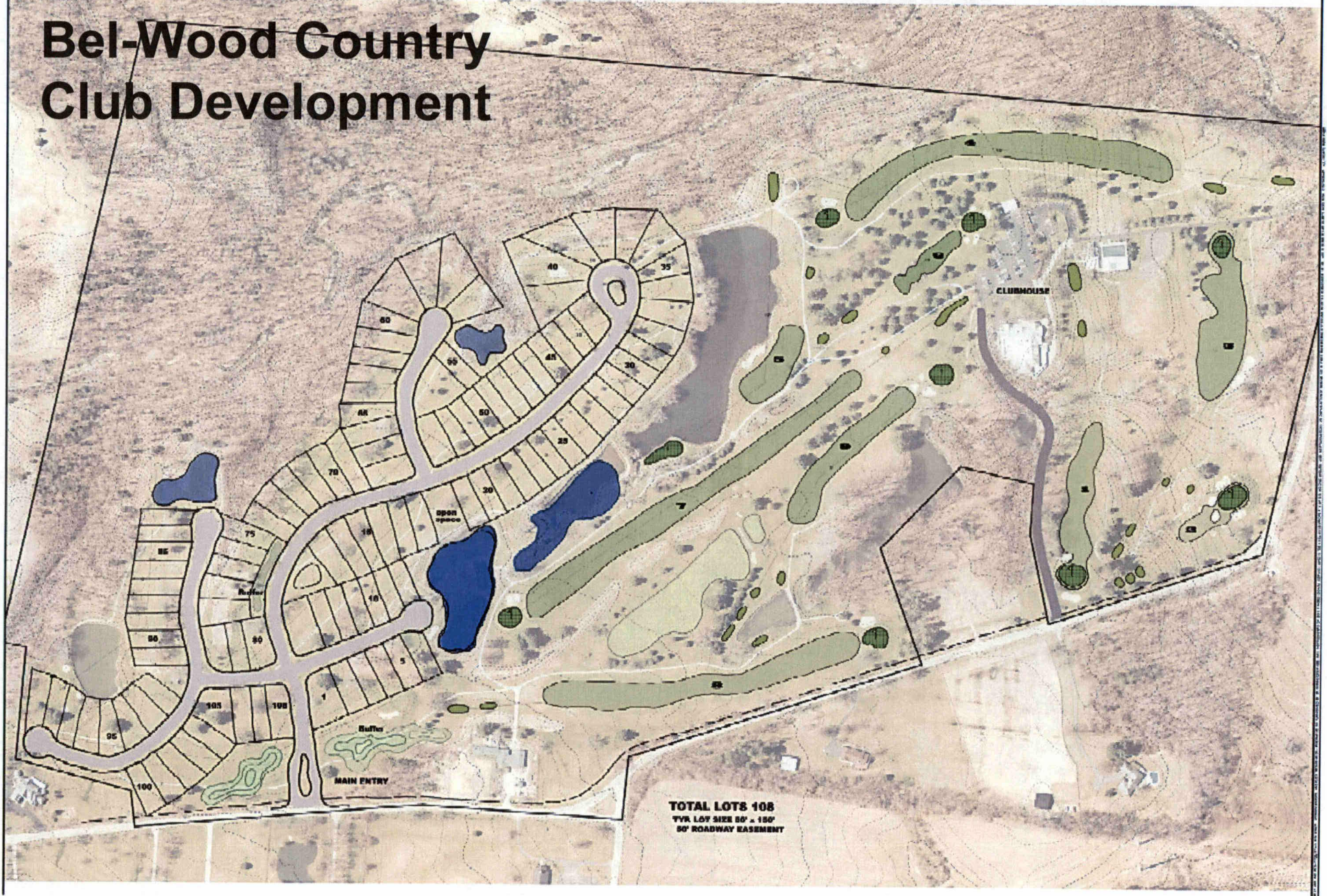
# Bel-Wood Country Club Development

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

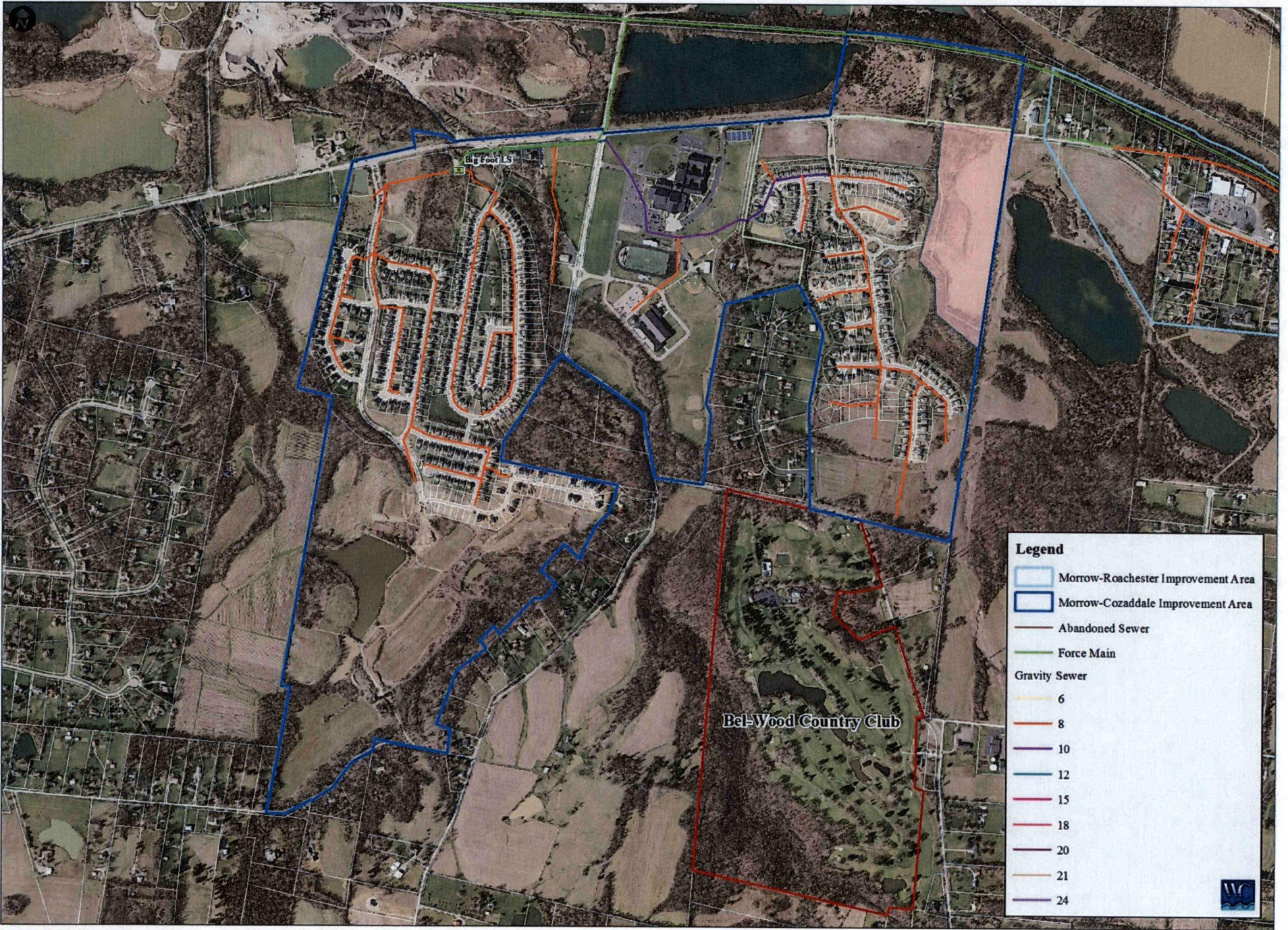


BEL WOOD COUNTRY CLUB										
HOLE	1	2	3	4	5	6	7	8	9	
BLUP	345	180	327	808	320	167	455	433	336	3156
WHITE	294	149	304	480	313	177	519	421	320	2973
RED	242	112	246	401	231	158	424	382	527	2714
PAR	4	3	4	5	4	3	5	4	4	38

# Bel-Wood Country Club Development



**TOTAL LOTS 108**  
 TYP LOT SIZE 80' x 150'  
 50' ROADWAY EASEMENT



**Legend**

- Morrow-Rochester Improvement Area
- Morrow-Cozaddale Improvement Area
- Abandoned Sewer
- Force Main
- Gravity Sewer**
- 6
- 8
- 10
- 12
- 15
- 18
- 20
- 21
- 24

Disclaimer: The provider makes no warranty or representation with respect to this information, its quality or suitability for a particular purpose. This information is provided AS IS, and the recipient assumes the entire risk as to its accuracy and reliability. The provider will not be liable for direct, indirect, incidental, or consequential damages, resulting from, any defect in the information. The provider shall have no liability for any other information, programs or data used with or connected with the required software.

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



# Bel-Wood Country Club Development

## RECOMMENDATIONS

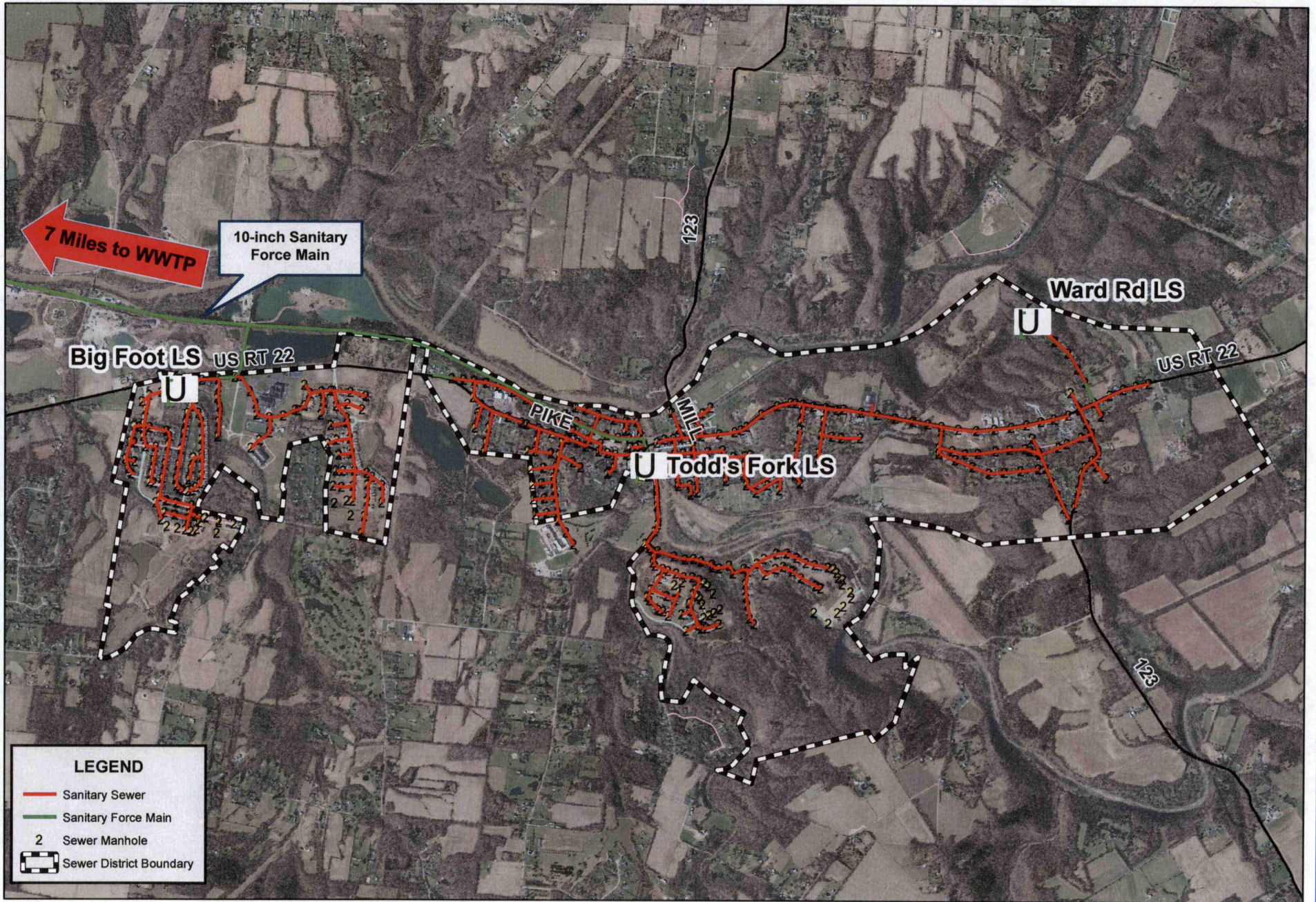
- Approve transfer of 108 sewer taps to Bel-Wood Country Club
- Amend the Morrow – Cozaddale Road Sewer Improvement Area to include Bel-Wood Country Club Property
- Amend Sanitary Sewer Assessments
- Amend General Plans for Sanitary Sewer Improvements

# **MORROW ROACHESTER SEWER SERVICE AREA**

## **Warren County Sewer District**

The Water & Sewer Department is seeking approval from the Board to issue a Request for Qualifications (RFQ) to hire a professional engineer consultant to study, develop alternatives, and recommend improvements to the sewer collection system in the Morrow-Roachester-Cozaddale sewer service area.





0 1,650 3,300 6,600 Feet

# Warren County Sewer District

Morrow/Rochester Area

# MORROW ROACHESTER 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

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

## RECOMMENDATIONS

- Hire an engineering consultant to complete a master plan & develop solutions
  - Prepare contractor bids clean existing force main
  - Study wet weather issues
  - Evaluate alternatives
- Limit growth to 75 homes/year until improvements are built
- Moratorium on new developments that increase the number of customers.

# 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)

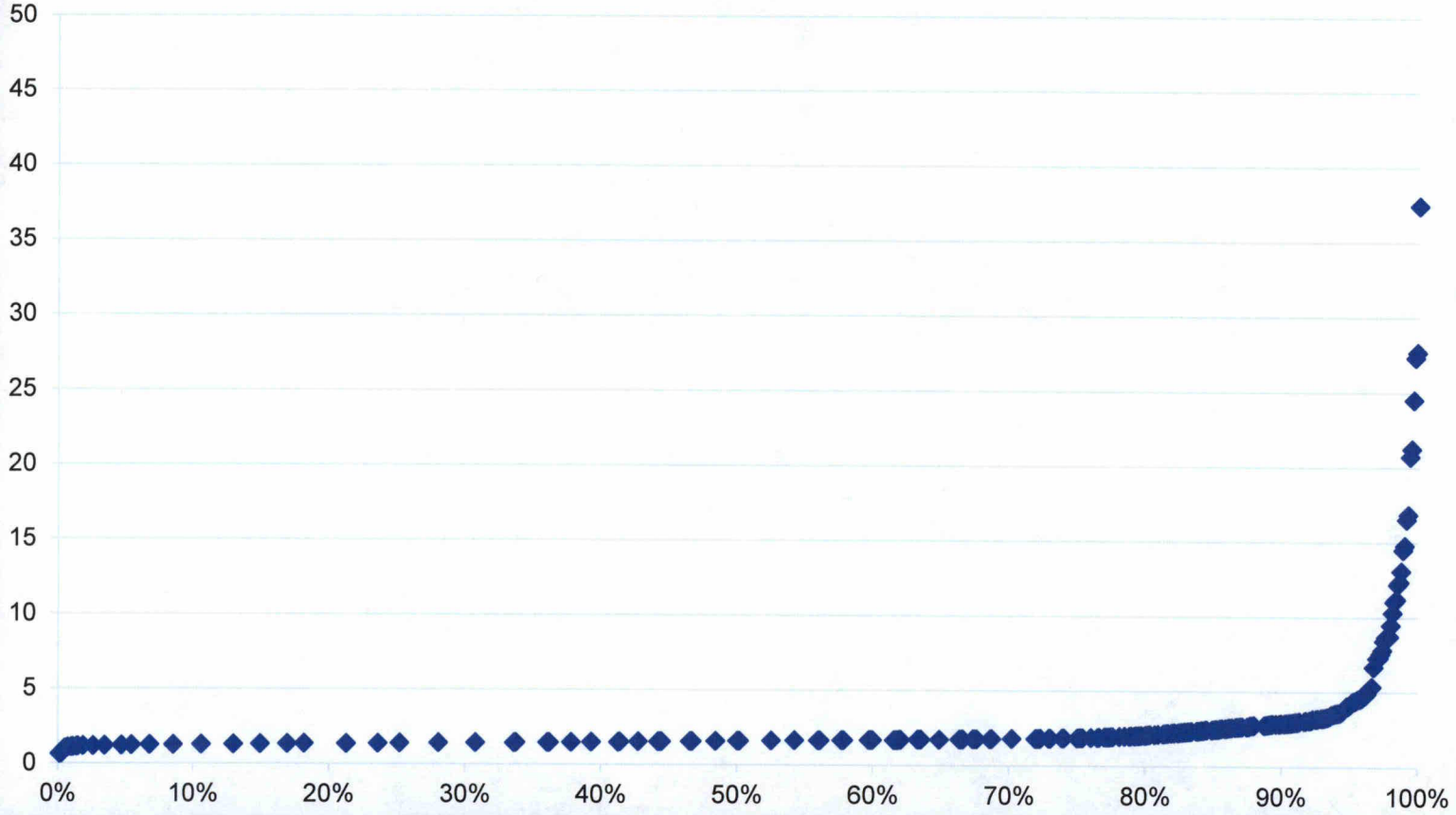
Subdivision	Flow Allocation (gpd)*	Existing Average Flow** (gpd)	Flow Remaining from Allocation (gpd)	Additional Flow Requested (gpd)***
Villages of Classicway	267,200	181,200	86,000	-
Saddlebrook	82,000	67,600	14,400	-
The Villages of Hopewell Valley	229,200	116,800	112,400	-
Little Miami School	48,530	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.

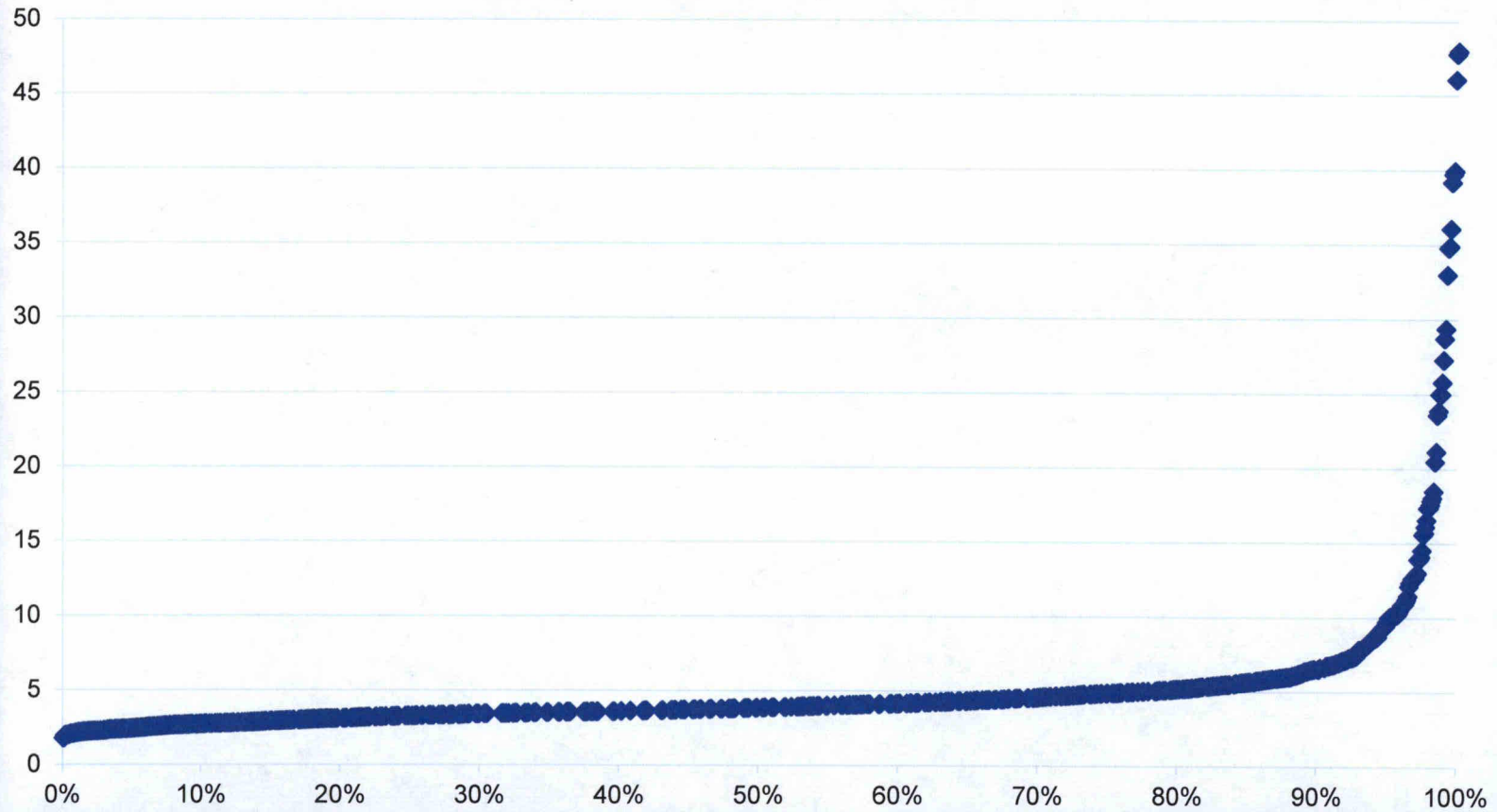
\*Originally requested 900 homes, letter Dated 9/8/04 limits the Woodlands at Morrow to 500-550 ERUs total.

# 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

## 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