



**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 – January 27, 2015

The Board met in regular session pursuant to adjournment of the January 20, 2014, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the January 6, 2015 and January 12, 2015 meetings were read and approved.

- 15-0100 A resolution was adopted to authorize the posting of the “Alternative Response Caseworker I or II” 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
- 15-0101 A resolution was adopted to hire Darlene Labarowski as Cashier Receptionist, within the Water and Sewer Department. Vote: Unanimous
- 15-0102 A resolution was adopted to hire Cassandra J. Davis, as Clerical Specialist I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 15-0103 A resolution was adopted to acknowledge receipt of Policy Binder issued by Safety National Casualty Corporation for the Provision of Specific Excess Loss Insurance pertaining to the Warren County Self-Insured Workers’ Compensation Program effective January 1, 2015. Vote: Unanimous
- 15-0104 A resolution was adopted to enter into Contract with GM Pipeline, Inc. for the 22&3 at Hopkins Road Water Main Relocation Project. Vote: Unanimous

MINUTES
JANUARY 27, 2015
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- 15-0105 A resolution was adopted to approve Amendment #4 to the Warren County Agreement with Winton Transportation LLC and authorize the President and/or Vice President of this Board to sign documents relative thereto. Vote: Unanimous
- 15-0106 A resolution was adopted to enter into a Non-Disclosure Agreement with United Healthcare, Horan Associates and Verisk Health. Vote: Unanimous
- 15-0107 A resolution was adopted to acknowledge Rates for 2015 Telemedicine Services. Vote: Unanimous
- 15-0108 A resolution was adopted to approve Dentapremier Plus Addendum to Dental Care Plus Contract relative to Out of Network Dental Benefits. Vote: Unanimous
- 15-0109 A resolution was adopted to approve and authorize the Submission of a Chemical Emergency Planning and Community Right-to-Know Fund Grant to the State of Emergency Response Commission / Ohio Environmental Protection Agency on behalf of the Warren County Department of Emergency Services. Vote: Unanimous
- 15-0110 A resolution was adopted to approve and authorize the President and/or Vice President of this Board to sign a Subgrant Award Agreement on behalf of the Greater Warren County Drug Task Force. Vote: Unanimous
- 15-0111 A resolution was adopted to approve various Refunds. Vote: Unanimous
- 15-0112 A resolution was adopted to acknowledge payment of Bills. Vote: Unanimous
- 15-0113 A resolution was adopted to enter into Street and Appurtenances Security Agreement to replace former Security Agreement with Major League Development, Ltd for installation of certain improvements in the Shadow Lake Subdivision situated in Clearcreek Township. Vote: Unanimous
- 15-0114 A resolution was adopted to approve a Street and Appurtenances Maintenance Bond for Warren Development, LLC for completion of Performance of construction of improvements for Wilson Farms, Section Four, Block "A" situated in Franklin Township. Vote: Unanimous
- 15-0115 A resolution was adopted to enter into Street and Appurtenances Security Agreement (including sidewalks) with Trails of Shaker Run Holdings, LLC for installation of certain improvements in Trails of Shaker Run, Section Nine "A" situated in Turtlecreek Township. Vote: Unanimous

- 15-0116 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with Trails of Shaker Run Holdings LLC for installation of certain improvements in Trails of Shaker Run Subdivision, Section Nine-A situated in Turtlecreek Township. Vote: Unanimous
- 15-0117 A resolution was adopted to approve the following Record Plats.
Vote: Unanimous
- 15-0118 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 15-0119 A resolution was adopted to approve Operational Transfer from County Commissioners' Fund #101-1112 into Emergency Services Fund #290.
Vote: Unanimous
- 15-0120 A resolution was adopted to approve Operational Transfer from County Commissioners' Fund #101-1112 into Emergency Services Fund #264.
Vote: Unanimous
- 15-0121 A resolution was adopted to approve Supplemental Appropriation into County Court Clerk Computer Fund #275. Vote: Unanimous
- 15-0122 A resolution was adopted to approve Supplemental Appropriation into Common Pleas Court Probation Improvement & Incentive Fund #289. Vote: Unanimous
- 15-0123 A resolution was adopted to approve Appropriation Adjustments from Commissioners' General Fund #101-1110 into Court of Common Pleas Fund #101-1220. Vote: Unanimous
- 15-0124 A resolution was adopted to approve Appropriation Adjustment within Sheriff's Office Fund #101-2200. Vote: Unanimous
- 15-0125 A resolution was adopted to approve Appropriation Adjustments within Common Pleas Court Probation Supervision ORC 2951.021 Fund #227, TASC Fund #284 and Pretrail Services Fund #101-1222. Vote: Unanimous
- 15-0126 A resolution was adopted to approve Appropriation Adjustment within Auditor Real Estate Fund #237. Vote: Unanimous
- 15-0127 A resolution was adopted to approve Appropriation Adjustment within the Workforce Investment Act Fund #258. Vote: Unanimous
- 15-0128 A resolution was adopted to approve Appropriation Adjustment within Children Services Fund #273. Vote: Unanimous

- 15-0129 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 15-0130 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance Security Agreement with M/I Homes of Cincinnati, LLC for installation of certain improvements in Robert's Park Section 1, Block "A" situated in Deerfield Township. Vote: Unanimous
- 15-0131 A resolution was adopted to enter into Street and Appurtenances (including sidewalks) Security Agreement with M/I homes of Cincinnati, LLC for installation of certain improvements in Robert's Park, Section 1, Block "A" situated in Deerfield Township. Vote: Unanimous
- 15-0132 A resolution was adopted to approve Appropriation Adjustment within Common Pleas Court Fund #101-1220. Vote: Unanimous
- 15-0133 A resolution was adopted to approve and enter into Contract with Pioneer Technology Group, LLC on behalf of the Warren County Clerk of Courts. Vote: Unanimous
- 15-0134 A resolution was adopted to approve Addendum #1 with Pioneer Technology Group LLC on behalf of the Warren County Clerk of Courts. Vote: Unanimous
- 15-0135 A resolution was adopted to Temporarily Reclassify James Cottongim Bolen to the position of Emergency Management Operations Manager within the Emergency Services Department. Vote: Unanimous
- 15-0136 A resolution was adopted to authorize the Internal Posting of the "Emergency Management Operations Manager" position, within the Emergency Services Department, in accordance with Warren County Personnel Policy Manual, Section 2.02 (a). Vote: Unanimous
- 15-0137 A resolution was adopted to Adopt Classification Specifications and Point Factor Assignments of Control Systems Assistant Manager for Warren County Water and Sewer Department. Vote: Unanimous
- 15-0138 A resolution was adopted to approve Road Name Change of a 0.430 Mile Portion of SR 123 to Old SR 123 in Clearcreek Township. Vote: Unanimous
- 15-0139 A resolution was adopted to approve the following Roadway Dedication Plat for Old State Route 123 (a.k.a. Old SR 123) and Red Lion-Blackburn Way. Vote: Unanimous
- 15-0140 A resolution was adopted to approve Old SR 123 and Red Lion-Blackburn Way for Public Maintenance by Clearcreek Township. Vote: Unanimous

- 15-0141 A resolution was adopted to accept the Tentative Agreement regarding the Negotiations between the Warren County Engineer and the Warren County Highway Employee Association/AFSCME. Vote: Unanimous
- 15-0142 A resolution was adopted to accept Appropriation Adjustment within Common Pleas Court Community Corrections Grant #289-1220. Vote: Unanimous

DISCUSSIONS

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

Chris Brausch, Sanitary Engineer, was present for a work session to discuss the following matters:

1. Deerfield Springs PUD—Mr. Brausch stated he received a letter from the developer requesting the availability of sanitary sewer for his parcel along US RT 22-3 in Deerfield Township.

Mr. Brausch stated that the development was approved at a lower density than the developer had requested.

Bruce McGary, Assistant Prosecutor, reviewed the background on this parcel and where we are today and stated that there is no question that this sanitary sewer is a public sewer due to the fact that Warren County was the applicant to the Ohio EPA when the system was initially installed.

Mr. Brausch stated that his department has received all of the requested information in order to review the availability of sewers.

David Walling, Assistant Sanitary Sewer Director, stated he has reviewed the system and he feels confident that surcharging within the system is not likely to happen and it is his opinion that sufficient capacity is available to handle the flow from the proposed development without overflow.

Commissioner Grossmann questioned why these matters are brought to the Board of Commissioners and not handled directly by the department head when these are technical matters.

There was discussion relative to the capacity concerns of the wastewater treatment plant and the policy that was established at that time for the Board to be informed of all matters relative to the commitment of sanitary sewer service relative to the treatment plant. It was determined that the desire of the majority of the Board desires to continue with the current policy of discussion with the Commissioners prior to a commitment letter being provided.

Commissioner Grossmann stated that he represented a company owned by the developer in 2008 but no longer has ties and questioned if he should refrain from voting on this matter.

Mr. McGary stated that no action is required by the Board of Commissioners and therefore, it is not a concern.

Commissioner Grossmann stated he feels confident to allow Mr. Brausch to issue the availability letter based upon engineering standards.

Commissioner Young stated his desire to follow the law but wants to make clear he does not approve of high density apartments along US RT 22-3. He stated his opinion that the area is over developed.

Commissioner South stated her desire for Mr. Brausch to proceed with the issuance of the availability letter.

2. Village of Waynesville—Mr. Brausch presented background information relative to the Warren County sanitary sewer service area to which the Village of Waynesville provides treatment. He then reviewed the attached PowerPoint presentation.

The Board discussed the possibility of charging a surcharge to Village residents to help relieve the deficit from the County taking over ownership and operations of the Waynesville Wastewater Treatment Plant.

Upon further discussion, the Board determined to discuss this matter at a later date.

Neil Tunison, County Engineer, was present to request the Board to render a decision relative to the road name change public hearing to rename a portion of State Route 123 to Old State Route 123 in Clearcreek Township.

Mr. Tunison provided the background information relative to the public hearing that took place in February 2014. He stated that the delay in approval was due to the need for the Ohio Department of Transportation to officially dedicate the new relocated roadway in order for the Board to rename the abandoned portion. He then provided a dedication plat for approval that names the newly created connector road to Red Lion-Blackburn Way.

Upon further discussion, the Board resolved (Resolution #15-0138) to approve the road name change of a 0.430 mile portion of SR 123 to Old SR 123 in Clearcreek Township, (Resolution #15-0139) to approve the roadway dedication plat for Old State Route 123 and Red Lion-Blackburn Way and (Resolution 15-0140) to approved Old SR 123 and Red Lion-Blackburn Way for public maintenance by Clearcreek Township.

Mr. Tunison provided an update to the Board relative to the Fields Ertel Road Connector and the Western Row Road Interchange Project.

Mr. Tunison stated that they have reached a tentative agreement with the Warren County Highway Employee Association/AFSCME and stated the following highlights of the agreement:

Pay increases: 2015 2.5%
2016 2 %
2017 2%

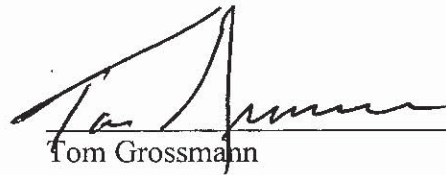
Changes to the work week during needed times during the summer
Earning of a personal day if no unscheduled leave (at least 2 weeks prior notice)
Elimination of some positions from the bargaining unit

Upon discussion, the Board resolved (Resolution #15-0141) to accept the tentative agreement regarding the negotiations between the Warren County Engineer and the Warren County Highway Employee Association/AFSCME.

Upon motion the meeting was adjourned.



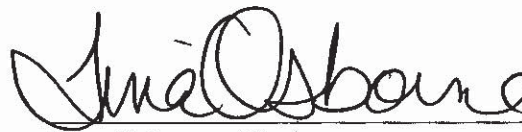
David G. Young, President



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 January 27, 2015, in compliance with Section 121.22 O.R.C.



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



Warren County Water & Sewer Work Session

Warren County Commissioners
& Village of Waynesville

July 2, 2013



Water & Sewer Department

Massie-Wayne Sewer System



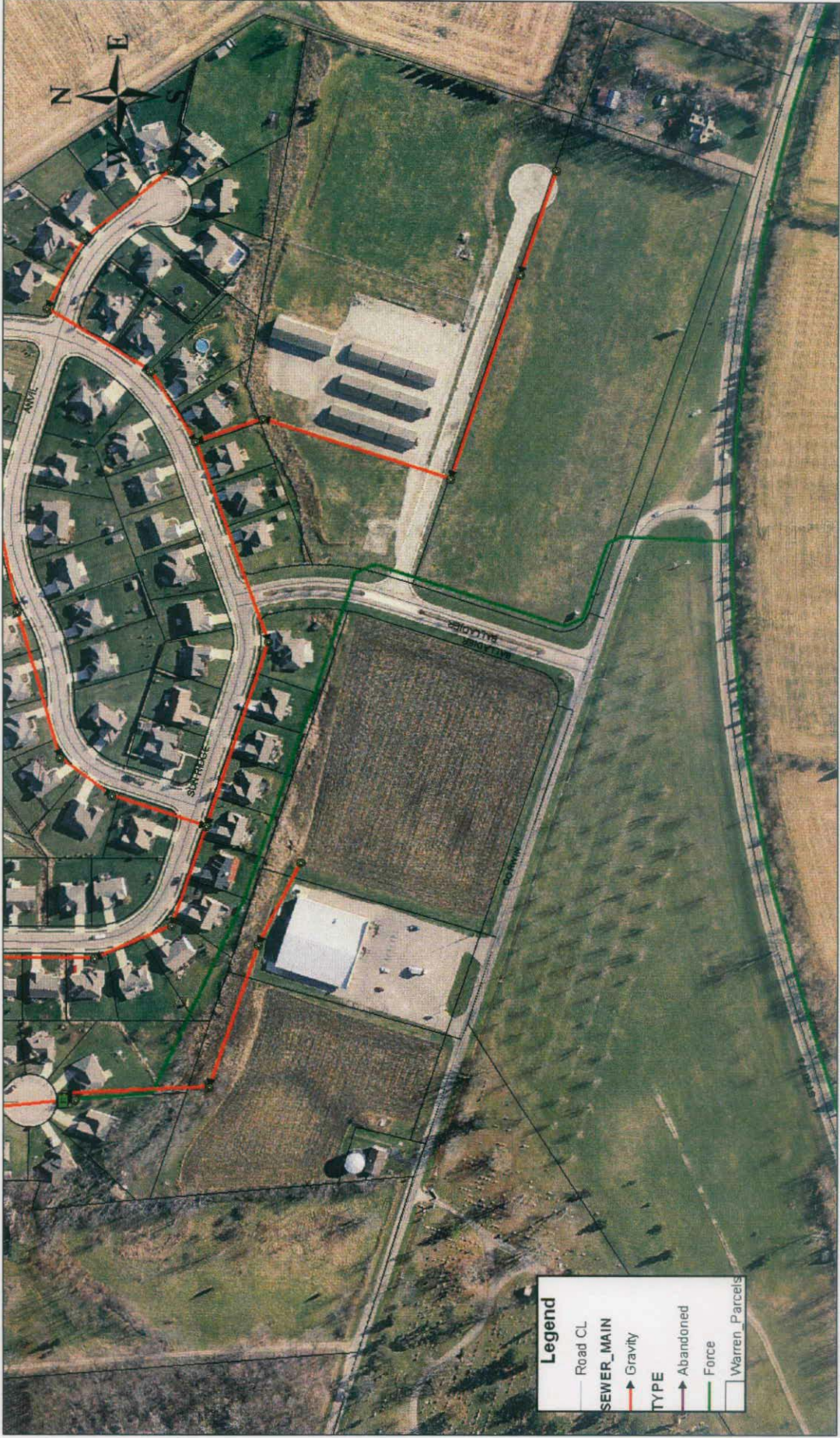
Furnas Forge Development



Future Development?
106 Developable Acres
300 Homes?

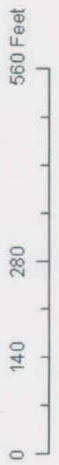
Existing Development:
177 Residential Homes
25 Commercial Acres

Furnas Forge Development

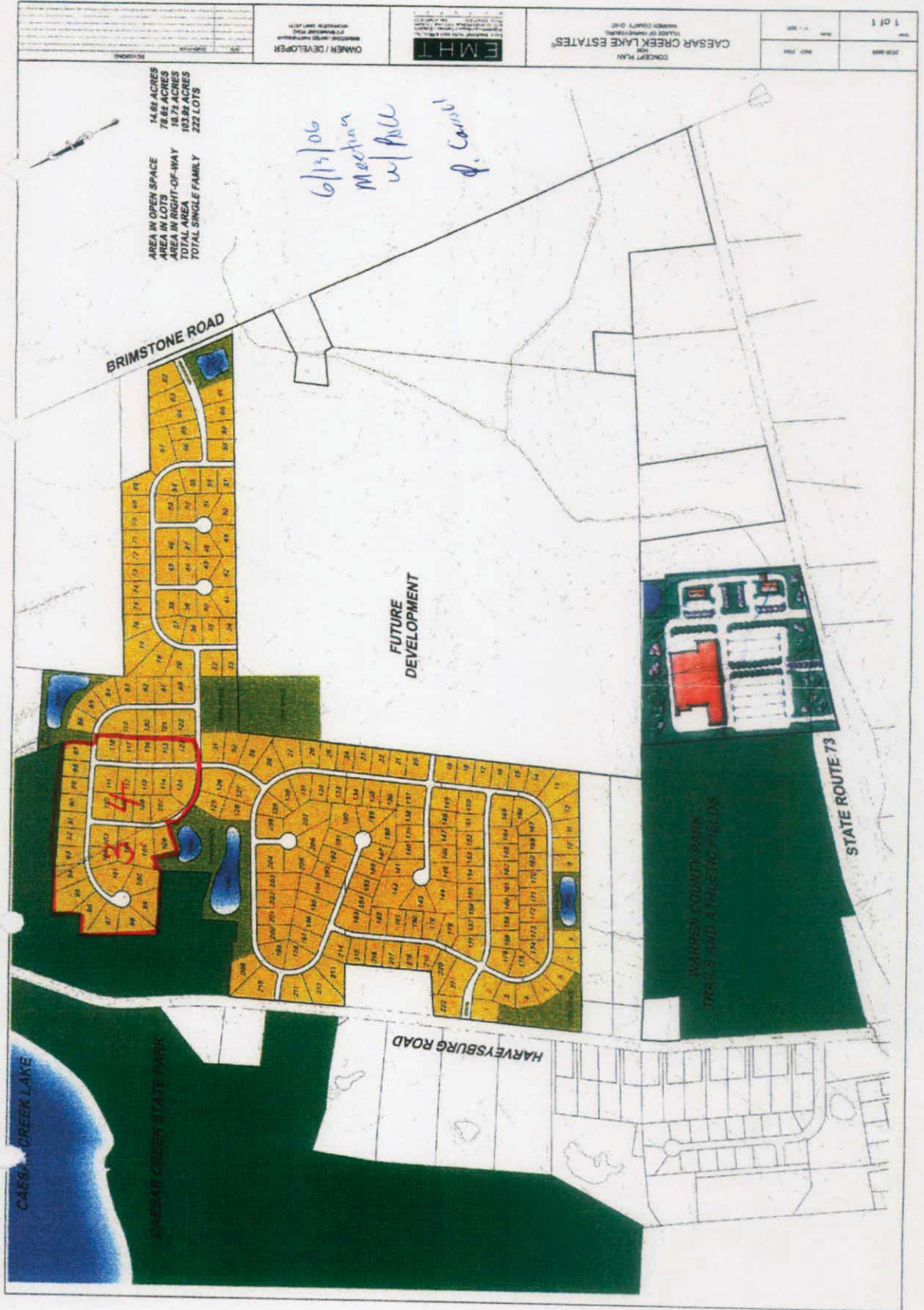


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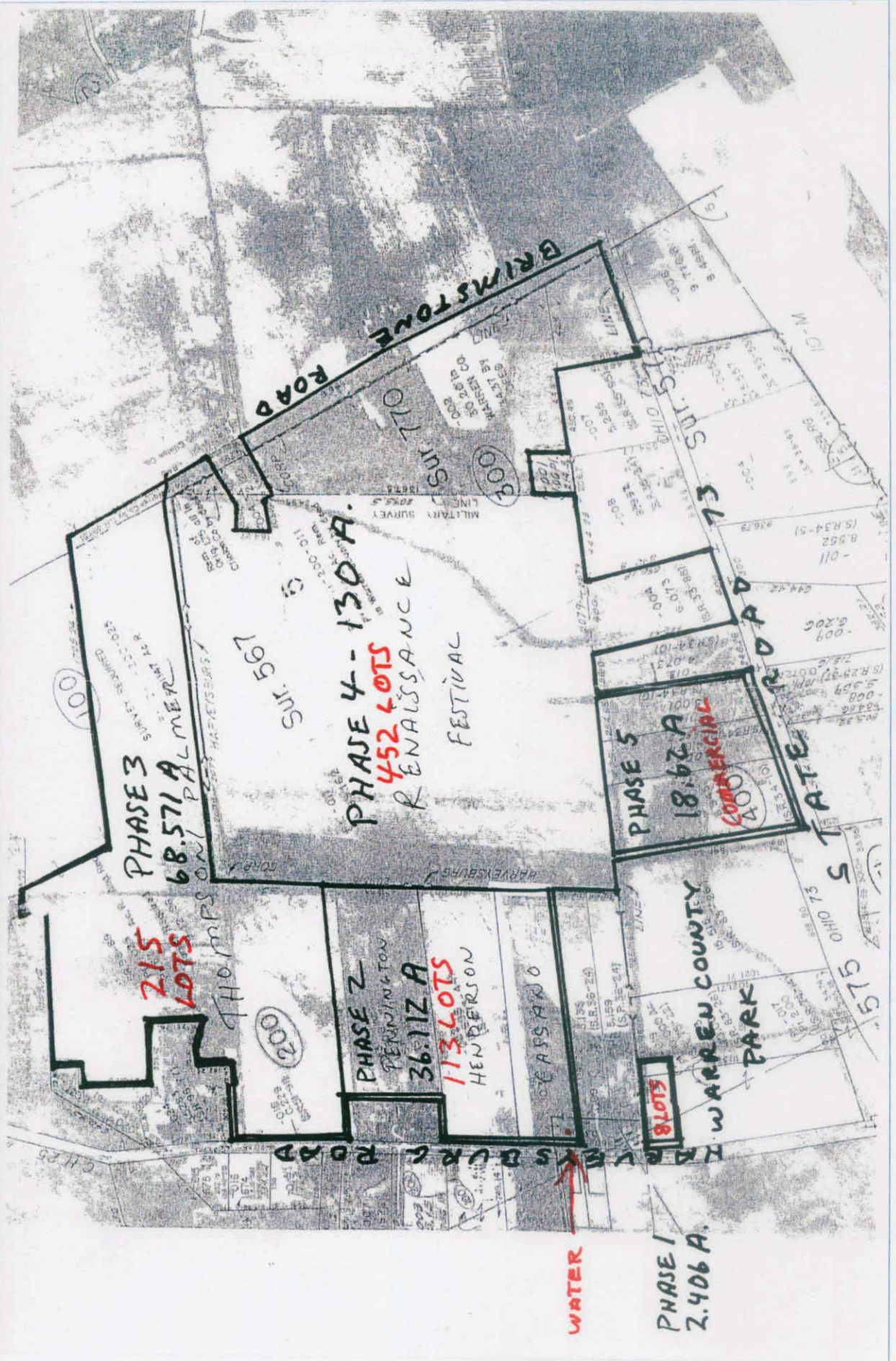
Furnas Forge Pump Station



Caesar Creek Lake Estates



Caesar Creek Lake Estates



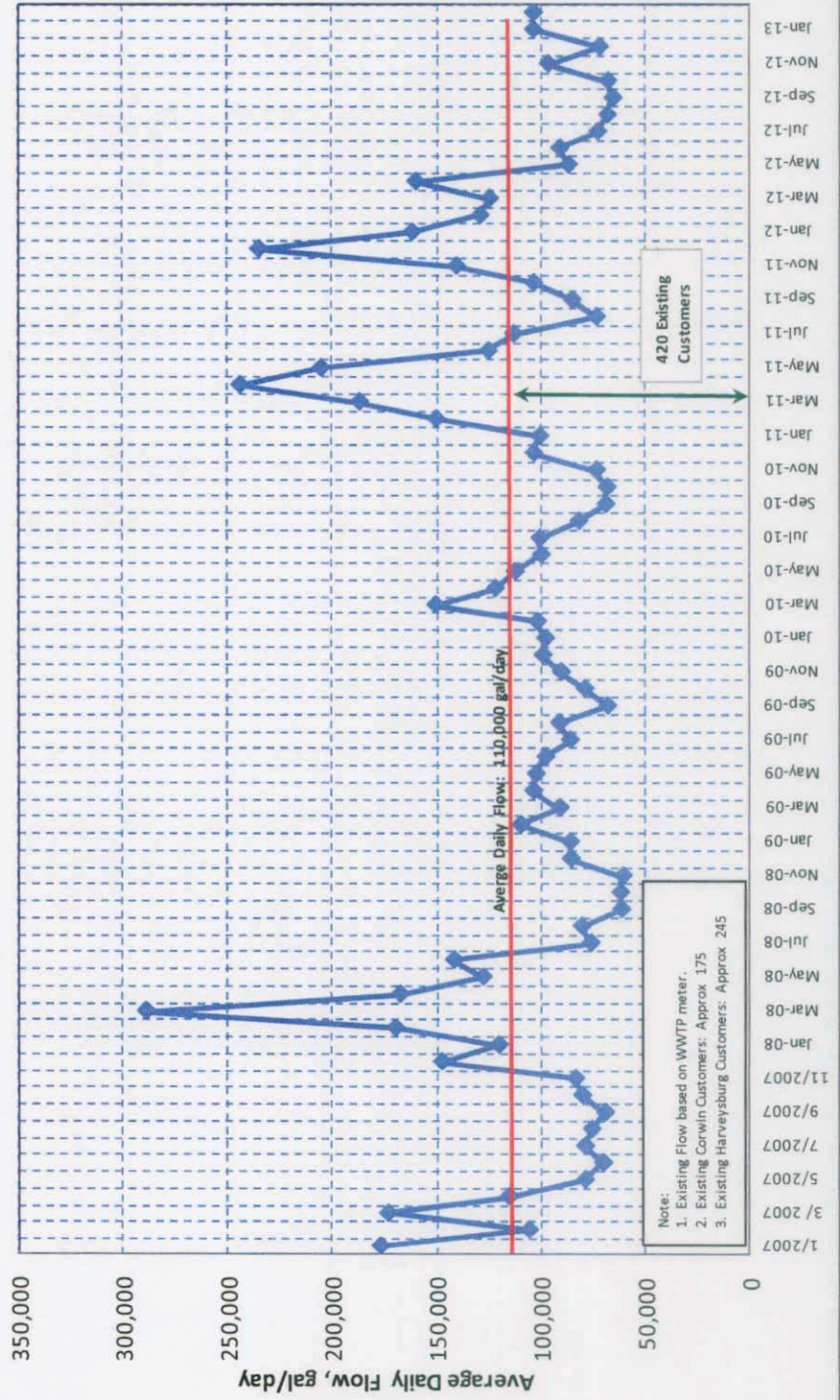
Caesar Creek Lake Estates

RESOLUTION #08-1557
 OCTOBER 14, 2008
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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	180,500	\$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	\$64,387.66
C.I.G. Realty Limited Partnership	65.72	10-11-200-031	4505082	110,000	\$391,200	\$17,252.33	\$408,452.73
TOTAL	256.56			414,500	\$606,152	\$67,350.25	\$673,502.53

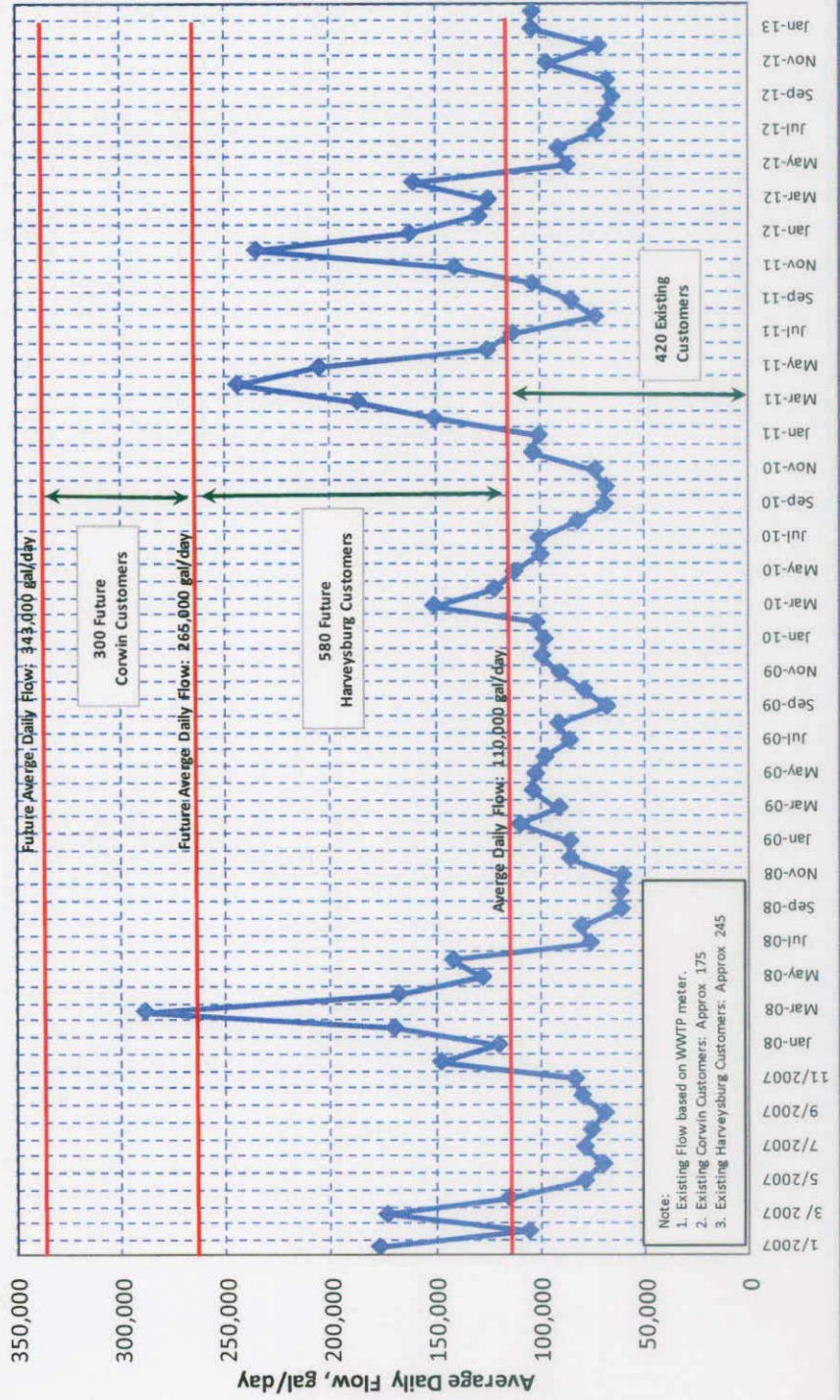
All treatment options need to consider the County's long range demand.

Sanitary Sewer Flow Corwin & Harveysburg



All treatment options need to consider the County's long range demand.

Sanitary Sewer Flow Corwin & Harveysburg



Treatment Options for the Massie- Wayne System

Option 1 – The Village owns & operate the WWTP and the County continues being a customer.

Option 2 – The County gets out of the sewer business in Harveysburg & Corwin and turn over all customer & infrastructure to Waynesville.

Option 3 – The Village get out of the sewer business and turns over all customers & infrastructure to the County.

Option 4 – Formation of an independent Regional Sewer District.

Option 5 – The County builds, owns, and operates their own WWTP, freeing up excess capacity to the Village's future growth.

OPTION 3 – Wastewater Agreement

- **Additional Customers:** 1,200 Waynesville residents will be served by Warren County.
- **Operating Budget:** Sewer operations budget will increase by \$550,000 to \$600,000 annually.
- **Anticipated Revenues from Customers:** \$450,000 to \$500,000
- **Indebtedness:** County shall assume responsibility for all outstanding debt associated with the water and/or sewer system.

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
Total							\$ 1,160,340.00

OPTION 3: Construction of a separate treatment facility.

ITEM	Quantity	Unit
Property Acquisition	1	EA
Preliminary Treatment Building w/ Mechanical Screens & Grit Removal	1	EA
Oxidation Ditch	1	EA
Secondary Clarifier	2	EA
Return & Waste Sludge Pump Station	1	EA
UV Disinfection	1	EA
Alum Chemical Feed System	1	EA
Sludge Holding Tank & Loading Station	1	EA
Reclaimed Water Pump Station	12500	LF
Estimated Construction Cost	\$4,000,000	
Estimated Design Cost	\$800,000	
Total Anticipated Project Cost	\$4,800,000	

- 265,000 gallon per day treatment plant with the ability to be expanded in the future.
- Reclaimed water system to feed the golf course or farm fields.

ANTICIPATED COST: \$3.5 – 5.5 million

OPTION 3: Funding Options

- Community Development Block Grant - \$500,000
- Ohio Public Works Commission - \$500,000
- Future Development Connection Fees - \$2.8 Million (580 x \$4,800).
- Annual Cost Savings - \$100,000/year