



**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 – May 23, 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 May 16, 2023, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the May 16, 2023, meeting were read and approved.

- 23-0626 A resolution was adopted to approve pay increase for David Rentz, Wastewater Treatment Plant Tech, within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0627 A resolution was adopted to approve a temporary pay increase for Connor Davis and John Kendrick within the Water and Sewer Department. Vote: Unanimous
- 23-0628 A resolution was adopted to advertise for bids for the 2023 Pier Wall Project. Vote: Unanimous
- 23-0629 A resolution was adopted to enter into an agreement with CBTS Technology Solutions, Inc. for enterprise backup system for Warren County Telecommunications. Vote: Unanimous
- 23-0630 A resolution was adopted to advertise for bids for the As Needed Sanitary Point Liner Repairs Project. Vote: Unanimous
- 23-0631 A resolution was adopted to approve and enter into an agreement with BYU Idaho Career Center Master Internship on behalf of Warren County Children Services. Vote: Unanimous

- 23-0632 A resolution was adopted to approve addendum to agreement with Necco, Inc. relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 23-0633 A resolution was adopted to enter into an agreement with Ohio CSEA Directors' Association (O.C.D.A.) on behalf of Warren County CSEA. Vote: Unanimous
- 23-0634 A resolution was adopted to enter into a temporary entrance and work agreement with Rodney K. and Lisa D. Greely for the culvert replacement on Wilmington Road. Vote: Unanimous
- 23-0635 A resolution was adopted to authorize the President of this Board to execute a contract with Focus on Youth for the Emergency Foster Care Program on behalf of the Warren County Juvenile Court. Vote: Unanimous
- 23-0636 A resolution was adopted to enter into a youth worksite agreement on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 23-0637 A resolution was adopted to enter into an office space reimbursement agreement with OhioMeansJobs Warren County. Vote: Unanimous
- 23-0638 A resolution was adopted to approve the memorandum of understanding and agreement with St. Margaret of York for a school resource Deputy of behalf of the Warren County Sheriff's Office. Vote: Unanimous
- 23-0639 A resolution was adopted to authorize President of the Board to sign the task completion reports for Central Square Technologies (FKA Tritech Software Systems) on behalf of Warren County Telecommunications. Vote: Unanimous
- 23-0640 A resolution was adopted to authorize President of the Board to sign the task completion reports for Central Square Technologies (FKA Tritech Software Systems) on behalf of Warren County Telecommunications. Vote: Unanimous
- 23-0641 A resolution was adopted to authorize the filing of application with the Ohio Department of Transportation for FY 2024 Ohio Transit Partnership Program. Vote: Unanimous
- 23-0642 A resolution was adopted to enter into an agreement with MJB Property Investments, LLC for water service to property at 5777 Bunnell Hill Road. Vote: Unanimous
- 23-0643 A resolution was adopted to transfer 2002 Better Built HD trailer being utilized by the Warren County Facilities Management Department to Harlan Township. Vote: Unanimous
- 23-0644 A resolution was adopted to authorize the transfer of equipment to Mobilcomm for trade in one new bi-directional amplifier on behalf of Warren County Telecommunications. Vote: Unanimous

- 23-0645 A resolution was adopted to authorize the disposal and transfer of Warren County Telecommunications equipment to Sound Communications. Vote: Unanimous
- 23-0646 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-0647 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for Long Cove Acquisition Partners, LLC for completion of performance of construction of improvements and enter into the maintenance security for Long Cove, Phase 7 situated in Deerfield Township. Vote: Unanimous
- 23-0648 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for Long Cove Acquisition Partners, LLC for completion of performance of construction of improvements and enter into the maintenance security for Long Cove, Phase 4D situated in Deerfield Township. Vote: Unanimous
- 23-0649 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for Long Cove Acquisition Partners, LLC for completion of performance of construction of improvements and enter into the maintenance security for Long Cove, Phase 2D situated in Deerfield Township. Vote: Unanimous
- 23-0650 A resolution was adopted to approve various record plats. Vote: Unanimous
- 23-0651 A resolution was adopted to approve supplemental appropriation into Court Building Construction Fund #4494. Vote: Unanimous
- 23-0652 A resolution was adopted to approve supplemental appropriation into Gasoline Rotary Fund #6650. Vote: Unanimous
- 23-0653 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Common Pleas Court Fund #11011223. Vote: Unanimous
- 23-0654 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Information Technology Fund #11011400. Vote: Unanimous
- 23-0655 A resolution was adopted to approve appropriation adjustment from Commissioners' General Fund #11011110 into Sheriff's Office – Corrections Fund #11012210. Vote: Unanimous
- 23-0656 A resolution was adopted to approve appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 23-0657 A resolution was adopted to approve appropriation adjustment within Commissioners' General Fund #11011110 and OMB Fund #11011115. Vote: Unanimous

- 23-0658 A resolution was adopted to approve appropriation adjustment within Probate Court Fund #11011250. Vote: Unanimous
- 23-0659 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 23-0660 A resolution was adopted to authorize County Administrator to sign application with Crum & Foster for the provision of excess cyber insurance. Vote: Unanimous
- 23-0661 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, May 25, 2023. 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 follow-up work session to discuss the results of the Morrow Area Sewer Study.

Mr. Brausch presented the attached PowerPoint presentation which provides an overview on the background of the area, the issues, planned upgrades, as well as potential future actions for consideration by the Board.

Commissioner Jones questioned the purpose of the work session today.

Mr. Brausch stated that the Village of Morrow approved the Woodlands of Morrow development that contained 889 lots. At the time of approval, the then Sanitary Engineer informed the developer and the Village of Morrow that there would only be capacity for 500-550 lots within the existing sanitary sewer system. He then stated that the Woodlands have developed or platted 585 lots to date and are awaiting approval to develop the next phase. He stated they are constructing 40 – 50 lots per year.

There was discussion relative to the Black & Veatch hydraulic model results that show there is an overflow during serious rain events.

There was discussion relative to the Village of Morrow approving plats without sanitary sewer capacity as well as if there is a legal requirement to provide capacity to the development.

Mr. Brausch stated that the study shows the need for major capital improvements to the system in order to address the current and future issues. He then discussed the desire to add a \$4000-

\$6000 additional capacity charge to connect to sewers in the area to help finance the needed improvements.

The Board stated their desire for a plan that shows the projected cost of the improvements for repairs as well as the cost of new construction attributed to growth.

Commissioner Jones stated her opinion that this is a financial issue that needs addressed, not a question of whether this development should be served as it is within the sewer improvement area.

Dan Fischer, Woodlands of Morrow developer along with Mary Allen, stated he was not aware, prior to taking over this development upon the death of his father-in-law, that there was a capacity limitation. He then stated he is willing to take the fee in order to develop but stated concerns with the disadvantage it will cause to the area vs. surrounding areas.

Joe Prus, Prus Construction, and developer of the Villages of Classicway, stated his development is already under construction and sanitary sewers have been committed. He stated his concern with the rules being changed to add an additional charge and he is not sure how his builders will respond.

Mary Allen, Woodlands of Morrow developer, stated that upon searching her late husband's files, she discovered a study from 2005 that shows the addition of a pump station would be needed in order to solve the future problems. She stated that in 2017, she read in the press that the Board instructed Mr. Brausch to fix the sewer problems and not stop growth. That was the determining factor in continuing with the development. She then discussed their offer to line the sanitary sewer from their development to the pump station to solve any infiltration from their development in exchange for approval to develop the remaining lots.

Carolyn Whitacre, Village of Morrow Administrator, stated a concern with the doubling of the tap fee in the Morrow Area.

Shawn Campbell, Jones Warner Consultants, stated his firm has been the engineer for the Village of Morrow since 2008 and he was unaware of any letter limiting development for the Woodlands of Morrow. He stated he did not learn this until improvements began on their Water Treatment Plant.

Dave Pyzoha, Jones Warner Consultants, stated that he worked for a different firm that engineered the capacity solution in 2005. He stated that he retired in 2018 and is working part-time now for Jones Warner. He stated that this system is unique in that it doesn't actually overflow which is an enigma from an engineering perspective.

Mr. Campbell stated that they have not seen any overflows. He stated that the overflows being referenced are only model based. He then stated that he willing to do whatever he can in order to help assist in fixing the problems on behalf of the Village of Morrow.

Mr. Brausch explained the lining of the sewer that Mrs. Allen suggested, stating that the cost would be approximately \$160,000 with the County submitting a 50% match OPWC grant and the developer paying the match. He stated it would reduce the inflow and infiltration.

Commissioners Jones stated the need to understand what an additional capacity charge would contribute to the project. She stated her concern with it being disproportionate.

Mr. Brausch stated he is not requesting that new development pay the \$20 million improvement cost, only between \$2.1 million and \$3.1 million.

There was discussion relative to spreading the cost of improvements throughout the entire system.

Commissioner Young stated he doesn't feel this should be a problem for all customers throughout the entire system. He then stated the need to "fix" the current system.

Commissioner Jones stated the question to her isn't if sewers are available but who pays for the improvements.

Commissioner Young stated that he fundamentally and philosophically disagrees with his colleagues. He stated that he does not agree that sanitary sewers are a right and are there to be expanded. He then stated his opinion that the Village of Morrow's desire to bring in taxpayers to their village and making promises that they cannot keep, is costing the County \$20 million.

Commissioner Jones stated that she does not believe in unfettered growth. She stated that this area is inside the sewer improvement area, not outside. She stated that the developer is in a bad spot and shouldn't be put at a disadvantage by a decision made 17 years ago.

Commissioner Young questioned if the system, with improvements, can handle an additional 1000 homes.

Mr. Brausch stated that improvements to the system are going to be needed regardless of additional lots within the Woodlands of Morrow.

Commissioner Grossmann stated that this Board is responsible for fixing the sewer system. He then stated that we are responsible for providing sanitary sewer services within the sewer improvement area. He stated that some developers were limited to a number of tap-ins, and some were not. He then stated his opinion that a doubling of the tap-in fee is too much.

There was discussion relative to the range suggested for the additional capacity charge.

Commissioner Grossmann questioned why developers should pay to fix our sewer system.

Commissioner Jones stated that Mr. Brausch needs to determine what the fair share of the 250 tap-ins will cost vs. the cost to fix the system that will need to be improved regardless.

Commissioner Young stated that if Morrow wants to add to the sewer system, then they need to build their own sewer treatment plant.

Mr. McGary then reviewed the letter provided by the Sanitary Engineer in 2005 which stated that the developer was responsible for improvements.

There was discussion relative to Hopewell Valley and Villages of Classicway adding to the capacity issues as well as the Woodlands of Morrow.

There was discussion related to the letter from 2005. Commissioner Jones stated she reads the letter differently as the system has changed in 17 years. She stated the need to look at mitigation in the interim until solutions are in place.

Commissioner Young stated his agreement that additional capacity fees should be for the expansion costs only, not to fix the existing sewer system.

Commissioner Grossmann questioned if there is something that can be done short term in accommodate all plans.

Commission Young stated he is in 100% agreement with a moratorium of 15 taps per year in the original Village of Morrow area and to limit the number of tap-ins to 550 for the Woodland of Morrow.

Mrs. Allen stated they plan to construct 252 lots over the next five years. She stated they have not let bids for construction to cross the ravine which would require a bridge.

Commissioner Young clarified that plan to construct 150 lots without going deep into the project.

Mr. Fischer stated they have a contractual obligation to have 62 lots per year but historically, Ryan Homes has only purchased 40.

Upon discussion, the Board stated their desire to continue this discussion to June 13, 2023, with Mr. Brausch providing the financial information requested prior to rendering any decisions.

Susanne Mason, Director of Grants Administration, was present for a work session to discuss the contract amendment request from UTS, Warren County Transit provider.

Mrs. Mason stated that the follow-up work session is at the request of this Board for UTS to comprise an hourly rate if the Board were to amend the contract until the end of 2024.

Mike Cronin, President of UTS, stated he requested Brandon Baum, Director of Operations, to review costs.

Mr. Baum presented the attached PowerPoint presentation showing the budget he created using 2022 costs for an 18-month rate as requested. He stated that the hourly rate would be a \$6 per revenue hour increase for a final rate of \$39.31.

There was discussion relative to the contract cap of \$930,000 which has never been reached but if the event ridership increased, would require an amendment.

Commissioner Young stated their Board has three options:

1. Do nothing
2. Raise the requested \$2.50 per hour
3. Raise the \$6 per hour until the end of 2024

Mr. Cronin stated UTS would be agreement to continue the agreement through 2025 if the increase for 2025 is based on the consumer price index.

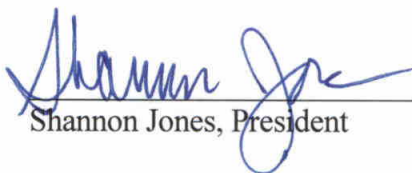
Commissioner Grossmann stated his desire to agree to the \$2.50 per revenue hour increase now and prepare to re-bid the agreement for 2024.

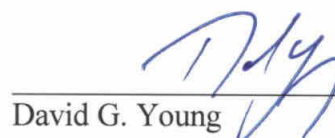
Mr. Cronin stated that their bid will likely be higher for 2024 as the 18-month rate is based on 2022 costs and the bid rate would be based upon 2023.

Upon discussion, the Board agreed to the amendment to increase the hourly revenue rate \$2.50 per hour with that amount being used directly for wage increases for drivers as stipulated at the previous work session.

The Board acknowledged receipt of the annexation petition of Scott Brunka, Agent, to annex 51.4419 acres of municipally owned property to the City of Lebanon.


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 May 23, 2023, in compliance with Section 121.22 O.R.C.



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



MORROW AREA SEWER STUDY

Warren County Water & Sewer Department

Warren County Commissioners
May 23, 2023



AGENDA

1. Background
2. Issues
3. Planned Upgrades
4. Potential Future Actions

1

1992 Morrow-Roachester Sewer System

- Project: Todd's Fork Lift Station & 6.4 Miles of Force Main
- \$7.2 Million Construction
- 992 Customers with capacity for 500 additional homes
- System was undersized for the 992 customers



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2001 Hamilton Twp Sewer Expansion



- **April 1998** - Little Miami School District announces plans to build a new high school in Hamilton Township
- Big Foot Lift Station & Force Main
- **June 2001** – Construction is complete and High School is served along with 447 surrounding acres for 1,569 planned homes.
- \$1.21 Million Construction – Assessment Project

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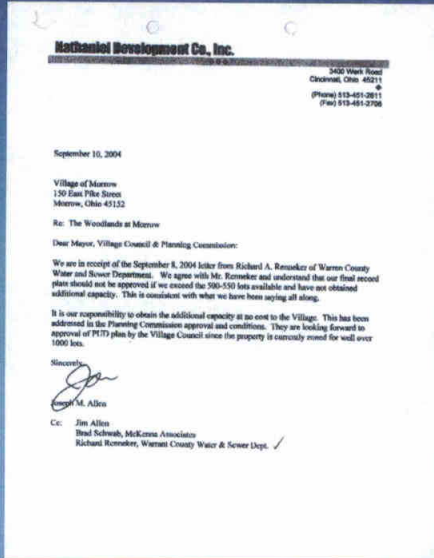
2006 Woodlands of Morrow Expansion

- 425 Acres (Alpine Property) annexed into Village of Morrow
- 889 Additional Single Family Residential Homes
- 66% Complete – 585 Lots platted or being built (10/2022)



6

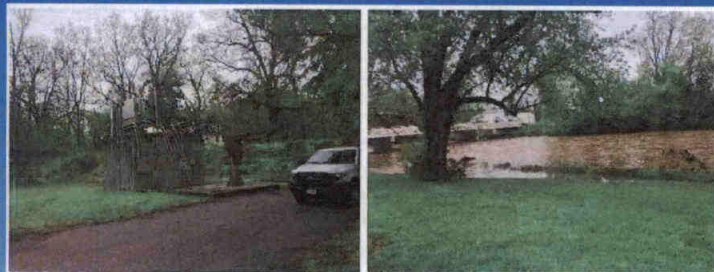
Woodlands of Morrow Expansion



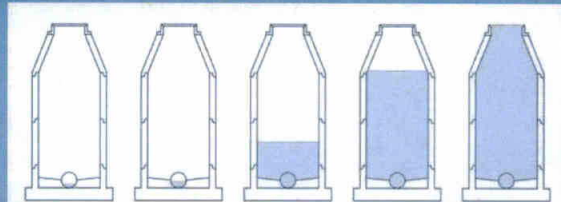
As of 2023, the Woodlands has exceeded their 500 - 550 home allowance.

7

Growing Pains – Collection system surcharges & pump stations run continuously during wet weather events



Left: Todd's Fork Lift Station. Right: Elevated river stage during May 2020 investigation.



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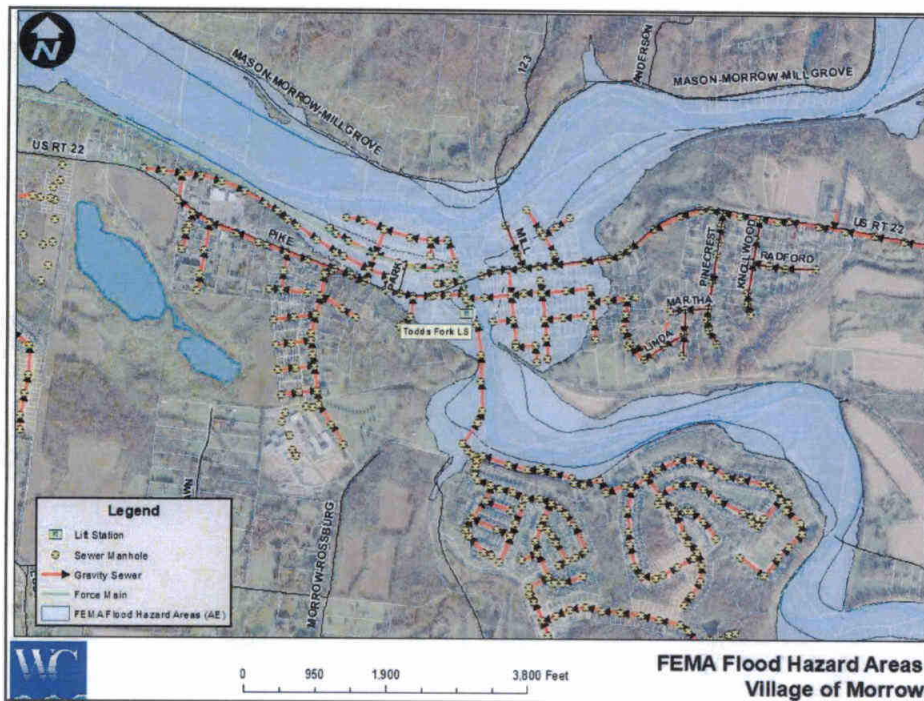
Black & Veatch Hydraulic Model Results (Current Conditions)

- Sewer surcharges during 1.28 inches of rain (2-month, 24 hour storm events)
- Sanitary Sewer Overflows could occur during 2.14 inches of rain (9-month, 24 hour events)

Ohio EPA's goal: No sanitary sewer overflows during a 10-year, 24-hour storm event (More than 3.49 inches of rain)



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Affordable housing and the Little Miami School District makes this area a desirable place to live.

	Woodland of Morrow	Hopewell Valley	Villages of Classic Way	Morrow Area Connections
2017	49	24	46	120
2018	49	11	9	69
2019	71	9	0	84
2020	90	31	1	122
2021	67	55	43	166
2022	40	23	72	137
Lots Under Construction	63	25	78	166
Remaining Unplatted Lots	304	43	180	527

Buildout is possible within 7 to 10 years.

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Black & Veatch Hydraulic Model Results (Buildout Conditions)

- More frequent surcharging & overflows
- Sanitary Sewer Overflows could occur during 3-month events (Approx 1.5 inches of rain).
- Overflows could begin to occur during prime outdoor recreation season (May – October)



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Proposed Solutions Include Pump Stations, Force Mains, & Equalization Tanks



IMPROVEMENTS

- 900,000 Gallon Storage Tank
- New Todd's Fork Pump Station
- Additional 10" Force Main

\$26 Million

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A portion of the capital construction can be funded from new capacity fees paid by home builders in the Morrow Area.

Collected Sewer Fees

	Morrow Area Connections	Morrow Area Sewer Fees
2017	120	\$726,320
2018	69	\$444,820
2019	84	\$555,320
2020	122	\$790,360
2021	166	\$1,012,380
2022	137	\$852,980

Sanitary Sewer Connection Fees currently average \$6,300/home.

An additional \$4,000 – 6,000 /home capacity fee could generate \$2.1 - \$3.1 Million

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MORROW SEWER SERVICE AREA
Warren County Sewer District

Potential Steps Forward

INFRASTRUCTURE

- ✓ Purchased property at 100 Hazen Avenue, Morrow
- Clean existing 10-inch & 12-inch force mains - 2023
- Sanitary Sewer Evaluation & Collection System Repairs – 2023 to 2027
- Flow Monitoring - Spring 2028
- Update study - 2029
- Design & construction - 2030

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MORROW SEWER SERVICE AREA
Warren County Sewer District

Potential Steps Forward

FINANCE

- Adopt a \$6,000/Equivalent Residential Unit for the Morrow Area

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MORROW SEWER SERVICE AREA

Warren County Sewer District

Potential 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 imposing a temporary cap of 40 homes/year until additional capacity is constructed.

(or)

Woodlands of Morrow – Notify the developer that they have exceeded their allowed platted lots and that the County chooses not to enforce the restriction at this time but reserves the right at a future date.

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MORROW SEWER SERVICE AREA

Warren County Sewer District

Potential Steps Forward

DEVELOPMENT

- 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.

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Warren County Commissioners Meeting 5.23.2023



Budget Assumptions

- 29,000 Revenue Hours in 2024
 - 16% increase in wages (\$2 increase to current drivers)
 - 3 additional drivers hired at \$15 / hour
 - Salaries remain the same (Manager and Dispatchers)
 - Parts & Repairs based on first 4 months of 2023 data
 - Fixed Costs remain the same (Insurance, Rent, Utilities, etc.)
-



2024 Budget

2024 WCTS Budget	
Revenue Hours	29000
Wages	\$ 661,788.00
Salaries	\$ 104,050.00
Parts & Repairs	\$ 70,000.00
Fixed Costs	\$ 249,743.82
5% Profit Margin	\$ 54,279.09
Total Costs	\$ 1,139,860.91
18-Month Rate	\$ 39.31