



**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 – February 27, 2024

*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 February 20, 2024, meeting.

David G. Young – present

Shannon Jones – present

Tom Grossmann – present

Krystal Powell, Clerk – present

- 24-0278 A resolution was adopted hiring Charles Stokes as Protective Services Caseworker II, within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-0279 A resolution was adopted hiring Taylor Munn as a Protective Services Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-0280 A resolution was adopted approving end of 365-day probationary period and approve pay increase for Kayelee Carman within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-0281 A resolution was adopted approving end of 365-day probationary period and approve pay increase for Kaylie French within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 24-0282 A resolution was adopted approving end of 365-day probationary period and approving pay increase for Jena Short within the Warren County OhioMeansJobs. Vote: Unanimous
- 24-0283 A resolution was adopted approving the promotion of Jennifer Guthrie to the position of Water Sewer Utility Clerk II within the Water and Sewer Department. Vote: Unanimous

- 24-0284 A resolution was adopted entering into contract with Ford Development Corp. for the Roachester-Cozaddale Road Bridge #54-4.02 Rehabilitation Project. Vote: Unanimous
- 24-0285 A resolution was adopted approving County Motor Vehicle Tax (CVT-386) for the City of Lebanon in the amount of \$101,118.57. Vote: Unanimous
- 24-0286 A resolution was adopted approving the emergency installation of the Water and Sewer Service Aggregation Routers. Vote: Unanimous
- 24-0287 A resolution was adopted approving an emergency electric breaker repair at the Simpson Creek Lift Station. Vote: Unanimous
- 24-0288 A resolution was adopted entering into a contract with HGC Construction for design-build services relative to the new Warren County Court Project. Vote: Unanimous
- 24-0289 A resolution was adopted entering into a professional services contract with The Kleingers Group, Inc. for engineering roadway design services for the Kings Island Drive Extension Project on behalf of the Warren County Engineer's Office. Vote: Unanimous
- 24-0290 A resolution was adopted authorizing acceptance of quote from Business Communication Specialists (BCS) on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-0291 A resolution was adopted authorizing the President of the Board to sign the task completion report for Central Square Technologies on behalf of Warren County Telecommunications. Vote: Unanimous
- 24-0292 A resolution was adopted authorize Warren County Sanitary Engineer or Deputy Sanitary Engineer to prepare and submit a nomination form to participate in Water Supply Revolving Loan Account (WSRLA) Program for 2025, and to execute contracts, as required, for the design and construction of the Richard A. Renneker Ion Exchange Upgrades. Vote: Unanimous
- 24-0293 A resolution was adopted certifying delinquent Water and/or Sewer accounts-Warren County Water and Sewer Department. Vote: Unanimous
- 24-0294 A resolution was adopted acknowledging payment of bills. Vote: Unanimous
- 24-0295 A resolution was adopted approving various record plats. Vote: Unanimous
- 24-0296 A resolution was adopted creating fund #4462, accepting an amended certificate, approving a cash advance and a supplemental appropriation for the County Road No. 182 Bridge #182-0.10 Rehabilitation Project. Vote: Unanimous

- 24-0297 A resolution was adopted approving cash advance from the County Motor Vehicle Fund #2202 into the Stephens Road Bridge #158-0.92 Replacement Project Fund #4452. Vote: Unanimous
- 24-0298 A resolution was adopted approving operational transfer of interest earnings from Commissioners Fund #11011112 into Water Funds #5510, #5583, Sewer Funds #5580, and #5575. Vote: Unanimous
- 24-0299 A resolution was adopted approving an appropriation adjustment from Commissioners General Fund #11011110 into Sheriff's Office Fund #11012210. Vote: Unanimous
- 24-0300 A resolution was adopted approving an appropriation adjustment from Commissioners General Fund #11011110 into Sheriff's Office Fund #11012210. Vote: Unanimous
- 24-0301 A resolution was adopted approving an appropriation adjustment within Emergency Services/Communications Fund #11012850. Vote: Unanimous
- 24-0302 A resolution was adopted approving an appropriation adjustment within Children Services Fund #2273. Vote: Unanimous
- 24-0303 A resolution was adopted approving requisitions and authorizing County Administrator to sign documents relative thereto. Vote: Unanimous

#### DISCUSSIONS

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

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#### PUBLIC HEARING

CONTINUATION OF THE PUBLIC HEARING CONSIDER MODIFICATIONS TO THE RULES AND REGULATIONS OF THE WATER AND SEWER DEPARTMENT RELATIVE TO INCREASES TO WATER AND SEWER RATES, FEES, AND CHARGES

The continuation of the public hearing to consider modifications to the Rules and Regulations of the Water and Sewer Department relative to rates, fees, and charges for 2024, 2025, and 2026 was convened this 27<sup>th</sup> day of February 2024 in the Commissioners' Meeting Room.

Chris Brausch, Sanitary Engineer, presented the attached PowerPoint presentation stating the

recommended user rates for water and sewer services and the impact the increase will have on revenue.

There was discussion relative to the operation and improvement projects cost to maintain and improve water and sewer service within the county.

Commissioner Young stated our current system is aging and further stated the need to address repair issues and correct them right away.

There was discussion relative to the increase of tap-in fees and the possibility of grandfathering current rates for recorded plats or preliminary development plans existing prior to the proposed rate change.

Greg Burling, President of Cincinnati Home Builders Association, stated he understands the need for a fee increase. Mr. Burling requested that the proposed fee increase would not apply to lots that are already a part of approved preliminary plans.

There was further discussion relative to preexisting plats and preliminary development plans being grandfathered into the current rates and what type of properties would be included.

Upon further discussion, on motion, upon unanimous call of the roll, the public hearing was closed.

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Chris Brausch, Sanitary Engineer, was present to discuss the water main replacement project along State Route 48 in Maineville. Mr. Brausch presented the attached PowerPoint presentation stating the chronic problem, problem areas, and request to expedite the improvement project.

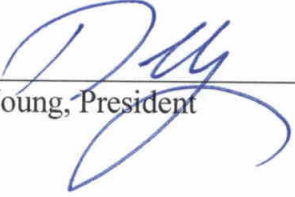
There was discussion relative to the urgency of completing the improvement project and the proper procedure to expedite it.

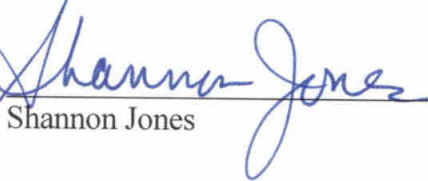
Gus Bunnell, 8111 State Route 48 Maineville, Ohio, stated his property has been damaged by the frequent watermain breaks near his home. Mr. Bunnell stated that his insurance company has only reimbursed him for a portion of the damage repairs.

There was discussion relative to what is permissible by law for reimbursement by the county to Mr. Bunnell for his home damage repairs.

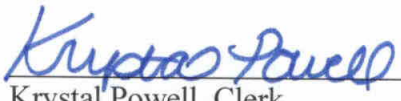
Bruce McGary, Prosecuting Attorney advised the Board to evaluate the situation prior to proceeding with action.

Upon motion the meeting was adjourned.

  
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David G. Young, President

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Tom Grossmann  
  
\_\_\_\_\_  
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 February 27, 2024, in compliance with Section 121.22 O.R.C.

  
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Krystal Powell, Clerk  
Board of County Commissioners  
Warren County, Ohio



# Warren County Water & Sewer Department

Work Session February 27, 2024

## AGENDA

1. Rate Increase  
Public Hearing
2. SR48 Water Main  
Replacement

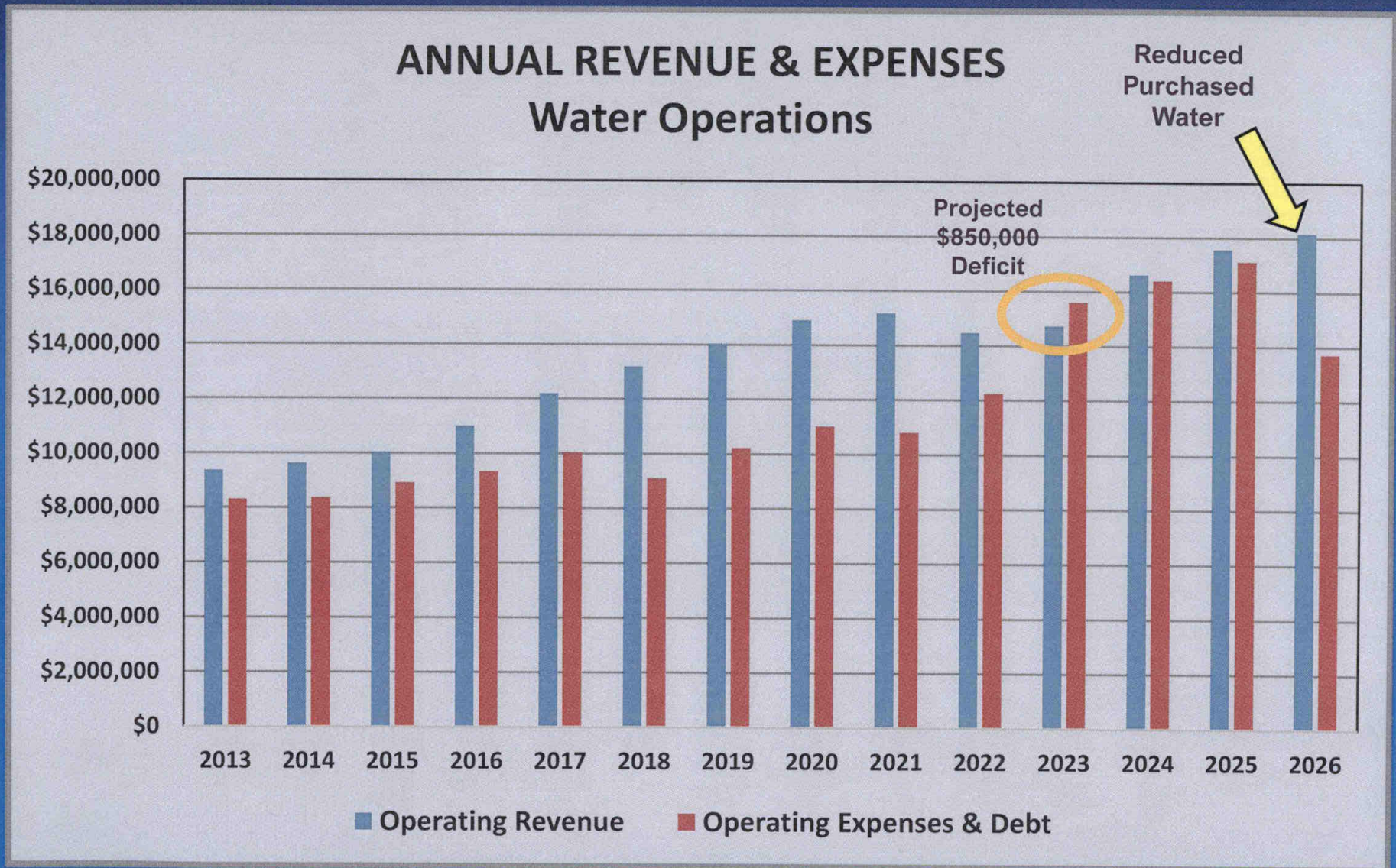


**Water & Sewer Department**

# Recommended User Rates From January 30, 2024 Hearing

	2024	2025	2026
Water Base Fee	\$5.00/bill	\$5.00/bill	\$5.00/bill
Water User Rate (\$/1,000 gal)	\$5.05	\$5.43	\$5.70
Rate Increase	7.5%	7.5%	5.0%
Sewer Base Fee	\$2.50/bill	\$2.50/bill	\$2.50/bill
Sewer User Rate (\$/1,000 gal)	\$5.00	\$5.25	\$5.40
Rate Increase	7.0%	5.0%	3.0%

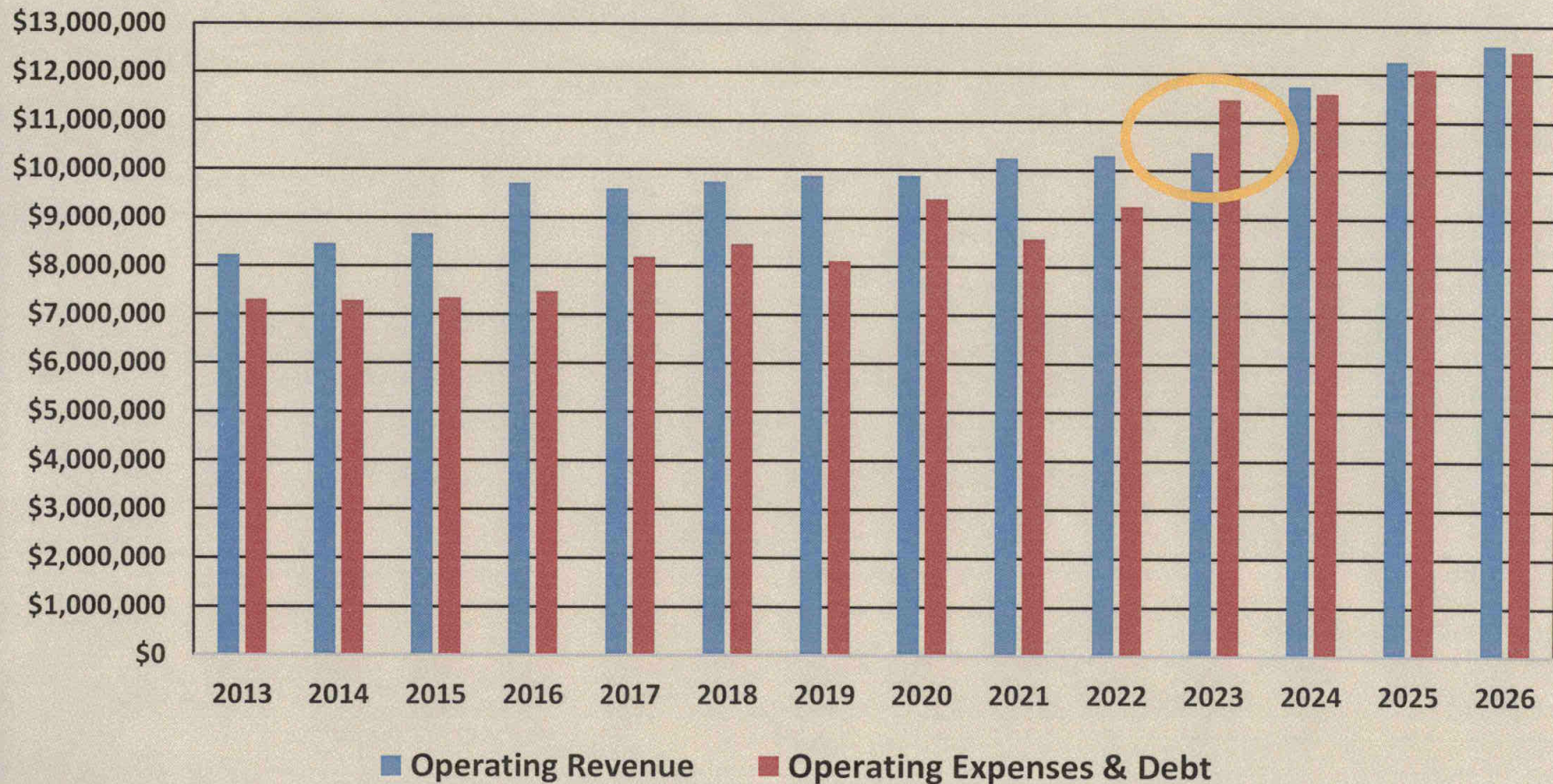
**Proposed January 30, 2024 rates are the minimum necessary to bring us back to break even.**





**Proposed January 30, 2024 rates are the minimum necessary to bring us back to break even.**

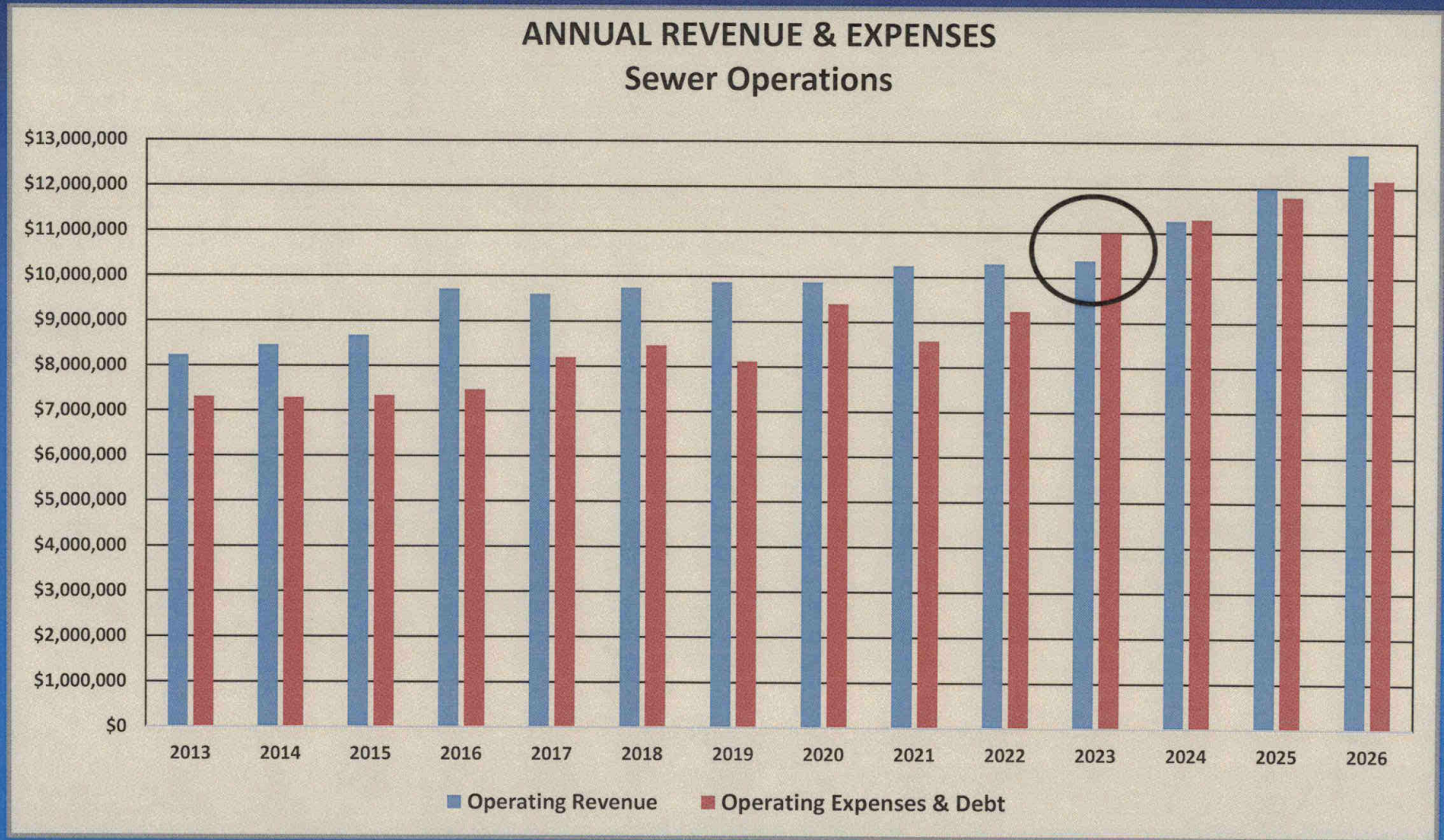
### ANNUAL REVENUE & EXPENSES Sewer Operations



# Alternative User Rates with larger sewer increases

	2024	2025	2026
<b>Water Base Fee</b>	\$5.00/bill	\$5.00/bill	\$5.00/bill
<b>Water Rate</b>	\$5.05	\$5.43	\$5.70
<b>Rate Increase</b>	7.5%	7.5%	5.0%
<b>Sewer Base Fee</b>	\$2.50/bill	\$2.50/bill	\$2.50/bill
<b>Sewer Rate</b>	\$5.00	\$5.35	\$5.72
<b>Rate Increase</b>	7.0%	7.0%	7.0%

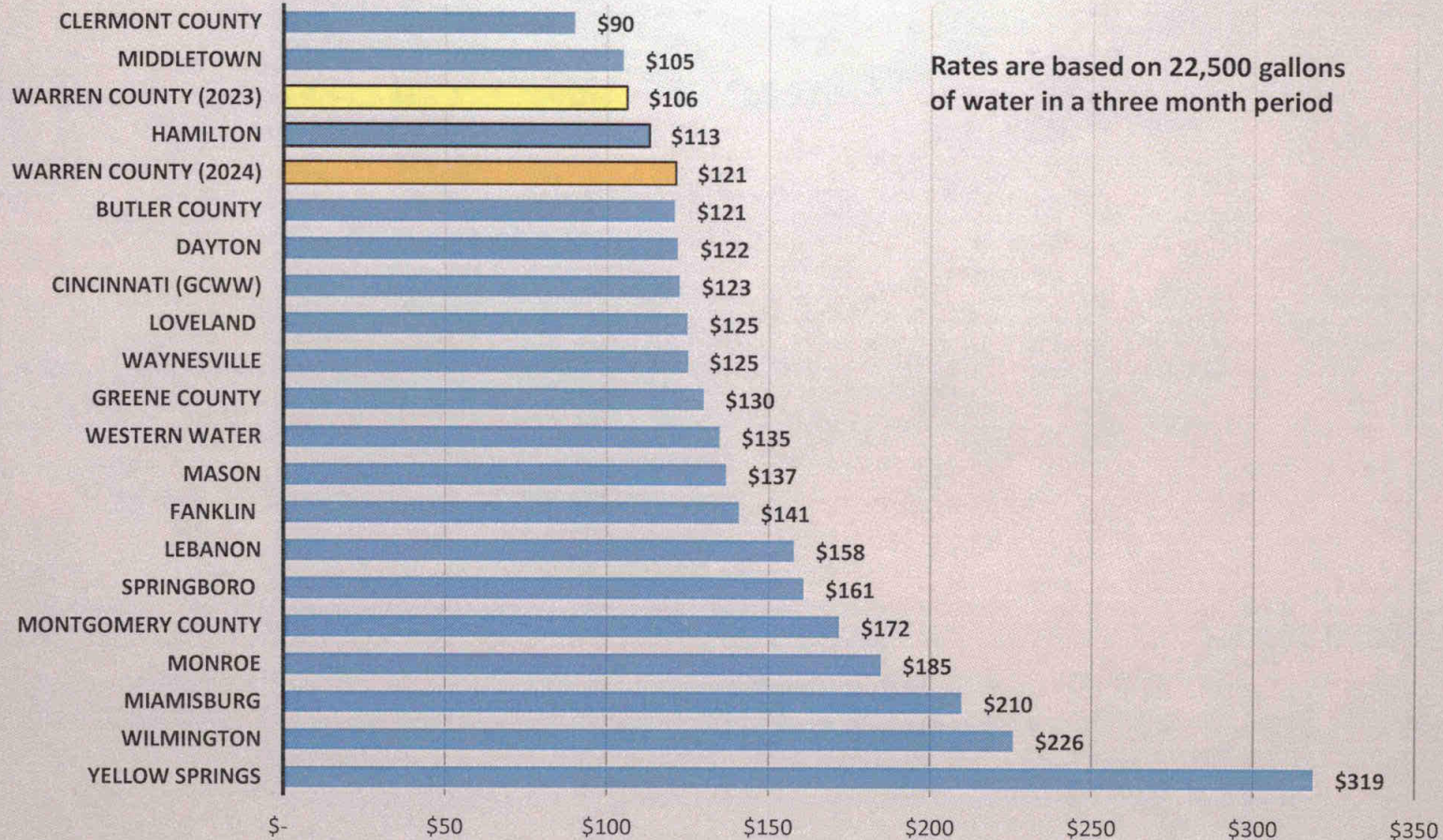
Proposed rates are the minimum necessary to bring us back to break even.



# Affordable Water Rates

Our focus on strong fiscal management, operating with a minimal staff, and building quality treatment plants has resulted in low rates for our customers.

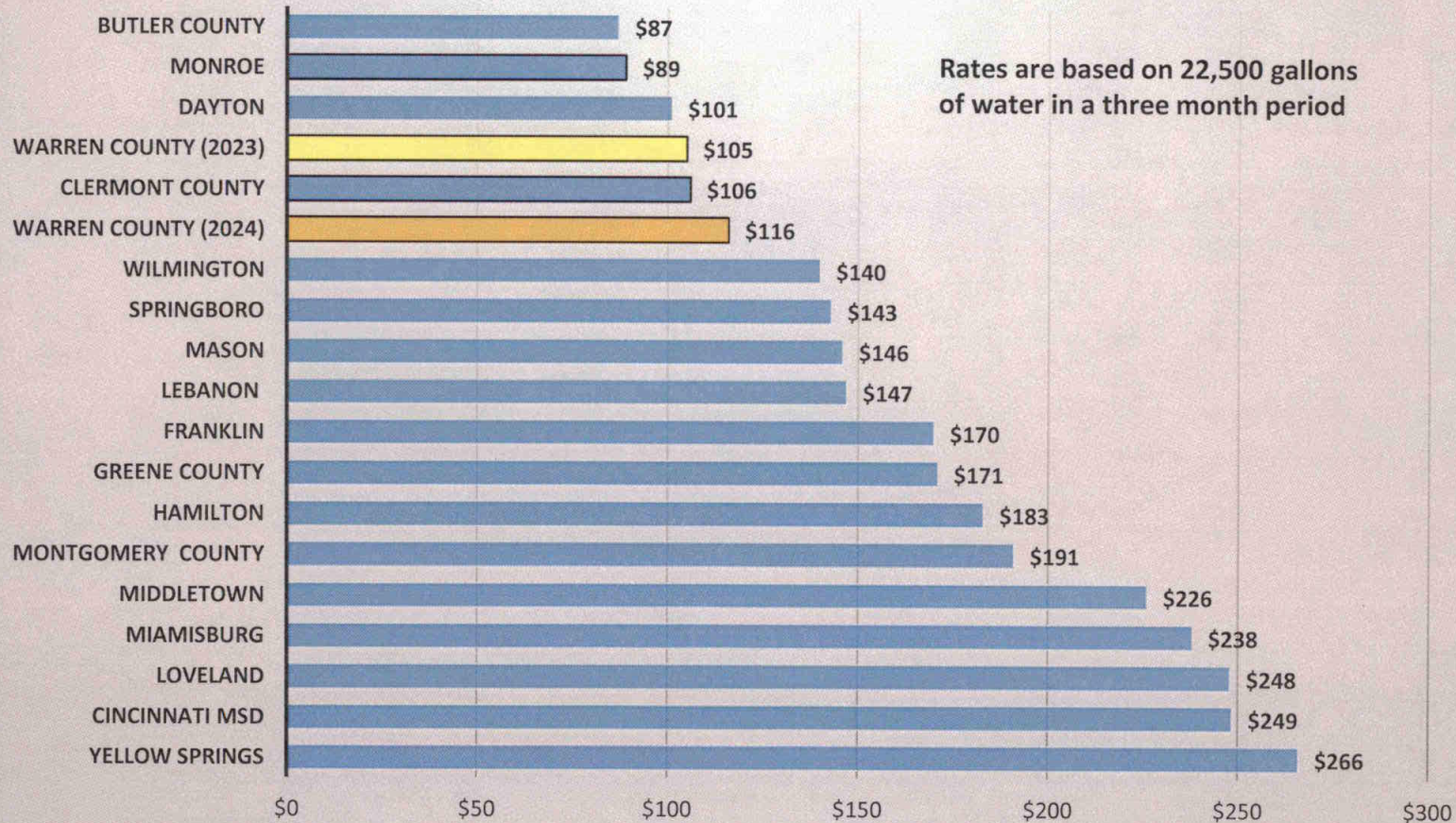
## 2023 WATER RATE SURVEY



# Affordable Sewer Rates

Our focus on strong fiscal management, operating with a minimal staff, and building quality treatment plants has resulted in low rates for our customers.

## 2023 SEWER RATE SURVEY



## Monthly Bill Comparison to Other Nearby Entities

<b>Water &amp; Sewer Nearby Entities</b>	<b>Water and Sewer Monthly Charges at Volume of 6,000 gallons</b>	<b>Over (Under) Warren County Monthly Charges</b>	<b>% Over (Under) Warren County Monthly Charges</b>
<b>Warren County</b>	<b>\$64.05</b>		
Montgomery County	\$100.77	\$36.72	57%
City of Springboro	\$93.50	\$29.45	46%
Greene County	\$83.49	\$19.44	30%
South Lebanon	\$87.08	\$23.03	36%
City of Franklin	\$84.82	\$20.77	32%
City of Lebanon	\$79.67	\$15.62	24%
City of Mason	\$82.10	\$18.05	28%
*Butler County	\$60.23	-\$3.82	-6%

*\*For comparative purposes converted to an estimated monthly bill with an average volume of 6 kGal*

*\*\*Fixed/Base Fees are included in these calculations at a monthly conversion*

# Adjustment to water tap and sewer connection fees are needed due to construction cost increases.

EXISTING FEE/CHARGE	EXISTING	PROPOSED
Water Tap Fee (5/8" Meter)	\$4,000/ERU	\$5,000/ERU
Sewer Connection Fees	\$4,800/ERU	\$5,500/ERU
Meter Set Fee (5/8-inch)	\$200	\$350
Meter Set Fee (3/4-inch)	\$225	\$400
Meter Set Fee (1-inch)	\$275	\$480
Meter Set Fee (1.5-inch)	\$465	\$800
Meter Set Fee (2-inch)	\$600	\$1,100
Water Service Connection Fee (3/4" Line, 5/8" Meter)	\$850	\$1,200
Water Service Connection Fee (3/4" Line, 5/8" Meter)	\$950	\$1,500
Water Service Connection Fee (1" Line and Meter)	\$1,050	\$1,800
Water Service Connection Fee (1.5" Line and Meter)	\$1,200	\$2,100
Water Service Connection Fee (2" Line and Meter)	\$1,350	\$2,400
Sprinkler Meter Installation	\$450	\$550
Backhoe & Operator (per hour)	\$125	\$225
Vactor & Operator (per hour)	\$150	\$250
Inspection Fees	\$80	\$150

# QUESTIONS



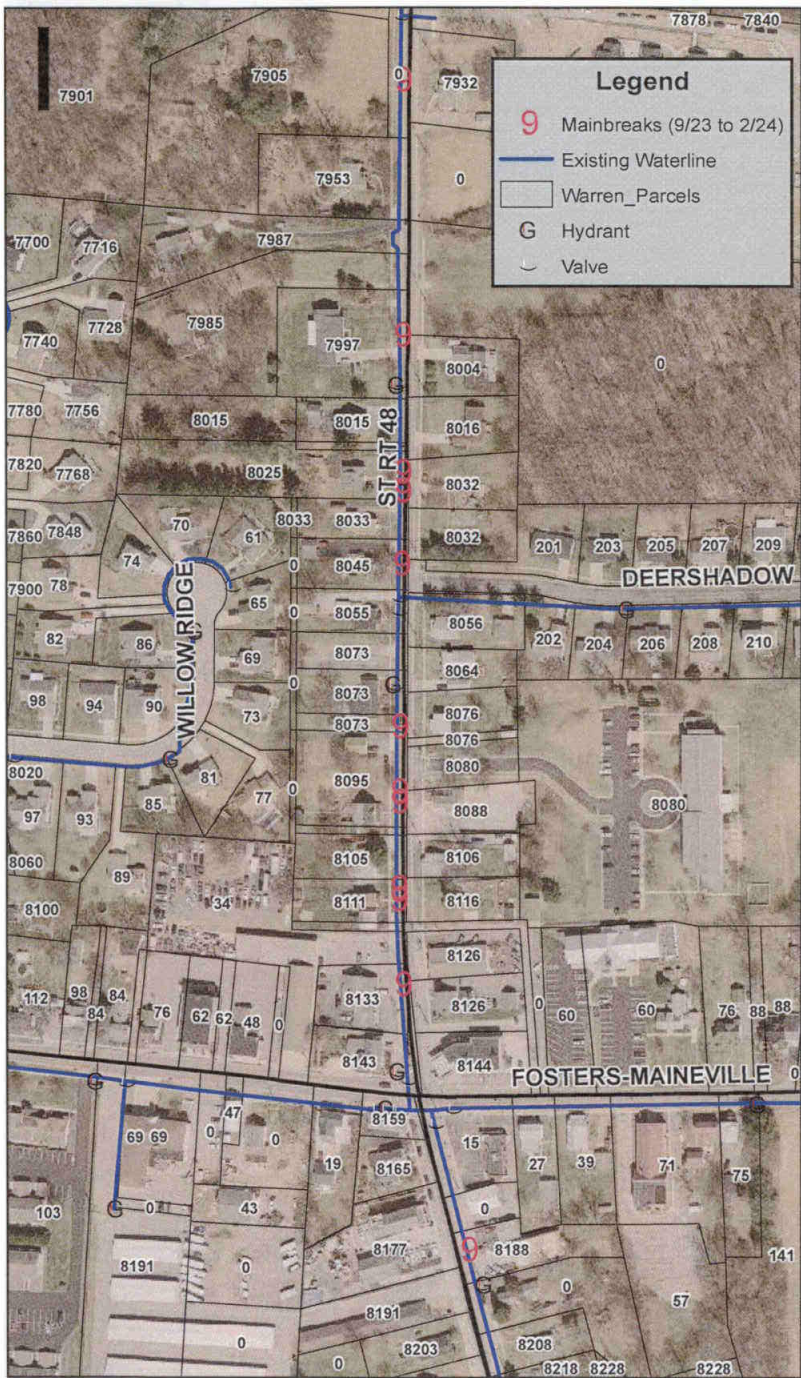


# State Route 48 Waterline Replacement

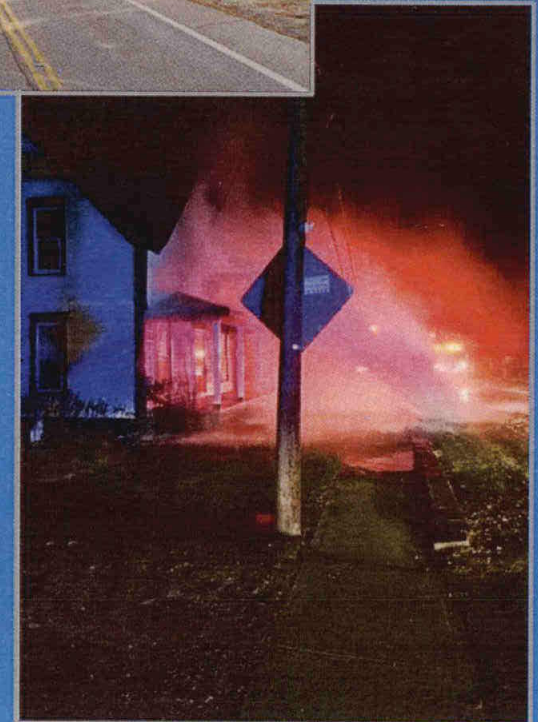
February 27, 2024



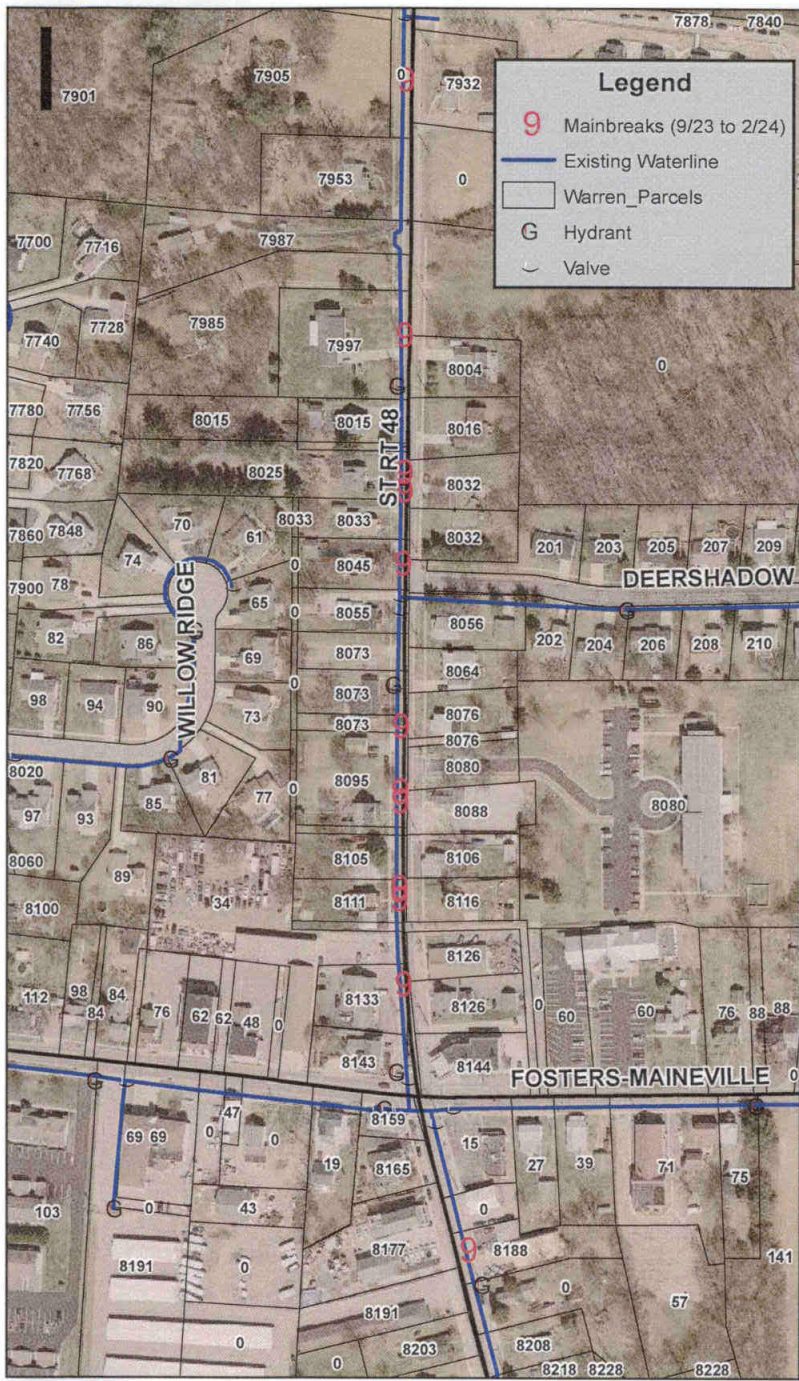
**Water & Sewer Department**



# State Route 48 at Maineville



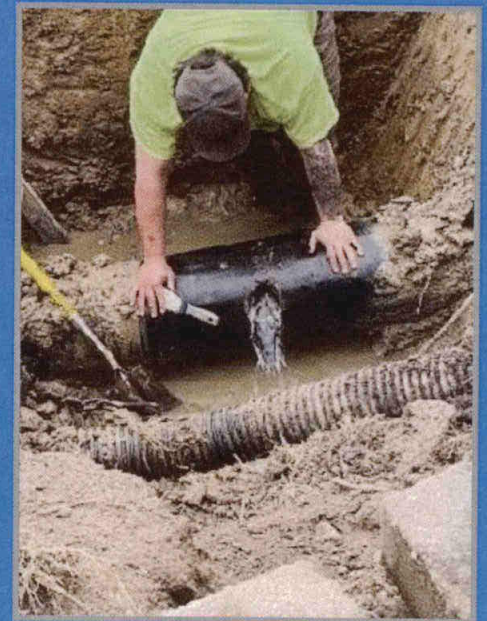
State Route 48  
Village of Maineville



# State Route 48 at Maineville

## Chronic Problem Area

- 12 Main breaks in past 6 months
- 1960s Cast Iron Pipe
- Narrow roadway corridor
- Structural damage to homes
- Detrimental impact to local businesses





**State Route 48  
Village of Maineville**

# State Route 48 at Maineville

## Water Main Replacement

- 1,000 feet of water line
- New water line will be in the road.
- Coordination with Maineville
- Expedite water line replacement
- Estimated Budget Cost: \$750,000

## Request

- Amend the Water Capital Improvement plan to include 1,000 feet of water main replacement
- Department is considering changes to our construction standards regarding piping materials.

