



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 – November 6, 2014

The Board met in regular session pursuant to adjournment of the November 4, 2014, meeting.

Pat Arnold South - present

Tom Ariss - present

David G. Young - absent

Tina Osborne, Clerk - present

Minutes of the October 28, 2014 and November 4, 2014 meetings were read and approved.

- 14-1700 A resolution was adopted to accept Resignation of Jennifer Sleeth, Clerical Specialist II, within the Warren County Job and Family Services Department, Children Services Division, effective November 14, 2014. Vote: Unanimous
- 14-1701 A resolution was adopted to authorize the posting of the “Clerical Specialist I” 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
- 14-1702 A resolution was adopted to authorize the positing of a “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
- 14-1703 A resolution was adopted to adjust Billing Method for Deerfield Township Fire Department Water and Sewer Accounts (305188, 305414, and 324489). Vote: Unanimous
- 14-1704 A resolution was adopted to approve First Amendment to the Contract for Adult and juvenile Inmate Health Care Services with Correctional Healthcare Companies, Inc. Vote: Unanimous

- 14-1705 A resolution was adopted to authorize Request for Proposals for the Provision of Demand Response for Computer Automated Dispatch (CAD) System for Warren County. Vote: Unanimous
- 14-1706 A resolution was adopted to affirm "Then and Now" Requests pursuant to Ohio Revised Code 5705.41 (D) (1). Vote: Unanimous
- 14-1707 A resolution was adopted to acknowledge receipt of October 2014 Financial Statement. Vote: Unanimous
- 14-1708 A resolution was adopted to approve a Subdivision Public Improvement Performance and Maintenance Security Agreement Release for Classicway Development Company LLC for the Villages of Classicway Subdivision, Section 1 in Hamilton Township. Vote: Unanimous
- 14-1709 A resolution was adopted to approve a Subdivision Public Improvement Performance and Maintenance Security Agreement Release for Classicway Development Company LLC for the Villages of Classicway Subdivision, Section 2 in Hamilton Township. Vote: Unanimous
- 14-1710 A resolution was adopted to approve a Subdivision Public Improvement Performance and Maintenance Security Agreement Release for Classicway Development Company LLC for the Villages of Classicway Subdivision, Section 3 in Hamilton Township. Vote: Unanimous
- 14-1711 A resolution was adopted to approve a Subdivision Public Improvement Performance and Maintenance Security Agreement Release for Classicway Development Company LLC for the Villages of Classicway Subdivision, Section 4 in Hamilton Township. Vote: Unanimous
- 14-1712 A resolution was adopted to approve a Subdivision Public Improvement Performance and Maintenance Security Agreement Release for Classicway Development Company LLC for the Villages of Classicway Subdivision, Section 5 in Hamilton Township. Vote: Unanimous
- 14-1713 A resolution was adopted to enter into a Subdivision Public Improvement Performance and Maintenance security Agreement with Rhein Natorp Development Co., LLC for installation of certain improvements in Long Cove Subdivision, Phase 6A situated in Deerfield Township. Vote: Unanimous
- 14-1714 A resolution was adopted to enter into Street and Appurtenances Security Agreement with Rhein Natorp Development Co., LLC for installation of certain improvements in Long Cove, Phase 6A situated in Deerfield Township. Vote: Unanimous

- 14-1715 A resolution was adopted to enter into Street and Appurtenances Security Agreement with Rhein Natorp Development Co., LLC for installation of certain improvements in Long Cove, Snider Road Improvements situated in Deerfield Township. Vote: Unanimous
- 14-1716 A resolution was adopted to enter into Erosion Control Bond Agreement with Rhein Natorp Development Co., LLC for improvements in Long Cove, Sections 6A & 6B situated in Deerfield Township. Vote: Unanimous
- 14-1717 A resolution was adopted to approve the following Record Plats.
Vote: Unanimous
- 14-1718 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 14-1719 A resolution was adopted to approve Operational Transfer from Commissioners Fund #101-1112 into Child Support Enforcement Agency Fund #263.
Vote: Unanimous
- 14-1720 A resolution was adopted to approve Supplemental appropriation into the RID Bond Greens of Bunnell Hill Fund #393 to pay the State Share of fees for the 10% Rollback Apportionment. Vote: Unanimous
- 14-1721 A resolution was adopted to approve Supplemental Appropriations into Community Corrections Grant Fund #289-1220 and Common Pleas Court Grant Fund #289-1224. Vote: Unanimous
- 14-1722 A resolution was adopted to approve Appropriation Adjustment within Emergency Services/Communications Center Fund #101-2850.
Vote: Unanimous
- 14-1723 A resolution was adopted to approve Appropriation Adjustments within OMB Fund #101-1115. Vote: Unanimous
- 14-1724 A resolution was adopted to approve Appropriation Adjustments from Board of Elections Fund #101-1301 to #101-1300. Vote: Unanimous
- 14-1725 A resolution was adopted to approve Appropriation Adjustment within the Workforce Investment Act Fund #258. Vote: Unanimous
- 14-1726 A resolution was adopted to approve Appropriation Adjustment within Common Pleas Court Probation Supervision Fund #227. Vote: Unanimous

- 14-1727 A resolution was adopted to approve Appropriation Adjustments within Common Pleas Court Grant Fund #289 and Probation Supervision Fund #227. Vote: Unanimous
- 14-1728 A resolution was adopted to approve Appropriation Adjustment within Child Support Enforcement Agency Fund #263. Vote: Unanimous
- 14-1729 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 14-1730 A resolution was adopted to Set Public Hearing to consider Text Amendments to the Warren County Rural Zoning Code to amend portions of Article 1, Article 2, Article 3 and Article 4. Vote: Unanimous
- 14-1731 A resolution was adopted to authorize the utilization of Wellness Funds associated with the Warren County Employee Health Care Wellness Programs. Vote: Unanimous

DISCUSSIONS

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

PUBLIC HEARING

CONSIDER OBJECTIONS TO OR ENDORSEMENTS OF THE IMPROVEMENTS FOR THE PROPOSED SANITARY SEWER EXTENSION IN THE IRWIN-SIMPSON ROAD SEWER IMPROVEMENT AREA IN THE WARREN COUNTY SEWER DISTRICT

The public hearing to consider objections to or endorsements of the improvements for the proposed sanitary sewer extension in the Irwin-Simpson Road Sewer Improvement Area in the Warren County Sewer District was convened this 6th day of November 2014, in the Deerfield Township Trustees Meeting Room.

Commissioner South opened the public hearing by stating the purpose of the hearing and provided a brief history of this project.

Chris Brausch, Sanitary Engineer, presented the attached PowerPoint presentation opened the floor to any questions relative to the sanitary sewer portion of the project.

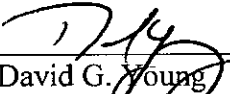
Those present for the public hearing all voiced affirmatively their support for the project.

Upon further discussion, the Board closed the public hearing and stated there will be a ten day comment period prior to any action to proceed with the project.


Upon motion the meeting was adjourned.



Pat Arnold South, President




David G. Young



Tom Ariss

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 November 6, 2014, in compliance with Section 121.22 O.R.C.



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



Irwin-Simpson Area Sewer Improvements

Public Hearing No. 2

Hearing to Discuss Tentative Assessment

Deerfield Twp Government Center

5:30 PM, November 6, 2014



Water & Sewer Department

Project Team

Deerfield Township

Construction Manager

Eric Reiners, Public Works Director (513) 701-6974

Warren County Water & Sewer

Assessment Administration

Chris Brausch, Sanitary Engineer (513) 695-1193

Butler County Water & Sewer

Water & Sewer Service Provider

Martha Shelby, Engineering & Construction Mgr (513) 887-5699

The Challenge:

Provide reliable sanitary sewer service through the construction of publicly owned sewers in an area currently served by on-site septic systems.

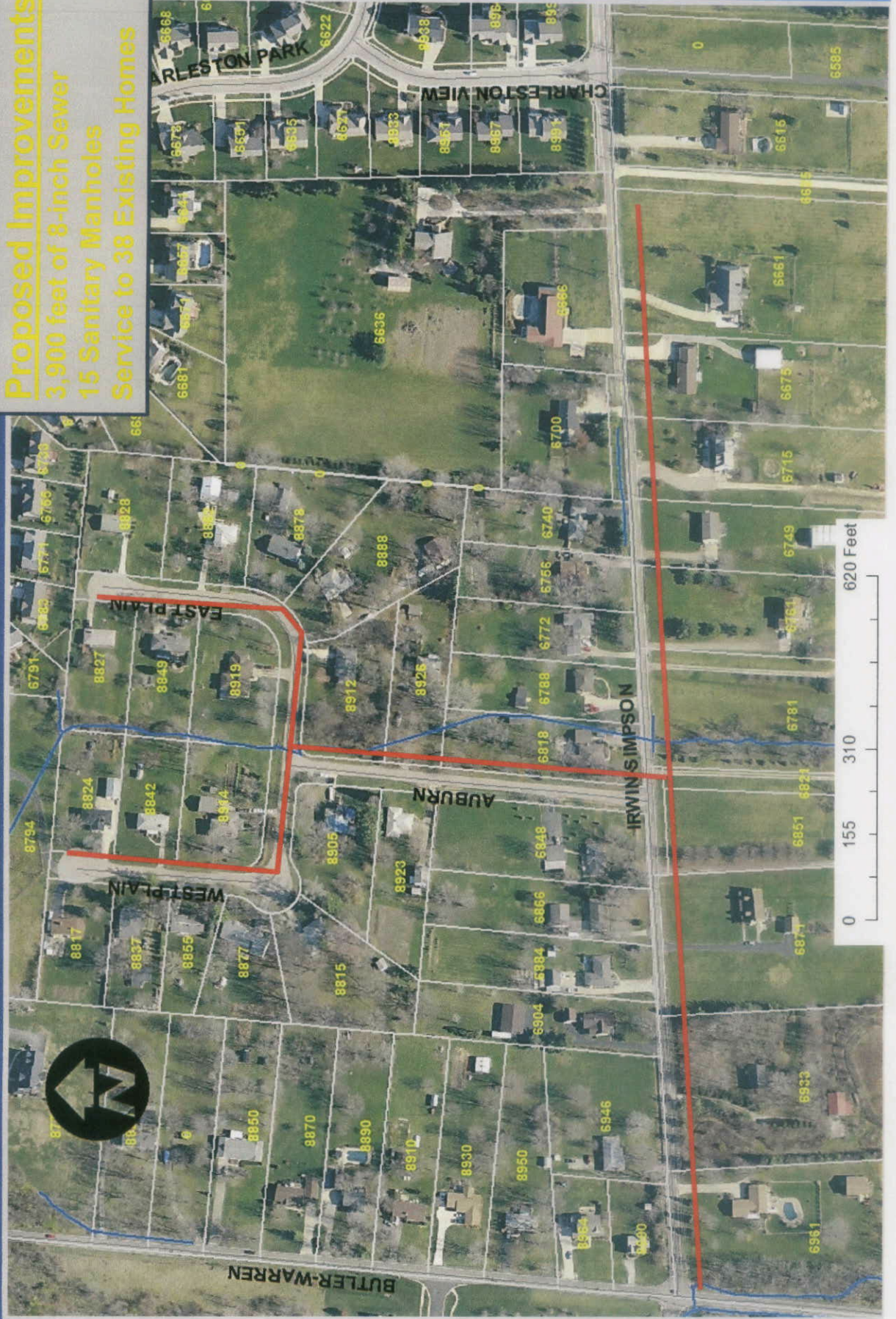
Improvement Area:

Along Irwin-Simpson Road from the intersection of Butler-Warren extending eastwardly approximately 1,900 feet

Along the lengths of Auburn Place, East Plain Drive, and West Plain Drive totaling approximately 1,800 feet.

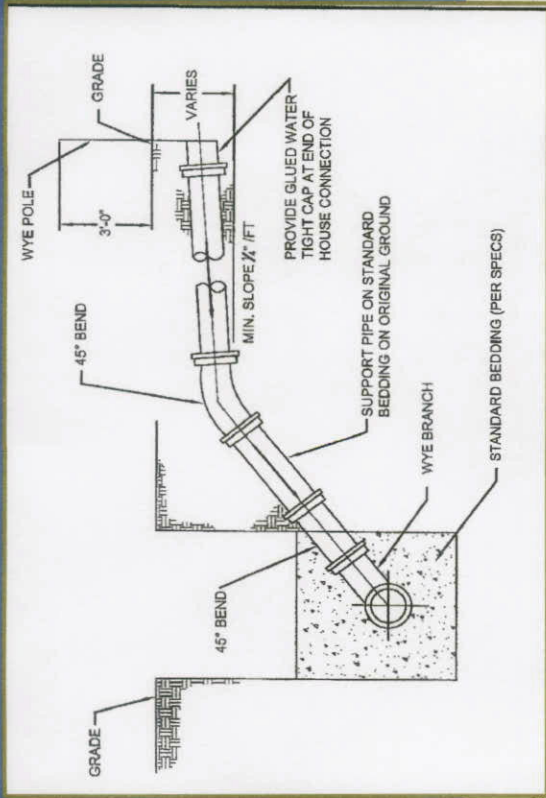
Improvement Area

Proposed Improvements
 3,900 feet of 8-inch Sewer
 15 Sanitary Manholes
 Service to 38 Existing Homes

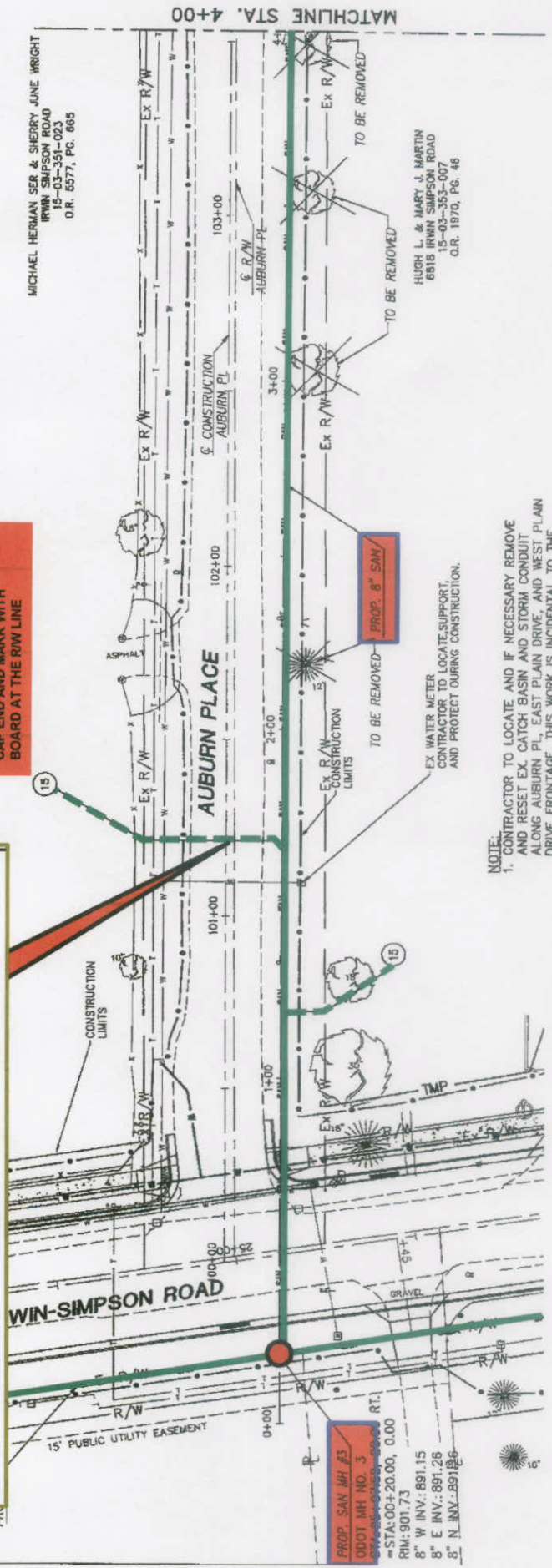


Typical Sanitary Lateral Design

- Sewer installed within right-of-way or dedicated utility easement
- Sewer Lateral will be capped at the right of way and marked with a board
- Owners are responsible for extending lateral and connecting to the home.



PROPOSED SANITARY LATERAL
CAP END AND MARK WITH
BOARD AT THE R/W LINE



MICHAEL HERMAN, SER. & SHERIDY JUNE WRIGHT
IRWIN SIMPSON ROAD
15-03-351-023
O.R. 5577, PG. 665

HUGH L. & MARY J. MARTIN
6818 IRWIN SIMPSON ROAD
15-03-353-007
O.R. 1870, PG. 46

NOTE:
1. CONTRACTOR TO LOCATE AND IF NECESSARY REMOVE AND RESET EX. CATCH BASIN AND STORM CONDUIT ALONG AUBURN PL., EAST PLAIN DRIVE, AND WEST PLAIN DRIVE FRONTAGE. THIS WORK IS INCIDENTAL TO THE INSTALLATION OF THE SANITARY SEWER.
2. AT COMPLETION OF THE SANITARY SEWER INSTALLATION

PROP. SAN MH #3
ODOT MH NO. 3
= STA: 00+20.00, 0.00
RIM: 901.73
8" W INV.: 891.15
8" E INV.: 891.28
8" N INV.: 891.86

Estimated Project Cost & Financing

Expenses

Inwin-Simpson Sanitary Sewer Construction	\$ 225,000.00
Auburn, East & West Plain Sanitary Sewer Construction	\$ 237,000.00
Engineering for Auburn, E. & W. Plain Sanitary	\$ 15,000.00
	<u>\$ 477,000.00</u>

Income

Deerfield Township TIFF	\$ 240,000.00
Warren County Board of Commissioners	\$ 76,000.00
Residents & Property Owners	\$ 161,000.00
	<u>\$ 477,000.00</u>

Project Cost / Resident: \$4,100

COST TO BENEFITTING PROPERTIES

Estimated Project Cost (\$4,100) – The unfunded portion of the sanitary sewer construction cost to be paid by the property owners.

Butler County Sewer Connection Fee (\$2,185) -

Capital cost of wastewater infrastructure including trunk sewers, pump stations & treatment plants. This rate is good for 1-year after completion of the sewer installation. Fee increases to \$6,013.35 after the 1st year.

Septic Tank Abandonment Permit (\$27) –Warren County

Combined Health inspection to confirm the abandonment of the existing septic tank. The tank must be disconnected from the home, contents removed, the top of the tank collapsed, and the tank filled with gravel or dirt.

PROPERTY ASSESSMENT

- County finances project through sale of bonds
- 20 year payment period
- Homeowners pay through tax bill (annually or semiannually), or by mortgage escrow account.
- Payment includes principle, interest from the bond, and an 5% annual auditor collection fee.
- Early payoff of assessment will require payment of interest as well as principal.

COST PER HOMEOWNER	
Project Cost Per Homeowner	\$4,100
Sewer Connection Fee	\$2,185
Total Cost Per Homeowner	\$6,285

COST PER HOMEOWNER	
Number of Connections	38
Total Assessable Costs ¹	\$6,285
Estimated Annual Assessment ²	\$600

Annual Assessment based on 6.5% interest rate, 20 year term, and 5% annual auditor collection fee

Early Cash Payment Period

- Notice of Assessment Letter is issued when sewer construction is completed
- Finalized Costs
- Cash payment period will last 30 days
- Unpaid assessment will be certified to the property taxes

NOTICE OF ASSESSMENT

To: June Mercer
Property Owner(s)
Old 122/Utica Road Water Improvement Area
Warren County Water District

You are hereby notified that your final assessment in constructing improvements to the water system in the Old Route 122 & Utica Road Water Improvement Area, Warren County Water District, has been approved by resolution adopted by the Board of County Commissioners on July 5, 2011 and is on file with the Clerk of the Board of County Commissioners at the Warren County Administration Building, 405 Justice Drive, Lebanon, Ohio 45036.

The construction assessment shall consist of a Unit Charge of \$6530, a Lateral Charge of \$950 and no Tap-In Charge, as applicable pursuant to Resolution 11-0896.

By separate letter, you will be contacted regarding restoration of your property. The costs associated with the restoration of the lawn and roadways within the area have been incorporated into the assessment. We usually require restoration to be completed prior to the levying of assessments. However, assessments can only be levied at this time each year and the anticipated rate of interest on the assessments is very favorable and we must act now to take advantage of this rate for you.

You have the opportunity of making full or partial payment of this assessment at the office of the County Auditor, Warren County Administration Building, 405 Justice Drive, Lebanon, Ohio 45036, on or before August 15, 2011. All checks should be made payable to the Warren County Treasurer. If payment is not made by that date, the unpaid assessment will be certified to the County Auditor for collection on your tax bill in equal principal installments over a period of twenty (20) years, together with interest on the unpaid balance each year at the same rate as borne by the bonds issued by the County in anticipation of the collection of these assessments, which rate of interest is currently estimated at approximately 3.5 - 4.05% per annum.

BY ORDER OF THE BOARD OF
COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

/s/ Tina Davis
Clerk

Date: July 11, 2011

Sidwell Number: 09-27-100-004-2

Amount of Assessment: \$9390

Connecting to the New Sewer

Guidelines

- Contractor bonded with Butler County Water & Sewer.
- Extend sewer lateral from right of way to existing house.
- Empty Septic tank and demolish in place per WC Health Department Rules
- Lateral must be inspected by Butler County Water & Sewers.

Estimated Cost:

\$4,000 to \$6,000



What happens when unimproved properties are developed or improved properties are subdivided resulting in additional connections?

- New customers must pay the same Project Cost in addition to the entire Butler County Sewer Connection Fee. Sewer Connection fees are subject to increases.
- Future connections are not eligible for assessment.
- New customers are required to pay the Project Cost in the form of a Non-Participant Fee that is paid toward the early retirement of the bond. Non-Participant fees are not refunded to the assessed property owners.

I have no sewer problems and my septic system is working well. Will I be required to connect?

- Yes, State and local code require all existing homes within 200 feet of the sewers to connect.
- All homes required to connect will be charged the Project Cost and sewer connection fee.
- The Warren County Health Department will monitor and track the connection of homes to the sewer.

Ohio Administrative Code Section 3701-29-02 (M): Whenever a sanitary sewerage system becomes accessible to the property, a household sewage disposal system shall be abandoned and the house sewer directly connected to the sewerage system.

Butler County Monthly User Fee

- Basic Facility Charge: \$4.27
- Sewer User Rate: \$3.49 per 1,000 gallons

PROJECT SCHEDULE

1 st Public Hearing – Objections/Endorsements	August 2014
2 nd Public Hearing – Present Tentative Assessment	November 2014
Right of Way Acquisition	Aug – Dec 2014
Utility Relocation	Jan – Dec 2015
Begin Construction	Jan 2016
Complete Construction – Sewer Available	April 2017
30-day Cash Payment Period	July 2017
Assessment Costs Certified to the County Auditor	Sep 2017
First Assessment Payment	January 2018

2014 Survey Results

NAME	ADDRESS	SUPPORT	DONT SUPPORT
Helen L. Baker	8855 W. Plain Dr.	X	
Charles Wise	8878 E. Plain Dr.	X	
Todd M. Howard	6772 Irwin-Simpson Rd.	X	
Richard Bene	6904 Irwin-Simpson Rd.	X	
Carl G. Rahe	8888 E. Plain Dr.	X	
Mich Capriani	6715 Irwin-Simpson Rd.	X	
Aaron Carrico	8827 E. Plain Dr.	X	
James A. Kirby	8862 E. Plain Dr.	X	
Michael Wright	6848 Irwin-Simpson Rd.	X	
Chad Bennett	8923 Auburn Dr.	X	
Tom Gish	6884 Irwin-Simpson Rd.	X	
Kimberly Dawn Wood	8824 W. Plain Dr.	X	
Lynn Young	6675 Irwin-Simpson Rd.	X	
Wm. Donald Stites	8877 W. Plain Dr.	X	
Robert S. Sharkey	8837 W. Plain Dr.	X	
Ronald Lehman	8842 W. Plain Dr.	X	
Rodney J. Vaccariello	8905 Auburn Dr.	X	
Bill Spears	6946 Irwin-Simpson Rd.	X	
Gary O. Mastin	6740 Irwin-Simpson Rd.	X	
Eric & Aimee Heller	8815 W. Plain Dr.	X	
Hugh Martin	6818 Irwin-Simpson Rd.	X	
Errol Sumrall	6961 Irwin-Simpson Rd.	X	
Rose Ella Freibert	6866 Irwin-Simpson Rd.	X	
Wm. Kyle Natorp	6666 Irwin-Simpson Rd.	X	
Kara Kuroff	6756 Irwin-Simpson Rd.	X	
Sheryl Coppridge	8919 E. Plain Dr.		X
Betty Callahan	6788 Irwin-Simpson Rd.		X
Sheryl L. Coppridge	8914 W. Plain Dr.		X
Robert Hutchison	6933 Irwin-Simpson Rd.		X
Ronald Rein	6871 Irwin-Simpson Rd.		X
Westley Weinel	8817 W. Plain Dr.		X
Faye Million	8912 E. Plain Dr.		X
Robert L. Begley	8849 E. Plain Dr.	X	
Jesse Herbert Newport	8926 Auburn Dr.		
John Dudley	6749 Irwin-Simpson Rd.		
James Nitz	8990 Butler-Warren Rd.		Not Deliverable - unable to forward
Wilfred Victorina	6700 Irwin-Simpson Rd.		Not Deliverable - unable to forward
Stephen & Linda Stone	6661 Irwin-Simpson Rd.		Vacant - unable to forward

In favor	25	66%
Against	7	18%
Non Deliverable	3	8%
No Response	3	8%

WHERE DO WE GO FROM HERE?

Commissioners will receive written objections or endorsements for the next ten (10) days.

Submit Comments to:

**Tina Osborne, Clerk of Commissioners
Administration Building
406 Justice Drive, First Floor
Lebanon, Ohio 45036
Tina.Osborne@co.warren.oh.us**

Warren County Commissioners will deliberate and take action on this issue after the 10 day comment period.

Recent Warren County Assessment Projects

Project	Year	Project Cost	Tap/Connection Fees	Total Assessment Amount	Description
Bellbrook & Chenoweth Road Waterline	2014	\$10,477	\$3,580	\$14,057	Waterline extension serving 29 customers
Old 122 & Utica Road Waterline	2012	\$8,530	\$850	\$9,380	Waterline extension serving 71 customers
Bertha Drive Waterline	2012	\$2,150	\$2,850	\$5,000	Waterline extension serving 6 customers
Clover Avenue Sewer Improvements	2004	\$3,400	\$1,800	\$5,200	Sewer extension serving 22 customers
Bonnie Lee Lane Sewer	2004	\$2,500	\$3,000	\$5,500	Sewer extension serving 6 customers
Sherman Terrace & Snidercrest Sewers	2000	\$4,000	\$600	\$4,600	Sewer extension serving approx 220 customers
Lake Chetac Sewer Improvements	1996	\$4,800	\$2,400	\$7,200	Sewer extension serving 18 customers
Kings Mills Sewer Improvements	1992	\$3,300	\$700	\$4,000	Sewer extension serving approx 200 customers