



**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 – August 7, 2014

The Board met in regular session pursuant to adjournment of the August 5, 2014, meeting.

Pat Arnold South - present

Tom Ariss - present

David G. Young - present

Tina Osborne, Clerk - present

Minutes of the August 5, 2014 meeting were read and approved.

- 14-1222 A resolution was adopted to accept Resignation of Melisa LaFarge, Case Aide, within the Warren County Job and Family Services Department, Children Services Division, effective August 8, 2014.
Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent
- 14-1223 A resolution was adopted to authorize County Engineer to execute Ohio Department of Transportation State Funds Exchange Agreement with the Ohio Department of Transportation (ODOT) for the Middleboro Road Bridge #45-4.64 Rehabilitation Project (PID #98100) between US 22/SR3 and SR 132.
Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent
- 14-1224 A resolution was adopted to approve and authorize the president of the Board to enter into an On-The Job-Training Agreement on behalf of OhioMeansJobs Warren County. Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent
- 14-1225 A resolution was adopted to Advertise for Bids for the Mason Morrow Millgrove Road Drilled Pier Wall Project.
Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent

- 14-1226 A resolution was adopted to approve Change Order No. 3 to the Contract with Brackney Inc. for the Construction of the Lebanon Area – Deerfield Hamilton Interconnecting Waterline – Phase 2 Project, Purchase Order No. 91807.
Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent
- 14-1227 A resolution was adopted to enter into an Engineering Services Contract with Stantec Consulting Services, Inc. on behalf of the Warren County Engineer’s Office. Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent
- 14-1228 A resolution was adopted to approve and enter into a Waterline & Appurtenances Easement Agreement for the Lebanon Area – Deerfield Hamilton Area Interconnecting Waterline.
Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent
- 14-1229 A resolution was adopted to approve and authorize the submittal of a Grant Application and Agreement to the Ohio Emergency Management Agency for funding through the FY2014 Emergency Management Performance Grant Program – Special Projects Application and authorize the Director of the Emergency Services Department to sign documents relative thereto.
Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent
- 14-1230 A resolution was adopted to approve and authorize the submittal of a Grant Application and Agreement to the Ohio Emergency Management Agency for Funding through the FY2014 Emergency Management Performance Grant Program and authorize the Director of the Emergency Services Department to sign documents relative thereto.
Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent
- 14-1231 A resolution was adopted to affirm “Then and Now” requests pursuant to Ohio Revised Code 5705.41 (d) (1).
Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent
- 14-1232 A resolution was adopted to approve various Refunds.
Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent
- 14-1233 A resolution was adopted to acknowledge receipt of July 2014 Financial Statement. Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent
- 14-1234 A resolution was adopted to approve Bond Reduction for Soraya Farms, LLC., for completion of improvements in Soraya Farms Phase III situated in Clearcreek Township. Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent
- 14-1235 A resolution was adopted to approve Appropriation Adjustment from Commissioners General Fund #101-1100 into Juvenile Probation Fund #101-2500. Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent

- 14-1236 A resolution was adopted to approve Appropriation Adjustments within Adult Probation Fund #101-1223.
Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent
- 14-1237 A resolution was adopted to authorize payment of Bills.
Vote: Mr. Ariss – yea; Mrs. South – yea; Mr. Young - absent

DISCUSSIONS

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

PUBLIC HEARING

NECESSITY OF CONSTRUCTION OF THE IRWIN SIMPSON SEWER IMPROVEMENT PROJECT IN DEERFIELD TOWNSHIP

The public hearing to consider the necessity of the construction of the Irwin Simpson Sewer Improvement project was convened this 7th day of August 2014, in the Deerfield Township Trustees Meeting Room.

Commissioner South opened the public hearing by stating the purpose of the hearing and the order the Board will follow. She then gave a brief history of this project from the 1992 proposed project to the current project as it is proposed today.

Chris Brausch, Sanitary Engineer, presented the attached PowerPoint presentation which provided the following information:

1. The challenges, goal and benefits and disadvantages of the project
2. The proposed sewer alignment and a sample of a typical sanitary sewer design
3. Construction project balance sheet along with the fees and charges
4. The estimated connection cost as well as an estimated assessment cost of approximately \$6285 per improved parcel
5. Recent assessment costs of projects within Warren County for comparison purposes
6. The various payments options upon completion of the project
7. Guidelines and estimated costs to connect to the new sanitary sewer

8. What happens to funds when new connections are made to the sewer after the project is completed
9. Who will be required to connect to the sewer system
10. Butler County monthly user fees
11. Proposed project schedule
12. March 2014 survey results of household within the project who are for or against the project

There was a question and answer period for those present with Mr. Brausch, Eric Reiners, Deerfield Township Public Works Director, and Martha Shelby, Butler County Water and Sewer Department.

Upon discussion, the Board requested a representative from each property present to state their opposition to or support of the project.

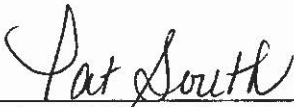
The following resulted:

Charles Wise	8878 E. Plain Dr.	In favor
Todd M. Howard	6772 Irwin-Simpson Rd.	In favor
Richard Bene	6904 Irwin-Simpson Rd.	In favor
Carl G. Rahe	8888 E. Plain Dr.	In favor
Mich Caprioni	6715 Irwin-Simpson Rd.	In favor
James A. Kirby	8862 E. Plain Dr.	In favor
Chad Bennett	8923 Auburn Dr.	In favor
Tom Gish	6884 Irwin-Simpson Rd.	In favor
Lynn Young	6675 Irwin-Simpson Rd.	In favor
Wm. Donald Stites	8877 W. Plain Dr.	In favor
Robert S. Sharkey	8837 W. Plain Dr.	In favor
Ronald Lehman	8842 W. Plain Dr.	In favor
Rodney J. Vaccariello	8905 Auburn Dr.	In favor
Bill Spears	6946 Irwin-Simpson Rd.	In favor
Gary O. Mastin	6740 Irwin-Simpson Rd.	In favor
Hugh Martin	6818 Irwin-Simpson Rd.	In favor
Rose Ella Freibert	6866 Irwin-Simpson Rd.	In favor
Sheryl Coppridge	8919 E. Plain Dr.	Against
Sheryl L. Coppridge	8914 W. Plain Dr.	Against
Ronald Rein	6871 Irwin-Simpson Rd.	Against
Faye Million	8912 E. Plain Dr.	Against
Kara Kuroff	6756 Irwin-Simpson Rd.	In favor

Commissioner South informed those present of a seven (7) day comment period upon closing of the public hearing and requested those who could not be present to contact Tina Osborne, Clerk of Commissioner, with their vote.

Upon discussion, the public hearing was closed.

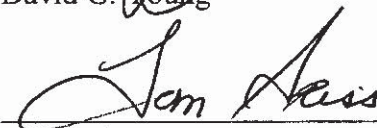
Upon motion the meeting was adjourned.



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 August 7, 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. 1

Hearing to Identify & Establish Necessity

Deerfield Twp Government Center

5:30 PM, August 7, 2014

Agenda Items

- Introductions
- Challenge/Mission
- Sewer Options
- Funding
- Discussion



Water & Sewer Department

Project Team

Deerfield Township

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

Role: Construction Manager

Warren County Water & Sewer

Chris Brausch, Sanitary Engineer (513) 695-1193

Role: Assessment Administration

Butler County Water & Sewer

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

Role: Water & Sewer Service Provider

The Challenge:

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

The Goal:

Present potential sewer improvements, anticipated cost and financing, and obtain feedback.

Benefits/Disadvantages

BENEFITS

- Eliminate septic system maintenance
- Improved health conditions
- Improved surface water quality
- Assessment stays with the property not the owner
- Sewers will be constructed with the \$2 Million roadway improvement project.

POTENTIAL BENEFITS

- Increases property's selling potential

DISADVANTAGES

- Connection Cost
- Monthly sewer user fee
- Inconvenient construction
- All existing homes within 200 feet of existing sewers must connect.

Construction Project Balance Sheet

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
	\$ 477,000.00

Income

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

Project Cost / Resident: \$4,100

FEES & CHARGES

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.

ESTIMATED CONNECTION COST

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

COST PER HOMEOWNER		
	Total	Estimated Annual
Number of Connections	Assessable Costs ¹	Assessment
39	\$6,285	\$600

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

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

Payment Options

Cash Payment

- Upon completion of the construction, homeowners will be provided a 30-day cash payment notice prior to assessment.

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.

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

1st Public Hearing – Objections/Endorsements	August 2014
2nd Public Hearing – Present Tentative Assessment	October 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

March 2014 Survey Results

Helen L. Baker	8855 W. Plain Dr.
Charles Wise	8878 E. Plain Dr.
Todd M. Howard	6772 Irwin-Simpson Rd.
Richard Bene	6904 Irwin-Simpson Rd.
Carl G. Rahe	8888 E. Plain Dr.
Mich Caproni	6715 Irwin-Simpson Rd.
Aaron Carrico	8827 E. Plain Dr.
James A. Kirby	8862 E. Plain Dr.
Michael Wright	6848 Irwin-Simpson Rd.
Chad Bennett	8923 Auburn Dr.
Tom Gish	6884 Irwin-Simpson Rd.
Kimberly Dawn Wood	8824 W. Plain Dr.
Lynn Young	6675 Irwin-Simpson Rd.
Wm. Donald Stites	8877 W. Plain Dr.
Robert S. Sharkey	8837 W. Plain Dr.
Ronald Lehman	8842 W. Plain Dr.
Rodney J. Vaccariello	8905 Auburn Dr.
Bill Spears	6946 Irwin-Simpson Rd.
Gary O. Mastin	6740 Irwin-Simpson Rd.
Eric & Aimee Heller	8815 W. Plain Dr.
Hugh Martin	6818 Irwin-Simpson Rd.
Errol Sumrall	6961 Irwin-Simpson Rd.
Rose Ella Freibert	6866 Irwin-Simpson Rd.
Wm. Kyle Natorp	6666 Irwin-Simpson Rd.
James R. Martin	8828 E. Plain Dr.
Sheryl Coppridge	8919 E. Plain Dr.
Betty Callahan	6788 Irwin-Simpson Rd.
Sheryl L. Coppridge	8914 W. Plain Dr.
Robert Hutchison	6933 Irwin-Simpson Rd.
Ronald Rein	6871 Irwin-Simpson Rd.
Westley Weinel	8817 W. Plain Dr.
Faye Million	8912 E. Plain Dr.
Robert L. Begley	8849 E. Plain Dr.
Jesse Herbert Newport	8926 Auburn Dr.
John Dudley	6749 Irwin-Simpson Rd.
James Nitz	8990 Butler-Warren Rd.
Wilfred Victorina	6700 Irwin-Simpson Rd.
Stephen & Linda Stone	6661 Irwin-Simpson Rd.
Kara Kuroff	6756 Irwin-Simpson Rd.

In favor	24	63%
Against	7	18%
Non Deliverable	4	11%
No Response	3	8%

Survey Letter Summary

- Higher 20-year assessment cost (\$950-\$1000/year)
- Letter sent out before County committed their financial assistance
- Butler County Connection fee was further reduced since the letter.