



**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 – March 26, 2015

The Board met in regular session pursuant to adjournment of the March 24, 2015, meeting.

David G. Young – absent

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

Minutes of the March 24, 2015 meetings were read and approved.

- 15-0448 A resolution was adopted to Set Public Hearing for Rezoning Application initiated by the Warren County Board of Commissioners (Case 2015-02), to rezone approximately 114.544 acres (Parcel #1409300003 and #14081000001) from Rural Residential RU to Agricultural Zone AI in Washington Township. Vote: Unanimous
- 15-0449 A resolution was adopted to Set Public Hearing to consider Text Amendments to the Warren County Rural Zoning Code to Amend Section 1.205, 1.303 and 1.309. Vote: Unanimous
- 15-0450 A resolution was adopted to enter into a Consulting Services Agreement with Beck Consulting, Inc. on behalf of the Warren County Engineer. Vote: Unanimous
- 15-0451 A resolution was adopted to enter into an Agreement with Motorola Solutions, Inc. on behalf of Warren County Telecommunications. Vote: Unanimous
- 15-0452 A resolution was adopted to approve Agreement with New Beginnings Residential as a Child Placement and Related Service Provider for the Warren County Board of County Commissioners on behalf of Warren County Children Services. Vote: Unanimous

- 15-0453 A resolution was adopted to approve Agreement with National Youth Advocate Program as a Child Placement and Related Service Provider for the Warren County Board of Commissioners on Behalf of Warren County Children Services. Vote: Unanimous
- 15-0454 A resolution was adopted to approve Agreement with the Children's Center of Ohio, Inc. as a Child Placement and Related Service Provider for the Warren County Board of County Commissioners on behalf of Warren County Children Services. Vote: Unanimous
- 15-0455 A resolution was adopted to approve Agreement with Foundations for Living as a Child Placement and Related Service Provider for the Warren County Board of County Commissioners on behalf of Warren County Children Services. Vote: Unanimous
- 15-0456 A resolution was adopted to affirm "Then and Now" requests pursuant to Ohio Revised Code 5705.41 (D) (1). Vote: Unanimous
- 15-0457 A resolution was adopted to enter into an Exclusive and Permanent Highway Easement Agreement with Gary O. & Patricia L. Mastin, Husband and Wife (Grantors) for the Irwin-Simpson Road Improvement Project. Vote: Unanimous
- 15-0458 A resolution was adopted to approve a Subdivision Public Improvement Performance and Maintenance Security agreement Release for VWC Holdings, Ltd. for the Villages of Winding Creek, Turning Leaf at Winding Creek, Section Three, in Clearcreek Township. Vote: Unanimous
- 15-0459 A resolution was adopted to enter into Sidewalk Agreement with SR 48 Daycare, LLC for installation of sidewalk improvements in Holliday Glass Subdivision, Phase One, situated in Hamilton Township. Vote: Unanimous
- 15-0460 A resolution was adopted to approve the following Record Plats. Vote: Unanimous
- 15-0461 A resolution was adopted to approve Appropriation Decreases within various Funds. Vote: Unanimous
- 15-0462 A resolution was adopted to approve Appropriation Adjustment within Economic Development Fund #101-1116. Vote: Unanimous
- 15-0463 A resolution was adopted to approve Appropriation Adjustment within Sheriff's Office Fund #101-2210. Vote: Unanimous
- 15-0464 A resolution was adopted to approve Appropriation Adjustment within Mary Haven Fund #270. Vote: Unanimous

- 15-0465 A resolution was adopted to authorize payment of Bills. Vote: Unanimous
- 15-0466 A resolution was adopted to approve and authorize the Vice President of the Board to sign Waiver relative to Conflict of Interest as it Pertains to the Representation of Warren County as Bond Counsel in dealing with the City of Mason. Vote: Unanimous

DISCUSSIONS

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

James Aumann, Treasurer, was present along with James Spaeth, Clerk of Courts, for a meeting of the Warren County Investment Advisory Board and presented the following information as of December 31, 2014:

| | |
|---|----------------|
| Total Agency Securities | \$ 78,691,826 |
| Total LAM Holdings | \$ 67,859,192 |
| Total Bank CD's | \$ 8,000,000 |
| Total Star Ohio/Star Plus | \$ 5,432,731 |
| Total Various Purpose Special Assessment GO Revenue Bonds | \$ 3,919,097 |
| Total Accounts | \$ 163,902,847 |
| Total to General Fund | \$ 1,210,678 |

Mr. Aumann stated that the 1st half of 2015 resulted in a collection of \$191,000,000.

Mr. Aumann discussed the recent legislation presented allowing brokered CD as discussed during previous Investment Advisory Board meetings.

Mr. Aumann stated he has requested a legal opinion on the legality of the purchase of brokerage CD's due to the requirement in the Ohio Revised Code that all deposits be in an Ohio institution. He also stated he is working to receive clarification from the legislation that will confirm that these type purchases comply with the law before he begins this type of investment.

Upon discussion, the Board recommended obtaining a legal opinion from the Ohio Attorney General's Office.

Chris Brausch, Sanitary Engineer, was present along with Dave Stubbs, Mayor of Waynesville, Gary Copeland, Village Manager, and representatives from Waynesville Village Council for a work session to discuss the current water purchase agreement between this Board and the Village of Waynesville.

Mayor Stubbs presented the attached PowerPoint presentation reviewing the history of the purchase of water by Warren County from the Village and the location of the water service area.

Mayor Stubbs then presented the existing water rates as well as the proposed water rates and stated that the wholesale water purchase rate will remain unchanged.

There was discussion relative to the rate study the Village completed showing the need to increase the rates in order to bring water revenues up to a level which supports improvements and sustainment of the water system.

There was discussion relative to the Village proposing to lower the sanitary sewer rate equal to the County rate, in anticipation of the County taking over sanitary sewer service within the Village of Waynesville. Mayor Stubbs stated the desire to provide a lowering of the sewer rate at the same time the water rate would increase for Village residents.

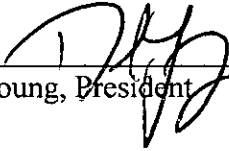
The Board discussed the proposed rate in relation to other political jurisdictions as compared in the City of Oakwood rate study. It was determined that even with the rate increase, the Village of Waynesville rate will remain lower than a majority of surrounding areas.

There was discussion relative to the need to amend the current water agreement due to the clause in the agreement stating the village cannot increase water rates to Warren County customers more than 3% per year.

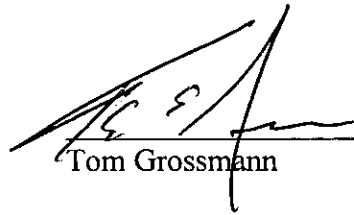
Commissioner South stated she does not have a problem with the increase in the rate due to the rate study but stated her concern with the Village decreasing the sewer rates prior to Warren County taking over the sewer system. It was confirmed that there are sufficient funds in the reserve sewer revenue funds to cover the debt that has been issued for the system.

Upon further discussion, the Board stated their agreement to allow the approval of a one-time increase higher than the stipulated 3% permitted within the water purchase agreement and requested Mr. Brausch to draft said resolution for approval by the County Prosecutor prior to formal action by this Board.

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 March 26, 2015, in compliance with Section 121.22 O.R.C.



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

Water Agreement Amendment

Warren County Commissioner Work Session
March 26, 2015

AGENDA

1. Background
2. Existing Agreement
3. Proposed Amendment

Village / County Water History

1978 Agreement

20 year wholesale water purchase agreement to supply residents in and surrounding Corwin, Harveysburg, and Township Line Road.

1989 Agreement

20 year agreement for the Village to provide water service to the unincorporated areas of Wayne Township "Improvement Area". Fees and charges shall be 125% of Village customer rates.

1999 Agreement

10 year agreement for the following:

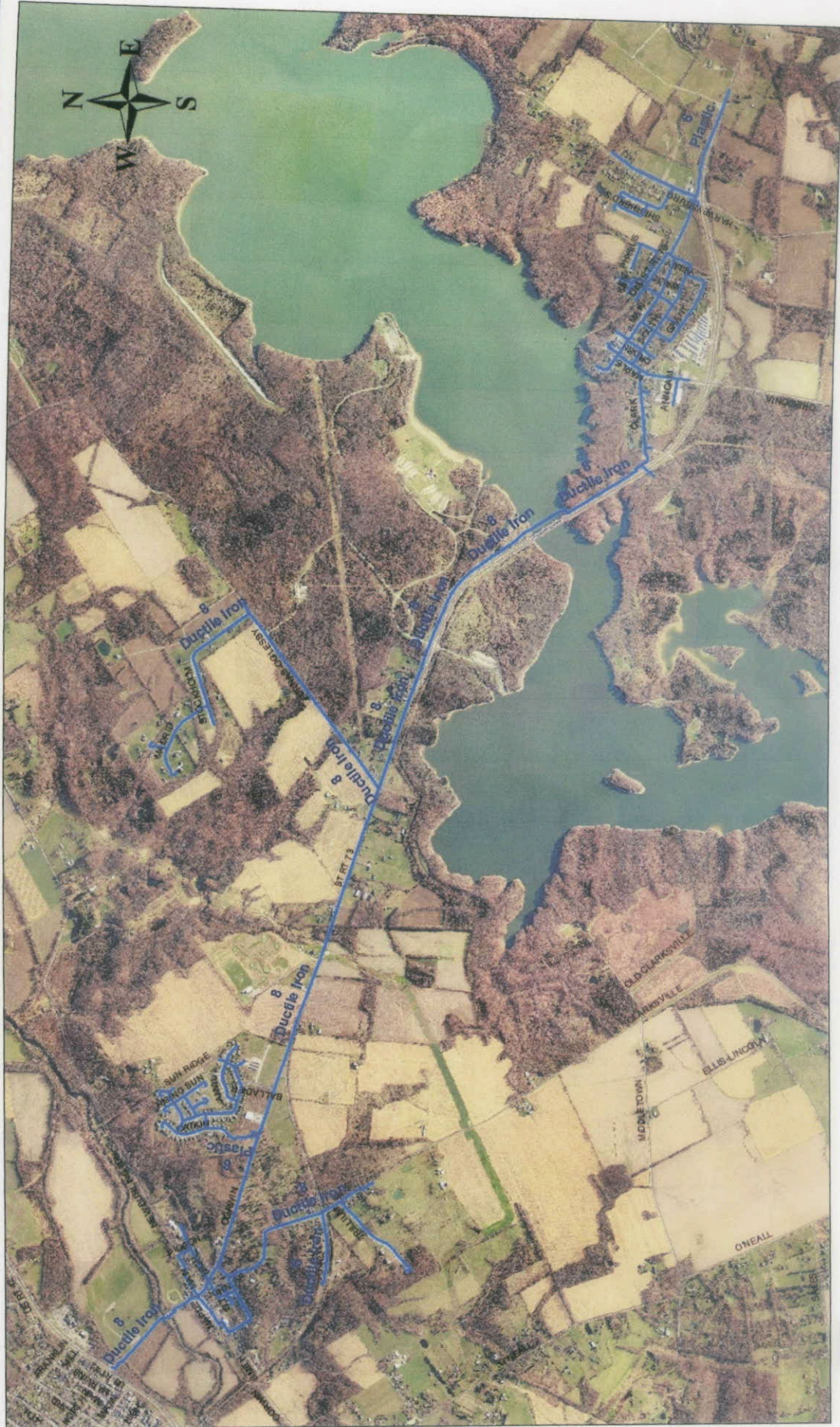
- Wholesale water for use of consumers in and surrounding Corwin and Harveysburg.
- Retail water service to unincorporated areas of Wayne Township "Improvement Area". Rates & Fees shall be modified by the same percentage as changes within the Village.

2009 Agreement

10 year agreement for the following:

- Wholesale water for use of consumers in and surrounding Corwin and Harveysburg.
- Retail water service to unincorporated areas of Wayne Township "Improvement Area". Rates & Fees shall be modified by the equal or lesser percentage not to exceed 3% in a calendar year.

Waynesville Wholesale Area

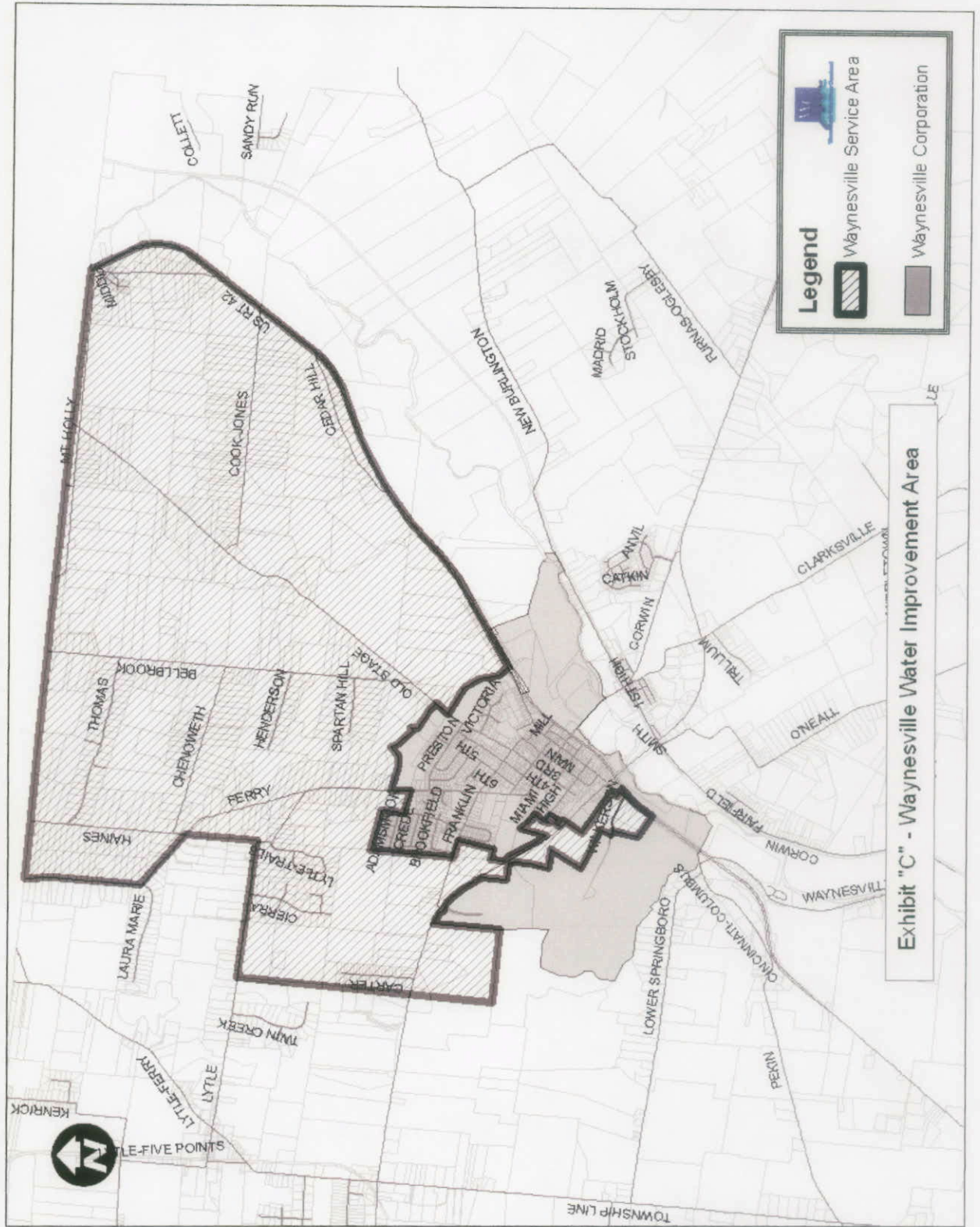


0 1,450 2,900 5,800 Feet

Waynesville Wholesale Area

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Village Retail Water Service Area



Legend

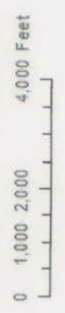
-  Waynesville Service Area
-  Waynesville Corporation

Exhibit "C" - Waynesville Water Improvement Area

Waynesville Retail Area



WHEREAS THE PROJECT AREA IS BEING DEVELOPED IN ACCORDANCE WITH THE PLAN FOR THE
RETAIL AREA, THE QUALITY OF SERVICE FOR RETAIL DEVELOPMENT IN THE PROJECT AREA IS
AS IS, AND THE PLAN FOR THE RETAIL AREA IS TO BE QUALITY SERVICE AND SERVICE;
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Village Retail Water Service Fees

Existing Rates

| | Inside Village | Outside Village |
|---------------------|------------------|------------------|
| Monthly Billing Fee | \$5.75 | \$6.75 |
| Commodity Fee | \$1.52/1,000 gal | \$1.85/1,000 gal |
| Monthly Capital Fee | \$5.00 | \$5.00 |

Proposed Rates

| | Inside Village | Outside Village |
|-------------------------|------------------|------------------|
| Water Improvement Loans | \$1.88 | \$1.88 |
| Commodity Fee | \$3.30/1,000 gal | \$4.02/1,000 gal |
| Monthly Capital Fee | \$10.00 | \$10.00 |

Note: County wholesale rate of \$2.32 will remain unchanged.

Typical Customer Bills

Existing Rate Structure

| Customer Monthly Water Usage (gal) | Inside Village | Outside Village | County Rates |
|------------------------------------|----------------|-----------------|--------------|
| 5,000 | \$18.35 | \$21.00 | \$17.75 |
| 6,000 | \$19.87 | \$22.85 | \$21.30 |
| 7,000 | \$21.39 | \$24.70 | \$24.85 |
| 8,000 | \$22.91 | \$26.55 | \$28.40 |

Proposed Rate Structure

| Customer Monthly Water Usage (gal) | Inside Village | Outside Village |
|------------------------------------|----------------|-----------------|
| 5,000 | \$28.38 | \$31.98 |
| 6,000 | \$31.68 | \$36.00 |
| 7,000 | \$34.98 | \$40.02 |
| 8,000 | \$38.28 | \$44.04 |

Reasons for New Rate Structure

- Sustain and Improve the Village Water Infrastructure
 - Using results from recent RCAP study
 - Consolidated list of infrastructure improvements over the next 10 years
 - Hiring an experienced engineer to evaluate infrastructure, document system details, plan upgrades, and advise employees
 - Hiring new employees specifically for maintaining and improving water system (replacing employees >> sewer system transfer)
- Bring water system revenues up to a level to support improvements and sustainment
 - Estimate that new rate structure will provide additional \$200k/yr
 - Rates have not increased in over 7 years.
- Better allocate pricing structure across users
 - Base rate ↘ consumption rate ↗
 - Historically >98% of Village users have been subsidizing the largest users
 - Historically we've been buying County water @ \$2.32/1000 gal. but selling it at \$1.52/1000 gal to Village customers and \$1.85/1000 gals to Township customers.
 - Restructuring rates to clearly show debt, capital improvements, operational costs
 - Adopt County pricing management of small (1%-3%) annual rate increases

Proposed Water Agreement Amendment

- To successfully start the new Village water system management, we need to amend our agreement with the County.
 - Strike the sentence that says “ xxxxxx 3% per year”
 - Expires in 3 years and no large increases in the future (2-3%)