



**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 8, 2016

The Board met in regular session pursuant to adjournment of the March 1, 2016, meeting.

David G. Young – present

Pat Arnold South – present

Tom Grossmann – present

Tina Osborne, Clerk – present

- 16-0339      A resolution was adopted to hire Tiffany Kronenberger as Customer Representative, within the Water and Sewer Department. Vote: Unanimous
- 16-0340      A resolution was adopted to hire Katherine Mullins as Investigative Caseworker II, within the Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 16-0341      A resolution was adopted to approve a lateral transfer of Olivia Taylor from the position of Protective Services Caseworker I to Alternative Response Caseworker I within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 16-0342      A resolution was adopted to approve end of 240-day probationary period and approve a pay increase for Randi Phillips, Case Aide, within the Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 16-0343      A resolution was adopted to approve end of 180-day probationary period and approve a pay increase for Lucas Dalton, Mechanic Assistant within the Warren County Garage. Vote: Unanimous

- 16-0344 A resolution was adopted to set Administrative Hearing to consider Variance and Appeal of Conditions required for an access permit from the Drees Company in Deerfield Township. Vote: Unanimous
- 16-0345 A resolution was adopted to waive rezoning application fee for Jeff Weiland to rezone approximately 171 acres in Turtlecreek Township from Mixed Use – Center “MX-C” TO Planned Unit Development “PUD). Vote: Unanimous
- 16-0346 A resolution was adopted to reduce load limit on Bridge #207-0.02 from the current load limit. Vote: Unanimous
- 16-0347 A resolution was adopted to approve replacement of Bridge WA 176-0.24 under force account. Vote: Unanimous
- 16-0348 A resolution was adopted to approve waiver of Conduit Debt Issuance fee for Healthcare Facilities Refunding Revenue Bonds Series 2016a (Otterbein Homes Obligated Group). Vote: Unanimous
- 16-0349 A resolution was adopted to approve agreement with Kelly Youth Services, 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
- 16-0350 A resolution was adopted to approve agreement with St. Joseph Orphanage 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
- 16-0351 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: Unanimous
- 16-0352 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: Unanimous
- 16-0353 A resolution was adopted to acknowledge receipt of February 2016 financial statement. Vote: Unanimous
- 16-0354 A resolution was adopted to affirm “Then and Now” requests pursuant to Ohio Revised Code 5705.41(D) (1). Vote: Unanimous
- 16-0355 A resolution was adopted to approve various refunds. Vote: Unanimous
- 16-0356 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous

- 16-0357 A resolution was adopted to approve the following record plats. Vote: Unanimous
- 16-0358 A resolution was adopted to approve appropriation decreases within various funds. Vote: Unanimous
- 16-0359 A resolution was adopted to approve cash advance from General Fund #101 into Armco Park Operating Fund #944. Vote: Unanimous
- 16-0360 A resolution was adopted to approve appropriation adjustments from Commissioners' General Fund #101-1110 into Telecommunications Fund #101-2810. Vote: Unanimous
- 16-0361 A resolution was adopted to approve appropriation adjustment within Facilities Management Fund #101-1600. Vote: Unanimous
- 16-0362 A resolution was adopted to approve appropriation adjustment within Common Pleas Court Fund #101-1221. Vote: Unanimous
- 16-0363 A resolution was adopted to approve appropriation adjustments within Sheriff's Office Fund #101-2210. Vote: Unanimous
- 16-0364 A resolution was adopted to approve appropriation adjustments within Emergency Services/Communications Center Fund #101-2850. Vote: Unanimous
- 16-0365 A resolution was adopted to approve appropriation adjustments within Children Services Fund #273. Vote: Unanimous
- 16-0366 A resolution was adopted to approve appropriation adjustment within Telecommunications Department Fund #631. Vote: Unanimous
- 16-0367 A resolution was adopted to authorize payment of bills. Vote: Unanimous
- 16-0368 A resolution was adopted for selection of a vendor for the Voice Over iP Telephone System Request for Proposals. Vote: Unanimous
- 16-0369 A resolution was adopted to continue Administrative Hearing relative to Union Village-Otterbein PUD Stage 2. Vote: Unanimous
- 16-0370 A resolution was adopted to authorize Director of Emergency Services to submit the Local Government Safety Capital Grant Program on behalf of the Warren County Board of Commissioners. Vote: Unanimous
- 16-0371 A resolution was adopted to approve promotion of William M. Harrison to the position of Facilities Manager within the Facilities Management Department. Vote: Unanimous

- 16-0372 A resolution was adopted to authorize the posting for "Manager of Custodial Services" position, within the Facilities Management Department, in accordance with Warren County Personnel Policy Manual, Section 2.02(A). Vote: Unanimous
- 16-0373 A resolution was adopted to approve and enter into agreement with K2M Design, Inc. to provide a Needs Assessment, on behalf of the Warren County Jail. Vote: Unanimous

### DISCUSSIONS

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

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Chris Brausch, Sanitary Engineer, was present along with staff for a work session to discuss the Warren County Water Master Plan.

David Walling, Chief Deputy Sanitary Engineer, presented the attached PowerPoint presentation and reviewed the options and the costs associated with each option. He also reviewed the financing options and costs/fees associated with each option.

Commissioner Grossmann questioned the costs associated with, as well as the ability of Greater Cincinnati Water Works taking over the Warren County Water System like they did in the City of Mason.

Upon discussion, the Board directed staff to request a presentation from Greater Cincinnati Water Works at a later date.

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Paul Kindell, Telecommunications Director, was present to discuss the Request for Proposals received relative to the Warren County VOiP Telephone System.

Mr. Kindell reviewed the list of submittals and the review committee's findings and recommendation to proceed with BCS Shoretel as the selected vendor.

Upon discussion, the Board resolved (Resolution #16-368) to select BCS Shoretel as the vendor for the Voice Over iP Telephone System Request for Proposals and authorize staff to begin contract negotiations.

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CONTINUATION OF THE ADMINISTRATIVE HEARING

UNION VILLAGE-OTTERBEIN STAGE 2 PUD IN TURTLECREEK TOWNSHIP

The continuation of the administrative hearing relative to the Stage 2 PUD for Union Village-Otterbein in Turtlecreek Township was reconvened this 8<sup>th</sup> day of March 2016, in the Commissioners' Meeting Room.

Bruce McGary, Assistant Prosecutor, reviewed the events of the previous hearing and stated he has re-written condition #9 which Otterbein's legal counsel completely rewrote as well. He then stated that as of this morning, they are not in agreement on the wording for Condition #9.

Jeff Kmet, Otterbein Home, requested the Board to continue this hearing for one week.

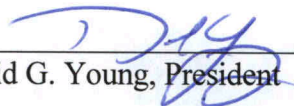
Upon further discussion, the Board resolved (Resolution #16-0369) to continue the administrative hearing to March 15, 2016, at 9:30 a.m.

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On motion, upon unanimous call of the roll, the Board entered into executive session at 10:23 a.m. to discuss personnel matters relative to promotions and specific wages within Facilities Management pursuant to Ohio Revised Code Section 121.22 (G)(1) and exited at 11:05 a.m.

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Upon motion the meeting was adjourned.

  
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David G. Young, President

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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 08, 2016, in compliance with Section 121.22 O.R.C.

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

Warren County Water & Sewer Department

# Water Master Plan – Update

Warren County Commissioners Meeting

March 08, 2016



# Another Local City Moves to Soften Water

Areas that have  
already switched  
to softened water:

Mason  
Lebanon  
South Lebanon  
Monroe  
Morrow

The screenshot shows a mobile browser interface displaying a news article. The browser's address bar shows the URL: [www.mydaytondailynews.com/news/news/local/miamisburg-moving-on-116m-water-project/](http://www.mydaytondailynews.com/news/news/local/miamisburg-moving-on-116m-water-project/). The article title is "Miamisburg moving on \$11.6M water softening project". The author is listed as "By Nick Blizzard - Staff Writer" and the article was updated at 5:45 p.m. on Monday, Feb. 29, 2016. The article text states that a water softening system estimated to cost \$11.6 million is moving forward. It mentions that the project is expected to take two years and is the last major project yet to be contracted in the city's \$69 million water and sewer master plan. A quote from Steve Morrison, the project manager, explains that softening means removing calcium and magnesium, which are standard components of hard water. A photograph of the "WATER TREATMENT FACILITY" sign for the City of Miamisburg is included. The article concludes by noting that the upgrades are mandated by the Environmental Protection Agency and funded by customer rate increases.

LOCAL By Nick Blizzard - Staff Writer  
Updated: 5:45 p.m. Monday, Feb. 29, 2016 | Posted: 10:11 a.m. Monday, Feb. 29, 2016

A project to install a **water softening system** estimated to cost Miamisburg customers \$11.6 million is moving forward.

The proposal, expected to take two years, is the last major project yet to be contracted in the city's \$69 million **water and sewer master plan**, said Steve Morrison, the project manager.

The project's completion will give Miamisburg the ability to treat and soften up to 4.5 million gallons a day, about 2 million more than the city's nearly 8,000 customers use daily, Morrison said.

"Softening really means removing the calcium and magnesium in the water, which are standard components — reducing those to give the resident softened water," he said. "(It's) very similar to all of the water that's being used throughout the region, because Dayton provides the majority of that water and they soften their water."

The upgrades, many of which are mandated by the Environmental Protection Agency, are being funded by customer rate increases. Miamisburg has had hard water in the city's system since it started serving residents and businesses in the 1940s, according to Morrison.



# Warren County Committed to Quality Services

... provide safe, high quality, potable water to customers  
by the most cost effective means available...

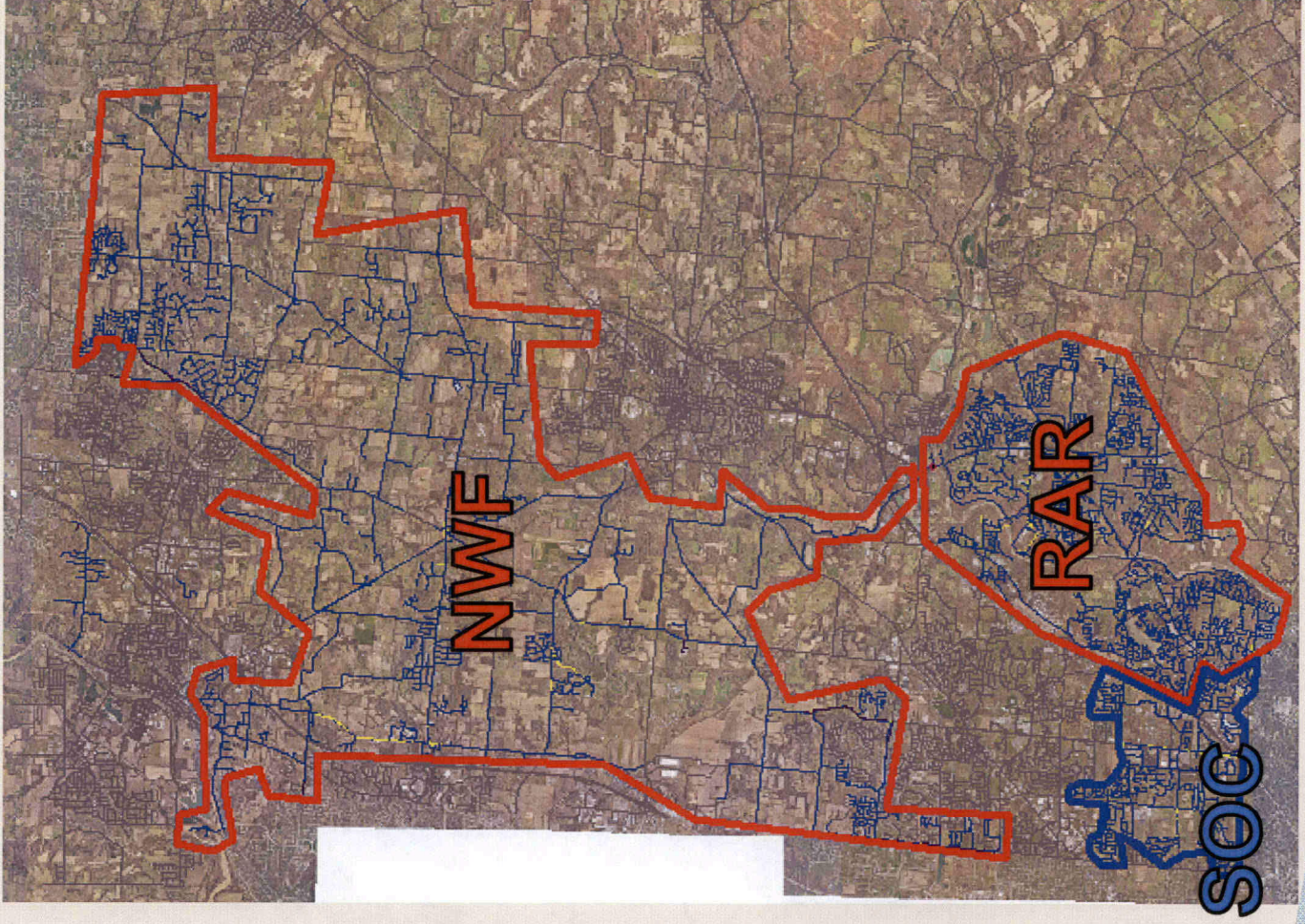
Those entities who have the resources or the need to provide softened water to their customers, have already taken steps to do so through various sources and means.

Can the County provide soft water to its customers  
while maintaining cost effectiveness ?

# Water Master Plan

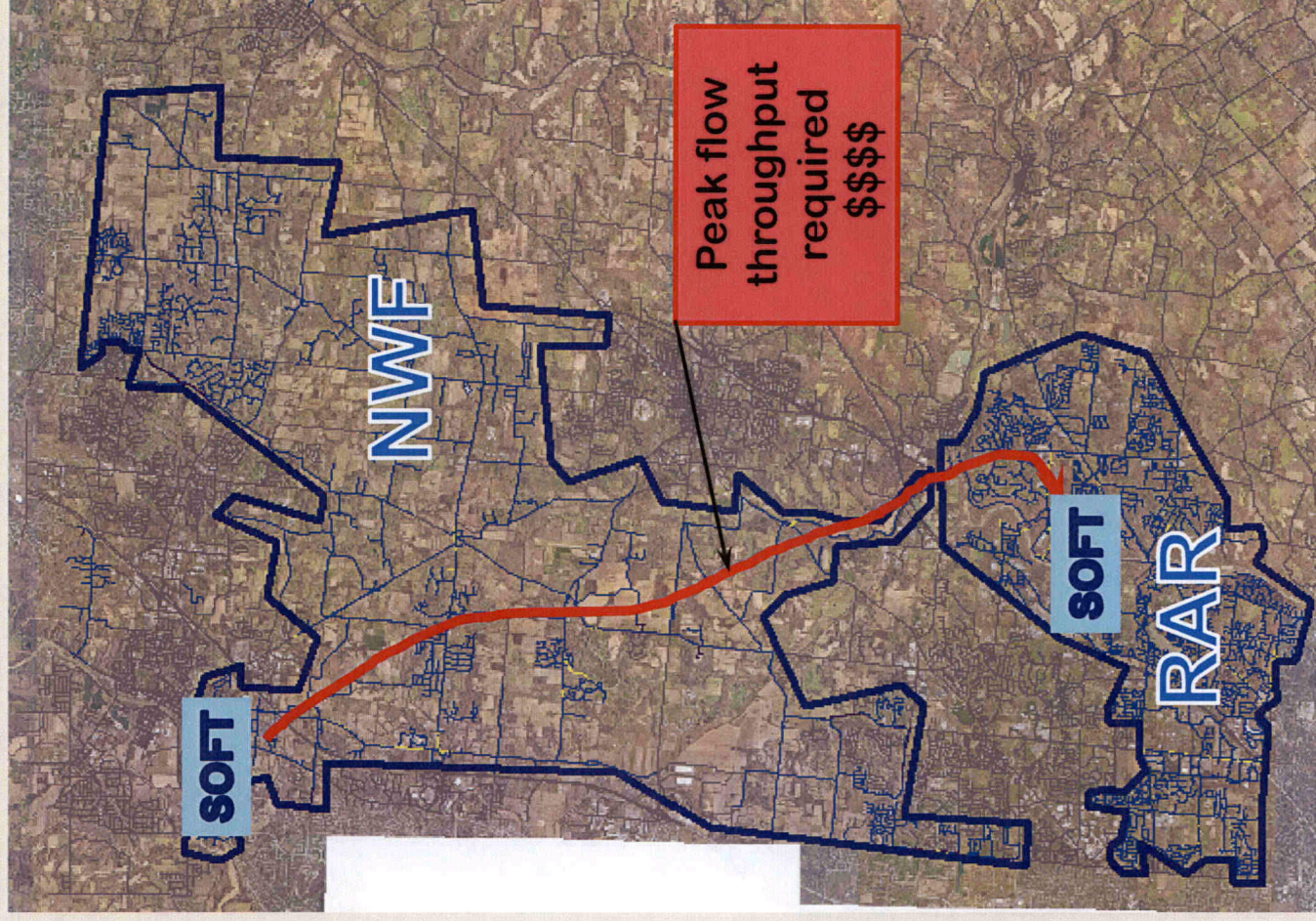
## Option 1

Continue with existing water quality, provide for future demands



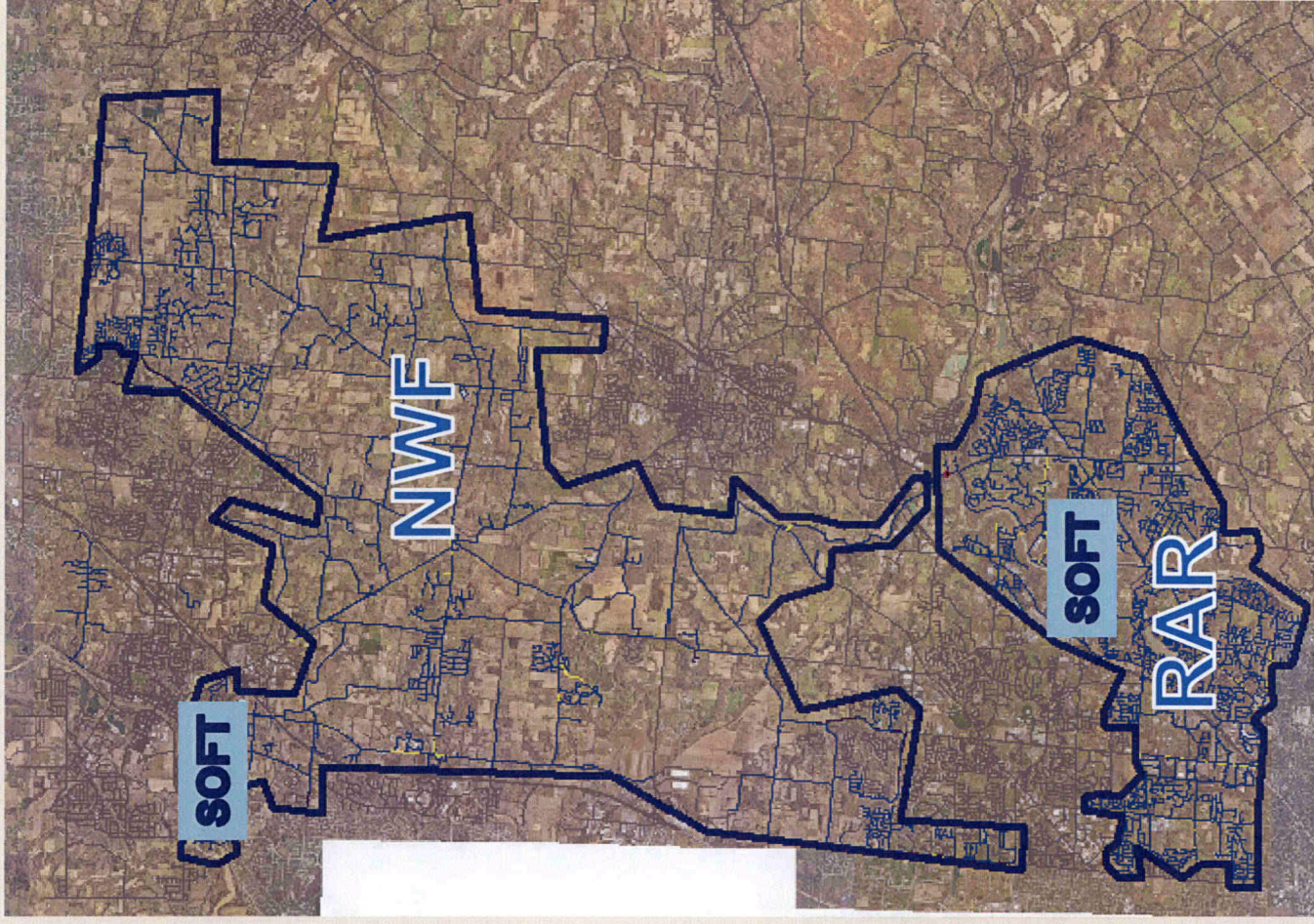
# Water Master Plan Option 2

Soften water at NWF  
and RAR, quality  
increases for 23,000  
accounts, provide  
future **peak demands**  
with own resources



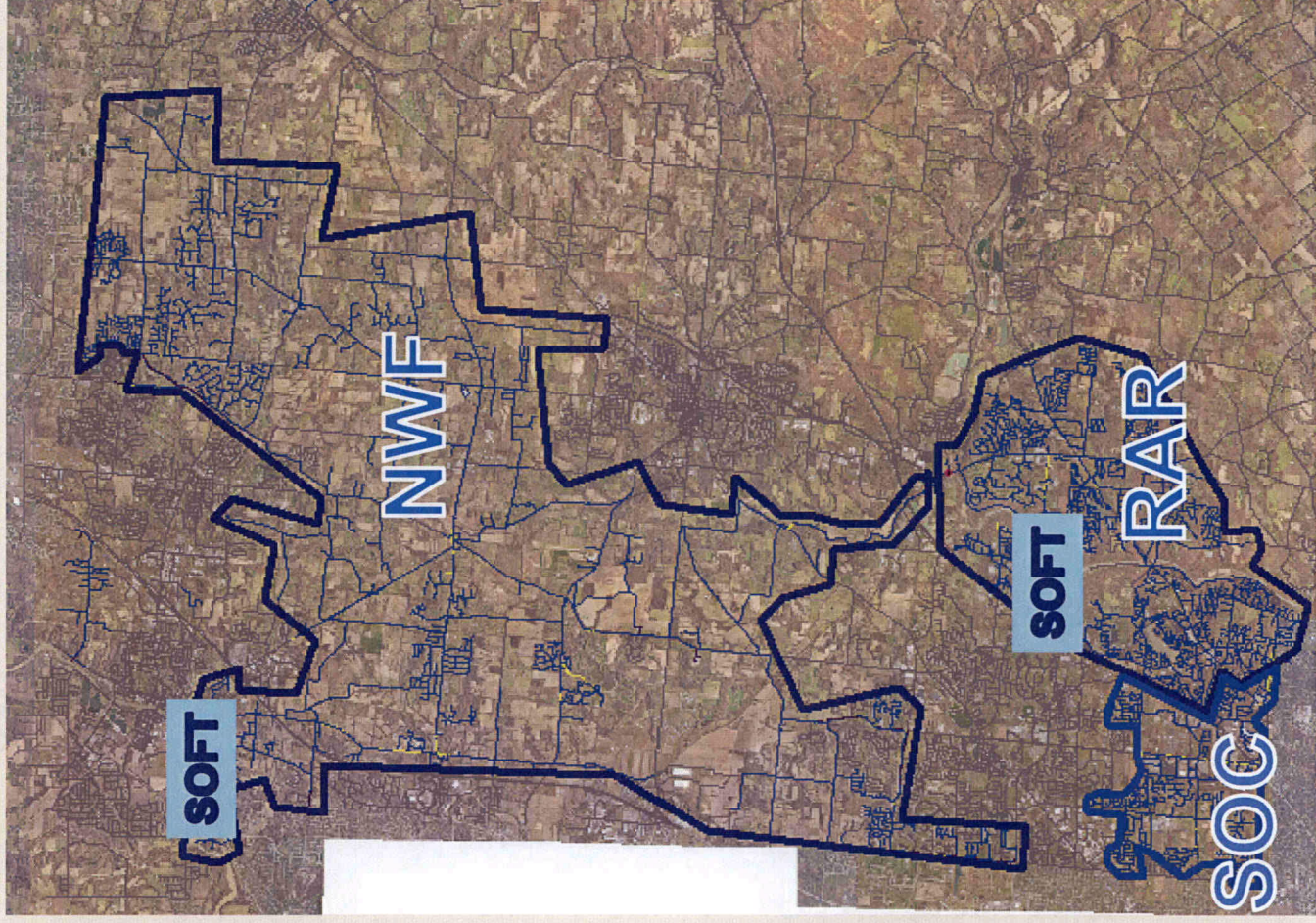
# Water Master Plan Option 2A

Soften water at NWF  
and RAR, quality  
increases for 23,000  
accounts, provide  
future average  
demands, purchase  
peak flow needs



# Water Master Plan Option 3

Soften water at NWF  
and RAR, quality  
increases for 23,000  
accounts, continue to  
serve SOC with flow  
from GCWW by  
agreement



# Water Master Plan: Scenario Comparison

SCENARIO      SYSTEM      QUALITY      PROS      CONS

| Option   | SYSTEM     | QUALITY   | PROS  | CONS                                    |
|----------|------------|-----------|---|---|
| <b>1</b> | <b>NWF</b> | WC HARD   | meets future demands                              | water quality not improved              |
|          | <b>RAR</b> | WC HARD   | low cost alternative                              | water quality disparity                 |
|          | <b>SOC</b> | GCWW SOFT | no flat fee applied                               | must buy GCWW for SOC                   |
|          |            |           | modest rate increases of 3% per year as necessary | extended long term GCWW agreement       |
|          |            |           | no borrowing needed for capital improvements      | area water quality expectations not met |
|          |            |           | self reliance for water source: NWF & RAR         |   |

**20 Year Capital Cost: \$ 31 M**

**Required Borrowing: \$ 0**

**Proposed Flat Fee: \$ 0**

# Water Master Plan: Scenario Comparison

| SCENARIO        | SYSTEM     | QUALITY | PROS   | CONS   |
|-----------------|------------|---------|--|--|
| <b>Option 2</b> | <b>NWF</b> | WC SOFT | meets future demands   | highest cost option  |
|                 | <b>RAR</b> | WC SOFT | all accounts WC soft   | bond payments over 30+ years   |
|                 | <b>SOC</b> | WC SOFT | WC controls all rates  | flat fee \$8/bill until 2051   |
|                 |            |         | modest rate increases of 3% per year as necessary<br>water quality improved for 23,000 accounts<br>self reliance for water source: all areas | may have trouble exiting from GCWW contract<br>requires costly transfer of water from NWF to RAR |

**20 Year Capital Cost: \$ 160 M**

**Required Borrowing: \$ 99 M**

**Proposed Flat Fee: \$ 8 per bill**

# Water Master Plan: Scenario Comparison

| SCENARIO             | SYSTEM     | QUALITY | PROS  | CONS   |
|----------------------|------------|---------|---|--|
| <b>Option<br/>2A</b> | <b>NWF</b> | WC SOFT | all accounts WC soft<br>reduced cost alternative,<br>flat fee removed 2036<br>WC controls most rates<br>modest rate increases of<br>3% per year as necessary<br>water quality improved<br>for 23,000 accounts<br>efficient plant sizing | does not meet future<br>peak demands<br>bond payments over<br>20+ years<br>flat fee needed \$6/bill<br>negotiation of a GCWW<br>peak supply agreement<br>need 3 <sup>rd</sup> party flow to<br>meet peak demands |
|                      | <b>RAR</b> | WC SOFT |   |  |
|                      | <b>SOC</b> | WC SOFT |   |  |

**20 Year Capital Cost: \$ 94 M**

**Required Borrowing: \$ 19 M**

**Proposed Flat Fee: \$ 6 per bill**



# Water Master Plan: Scenario Comparison

| SCENARIO           | SYSTEM     | QUALITY   | PROS  | CONS   |
|--------------------|------------|-----------|---|--|
| Option<br><b>3</b> | <b>NWF</b> | WC SOFT   | meets future demands  | bond payments over 20+ years<br>continuous flat fee \$6/bill<br>affordability dependent upon agreements<br>requires re-negotiation of GCWW agreement<br>will require long term agreement with GCWW |
|                    | <b>RAR</b> | WC SOFT   | all accounts soft water   |  |
|                    | <b>SOC</b> | GCWW SOFT | WC controls most rates<br>modest rate increases of 3% per year as necessary<br>water quality improved for 23,000 accounts<br>WC plant size is minimized |  |

**20 Year Capital Cost: \$ 92 M**

**Required Borrowing: \$ 19 M**

**Proposed Flat Fee: \$ 6 per bill**

# Comparison of 2015 Rates with Proposed

| 2015 Oakwood Rate Study          | 22,500 Gal | Per 1000 Gal | Soft/Hard |
|----------------------------------|------------|--------------|-----------|
| Clermont County                  | \$65.40    | \$2.91       | S         |
| Waynesville                      | \$66.45    | \$2.95       | H         |
| Loveland                         | \$70.88    | \$3.15       | H         |
| Warren County 2015               | \$83.03    | \$3.69       | H-S       |
| WC 2016 4% increase              | \$86.40    | \$3.84       |           |
| WC 2017 3% inc and no flat fee   | \$88.86    | \$3.95       |           |
| Middletown                       | \$90.57    | \$4.03       | S         |
| WC 2017 3% inc and \$6 flat fee  | \$97.86    | \$4.35 calc  |           |
| Mason (GCWW Source) 2016 up 5%   | \$99.20    | \$4.41       | S         |
| WC 2017 3% inc and \$8 flat fee  | \$100.86   | \$4.48 calc  |           |
| Montgomery County                | \$108.84   | \$4.84       | S         |
| Franklin                         | \$116.37   | \$5.17       | H         |
| Lebanon (GCWW Source) 2016 up 5% | \$117.57   | \$5.23       | S         |
| Carlisle                         | \$119.48   | \$5.31       | H         |
| Springboro                       | \$156.20   | \$6.94       | H         |
| Monroe                           | \$149.34   | \$6.64       | S         |
| Western Water                    | \$161.00   | \$7.16       | S         |

# Option Cost Summary

| OPTION    | QUALITY                        | 20 YEAR CAPITAL COST | BORROWING | FLAT FEE |
|-----------|--------------------------------|----------------------|-----------|----------|
| <b>1</b>  | HARD-NWF, RAR<br>GCWW SOFT SOC | \$31 M               | none      | none     |
| <b>2</b>  | WC SOFT<br>NWF RAR SOC         | \$160 M              | \$99 M    | \$8/bill |
| <b>2A</b> | WC SOFT<br>NWF RAR SOC*        | \$94 M               | \$19 M    | \$6/bill |
| <b>3</b>  | SOFT- NWF, RAR<br>GCWW – SOC   | \$92 M               | \$19 M    | \$6/bill |

# Moving Forward: Recommendation



We are still refining Option 2A for cost minimization!

Preliminary talks ongoing with GCWW regarding potential reduced wholesale rate and agreement length, but much uncertainty remains to be resolved for Option 3.

**Water Department recommends Option 2A at this time:**

- Higher quality water for 23,000 accounts
- Program flexibility
- More rate certainty & self sufficiency
- Maximum value for right-sized cost

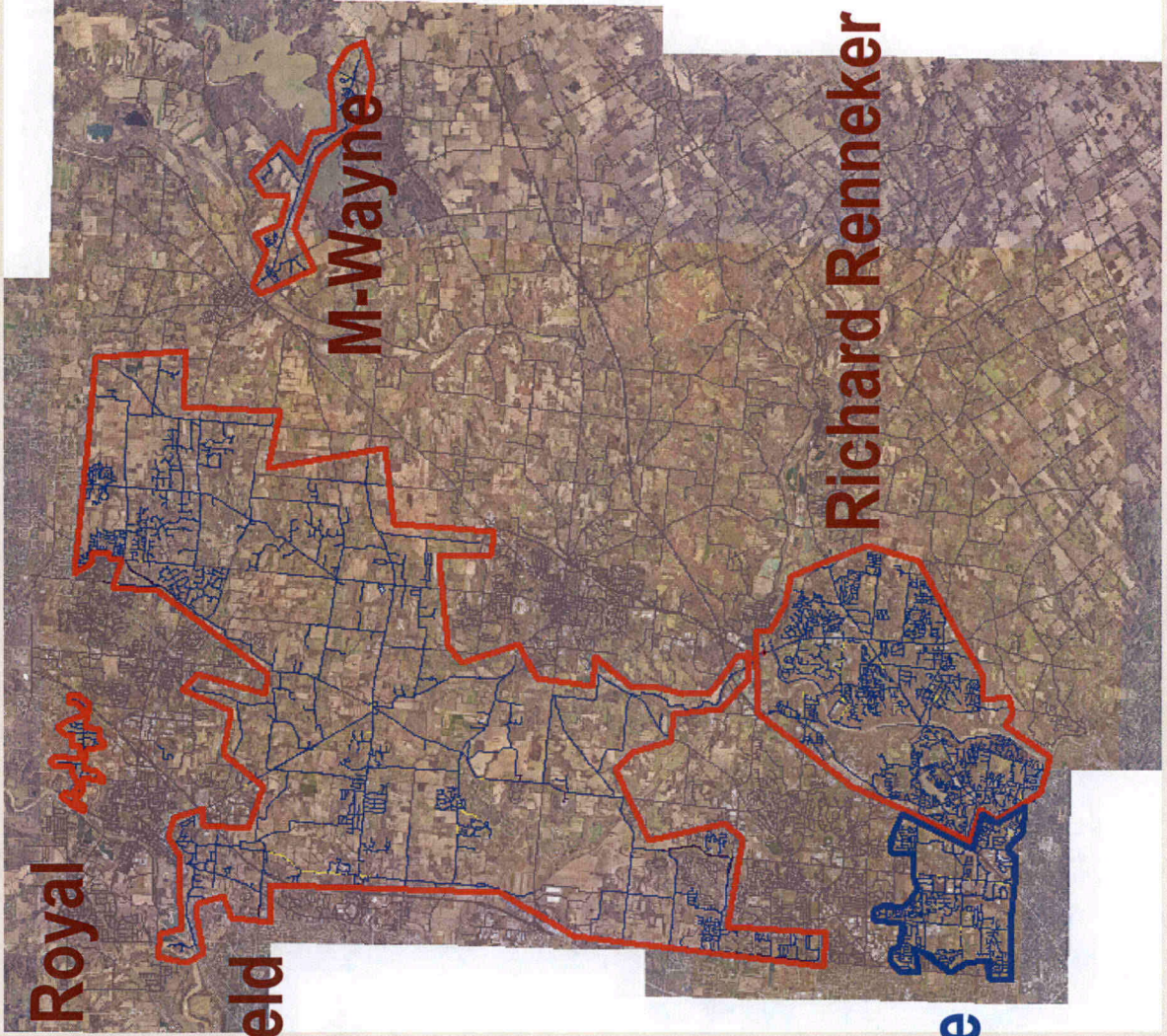


# Overview of County's Major Water Systems

| <b>SYSTEM</b>      | <b>SOURCE</b>          | <b>ACCOUNTS</b> |
|--------------------|------------------------|-----------------|
| Richard A Renneker | <b>RARWF</b>           | 12,530          |
| North Water        | <b>NWF</b>             | 10,270          |
| Socialville        | <b>GCWW</b>            | 4,205           |
| Massie-Wayne       | <b>Waynesville WTP</b> | 510             |
| Pennyroyal         | <b>Springboro WTP</b>  | 335             |



# Warren County Water Systems Map



Penny Royal *after*

North Well Field

M-Wayne

Richard Renneker

Socialville

## Warren County vs. GCWW Rates

| Per 1000 gal     | 2015   | 2016          | Increase  |
|------------------|--------|---------------|-----------|
| Warren County    | \$3.69 | \$3.84        | 3%        |
| GC-WC Wholesale  | \$4.30 | <b>\$4.52</b> | <b>5%</b> |
| GC-Leb Wholesale | \$1.93 | \$1.99        | ~3%       |
| BC-WC Emergency  | \$1.89 | \$1.89        | --        |

WC has **huge** existing rate inequity with GCWW