



BOARD OF COUNTY COMMISSIONERS
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TOM GROSSMANN
SHANNON JONES
DAVID G. YOUNG

BOARD OF COUNTY COMMISSIONERS
WARREN COUNTY, OHIO

MINUTES: Regular Session – December 13, 2022

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 December 6, 2022, meeting.

Tom Grossmann – present

David G. Young – present

Shannon Jones – present

Tina Osborne, Clerk – present

Minutes of the December 6, 2022, meeting were read and approved.

- 22-1875 A resolution was adopted to accept resignation, due to retirement, of Geoffrey Garver, Screening Supervisor within the Warren County Department of Job and Family Services, Children Services Division, effective February 28, 2023.
Vote: Unanimous
- 22-1876 A resolution was adopted to accept resignation of Hollie Justice, Eligibility Referral Supervisor within the Warren County Department of Job and Family Services, Human Services Division, effective December 15, 2022.
Vote: Unanimous
- 22-1877 A resolution was adopted to accept resignation of Kayla Creech, Eligibility Referral Specialist II within the Warren County Department of Job and Family Services, Human Services Division, effective December 16, 2022.
Vote: Unanimous
- 22-1878 A resolution was adopted to accept resignation of Colen Rhoades, Water Treatment Plant Operator III within the Warren County Water and Sewer Department, effective December 3, 2022. Vote: Unanimous

- 22-1879 A resolution was adopted to approve end of 365- day probationary period and approve a pay increase for Alyson Davidson within Economic Development. Vote: Unanimous
- 22-1880 A resolution was adopted to enter into contract with VitalCore Health Strategies, LLC for medical services for the Warren County Juvenile Detention Center and Mary Haven Youth Center. Vote: Unanimous
- 22-1881 A resolution was adopted to approve engineering agreement with RA Consultants, LLC for the survey and basemap services for the Moreland Acres Water Replacement Project. Vote: Unanimous
- 22-1882 A resolution was adopted to reaffirm reallocation of the Board of Commissioners' portion of Local Government Funds. Vote: Unanimous
- 22-1883 A resolution was adopted to approve and enter into a Memorandum of Understanding with DeCoach Team LLC on behalf of Warren County Children Services. Vote: Unanimous
- 22-1884 A resolution was adopted to approve addenda to agreement with Boys to Men Transitional Home, Inc. relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 22-1885 A resolution was adopted to approve addenda to agreement with Legacy Residential Homes Inc. relative to home placement and related services on behalf of Warren County Children Services. Vote: Unanimous
- 22-1886 A resolution was adopted to approve and authorize amendment #1 for Fiscal Year 2023 Reclaim Ohio Program on behalf of the Warren County Juvenile Court. Vote: Unanimous
- 22-1887 A resolution was adopted to authorize President of the Board to sign the task completion reports for Central Square Technologies (FKA Tritech Software Systems) on behalf of Warren County Telecommunications. Vote: Unanimous
- 22-1888 A resolution was adopted to authorize E+ Credit application on behalf of Warren County Telecommunications. Vote: Unanimous
- 22-1889 A resolution was adopted to declare various items within Domestic Relations, Park Board, and Water and Sewer Department as surplus and authorize the disposal of said items through internet auction. Vote: Unanimous
- 22-1890 A resolution was adopted to acknowledge approval of financial transactions. Vote: Unanimous
- 22-1891 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous

- 22-1892 A resolution was adopted to approve a street and appurtenances (including sidewalks) bond reduction for Grand Communities, LLC for completion of improvements in Shaker Run, Section Eight, Phase B situated in Turtlecreek Township. Vote: Unanimous
- 22-1893 A resolution was adopted to accept amended certificate for funds 2216, 2267, 2273, 2280, 2282, 2284, 2285, 2295, 2296, 2298, 2299, 3327, 3395, 5590, and 6636. Vote: Unanimous
- 22-1894 A resolution was adopted to accept amended certificate for funds 2206, 2218, 2220, 2224, 2228, 2233, 2243, 2245, 2246, 2250, 2264, 2269, 2270, 2274, 2278, and 2279. Vote: Unanimous
- 22-1895 A resolution was adopted to approve operational transfers of interest earnings from Commissioners' Fund #11011112 into Water Funds #5510, #5583, Sewer Funds #5580 and #5575
- 22-1896 A resolution was adopted to accept amended certificate, approve appropriation adjustments and supplemental appropriation in Human Services Fund #2204 in order to close out the fund and return the unused grant funds to the Department of Treasury. Vote: Unanimous
- 22-1897 A resolution was adopted to approve appropriation decreases and accept an amended certificate within Water Construction Project Fund #5583 and Sewer Construction Project Fund #5575. Vote: Unanimous
- 22-1898 A resolution was adopted to approve supplemental appropriations into #11011112 and operating transfers into Facilities Management Construction Fund #4467 and #4494, Telecommunication Infrastructure Fund #4492, Road Infrastructure Fund #4451, and Children Services Fund #2273. Vote: Unanimous
- 22-1899 A resolution was adopted to approve operational transfer from Commissioners' Fund #11011112 into Human Services Fund #2203. Vote: Unanimous
- 22-1900 A resolution was adopted to declare a surplus of funds in the Clerk of Courts' Certificate of Title Administration Fund #2250 and approve an operational transfer into the General Fund for use on the new County Court Building Project. Vote: Unanimous
- 22-1901 A resolution was adopted to approve a supplemental appropriation and operational transfer from the Motor Vehicle Fund #2202 into the King Avenue Bridge Project Fund #4437 and approve repayment of a cash advance from the King Avenue Bridge Project Fund #4437 into the Motor Vehicle Fund #2202. Vote: Unanimous

- 22-1902 A resolution was adopted to approve a supplemental appropriation into Fund #2202 and Operational Transfer from the Motor Vehicle Fund #2202 into the North Bound Columbia Road Right Turn Lane at US 22/3 Improvement Project Fund #4438 and approve repayment of a cash advance from the North Bound Columbia Road Right Turn Lane at US 22/3 Improvement Fund #4438 into the Motor Vehicle Fund #2202. Vote: Unanimous
- 22-1903 A resolution was adopted to approve supplemental appropriation adjustment within Sheriff's Office Fund #2287. Vote: Unanimous
- 22-1904 A resolution was adopted to approve supplemental appropriation into OhioMeansJobs Fund #2254.
- 22-1905 A resolution was adopted to approve appropriation decreases and supplemental appropriations within the Area 12 Workforce development Board Fund #2238. Vote: Unanimous
- 22-1906 A resolution was adopted to approve appropriation decreases within Human Services Fund #2203. Vote: Unanimous
- 22-1907 A resolution was adopted to approve appropriation decreases within Law Library Resources Fund #2207. Vote: Unanimous
- 22-1908 A resolution was adopted to approve appropriation decreases in OhioMeansJobs Funds #2258 and #2254. Vote: Unanimous
- 22-1909 A resolution was adopted to approve appropriation decrease in Pass Through Grant Fund #2261. Vote: Unanimous
- 22-1910 A resolution was adopted to approve appropriation decrease in Pass Through Grant Fund #2265. Vote: Unanimous
- 22-1911 A resolution was adopted to approve appropriation decrease within Common Pleas Court Community Based Corrections Donation Fund #2288. Vote: Unanimous
- 22-1912 A resolution was adopted to approve an appropriation decrease for the North Bound Columbia Road at 22/3Right Turn Lane Project #4438. Vote: Unanimous
- 22-1913 A resolution was adopted to approve appropriation decrease within Warren County Garage Fund #6619. Vote: Unanimous
- 22-1914 A resolution was adopted to approve appropriation decrease within Warren County Garage Fund #6619. Vote: Unanimous

MINUTES

December 13, 2022

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- 22-1915 A resolution was adopted to approve appropriation adjustment within Juvenile Court Fund #10111240. approve appropriation
- 22-1916 A resolution was adopted to approve appropriation adjustments from Clerk of Courts' General Funds #11011260 into #11011282. Vote: Unanimous
- 22-1917 A resolution was adopted to approve appropriation adjustments within Board of Elections Fund #11011300. Vote: Unanimous
- 22-1918 A resolution was adopted to approve appropriation adjustment within Facilities Management #11011600. Vote: Unanimous
- 22-1919 A resolution was adopted to approve appropriation adjustment within Warren County Garage Fund #11011620. Vote: Unanimous
- 22-1920 A resolution was adopted to approve appropriation adjustment within Engineer's Office Fund #11011750. Vote: Unanimous
- 22-1921 A resolution was adopted to approve appropriation adjustments within Sheriff's Office Funds #11012200 and #11012210. Vote: Unanimous
- 22-1922 A resolution was adopted to approve appropriation adjustment within the Building and Zoning Department Fund #11012300. Vote: Unanimous
- 22-1923 A resolution was adopted to approve appropriation adjustment within Juvenile Detention Fund #10112600. Vote: Unanimous
- 22-1924 A resolution was adopted to approve appropriation adjustment within Telecommunications Department Fund #11012810. Vote: Unanimous
- 22-1925 A resolution was adopted to approve appropriation adjustment from Telecommunications Department Fund #11012812 into #11012810. Vote: Unanimous
- 22-1926 A resolution was adopted to approve appropriation adjustment within Dog and Kennel Fund #2206. Vote: Unanimous
- 22-1927 A resolution was adopted to approve appropriation adjustments within Juvenile Court Reclaim Fund #2247. Vote: Unanimous
- 22-1928 A resolution was adopted to approve appropriation adjustment within County Construction Projects Fund #4467. Vote: Unanimous
- 22-1929 A resolution was adopted to approve appropriation adjustment within Sheriff's Office Fund #6630. Vote: Unanimous

- 22-1930 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 22-1931 A resolution was adopted to authorize OptumRx to disclose protected health information to Cedar Gate Technologies. Vote: Unanimous
- 22-1932 A resolution was adopted to approve appropriation adjustment within Property Casualty Insurance Fund #6637. Vote: Unanimous
- 22-1933 A resolution was adopted to approve supplemental appropriation into Health Insurance Fund #6632. Vote: Unanimous

DISCUSSIONS

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

Gary Estes, Warren County Telecommunications Deputy Director, was present along with Clearcreek Township Assistant Fire Chief Tim Simpson.

The Board presented a proclamation to Mr. Simpson for his 36+ years of services in honor of his retirement.

Brian Sleeth, Warren County Board of Elections Director, was present along with Jeff Monroe, Warren County Board of Elections Chairman, for a work session to provide an update on the Board of Elections.

Mr. Sleeth stated their agency has just completed their audit, with 100% accuracy with the voting machines.

There was discussion relative to the three statewide elections this year and another proposed statewide election proposed for 2023.

The Board discussed funding relative to the added statewide election and the hope that funding will be provided from the state to cover the cost.

There was discussion relative to parking issues associated with early voting.

Mr. Sleeth stated they are working with Trevor Hearn, Facilities Management Director, on the facility master plan to address the space concerns.

Mr. Sleeth discussed proposed changes in election rules associated with the number of drop boxes for ballots.

There was discussion relative to how Warren County maintains election integrity in an efficient manner compared to other locations throughout the United States.

Mr. Sleeth stated that each state has their own specific laws associated with voting. He stated that the State of Ohio's legislation allows the county board of elections to open and scan absentee ballots as they are received. They are not permitted to tabulate per state law. He then stated that some states do not have the security related rule that Ohio does where a republican and democrat representative must be present together when in the vicinity of ballots or voting machines.

There was discussion relative to Warren County's voting system not having connection to the internet to maintain election integrity. He discussed the tablets used at the voting location that allows to calculate voter turnout and also provide a "red flag" if that individual has submitted an absentee ballot but is not part of the system that counts ballots.

The Board thanked Mr. Sleeth and Mr. Monroe for the great job they do in Warren County.

Matt Schnipke, Economic Development Director, was present along with the consultant Jeremy Elrod, for a work session to provide the public ranking of submissions relative to the request for proposals (RFP) for Broadband.

Adam Nice, Assistant Prosecutor, discussed the allowable process for ranking the submittals.

Commissioner Grossmann stated his concern relative to reviewing of the submittals from the companies that the Board did not interview.

Upon discussion, the Board continued this discussion to December 20, 2022, for Mr. Grossmann to review all of the RFP submissions.

Adam Nice, Assistant Prosecutor, discussed a proposed amendment to the consultant services agreement with Morley.

Mr. Nice explained that the original agreement did not accommodate the number of appearances in Warren County associated with the RFP process or the assistance with contract negotiations once a vendor has been selected.

Upon discussion the Board agreement to an amendment to the agreement with Morley.

Chris Brausch, Sanitary Engineer, was present for a work session to discuss findings and recommendations associated with the Morrow Area Sewer Study.

Mr. Brausch presented the attached PowerPoint presentation providing background information, the issues with the system including collection system surcharges and pump station running continuously during wet weather events.

Mr. Brausch reviewed the results of the Black & Veatch Hydraulic Model relative to sewer overflows and the buildout of residential lots within 7 to 10 years.

Mr. Brausch stated that the existing sewer system was not designed to support future developments, including the Woodlands of Morrow. He discussed the background of the subdivision, including the fact that 889 single family lots were approved by the Village of Morrow when the developer was notified and confirmed his understanding in 2004 that the sewer system only had capacity for 500 – 550 lots. As of today, they have 585 developed lots.

Mr. Brausch discussed the amendments to the sewer area that were approved to accommodate the construction of the new schools on US Rt. 22 & 3.


Mr. Brausch discussed possible solutions including improvements of a 900,000-gallon storage tank, a new Todd's Fork Pump Station and an additional 10" force main as an approximate cost of \$26 million.

Mr. Brausch discussed the possibility of an additional \$4000-\$6000 capacity fee for any new connections and the cleaning of the existing 10-inch and 12-inch force mains that is proposed for 2023. He then discussed additional potential steps forward to address the problem.


The Board stated their desire to discuss this matter further at a future meeting.

On motion, upon unanimous call of the roll, the Board entered executive session at 10:27 a.m. to discuss Union Negotiations pursuant to Ohio Revised Code Section 121.22 (G)(4) and exited at 10:39 a.m.

Upon motion the meeting was adjourned.



Tom Grossmann, President

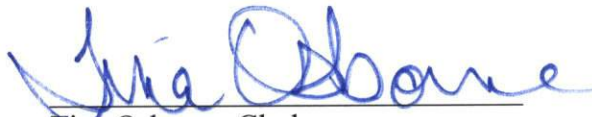


Shannon Jones



David G. Young

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 December 13, 2022, in compliance with Section 121.22 O.R.C.



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



MORROW AREA SEWER STUDY

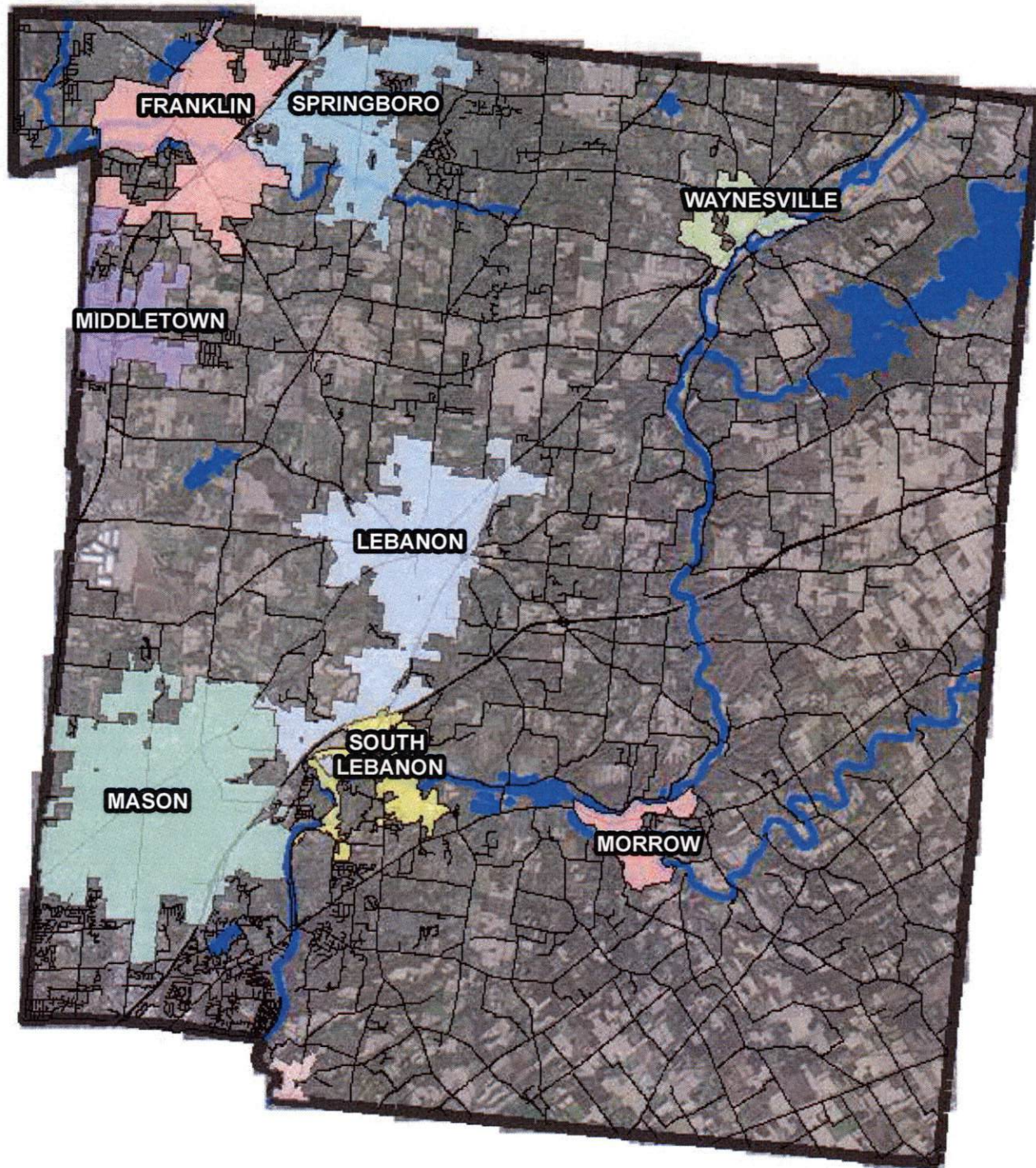
Warren County Water & Sewer Department

AGENDA

1. Background
2. Issues
3. Planned Upgrades
4. Potential Future Actions

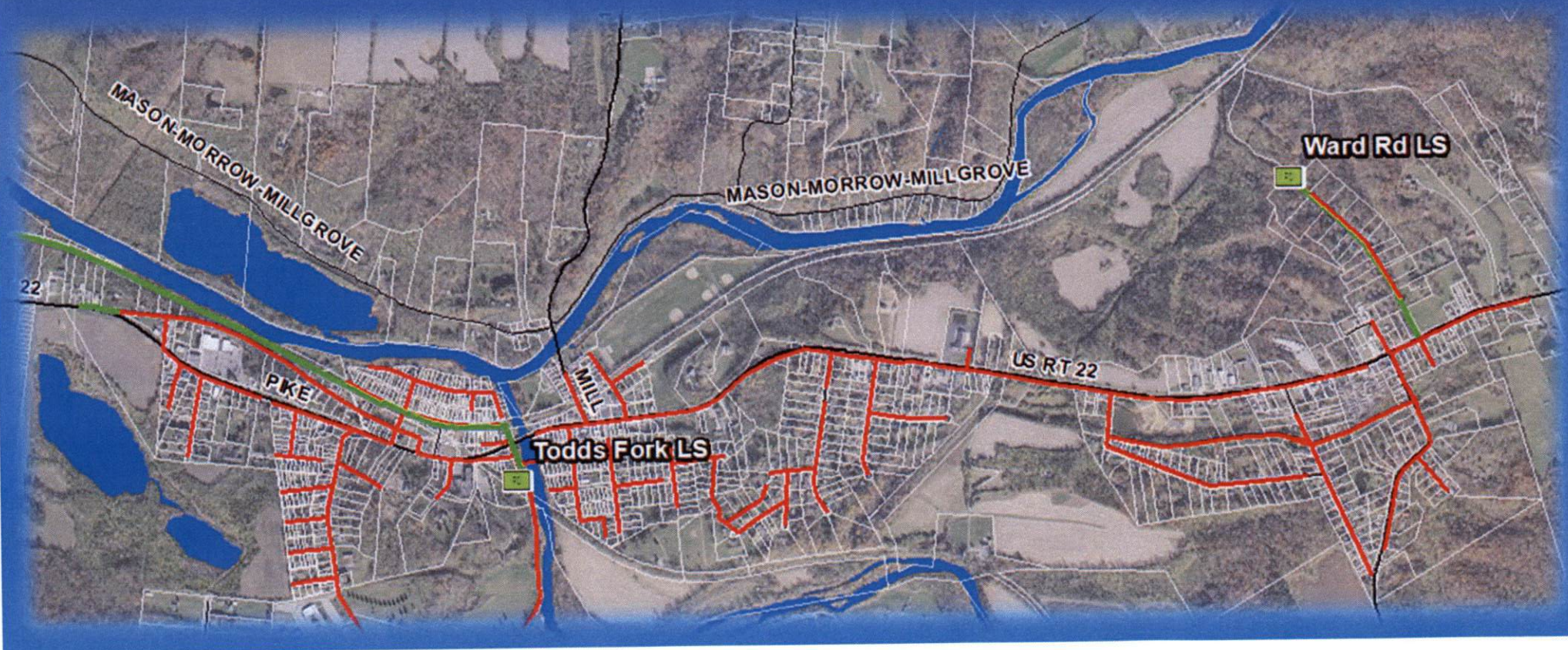
Warren County Commissioners
December 13, 2022



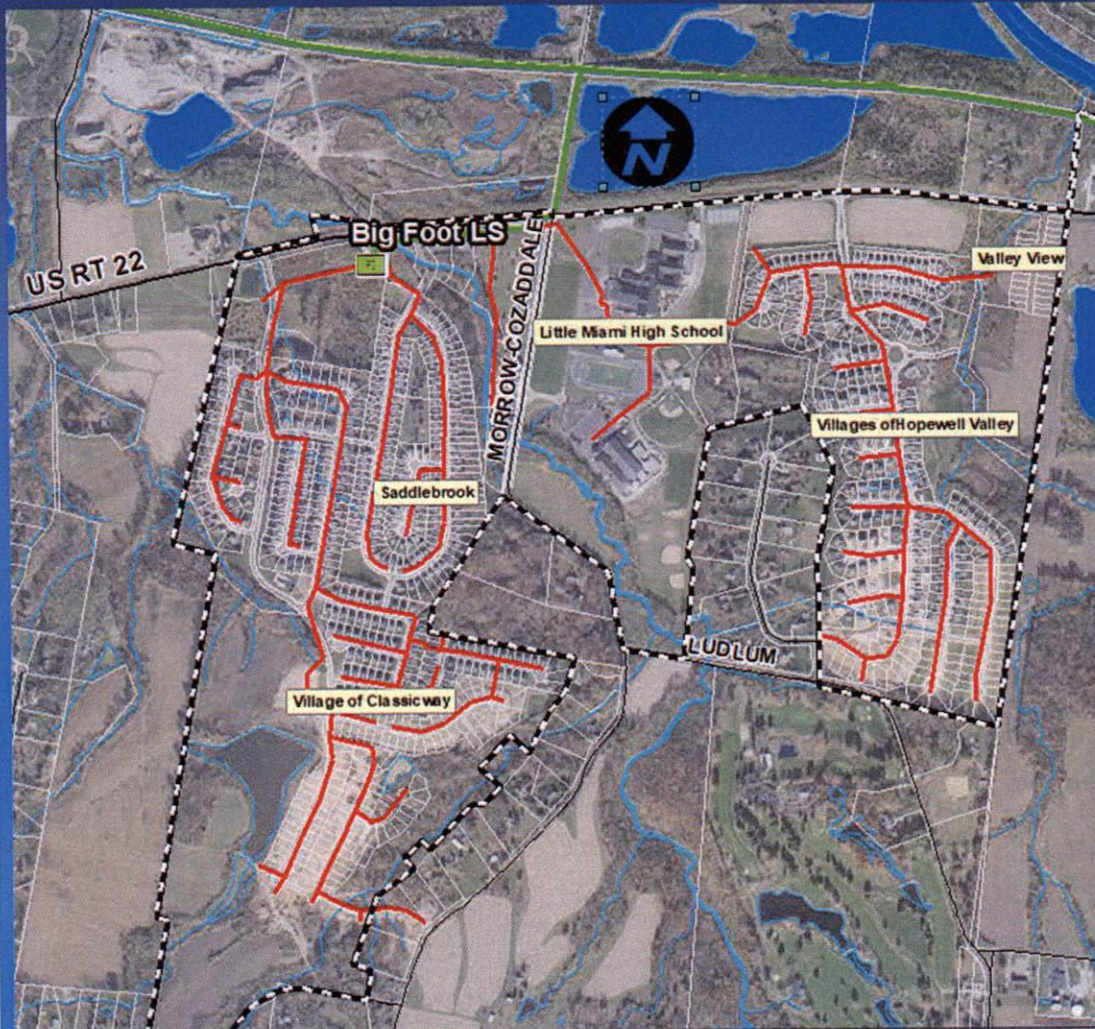


1992 Morrow-Roachester Sewer System

- Project: Todd's Fork Lift Station & 6.4 Miles of Force Main
- \$7.2 Million Construction
- 992 Customers with capacity for 500 additional homes
- System was undersized for the 992 customers



2001 Hamilton Twp Sewer Expansion



- April 1998 - Little Miami School District announces plans to build a new high school in Hamilton Township
- Big Foot Lift Station & Force Main
- June 2001 – Construction is complete and High School is served along with 447 surrounding acres for 1,569 planned homes.
- \$1.21 Million Construction – Assessment Project

2006 Woodlands of Morrow Expansion

- 425 Acres (Alpine Property) annexed into Village of Morrow
- 889 Additional Single Family Residential Homes
- 66% Complete – 585 Lots platted or being built (10/2022)



Woodlands of Morrow Expansion

- August 27, 2003 – Developer contacts the County requesting sewer service for 1,500 residential homes located on 425 acres.
- August 28, 2003 – County responds indicating that the Village Sewerage Treatment Station is limited to an additional 500 – 550 homes.
- February 3, 2004 – Developer notifies the County that the number of homes has been reduced to approximately 979 homes.
- September 8, 2004 – County contacts the developer regarding the developer's prepay/reserve tap fees and reinforcing the station and force main is the responsibility of the developer.
- September 10, 2004 – Developer confirms that the County's approval is approved if they exceed the 500 – 550 available lots.
- October 12, 2004 – Village Council approves the Preliminary PUD Development Plan.
- July 26, 2005 – Ohio EPA approves plans for construction process begins.

Nathaniel Development Co., Inc.

3400 Werk Road
Cincinnati, Ohio 45211
◆
(Phone) 513-451-2611
(Fax) 513-451-2706

September 10, 2004

Village of Morrow
150 East Pike Street
Morrow, Ohio 45152

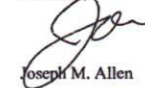
Re: The Woodlands at Morrow

Dear Mayor, Village Council & Planning Commission:

We are in receipt of the September 8, 2004 letter from Richard A. Renneker of Warren County Water and Sewer Department. We agree with Mr. Renneker and understand that our final record plats should not be approved if we exceed the 500-550 lots available and have not obtained additional capacity. This is consistent with what we have been saying all along.

It is our responsibility to obtain the additional capacity at no cost to the Village. This has been addressed in the Planning Commission approval and conditions. They are looking forward to approval of PUD plan by the Village Council since the property is currently zoned for well over 1000 lots.

Sincerely,



Joseph M. Allen

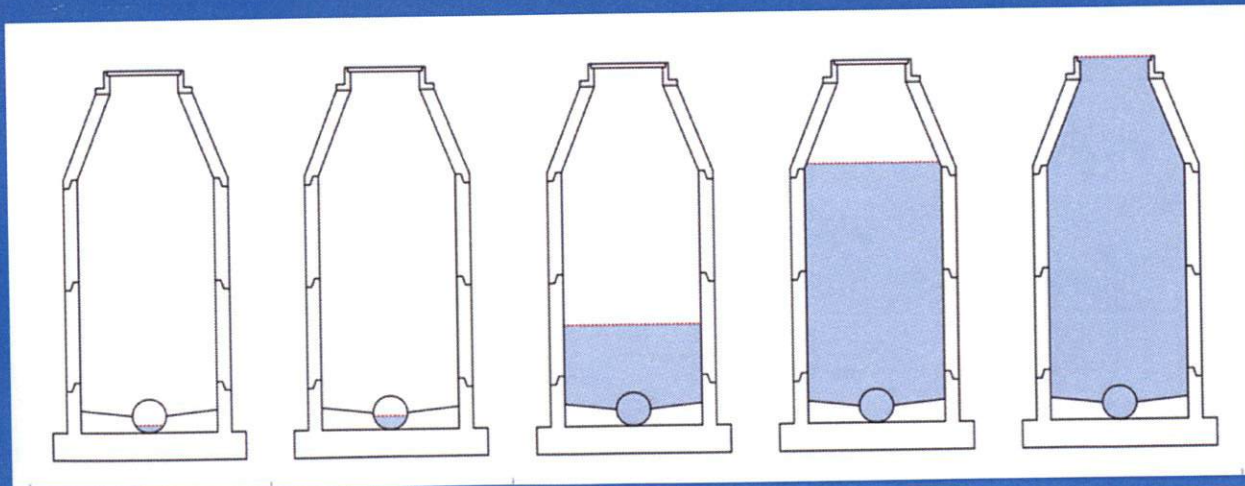
Cc: Jim Allen
Brad Schwab, McKenna Associates
Richard Renneker, Warrant County Water & Sewer Dept. ✓

Woodlands has exceeded their 500 - 550 home allowance.

Growing Pains – Collection system surcharges & pump stations run continuously during wet weather events



Left: Todd's Fork Lift Station. Right: Elevated river stage during May 2020 investigation.

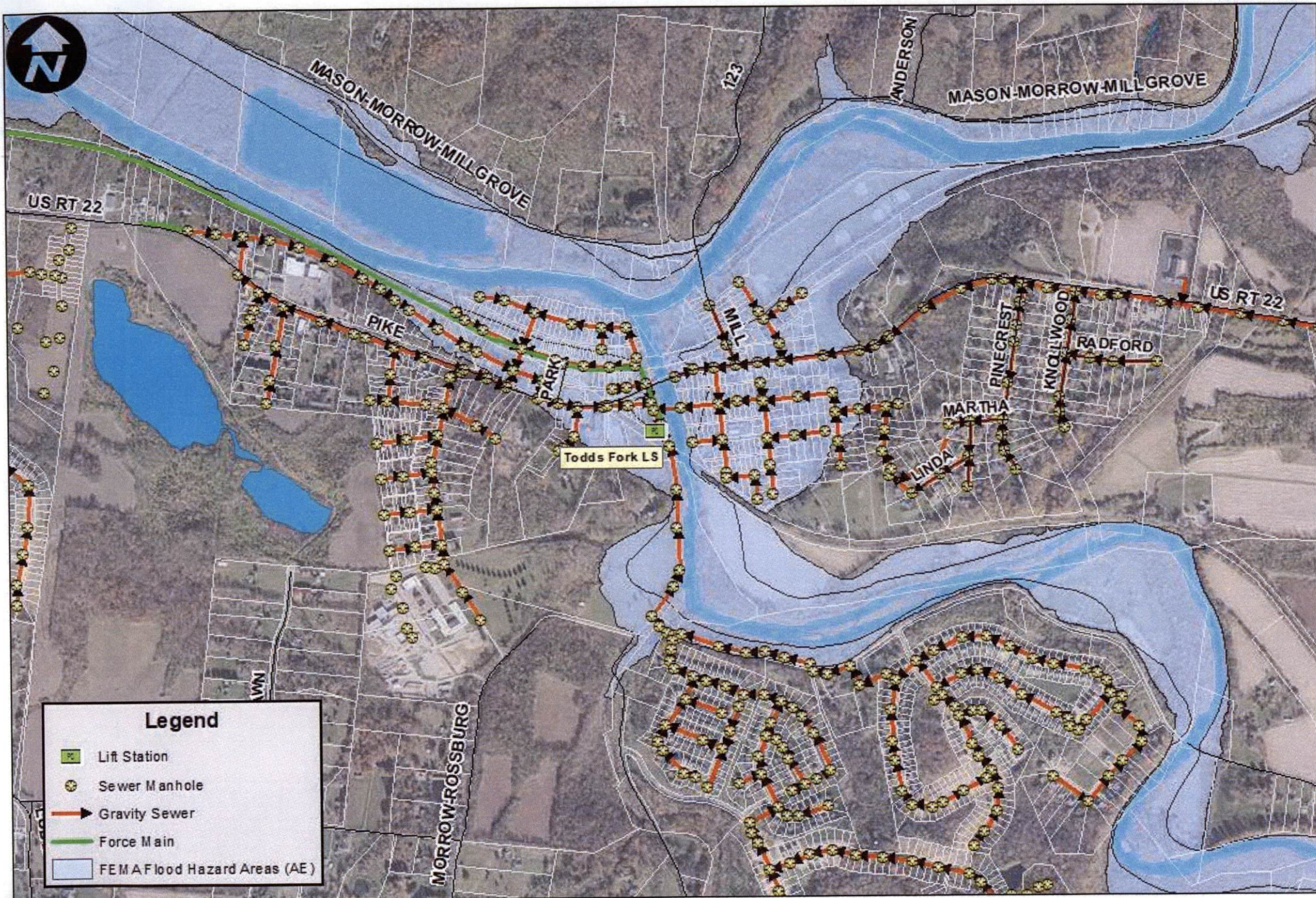


Black & Veatch Hydraulic Model Results (Current Conditions)



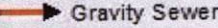
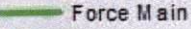
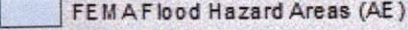
- Sewer surcharges during 1.28 inches of rain (2-month, 24 hour storm events)
- Sanitary Sewer Overflows could occur during 2.14 inches of rain (9-month, 24 hour events)

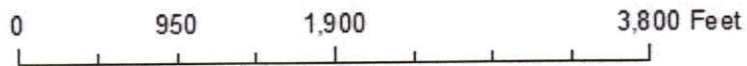
Ohio EPA's goal: No sanitary sewer overflows during a 10-year, 24-hour storm event (More than 3.49 inches of rain)





Legend

-  Lift Station
-  Sewer Manhole
-  Gravity Sewer
-  Force Main
-  FEMA Flood Hazard Areas (AE)



**FEMA Flood Hazard Areas
Village of Morrow**

Affordable housing and the Little Miami School District makes this area a desirable place to live.

	Woodland of Morrow	Hopewell Valley	Villages of Classic Way	Morrow Area Connections
2017	49	24	46	120
2018	49	11	9	69
2019	71	9	0	84
2020	90	31	1	122
2021	67	55	43	166
2022	40	23	72	137
Lots Under Construction	63	25	78	166
Remaining Unplatted Lots	304	43	180	527

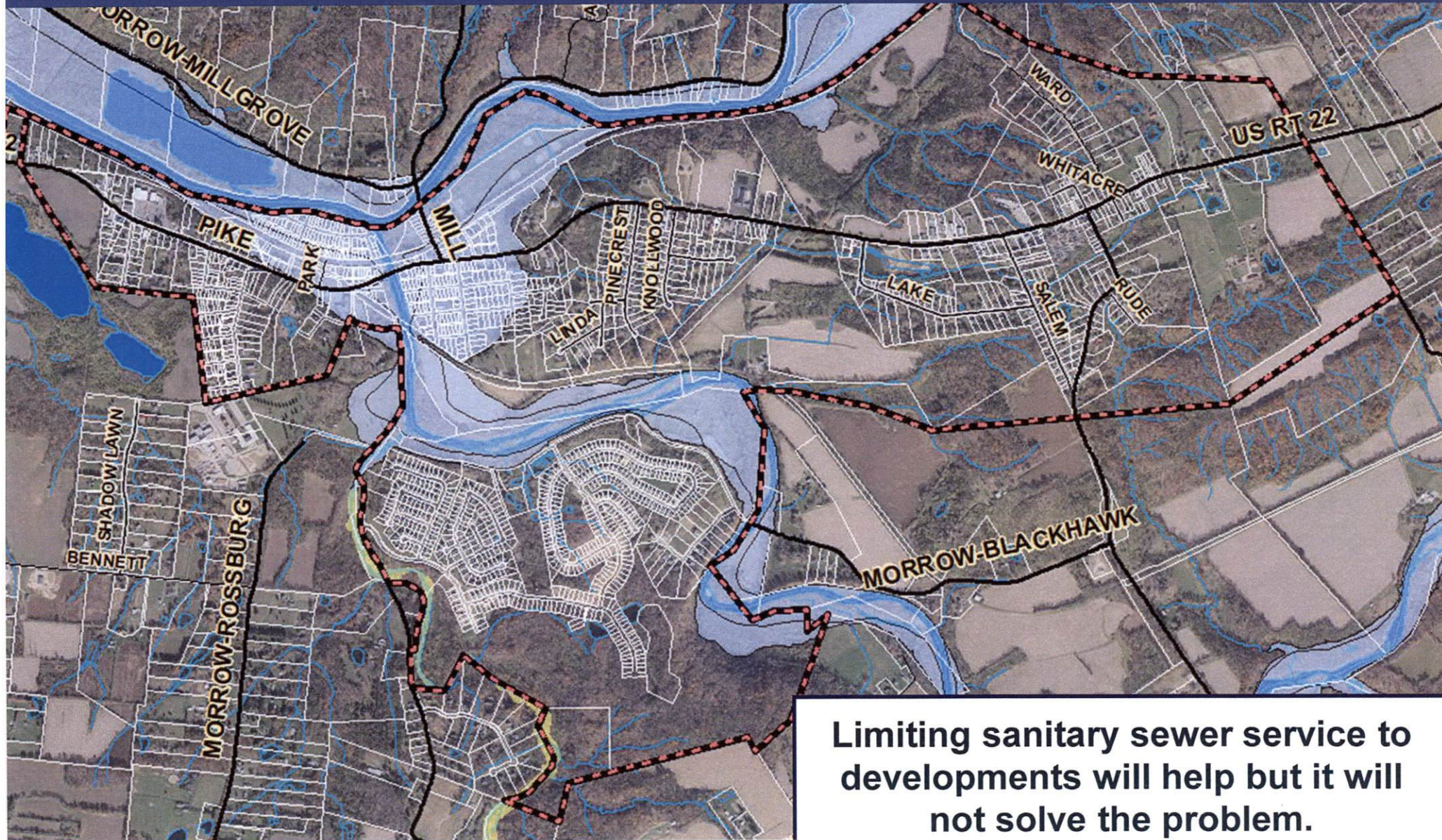
Buildout is possible within 7 to 10 years.

Black & Veatch Hydraulic Model Results (Buildout Conditions)

- More frequent surcharging & overflows
- Sanitary Sewer Overflows could occur during 3-month events (Approx 1.5 inches of rain).
- Overflows could begin to occur during prime outdoor recreation season (May – October)



The existing sewer system is not designed to support significant future development.

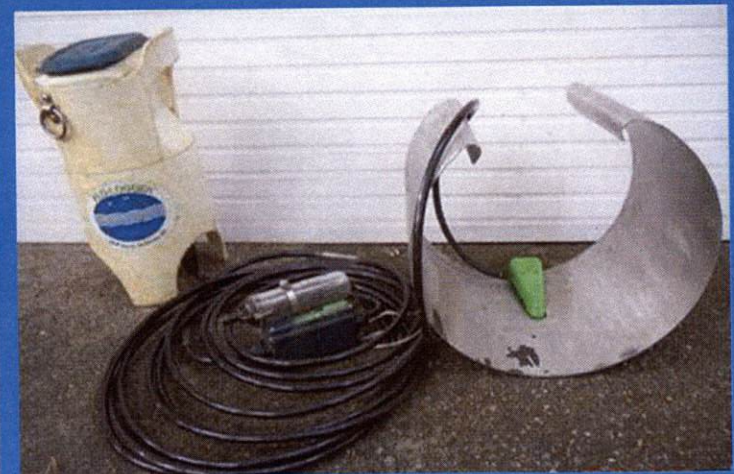
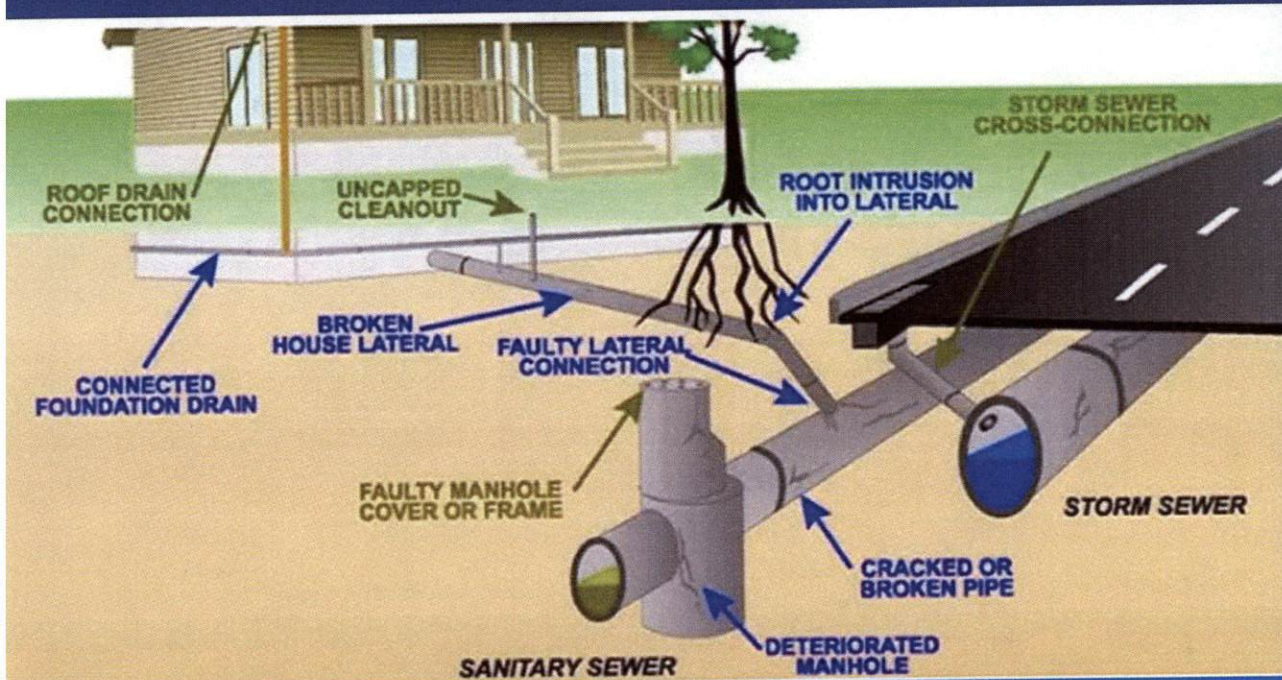


Limiting sanitary sewer service to developments will help but it will not solve the problem.

Removing wet weather inflow & infiltration could help reduce sewer overflows but it will not solve the problem.

Sanitary Sewer Evaluation Survey (SSES)

- Track and report overflows
- Flow Monitoring
- Smoke Testing
- Dye Testing
- Home Inspections
- Sewer & Manhole Repairs
- CCTV Inspections
- Rainfall Monitoring
- Computer Modeling



Cleaning the existing force mains will help increase capacity but it will not solve the problem.

- Goal: Eliminate deposits and increase pump station capacity.
- Designer: Black & Veatch / RA Consultants
- Summer 2023
- Estimate: \$995,000

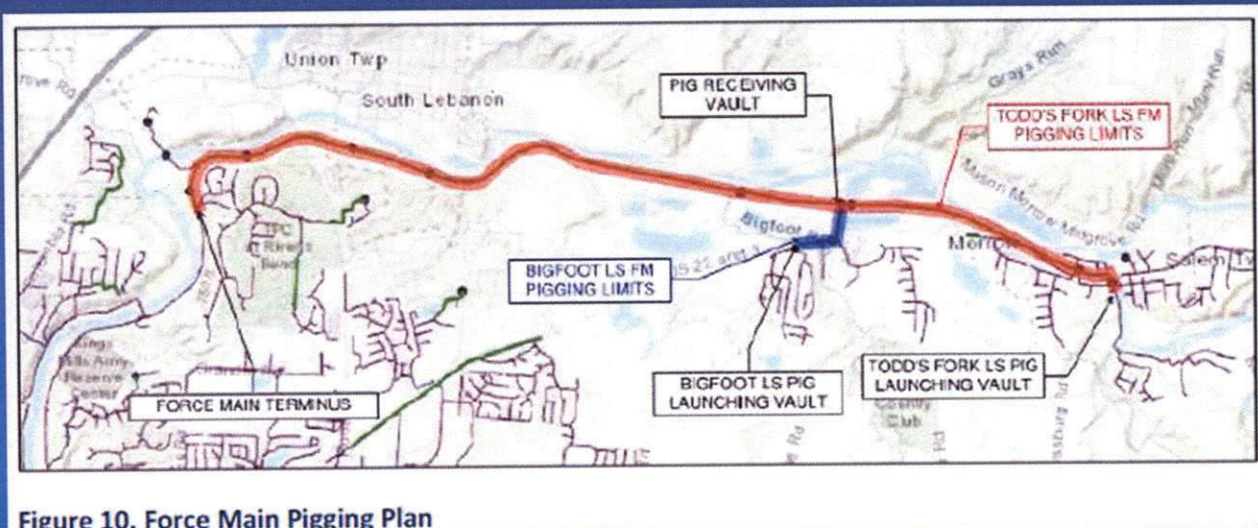


Figure 10. Force Main Pigging Plan

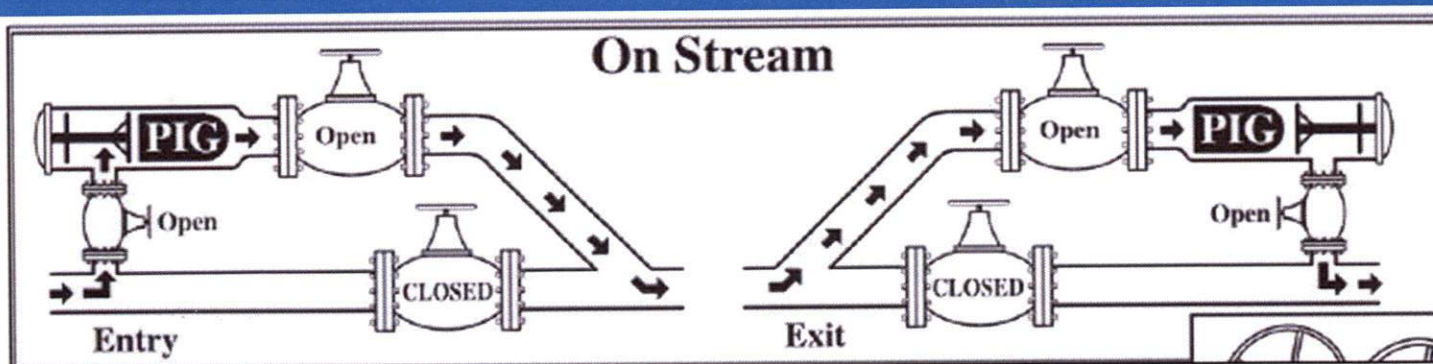


Figure 8. On-Stream Pigging Launch and Retrieval Method



Proposed Solutions Include Pump Stations, Force Mains, & Equalization Tanks



IMPROVEMENTS

- 900,000 Gallon Storage Tank
- New Todd's Fork Pump Station
- Additional 10" Force Main

\$26 Million

A portion of the capital construction can be funded from new capacity fees paid by home builders in the Morrow Area.

Collected Sewer Fees

	Morrow Area Connections	Morrow Area Sewer Fees
2017	120	\$726,320
2018	69	\$444,820
2019	84	\$555,320
2020	122	\$790,360
2021	166	\$1,012,380
2022	137	\$852,980

Sanitary Sewer Connection Fees currently average \$6,300/home.

An additional \$4,000 – 6,000 /home capacity fee could generate \$2.1 - \$3.1 Million

MORROW SEWER SERVICE AREA

Warren County Sewer District

Potential Steps Forward

INFRASTRUCTURE

- ✓ Purchased property at 100 Hazen Avenue, Morrow
- Clean existing 10-inch & 12-inch force mains - 2023
- Sanitary Sewer Evaluation & Collection System Repairs – 2023 to 2027
- Flow Monitoring - Spring 2028
- Update study - 2029
- Design & construction - 2030

MORROW SEWER SERVICE AREA

Warren County Sewer District

Potential Steps Forward

FINANCE

- Adopt a \$6,000/Equivalent Residential Unit for the Morrow Area

MORROW SEWER SERVICE AREA

Warren County Sewer District

Potential Steps Forward

DEVELOPMENT

- Woodlands of Morrow – Notify developer that they have exceeded their allowed platted lots and that additional lots beyond Phase 4D will not be permitted until additional capacity is constructed

(or)

Woodlands of Morrow – Notify developer that they have exceeded their allowed platted lots and that the County is imposing a temporary cap of 40 homes/year until additional capacity is constructed.

- Impose a temporary cap of 15/year on the issuance of residential sanitary sewer taps to be served in the original Morrow-Roachester Sewer Improvement Area until additional capacity is constructed.
- Continue to strictly enforce the existing sewer service boundary and deny requests to expand the service area.