



**BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO**

406 Justice Drive, Lebanon, Ohio 45036

[www.co.warren.oh.us](http://www.co.warren.oh.us)

[commissioners@co.warren.oh.us](mailto:commissioners@co.warren.oh.us)

Telephone (513) 695-1250

Facsimile (513) 695-2054

**TOM GROSSMANN  
SHANNON JONES  
DAVID G. YOUNG**

BOARD OF COUNTY COMMISSIONERS  
WARREN COUNTY, OHIO

MINUTES: Regular Session – August 29, 2023

*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 August 24, 2023, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

- 23-1104 A resolution was adopted to advertise for bids for the Wilmington Road and Clarksville Road Intersection Warning Device Project. Vote: Unanimous
- 23-1105 A resolution was adopted to enter into contract with J & J Environmental, Inc. (DBA Tele-Vac) for the As Needed Sanitary Point Liner Repairs Project Re-Bid. Vote: Unanimous
- 23-1106 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-1107 A resolution was adopted to enter into street and appurtenances security agreement with Pimlico Pointe, LLC for installation of the right and left turn lanes, traffic signal, and associated roadway improvements on Tylersville Road associated with the Pimlico Pointe development situated in Deerfield Township. Vote: Unanimous
- 23-1108 A resolution was adopted to approve appropriation adjustment within the Mary Haven Greenhouse Fund #2247. Vote: Unanimous
- 23-1109 A resolution was adopted to approve and authorize execution of Amendment No. 2 to the CFPN Ohio, LLC Community Reinvestment Area Agreement. Vote: Unanimous

- 23-1110 A resolution was adopted to hire Cayden Westendorf as Administrative Clerk within Warren County Department of Job and Family Services, Children Services Division. Vote: Unanimous
- 23-1111 A resolution was adopted to continue public hearing for rezoning application of Greg Thurman (Redwood USA), Agent to rezone approximately 63.812 acres from "MXU-C" Mixed Use Center with Planned Unit Development Overlay in Union Township. Vote: Unanimous
- 23-1112 A resolution was adopted to continue public hearing relative to the adoption of text amendments to the Requirements and Standards for the Design and Construction of Streets and Roadway Facilities in Warren County. Vote: Unanimous
- 23-1113 A resolution was adopted to create rates and charges for the County Storm Water Management District No. 1 in accordance with Section 6117 of Ohio Revised Code. Vote: Unanimous

#### DISCUSSIONS

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

---

Matt Bruns, Countryside YMCA, was present to introduce himself and presented a video on the new 4<sup>th</sup> Grade Learn to Swim program being offered.

---

#### PUBLIC HEARING

REZONING APPLICATION OF GREG THURMAN (REDWOOD USA), AGENT  
TO REZONE APPROXIMATELY 63.812 ACRES  
FROM "MXU-C" MIXED USE CENTER WITH INTERSTATE HIGHWAY OVERLAY  
TO "MXU-C" MIXED UCE CENTER WITH PLANNED UNIT DEVELOPMENT OVERLAY  
IN UNION TOWNSHIP

The public hearing to consider the rezoning application of Greg Thurman (Redwood, USA), agent for McCabe-Columbia #1 LLC and McCabe-Columbia #3 LLC, Owners of record (Case # 2023-05) to rezone approximately 63.812 acres (Parcel ID 12-07-351-001, 12-07-301-002, 12-13-400-003, and 12-13-400-004) located along Columbia Road in Union Township from 'MXU-C' Mixed Use Center with Interstate Highway Overlay to "MXU-C" Mixed Use Center with a Planned Unit Development Overlay was convened this 29<sup>th</sup> day of August 2023, in the Commissioners' Meeting Room.

Upon the request of the residents, the Board resolved (Resolution #23-1111) to continue this public hearing to Thursday, September 28, 2023, at 5:00 p.m.

---

Martin Russell, Deputy County Administrator, discussed the 2024 budget as it relates to the target % increase the Board desires to include in the memorandum to elected officials, departments, and agencies.

Upon discussion, the Board stated the desire to maintain an increase of no more than 4% over the 2023 approved allocation.

---

## PUBLIC HEARING

### CONSIDER ADOPTION OF TEXT AMENDMENTS TO THE REQUIREMENTS AND STANDARDS FOR THE DESIGN AND CONSTRUCTION OF STREETS AND ROADWAY FACILITIES IN WARREN COUNTY

This Board met this 29<sup>th</sup> day of August 2023, to consider the adoption of text amendments to the Requirements and Standards for the Design and Construction of Streets and Roadway Facilities in Warren County.

Dave Mick, Warren County Engineer's Office, stated that, at the request of the township trustees, the Engineer's Office has been working for some time on amendments to the design and construction standards. He stated that there has been an increase in the amount of pavement failures and they are requesting amendments that would require underdrains and gravel in order to improve drainage which will extend the life of the roadways.

Mr. Mick then reviewed the proposed changes to the regulations by presenting the attached PowerPoint presentation. He stated that Jonathan Sams, Turtlecreek Township Trustee is present today to speak in favor of the proposed changes as well as various township administrators.

There was discussion relative to Commissioner Grossmann's question on how Warren County's proposed changes compare to surrounding jurisdictions.



Mr. Mick stated that the Ohio Flexible Pavement Study was relied heavily upon when making the proposed changes as well as the Kenton County Road Standards which were developed from a study funded by Henry Fischer Homes. He stated that Warren County is comparable to the Kenton County regulations.

There was discussion relative to the cost to construct using current standards vs. proposed. It was determined that it would cost approximately \$2000 additional per lot to utilize the proposed standards.

Kurt Weber, Chief Deputy Engineer, stated they have worked together with Fischer Homes and Drees to repair premature roadway failures within Shaker Run Subdivision. He stated that the proposed changes are being sought to prevent this type of damage in the future.

Jonathan Sams, Turtlecreek Township Trustee, reviewed the repairs completed in Shaker Run Subdivision showing the bad soil under the pavement due to water. He stated that Turtlecreek Township has a lot of open ditches and a lot of rain.

Mr. Sams stated that you can't fix the problem of no underdrains and gravel, you can only make repairs, stating the importance of constructing them correctly in the beginning. He stated that they have been working with the County Engineer since 2014 on the road construction standard changes. He then stated the importance to the taxpayers to have the roadways installed properly in order to reduce the repairs required in the future.

Commissioner Jones questioned if the County constructs our own roadways to these standards.

It was determined that when Warren County constructs roadways, these standards are exceeded. He stated that they all have underdrains and granular base.

Neil Tunison, County Engineer, stated that Irwin Simpson Road was constructed in 1998 using underdrains, granular base and 11" of pavement and to date, there have been no issues with the road.

Steve Pegram, Hamilton Township Administrator, stated that their township is experiencing the same issues as Turtlecreek Township. He stated that they are seeing subdivision roadways that are only 3 – 5 years old needing repairs. He then stated that they are paving fewer roadways in the township due to the cost of repairs that are being required.

Matt Clark, Clearcreek Township Administrator, stated his agreement with the other administrators, citing pavement degradation in 3 – 5-year-old subdivisions.

Gus Edwards, Wayne Township Administrator, echoed the comments of the other administrators and thanked the County Engineer's Office for these proposed changes. He stated they have been waiting for 15+ years for these improvements and requested the Board follow the County Engineer's recommendation as he is the expert.

Matt Maines, President of the Ohio Valley Development Council of the Cincinnati Homebuilders Association, thanked the County Engineer for his work on these changes and stated he



understands the motivation behind it. He stated their desire to find a balance between the needed improvement and the cost, stating his concern with making homes unaffordable and putting Warren County at a competitive disadvantage.

Mr. Maines stated that in Kenton County, some of the smaller cul-de-sac roadways which have less traffic are not as stringent as the collector roads, helping to balance out the costs to develop.

There was much discussion relative to the differences between Warren County's proposed standards and Kenton County.

Mr. Maines explained that Kenton County does not require underdrains under the base but overtop of the base, therefore costing less.

Mr. Weber explained that Warren County is proposing the standard method for underdrains, the same as we construct our own roads. He stated that Kenton County is utilizing a new method that has not been used long enough to be evaluated.

Joey Wall, Fischer Homes, explained the Kenton County Standards.

Commissioner Jones questioned what evidence they can provide that says Kenton County's specification, with half of the cost, will save the taxpayers from future premature repairs.

Mr. Maines stated that it is too soon to say, the same as it will be too soon to say for Warren County's proposed standards.

There was discussion related to the aquifer in Warren County being one of the best in the nation as it related to the amount of groundwater in the area.

There was discussion relative to the proposed maintenance bond time increase.

Mr. Walls questioned why the increase in maintenance bond requirements with roadways standards being more stringent.

There was discussion relative to the desire to see more cooperation between the County Engineer's Office and the development community.

Upon discussion, the Board resolved (Resolution #23-1112) to continue this public hearing to October 17, 2023, at 10:00 a.m. to allow additional time for the parties to work on a compromise.

---

Dave Mick, Assistant County Engineer, was present for a work session to discuss rates and changes for the County Storm Water Management District No. 1.

Mr. Mick presented the attached PowerPoint presentation relative to stormwater fees/MS4 Permit. He stated that certain areas within the County are required to implement the federally

mandated NPDES Phase II program. He stated that in order to fund the program, a fee is collected in Clearcreek, Franklin, Hamilton, Turtlecreek, and Union Townships.

Mr. Mick stated that in the past, the fee was \$12 per year but due to inflation, they are requesting the Board increase the fee to \$15 per year.

Upon discussion, the Board resolved (Resolution #23-1113) to create reasonable rates and charges through the Warren County Stormwater Management District No. 1 to fund the Warren County Storm Water Management Plan as filed with the Ohio Environmental Protection Agency under conditions of the National Pollution Discharge Elimination System (NPDES) Phase II Permit; charging each parcel with building values greater than \$10,000.00 in the townships listed above an amount of \$15.00 per year that will be placed annually on the tax duplicate by the County Auditor as permitted under Section 6117.02 of the Ohio Revised Code.

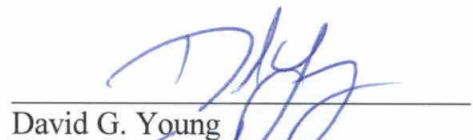
---

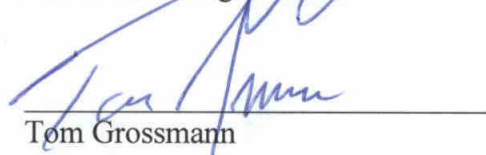
On motion, upon unanimous call of the roll, the Board entered executive session at 11:12 a.m. to discuss Union negotiations within the County Engineer's Office pursuant to Ohio Rev. Code 121.22 (G)(4), matters required to be kept confidential per federal or state law pursuant to Ohio Rev. Code 121.22 (G)(5), and pending litigation with legal counsel present pursuant to Ohio Rev. Code 121.22 (G)(3) and exited at 12:21 p.m.

---


Upon motion the meeting was adjourned.

  
Shannon Jones, President

  
David G. Young

  
Tom Grossmann

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 29, 2023, in compliance with Section 121.22 O.R.C.

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



**WARREN COUNTY**

**ROAD CONSTRUCTION  
STANDARDS**

**Update August 2023**

---



THE COUNTY ENGINEER'S OFFICE AND OUR TOWNSHIPS ARE SEEING AN INCREASE IN PAVEMENT FAILURES.

OUR THEORIES ON THE POSSIBLE CAUSES INCLUDE:

---

- Heavier construction vehicles with more axles
- Changes in the performance of asphalt materials
- Proof rolling alone is not always a good indicator of subbase condition
- Developer and homeowner amenities involving irrigation that impact pavement base



## OTHER RESOURCES CONSULTED:

---

### LOCAL COUNTY ENGINEER'S OFFICES

- Full Depth Pavement placed on compacted subgrade has been the preferred section in southwest Ohio counties for years
- Other counties are seeing the problems we are experiencing
- Butler County added underdrains to their full depth curb section in recent years to address increased pavement failures



## OTHER RESOURCES CONSULTED:

---

### ODOT PAVEMENT DESIGN MANUAL, GEOTECHNICAL ENGINEERS, STUDIES INCLUDING FIELD TESTING

- Across the board, the recommendation is to add granular base with underdrains.
- Undercutting of consistently wet clay soils and backfilling with dry compact fills were once preferred method of stabilization, but this does not always withstand the heavier loads and many axles



## OTHER RESOURCES CONSULTED:

### CONTRACTOR REVIEW OF A REPRESENTATIVE SUBDIVISION – 3 (OR MORE) SEPARATE REVIEWS, DIFFERENT LOCATIONS

- Increased testing recommended
- Gravel base



# PROPOSED CHANGES:

---

## Increase Pavement Section Depth

- Current Section: 8.5" Full Depth Asphalt
- Proposed Section (Low Volume <50 lots):  
7.25" Asphalt + 5" Average Depth Granular  
Base = 12.25" pavement section
- Proposed Section (High Volume 50 – 250  
lots): 8.25" + 6" Average Depth Granular  
Base = 14.25" pavement section
- Additional depth and/or stabilized  
subgrade as determined by field testing  
and observed conditions



# PROPOSED CHANGES:

---

## Underdrains

- Shedding of water above the subgrade is vital to long pavement life
- Aggregate Drains may be used on a case-by-case basis along rural street sections to reduce the depth needed in the roadside ditch compared to the depth needed for underdrain outlets



# PROPOSED CHANGES:

---

## **Additional Field Testing**

- Soil borings as determined by the size of the development and USGS soil survey submitted by the Developer with the preliminary plan
- WCEO pre-certified firm to test pavement materials



# PROPOSED CHANGES:

---

## **Require surface course to be placed as soon as possible**

- Reinststate a standard for determining the eligibility for streets to be accepted for public maintenance based on the percentage of lots developed.
  - Real value has been realized having the asphalt surface course being placed earlier in construction. Deterioration is due more to subgrade failure now being addressed with aggregate base



# PROPOSED CHANGES:

---

## Maintenance Period

- 2 Year Maintenance Period Begins when two-thirds of the platted residential parcels are developed. (Section 304)



# 2020 CHANGE:

## **Video Inspection of Storm Sewers**

- Prior to acceptance of storm sewers for public maintenance



# NO CHANGE:

## **\$0 cost for design review or development permit fees**

- Area Counties charge review and inspection fees for developments
  - We do not propose this as we prefer to keep the development costs directed to construction of public improvements



# PROPOSED PAVEMENT

---

# CROSS SECTIONS

STANDARD PAVEMENT DESIGN  
SCHEDULE

Classification	Surface	Intermediate	301 Base	304 Base		Total	Demand
Subdivision Local I	1-1/4"	2"	4"	4"	6"	12-1/4"	≤ 50 lots
Subdivision Local II	1-1/4"	2"	5"	5"	7"	14-1/4"	50-250 lots
Subdivision Collector	1-1/2"	2"	5-1/2"	5"	7"	15"	251-400 lots
				D1	D2		

GENERAL NOTES

- For cases of demand >400 lots (equivalent to 4000 ADT), the larger of the Subdivision Collector value, from the above table, and the ODOT Pavement Design value is to be chosen.
- Classification as per Table 1.2.3 in the Requirements and Standards for the Design and Construction of Streets and Roadway Facilities, Warren County, Ohio



**Warren  
County  
Engineer's  
Office**

Neil F. Trosen, P.E., P.S.  
Warren County Engineer  
1710 Waterloo  
Lewistown, Ohio 45326  
(614) 825-2301, Fax  
(614) 825-2307 Fax

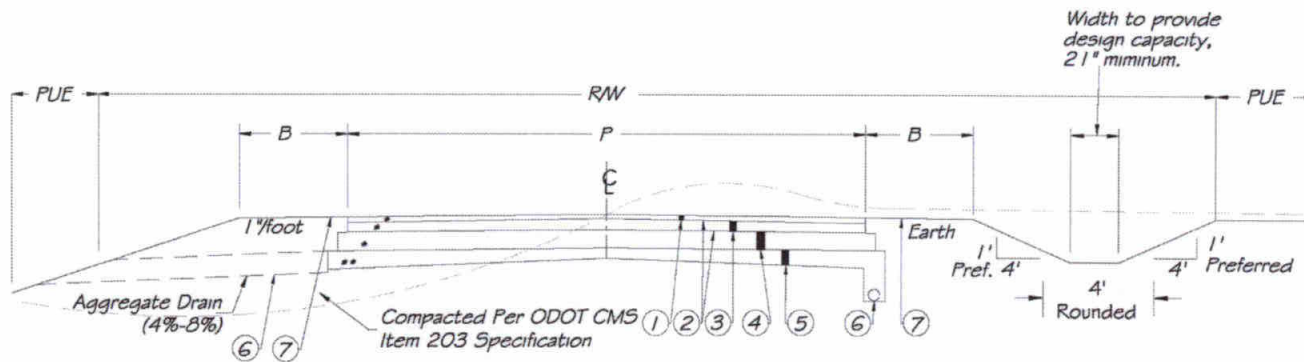
STANDARD PAVEMENT  
DESIGN SCHEDULE

WARREN COUNTY  
ENGINEER'S OFFICE  
DESIGN STANDARDS

DATE	REVISIONS

DATE: AUG. 2022  
DESIGNED BY: DMG  
CHECKED BY: LUDWIG/DMG  
STANDARD: 2022



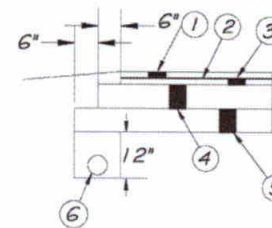


STREET CLASSIFICATION	RW	P	B	PUE
Local Subdivision Street	70'	24'	4'	10' min
Collector-Residential Rural	80'	36'	6'	10' min

**STANDARD PAVEMENT COMPOSITION  
(LOW VOLUME ROADS)**

- \*\*\*ODOT Item 441, Asphalt Concrete Surface Course, Type 1 (44B), PG 64-22.
- ODOT Item 407, Non-Tracking Tack Coat.
- \*\*\*ODOT Item 441, Asphalt Concrete Intermediate Course, Type 2 (44B), PG 64-22.
- \*\*\*ODOT Item 301, Asphalt Concrete Base, PG 64-22.
- \*\*\*ODOT Item 304, Aggregate Base, Variable Thickness (D1 @ CL, D2 @ EF)
- ODOT Item 605, 6" Underdrain OR Aggregate Drain
- ODOT Item 659, Seeding and Mulching

**STANDARD PAVEMENT COMPOSITION**



**GENERAL NOTES**

- \*2.1% Cross Slope
- \*\*4.2% Cross Slope on Sub-grade
- \*\*\*Item thickness to be determined by Standard Pavement Design Schedule
- Street Classification as per Official Thoroughfare Plan, Warren County, Ohio Figures A.7, A.13



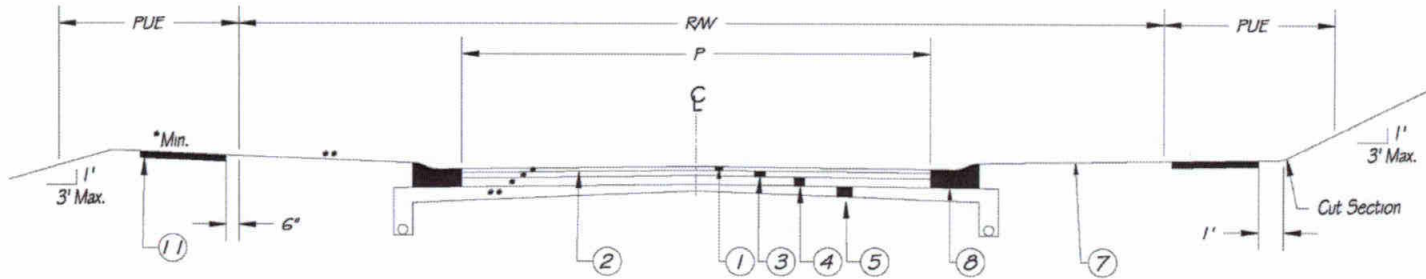
**Warren  
County  
Engineer's  
Office**

Nel F. Tancos, P.E., P.S.  
Warren County Engineer  
210 Franklin St.  
Lorain, Ohio 43026  
614-685-6555 Fax  
614-685-6767 Fax

TYPICAL SECTION-  
WITHOUT CURB & GUTTER  
DATE: 1/2014, Typical Section: Without Curb & Gutter-1/4" = 1'

WARREN COUNTY  
ENGINEER'S OFFICE  
DESIGN STANDARDS

DATE	NO SCALE	DATE	BY
15 AUG 2022	JR	08/08/22	JR
DESIGNED BY	DATE	BY	DATE
LJDESIGN/Design	08/08/22	JR	08/08/22
CHECKED BY	DATE	BY	DATE

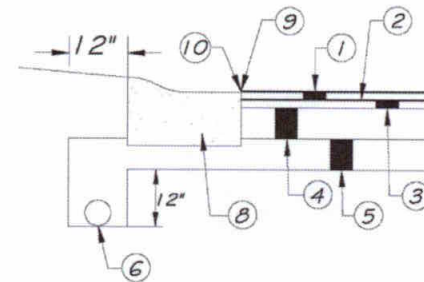


STREET CLASSIFICATION	RW	P	PUE
Local Subdivision Street	50'	24'	10' min
Collector - Residential Urban	60'	36'	10' min

**STANDARD PAVEMENT COMPOSITION  
(LOW VOLUME ROADS)**

1. \*\*\*ODOT Item 441, Asphalt Concrete Surface Course, Type 1 (44B), PG 64-22.
2. ODOT Item 407, Non-Tracking Tack Coat.
3. \*\*\*ODOT Item 441, Asphalt Concrete Intermediate Course, Type 2 (44B), PG 64-22.
4. \*\*\*ODOT Item 301, Asphalt Concrete Base, PG 64-22.
5. \*\*\*ODOT Item 304, Aggregate Base, Variable Thickness (D1 @ CL, D2 @ E/P for P=24')
6. ODOT Item 605, 6" Underdrain OR Aggregate Drain
7. ODOT Item 659, Seeding and Mulching
8. ODOT Item 609, ODOT Type 3 Curb
9. Asphalt Lip  $\frac{1}{4}$ " (+/-  $\frac{1}{8}$ ") above gutter plate.
10. Joint Sealer to be applied to the face of curb.
11. ODOT Item 608 - 4" Concrete Walk

**STANDARD PAVEMENT COMPOSITION**



**GENERAL NOTES**

1. \*2.1% Cross Slope
2. \*\*4.2% Cross Slope on Sub-grade
3. \*\*\*Item thickness to be determined by Standard Pavement Design Schedule
4. Street Classification as per Official Thoroughfare Plan, Warren County, Ohio Figures A.7, A.13



**Warren  
County  
Engineer's  
Office**  
Scott J. Jones, P.E., P.S.  
Warren County Engineer  
7110 W. Main St.  
Lohmans, Ohio 45036  
513-835-2321 Phone  
513-835-2327 Fax

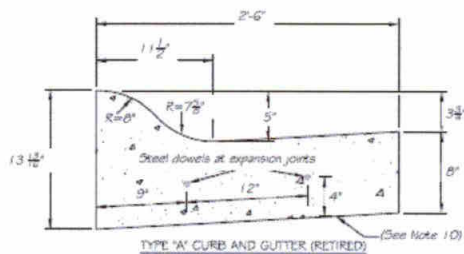
TYPICAL SECTION-  
WITH CURB & GUTTER

PART 2, Special Section With Curb & Gutter, July

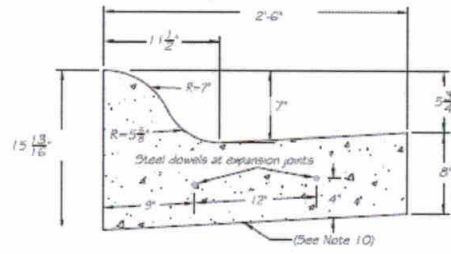
WARREN COUNTY  
ENGINEER'S OFFICE  
DESIGN STANDARDS

DATE	DESIGNER	CHECKER	APPROVED
08/01/2022	JR	DW	
DATE	DESIGNER	CHECKER	APPROVED
08/01/2022	JR	DW	

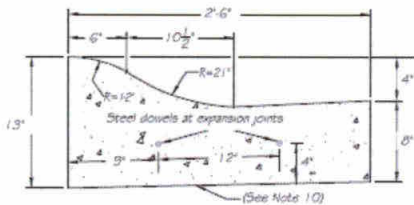




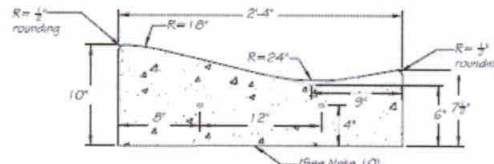
TYPE 'A' CURB AND GUTTER (RETIRED) (See Note 10)



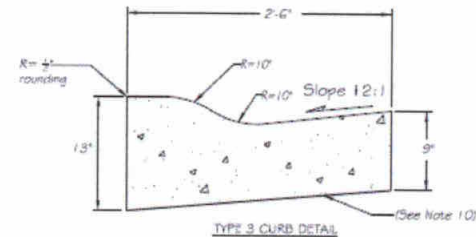
TYPE 'B' CURB AND GUTTER (RETIRED) (See Note 10)



TYPE 'C' CURB AND GUTTER (RETIRED) (See Note 10)



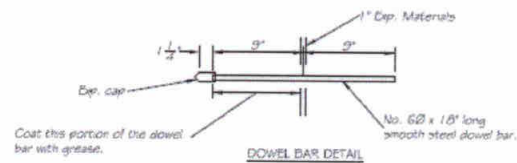
TYPE 'D' CURB AND GUTTER (RETIRED) (See Note 10)



TYPE 3 CURB DETAIL (See Note 10)

### GENERAL NOTES

- All work shall be performed in conformance with ODOT CMS Item 609.
- Flexible forms shall be used on all curves having radii of 200 feet or less.
- 1" expansion joints shall be installed at 3 feet either side of a curb inlet and at points of curvature. Two smooth steel dowel bars, No. 6 x 18 inches long, with expansion caps, shall be installed at each expansion joint as shown on the detail.
- Contraction joints shall be provided at 10 foot intervals, 1/4" wide, 2" or more average depth.
- All joints shall be vertical and either perpendicular, or radial to the back of the curb.
- All exposed edges shall be rounded to 3/8" radius. Type D (see plan)
- All curbing shall be backfilled before pavement work is begun.
- 1/2" expansion joint will be installed behind the curb where a concrete walk, drive, or other concrete item is constructed adjoining it.
- Place dowel bars as shown at all construction joints.
- For replacement work, the curb shall be removed either at a joint or mid-section no closer than 4 feet from an existing joint.
- Concrete for curbs and gutters shall be ODOT Class "C" broom finish. An approved curing agent shall be applied after finishing.
- When a curb and gutter inlet is installed, the top of casting shall be the same as the top of curb elevation.
- For new residential subdivisions, the standard curb/gutter type will be ODOT Type 3 (detail dated 7/15/2022). Coordinate with the County Engineer's Office prior to design of roadway improvement projects to determine the curb type for that project. Generally for retrofit projects where the driveway locations are known, the standard curb type will be ODOT Type 2, ODOT Type 6, or one of the retired curb/gutter sections to match other existing curb/gutter.



DOWEL BAR DETAIL



**Warren County Engineer's Office**

Earl F. Tansy, P.E., P.S.  
Warren County Engineer  
100 Murray Road  
Lafayette, Ohio 44136  
615-335-1000, 1-800-796-7744  
615-335-4847 Fax

TYPICAL SECTION - Curb & Gutter

DATE: 3/1/2022 Typical Section Curb and Gutter

WARREN COUNTY ENGINEERS OFFICE

DESIGN STANDARDS

NO.	DATE	BY	CHKD BY	DESCRIPTION
1	03/01/2022	JTB	JTB	ISSUED FOR CONSTRUCTION
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				



# NEXT STEPS:

---

- Continue to update the current standard construction drawings
- Consider deferred maintenance of existing and future public roads along roadways loaded by construction vehicles for large multi-phased developments



# QUESTIONS?

---



# Storm Water Fee/MS 4 Permit

- The Warren County Board of Commissioners has a permit through OEPA that allows for the discharge of stormwater into streams, rivers, lakes.
- Known as a Municipal Separate Storm Sewer System (MS 4) Permit



# Storm Water Fee/MS 4 Permit

- The County Engineer's Office and the Warren County Soil and Water Conservation District staff are responsible for fulfilling the MS 4 permit requirements for the County Commissioners.
- The Storm Water Fee is a funding source for what is primarily personnel cost to complete the permit obligations.



# MS4 Permit Requirements 6 Minimum Control Measures (MCM)

- MCM 1 – Public Education & Outreach
- MCM 2 – Public Involvement & Participation
- MCM 3 – Illicit Discharge Detection and Elimination
- MCM 4 – Construction Site Storm Water Runoff Control
- MCM 5 – Post-Construction
- MCM 6 – Good Housekeeping & Pollution Prevention



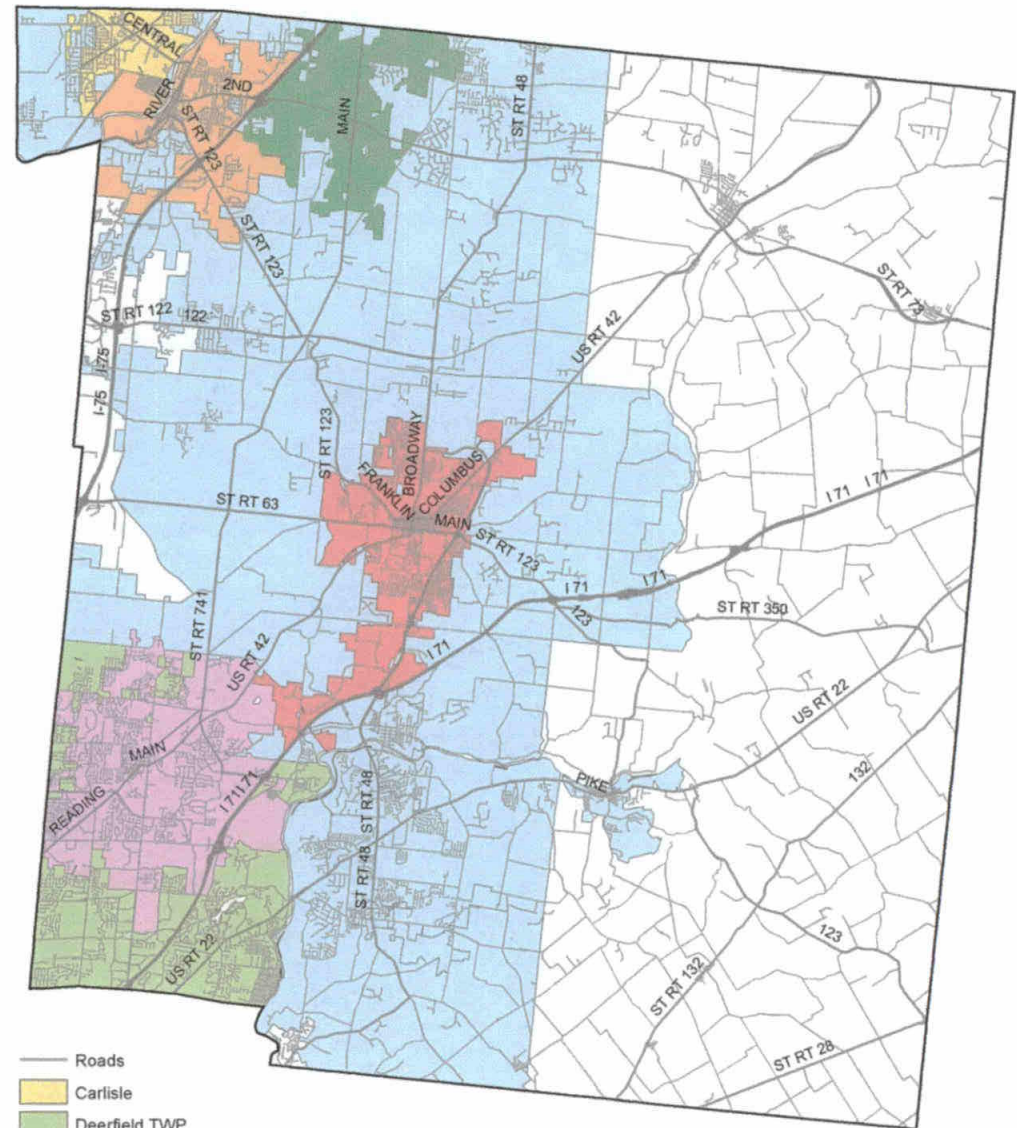


# MS4 Permits in Warren County

## Current Stand Alone Permits in Warren County

- Warren County & Co-permittees (Request \$15/Yr)
- City of Carlisle ( )
- City of Franklin (\$66/Year)
- City of Mason (\$56.40/Year)
- Deerfield Twp (\$23/ERU/Yr )
- City of Lebanon (47.40/Year)
- City of Springboro (\$36 Year Residential/\$84 Year Commercial)

MS4 Permits Located In Warren County, Ohio



- Roads
- Carlisle
- Deerfield TWP
- Franklin
- Lebanon
- Mason
- Springboro
- Warren County MS4

0 1.5 3 6 Miles



This map was created from various data sources. Warren Co. SWCD does not guarantee complete accuracy. Map created by Sam Ciaramitaro on August 19, 2019. Warren Co. SWCD, 320 E. Silver St., Lebanon, OH 45036



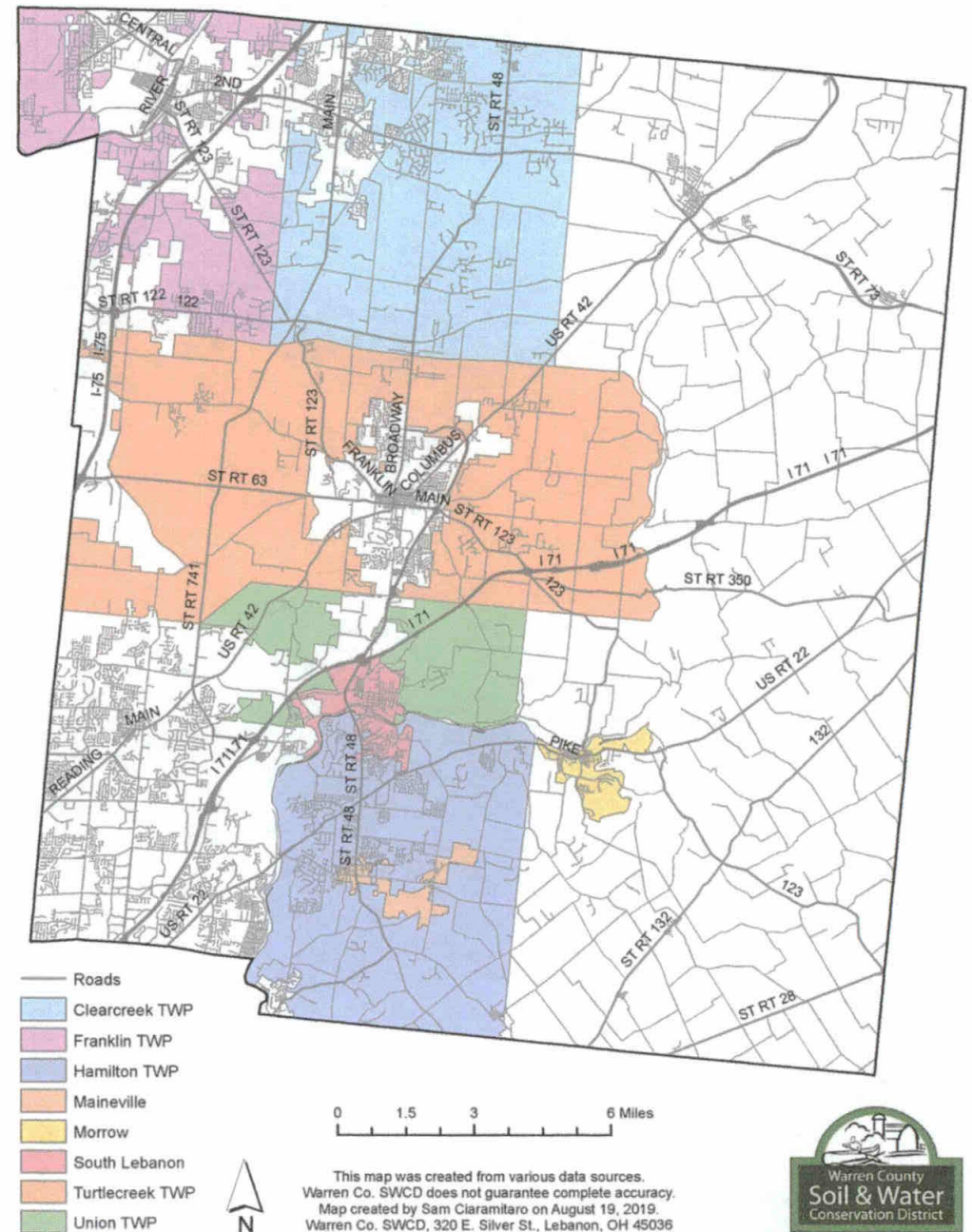


# Warren County MS4 Co-Permittees

- Clearcreek Twp (\*)
- Franklin Twp (\*)
- Hamilton Twp (\*)
- Village of Maineville
- Village of Morrow
- Village of South Lebanon
- Turtlecreek Twp (\*)
- Union TWP (\*)

(\*) Included in the Warren County Storm Water Fee/MS 4 Permit Area

## Warren County Commissioners and Co-Permittees MS4 Areas





# Storm Water Fee/MS 4 Permit – Historical Data

2012 Fund Balance  
2023 Equivalent  
Value of \$700,000

Fee = \$12.50/Year in  
2008 or \$18.10/Year  
in 2023 dollars.

YEAR	BEGINNING BALANCE	REVENUE			EXPENSES					SURPLUS	
		INCOME	ANNUAL FEE	July 2023 \$	Soil & Water	Non-Soil Water (Incl WCEO)	WCEO Regular Salary	Other	AERIAL PHOTOS		Total
2007											
2008	419,335.00	258,331.69	\$12.50	\$18.10	92,000.00	134,584.23				226,584.23	31,747.46
2009	451,102.46	266,373.64	\$12.50		122,000.00	133,463.58				255,463.58	10,890.06
2010	461,892.52	271,174.40	\$12.50		128,100.00	126,240.90				254,340.90	16,833.50
2011	478,826.02	297,699.27	\$12.50		128,100.00	114,734.47				242,834.47	54,864.80
2012	533,690.82	242,120.06	\$10.00		128,100.00	113,956.07				242,056.07	63.99
2013	533,754.81	244,645.58	\$10.00		128,100.00	137,029.47				265,129.47	-20,483.89
2014	513,270.92	247,182.48	\$10.00		128,100.00	122,214.48			56,681.88	308,996.36	-61,813.88
2015	451,457.04	251,224.11	\$10.00		128,100.00	96,945.72			20,701.12	245,746.84	5,477.27
2016	456,934.31	257,514.15	\$10.00		170,000.00	143,347.00				313,347.00	-55,832.85
2017	401,101.46	260,919.50	\$10.00		185,000.00	96,356.05			102,818.00	384,174.05	-123,254.55
2018	277,846.91	272,077.81	\$10.00		185,000.00	238,362.50			-70,687.37	352,675.13	-80,597.32
2019	197,249.59	280,190.13	\$10.00		220,950.00	132,611.70				353,561.70	-73,371.57
2020	123,878.02	316,997.01	\$12.00	\$14.22	200,000.00	127,627.81				327,627.81	-10,630.80
2021	113,247.22	314,082.25	\$12.00		227,192.08	68,999.23				296,191.31	17,890.94
2022	131,138.16	320,448.79	\$12.00		233,404.80	76,759.52				310,164.32	10,284.47
2023	141,422.63	326,815.33	\$12.00		245,732.42		54,585.00	29,682.58		330,000.00	-3,184.67
2024	138,237.96	330,083.48	\$12.00		256,000.00		77,000.00	40,000.00		373,000.00	-42,916.52
2025	95,321.45	333,384.32	\$12.00		263,680.00		79,310.00	41,200.00		384,190.00	-50,805.68
2026	44,515.76	336,718.16	\$12.00		271,590.40		81,689.30	42,436.00		395,715.70	-58,997.54
2027	-14,481.77	340,085.34	\$12.00		279,738.11		84,139.98	43,709.08		407,587.17	-67,501.83
2028	-81,983.60	343,486.20	\$12.00		288,130.26		86,664.18	45,020.35		419,814.79	-76,328.59

Equiv Fund Balance  
\$700,000 2023 \$\$

Storm Water Fund  
has run annual deficit  
8 of last 11 years  
spending down the  
fund balance.

YEAR	BEGINNING BALANCE	REVENUE		EXPENSES					SURPLUS	
		INCOME	ANNUAL FEE	Soil & Water	Non-Soil Water (Incl WCEO)	WCEO Regular Salary	Other	AERIAL PHOTOS		Total
2024	\$ 138,237.96	\$ 385,097.40	\$ 14.00	\$ 256,000.00		\$ 77,000.00	\$ 40,000.00		\$ 373,000.00	\$12,097.40 \$14/year
2025	\$ 150,335.36	\$ 388,948.37	\$ 14.00	\$ 263,680.00		\$ 79,310.00	\$ 41,200.00		\$ 384,190.00	\$4,758.37 \$14/year
2026	\$ 155,093.73	\$ 392,837.85	\$ 14.00	\$ 271,590.40		\$ 81,689.30	\$ 42,436.00		\$ 395,715.70	-\$2,877.85 \$14/year
2027	\$ 152,215.89	\$ 396,766.23	\$ 14.00	\$ 279,738.11		\$ 84,139.98	\$ 43,709.08		\$ 407,587.17	-\$10,820.94 \$14/year
2028	\$ 141,394.95	\$ 400,733.90	\$ 14.00	\$ 288,130.26		\$ 86,664.18	\$ 45,020.35		\$ 419,814.79	-\$19,080.89 \$14/year

Fund may run a deficit in  
2026 or 2027 at \$14/Year

YEAR	BEGINNING BALANCE	REVENUE		EXPENSES					SURPLUS	
		INCOME	ANNUAL FEE	Soil & Water	Non-Soil Water (Incl WCEO)	WCEO Regular Salary	Other	AERIAL PHOTOS		Total
2024	\$ 138,237.96	\$ 412,604.35	\$ 15.00	\$ 256,000.00		\$ 77,000.00	\$ 40,000.00		\$ 373,000.00	\$39,604.35 \$15/year
2025	\$ 177,842.32	\$ 416,730.40	\$ 15.00	\$ 263,680.00		\$ 79,310.00	\$ 41,200.00		\$ 384,190.00	\$32,540.40 \$15/year
2026	\$ 210,382.71	\$ 420,897.70	\$ 15.00	\$ 271,590.40		\$ 81,689.30	\$ 42,436.00		\$ 395,715.70	\$25,182.00 \$15/year
2027	\$ 235,564.72	\$ 425,106.68	\$ 15.00	\$ 279,738.11		\$ 84,139.98	\$ 43,709.08		\$ 407,587.17	\$17,519.51 \$15/year
2028	\$ 253,084.22	\$ 429,357.75	\$ 15.00	\$ 288,130.26		\$ 86,664.18	\$ 45,020.35		\$ 419,814.79	\$9,542.96 \$15/year
2029	\$ 262,627.18	\$433,851.32	\$ 15.00	\$296,774.16	\$0.00	\$89,264.10	\$46,370.96		\$432,409.23	\$1,242.09 \$15/year

Recommend \$15/Year to  
start slowly building a fund  
balance for aerial or other  
study as needed.



# Storm Water Fee/MS 4 Permit

## ■ Recommendations

- Maintain the current level of service
- Increase the Storm Water Fee to less than the change in CPI over the last 16 years
- An increase to \$15/Year would allow for a slow rebuild of the Storm Water Fund balance over the next several years to accommodate the occasional need for additional study, surveys, etc.