



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

406 Justice Drive, Lebanon, Ohio 45036

www.co.warren.oh.us

commissioners@co.warren.oh.us

Telephone (513) 695-1250

Facsimile (513) 695-2054

TOM GROSSMANN

SHANNON JONES

DAVID G. YOUNG

GENERAL SESSION AGENDA

June 13, 2023

- | | | |
|-----------|-------------|--|
| #1 | | <i>Clerk — General</i> |
| #2 | 9:00 | <i>Work Session — Soil and Water Conservation District Relative to the Leadership Float on the Little Miami River</i> |
| #3 | 9:15 | <i>Consider Municipality Owned Annexation of 51.4419 Acres to the City Of Lebanon</i> |
| #4 | 9:30 | <i>Work Session — Chris Brausch, Sanitary Engineer</i> |

The Board of Commissioners' public meetings can now be streamed live at [Warren County Board of Commissioners - YouTube](#)

APPROVE REQUISITIONS AND AUTHORIZE COUNTY ADMINISTRATOR TO SIGN DOCUMENTS RELATIVE THERETO

BE IT RESOLVED, to approve requisitions as listed in the attached document and authorize Tiffany Zindel, County Administrator, to sign on behalf of this Board of County Commissioners.

M moved for adoption of the foregoing resolution being seconded by M. Upon call of the roll, the following vote resulted:

M
M
M

Resolution adopted this 13th day of June 2023.

BOARD OF COUNTY COMMISSIONERS

Tina Osborne, Clerk

/tao

cc:

Commissioners' file

REQUISITIONS

Department	Vendor Name	Description	Amount
REC	FIDLAR ACQUISITION	FINAL SCANNING PROJECT	\$ 35,107.50
WAT	BRENNTAG MID SOUTH INC	WAT ET WATER TREATMENT CHEMICA	\$ 80,000.00

6/13/2023 APPROVED:

Tiffany Zindel, County Administrator

CONSENT AGENDA*

June 13, 2023

Approve the minutes of the June 6, 2023, Commissioners' Meeting.

PERSONNEL

1. *Approve leave donation for Alex Mokrycki, Communications Systems Supervisor within Telecomm*
2. *Accept resignation of Stephanie Austin, Zoning Inspector and approve posting of vacated position within Building/Zoning Department*
3. *Amend Resolution #23-0062 to reflect the correct name of Jeremy Turnmire within the hiring resolution*
4. *Remove probationary employee from employment within Emergency Services*
5. *Adopt classification specification and point factor assignments of Part-Time Facilities Worker and approve reclassification of Bailey Snider and Ricky Sheppard within Facilities Management*
6. *Hire Christina Banks as Assessment/Investigative Caseworker II within Children Services*

GENERAL

1. *Advertise for Request for Qualifications for Criteria Architect Services for the Warren County Criminal Suppression Headquarters Project (SWAT Garage)*
2. *Award bid to Brenntag Mid-South Incl for the 2023 Water Treatment Chemicals Project*
3. *Approve notice of intent to award bid to Ford Development Corporation for the Warren County Airport-South Taxiway and Apron Reconstruction and Runway and Taxiway Pavement Marking Project*
4. *Authorize County Administrator to sign documents relative to Grant #23-06 and 23-16 with ODOT Office of Aviation relative to FY2023 Airport Grant Program*
5. *Enter into agreement with Joy Outdoor Education Center for leadership development program for Directors*
6. *Enter into agreement with Fiddlar Technologies on behalf of County Recorder*
7. *Approve various placement agreements on behalf of Children Services*
8. *Enter into subgrant agreements with Family Promise of Warren County, Safe on Main and Warren County Career Center on behalf of Human Services*
9. *Approve ODJFS form relative to the Social Services Block Grant County Profile Report Summary Estimate*
10. *Authorize Human Services staff to initiate contract negotiations for Non-Emergency Transportation for Warren County Medicaid Consumers with Valley Transport, LLC pursuant to RFP issued for non-emergency transportation services*
11. *Approve TANF PRC contract with Warren County ESC on behalf of Human Services*
12. *Approve amendment #2 to the engineering contract with WSP USA INC. for engineering services for the Fields-Ertel Road Improvement Project on behalf of the County Engineer*
13. *Authorize partial release of retainage in the Building Crafts, Inc. escrow account for the RAR Water Softening Project on behalf of W/S Department*
14. *Enter into service agreement with Midco Diving & Marine Services on behalf of W/S Department*
15. *Approve subgrant agreement with ODJFS on behalf of Child Support Enforcement Agency*
16. *Enter into agreement with Village of Morrow relative to FY21 CDBG Train Depot Project*

- 17. Approve amendment #4 with UTS relative to Warren County Transit*
- 18. Approve subgrant award agreement on behalf of Warren County Drug Task Force*
- 19. Enter into classroom training agreement on behalf of OhioMeansJobs Warren County*
- 20. Declare various items as surplus and authorize disposal through internet auction*
- 21. Acknowledge receipt of May financial statement*
- 22. Authorize payment of bills*

FINANCIAL

- 23. Approve operational transfer from Commissioners 11011112 into W/S Funds for W/S*
- 24. Approve supplemental appropriation and operational transfer from General Fund 1101 into Clerk of Court 2275 and 2282*
- 25. Approve supplemental appropriations into OMJ 2258 and Common Pleas 2289*
- 26. Approve appropriation adjustments from Commissioners 11011110 into Treasurer 11011130 for payout*

**Please contact the Commissioners' Office at (513) 695-1250 for additional information or questions on any of the items listed on the Consent Agenda*



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

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

MINUTES: Regular Session – June 6, 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 May 30, 2023, meeting.

Shannon Jones – present

Tom Grossmann – present

David G. Young – present

Tina Osborne, Clerk – present

Minutes of the May 30, 2023 meeting were read and approved.

- 23-0712 A resolution was adopted to hire Madison McClain as Water and Sewer Utility Clerk I, within the Warren County Water and Sewer Department. Vote: Unanimous
- 23-0713 A resolution was adopted to hire Sarah Roberts as Customer Advocate I, within OhioMeansJobs Warren County. Vote: Unanimous
- 23-0714 A resolution was adopted to hire Deric Lucas as Customer Advocate I within OhioMeansJobs Warren County. Vote: Unanimous
- 23-0715 A resolution was adopted to hire Clay Cleaver as Training Coordinator, within the Warren County Department of Job and Family Services, Human Services Division. Vote: Unanimous
- 23-0716 A resolution was adopted to accept resignation of Tyler Bell, Investigative Caseworker I, within the Warren County Department of Job and Family Services, Children Services Division, effective May 31, 2023. Vote: Unanimous

- 23-0717 A resolution was adopted to authorize posting of Notice of Intent to Request Release of Funds in County Administration Building for FY2023 Community Development Block Grant Projects. Vote: Unanimous
- 23-0718 A resolution was adopted to authorize the President of this Board to sign requests for Release of Funds and Certification, Form 7015.15 as it relates to environmental reviews for Fy2023 Community Development Block Grant (CDBG) Projects. Vote: Unanimous
- 23-0719 A resolution was adopted to cancel regularly scheduled Commissioners' Meeting of Thursday, June 8, 2023. Vote: Unanimous
- 23-0720 A resolution was adopted to advertise and set for the Public Hearing to consider the County's Year 2024 Tax Budget. Vote: Unanimous
- 23-0721 A resolution was adopted to enter into contract with the Aero-Mark Company, LLC, Inc. for the 2023 Striping Project. Vote: Unanimous
- 23-0722 A resolution was adopted to authorize County Engineer to execute LPA (Local Public Agency) Federal Local – Let Project Agreement with Ohio Department of Transportation (ODOT) for the Stephens Road Bridge #158-0.92 Replacement Project (PID #117643). Vote: Unanimous
- 23-0723 A resolution was adopted to transfer a 2006 Ford 350 pickup truck being utilized by Warren County Telecommunications to Massie Township. Vote: Unanimous
- 23-0724 A resolution was adopted to approve Change Order #1 from Locution Systems Inc. on behalf of Warren County Telecommunications. Vote: Unanimous
- 23-0725 A resolution was adopted to enter into classroom training agreements on behalf of OhioMeansJobs Warren County. Vote: Unanimous
- 23-0726 A resolution was adopted to authorize President of the Board of County Commissioners to sign Internal Revenue Service (IRS) Form 720 relative to Patient Centered Outcome Research Institute (PCORI). Vote: Unanimous
- 23-0727 A resolution was adopted to acknowledge payment of bills. Vote: Unanimous
- 23-0728 A resolution was adopted to accept an amended certificate in Probation Supervision Fund #2227. Vote: Unanimous
- 23-0729 A resolution was adopted to approve operational transfer from Title Fund #2250 into Commissioner Fund #1101. Vote: Unanimous
- 23-0730 A resolution was adopted to approve supplemental appropriation into Sheriff's Office Fund #2295. Vote: Unanimous

- 23-0731 A resolution was adopted to approve supplemental appropriation into Road Infrastructure Fund #4451. Vote: Unanimous
- 23-0732 A resolution was adopted to approve a supplemental appropriation within the Fields Ertel Improvement Project Fund #4454. Vote: Unanimous
- 23-0733 A resolution was adopted to approve appropriation adjustment within Recorder's Fund #2216. Vote: Unanimous
- 23-0734 A resolution was adopted to approve appropriation adjustment within Sheriff's Office Fund #6630. Vote: Unanimous
- 23-0735 A resolution was adopted to approve appropriation adjustment within Health Insurance Fund #6632. Vote: Unanimous
- 23-0736 A resolution was adopted to approve requisitions and authorize County Administrator to sign documents relative thereto. Vote: Unanimous
- 23-0737 A resolution was adopted to approve the Memorandum of Understanding and agreement with the Southwest Ohio Council of Governments on behalf of OhioMeansJobs Warren County and Warren County Department of Human Services. Vote: Unanimous

DISCUSSIONS

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

Tom Isaacs, Warren County Educational Service Center (ESC) Superintendent, was present along with Cary Furniss, ESC Treasurer, for a work session to discuss the impact of housing on schools.

Commissioner Young stated he requested this work session due to his question of Mr. Isaacs of wanting to know what price point a house must be for a child to "pay their way" with schools.

Mr. Isaacs stated that it takes a home value of approximately \$800,000 to equal the cost to educate one child in Warren County.

Mr. Furniss stated that he has been a school treasurer for 35 years. He stated his goals for today's work session as follows:

- Identify economic differences of the Warren County Schools
- Support that Warren County Schools are High Quality, Low Cost providers
- Explain the impact of housing on our schools and provide the break-even analysis for a new home

Mr. Furniss reviewed the attached PowerPoint presentation.

There was discussion related to the need for balanced growth between residential, commercial, industrial, and public utility property to help the funding gap.

Commissioner Jones requested Mr. Furniss to remind her about the Local Effort Index.

Mr. Furniss stated it is a combination of the tax rate valuation a community has and the federal adjusted gross income.

There was much discussion relative to the formula used in the past vs. the current formula allowing consistency and predictability.

Commissioner Jones stated her desire to learn what our local schools are contributing relative to the current formula being utilized to distribute funds from the State of Ohio.

Commissioner Grossmann summarized the takeaway from the work session that the current housing does not fund our schools.

Mr. Furniss reiterated the need for balanced growth with residential and commercial/industrial.

There was discussion relative to the evolving of Kings Schools funding as it relates to the new levy approved by the voters and as the Tax Increment Financing agreements begin to expire, the reduction of State funding will be reduced, requiring additional levies in the future.

Commissioner Young discussed the need for balanced growth being the key to a healthy community.

The Board thanked Mr. Furniss for the information he provided today.

On motion, upon unanimous call of the roll, the Board entered executive session at 9:42 a.m. to discuss acquisition of property pursuant to Ohio Revised Code Section 121.22 (G)(2) and exited at 10:20 a.m.

Upon motion the meeting was adjourned.

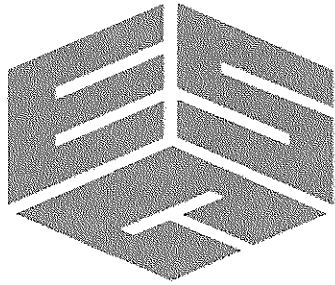
Shannon Jones, President

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 June 6, 2023, in compliance with Section 121.22 O.R.C.

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



Warren County Educational Service Center

1879 Deerfield Road, Lebanon OH 45036
Phone: 513-695-2900

www.warrencountyesc.com



WCESC continues
to be named a High
Performing ESC by
the Ohio
Department of
Education



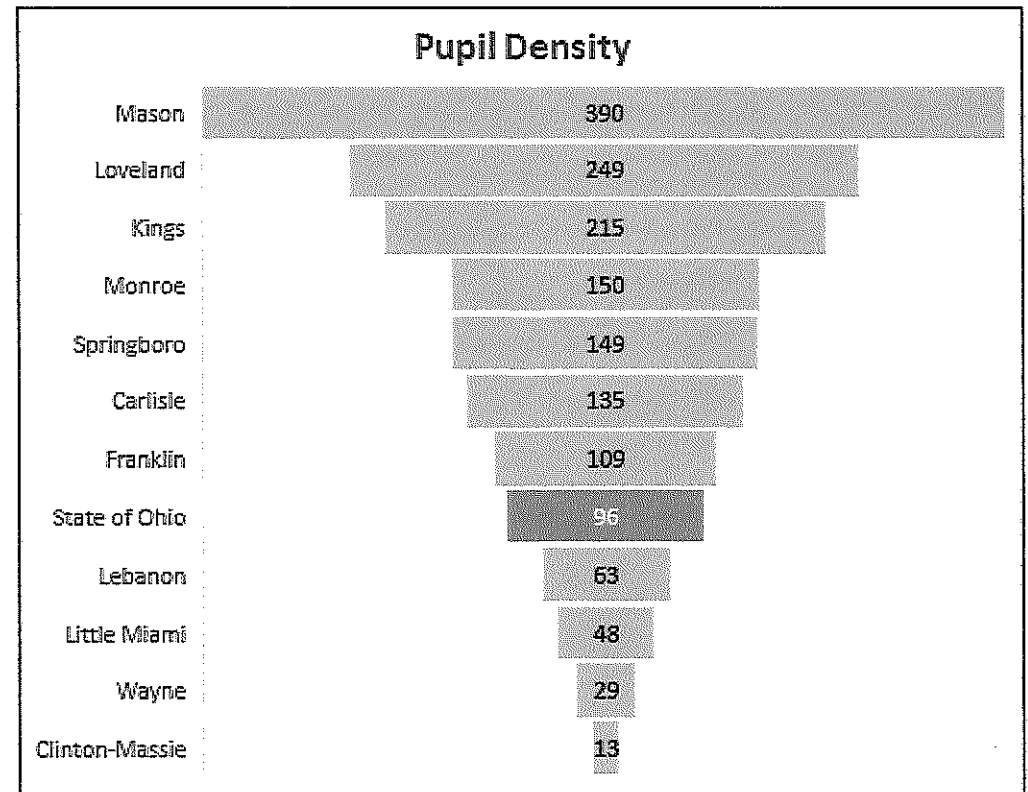
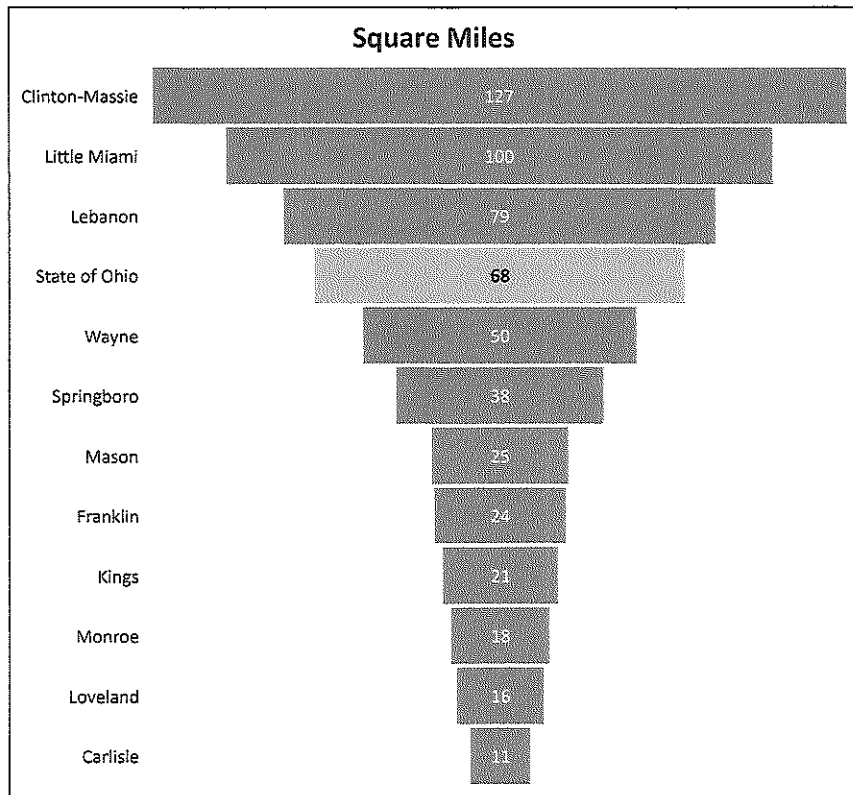
New Housing Impact

Goals of Today's Presentation

- Identify economic differences of the Warren County Schools
- Support that Warren County Schools are High Quality, Low Cost providers
- Explain the impact of housing on our schools and provide the break-even analysis for a new home



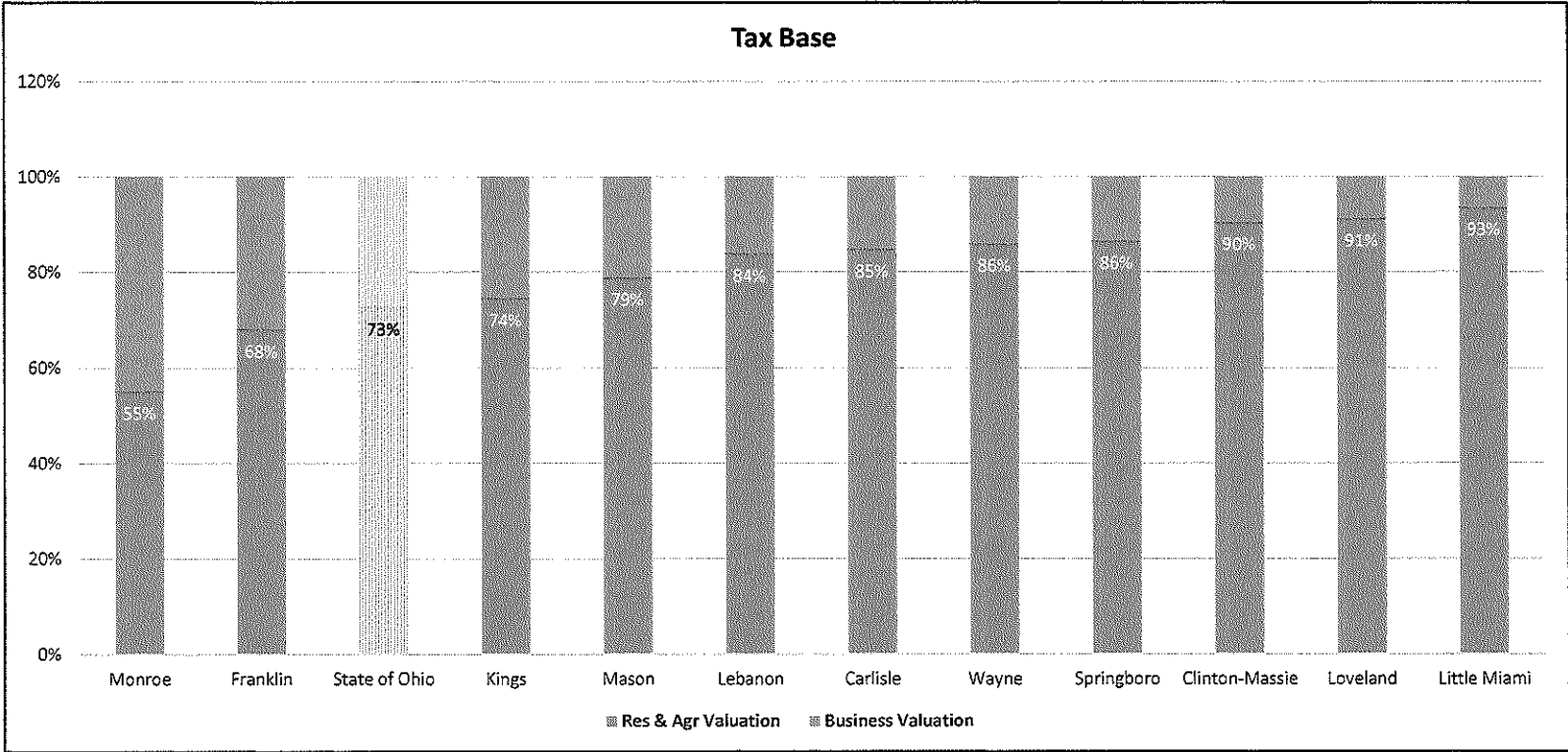
How do we compare in size and density?



District square miles and pupil density correlate to potential areas of future growth



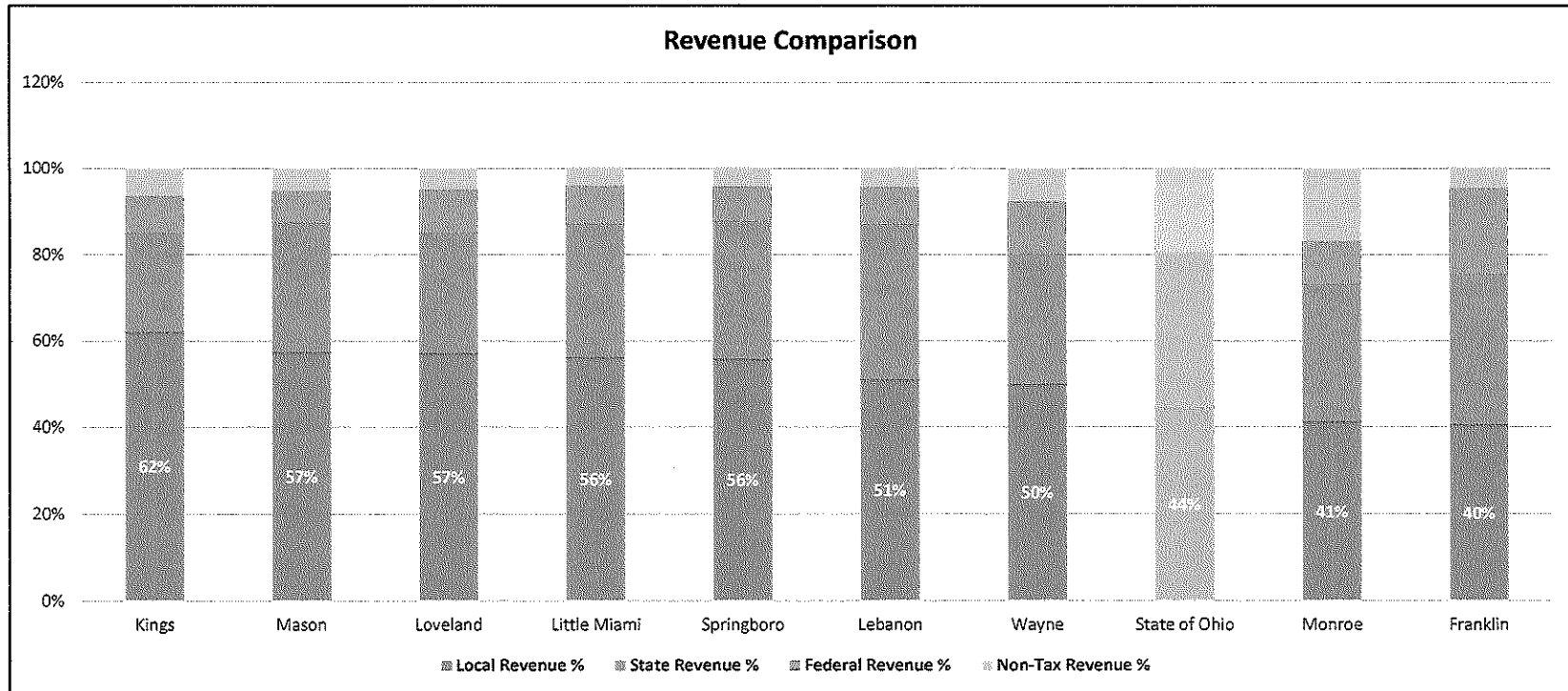
How do we compare in Tax Base?



Warren County Schools are more reliant on Ag/Res Property than the State of Ohio



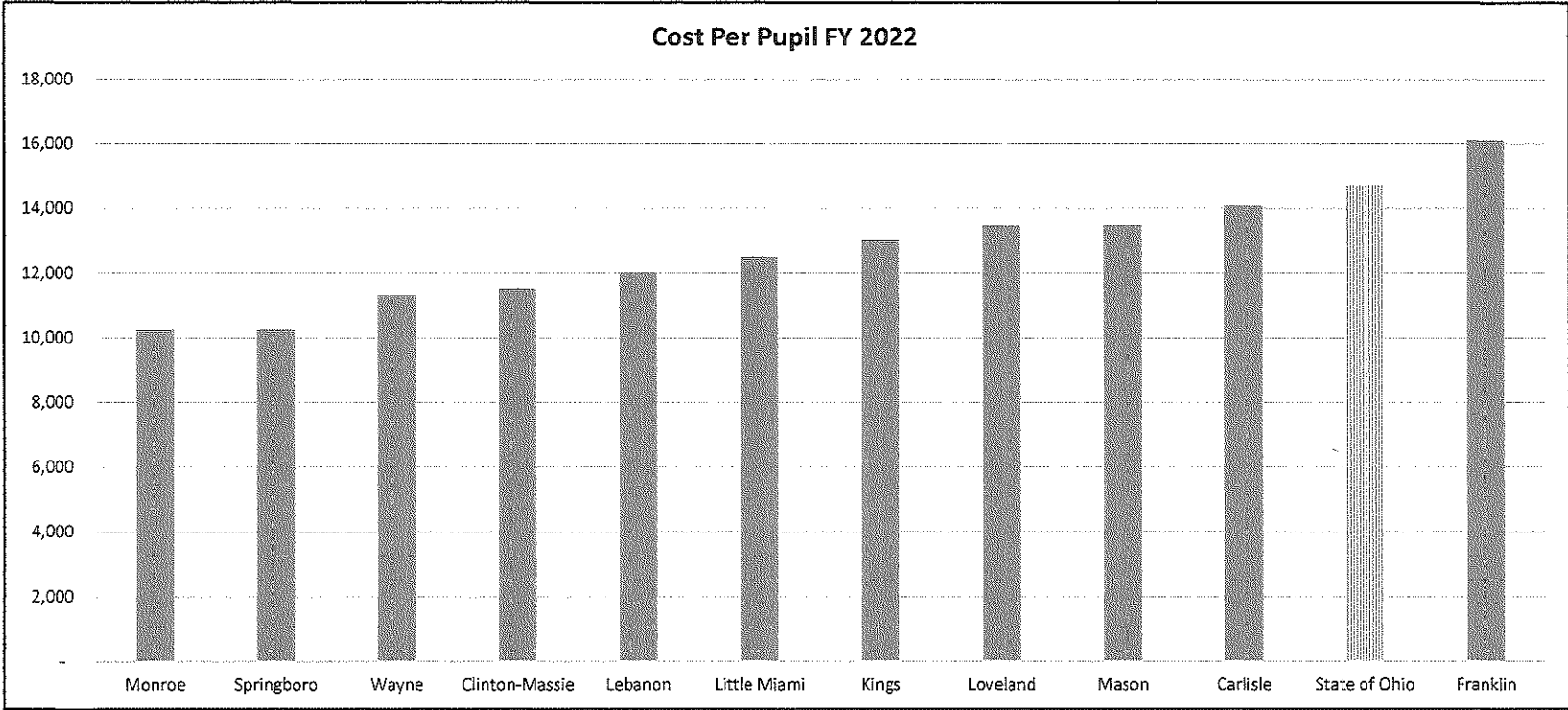
Warren County Schools are primarily locally funded



Warren County Schools are more reliant of local revenue than the State of Ohio



How does our cost compare?

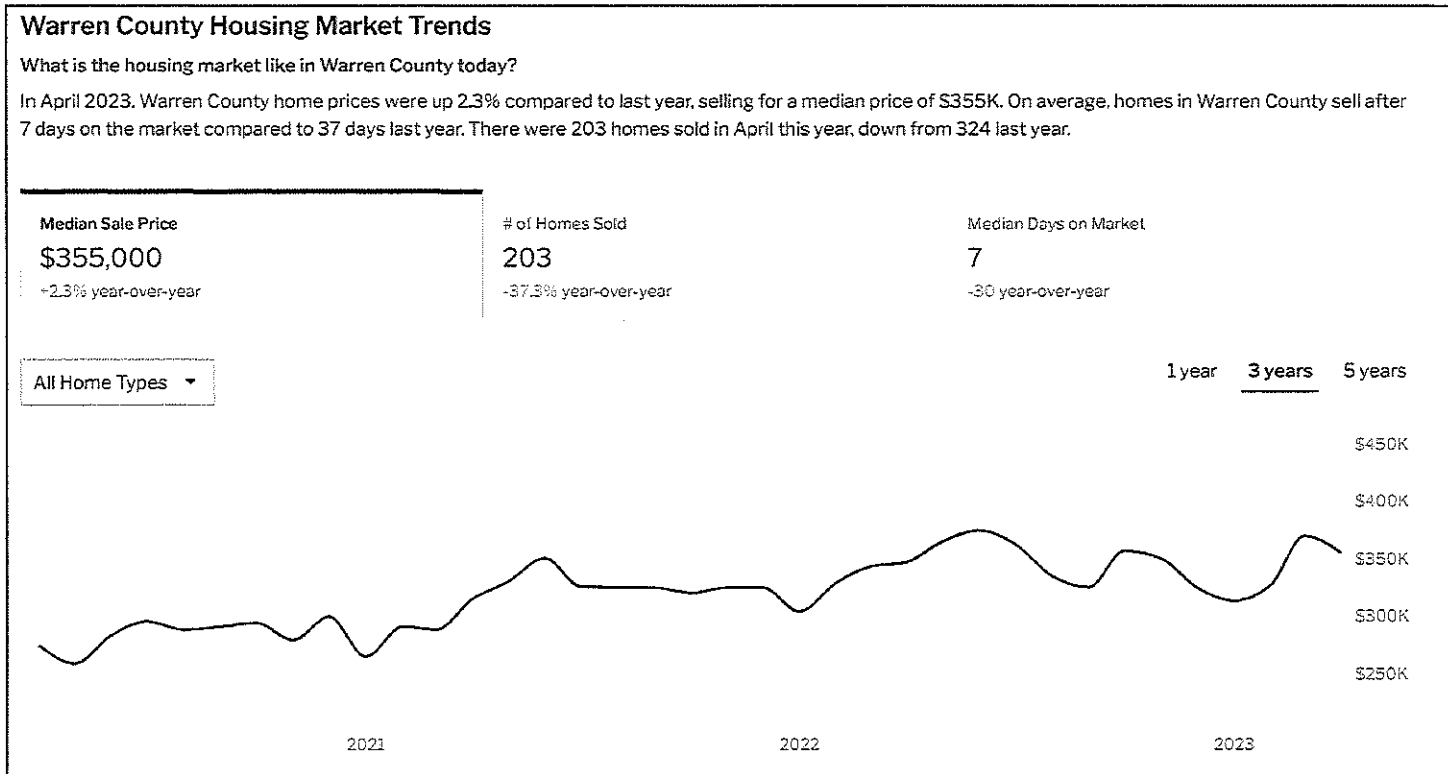


Warren County School costs are below the State Average. High Quality, Low Cost providers.

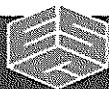


What is the current trend in the Warren County Housing Market?

➤ Using data from Redfin.com



Median Sale Price of \$355,000 year-over-year



- Using the Median Home Sale Price, what is our break even point for new housing?
 - Assuming 1 new student per new home
 - Current tax rates
 - Current State Funding support

District	Median Sale Price	New Students	New Local Revenue	New State Revenue	Additional Cost Per Pupil	Breakeven
Clinton-Massie	355,000	1.0	2,485	-	11,538	(9,053)
Little Miami	355,000	1.0	3,491	-	12,499	(9,008)
Mason	355,000	1.0	4,538	-	13,471	(8,933)
Loveland	355,000	1.0	4,585	3,970	13,452	(8,867)
Lebanon	355,000	1.0	3,683	-	12,005	(8,322)
Kings	355,000	1.0	4,936	-	13,033	(8,097)
Wayne	355,000	1.0	3,616	-	11,329	(7,713)
Springboro	355,000	1.0	3,160	-	10,262	(7,102)
Franklin	355,000	1.0	4,175	6,148	16,108	(5,785)
State of Ohio	355,000	1.0	3,408	5,849	14,686	(5,429)
Carlisle	355,000	1.0	3,057	6,583	14,074	(4,434)
Monroe	355,000	1.0	2,485	3,970	10,259	(3,804)

Majority of Warren County Schools are on a State Funding Guarantee.

-
- How is the funding gap closed for new students?
 - Class II Development
 - Commercial Real Estate
 - Industrial Real Estate
 - Public Utility Property
 - Local Levies



Questions?

Thank you





**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Amanda Stephens DEPARTMENT: WC Veterans

*POSITION: Executive Assistant DATE: 6/7/23

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
TRAINING MORE THAN 250 MILES

PURPOSE:
Warren County Chamber Alliance Fly-in

LOCATION:
806 15th St. NW, Washington DC

DATE(S): September 18 - 20th, 2023

TYPE OF TRAVEL: (Check one)

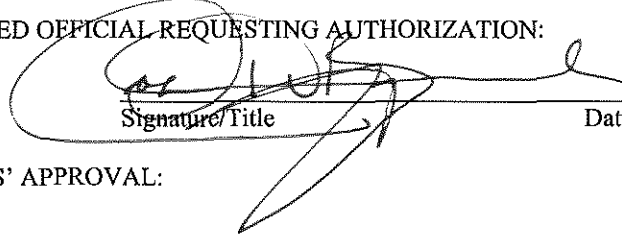
AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Lodging \$800, Uber \$100, Meals \$100, Airfare \$800, Reg. \$300

ESTIMATED COST OF TRIP: \$2,100

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

 6-7-23
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:

Empty box for listing additional attendees.



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Tori Otten DEPARTMENT: Records Center

*POSITION: Assistant Archivist DATE: 6/9/2023

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING SEMINAR/SESSION
 TRAINING MORE THAN 250 MILES

PURPOSE:
 Digital POWRR Institute
 July 23rd - July 26th

LOCATION:
 NIU- Naperville Conference Center
 1120 East Diehl Road Naperville, IL 60563

DATE(S): July 24th-26th

TYPE OF TRAVEL: (Check one)

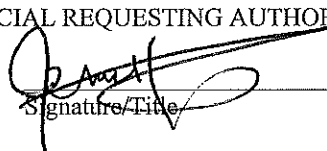
AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: \$119x3 x IL state tax = \$420

ESTIMATED COST OF TRIP: \$420.00 (attendee received stipend for gas and food)

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

 6/9/2023 Director
 Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

 Commissioner Date

 Commissioner Date

 Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:



**REQUEST FOR AUTHORIZATION TO ATTEND ASSOCIATION MEETING,
CONVENTION OR TRAINING SEMINAR/SESSION**

This form is to be completed by Department Head/Elected Official requesting authorization to attend an Association Meeting or Convention or Training Seminar/Session sponsored by an Association as required by O.R.C. Section 325.20. Additionally, authorization is required for any training seminar/session held more than 250 miles from county campus;

*NAME OF ATTENDEE: Matt Fetty DEPARTMENT: OhioMeansJobs

*POSITION: Director DATE: 6/5/23

REQUEST FOR AUTHORIZATION FOR THE ABOVE-NAMED EMPLOYEE/ELECTED OFFICIAL TO ATTEND THE FOLLOWING:

ASSOCIATION MEETING CONVENTION ASSOCIATION SPONSORED TRAINING
TRAINING MORE THAN 250 MILES SEMINAR/SESSION

PURPOSE:
DC Fly-In

LOCATION:
Hay Adams Washington DC

DATE(S): 9/17/23-9/20/23

TYPE OF TRAVEL: (Check one)

AIRLINE STAFF CAR PRIVATE VEHICLE OTHER

LODGING: Hay Adams Hotel

ESTIMATED COST OF TRIP: \$3000

I CERTIFY THAT DIRECTION HAS BEEN GIVEN TO ALL EMPLOYEES ATTENDING THIS FUNCTION, THAT IT IS EXPECTED OF THEM TO ATTEND APPLICABLE SESSIONS.

DEPARTMENT HEAD/ELECTED OFFICIAL REQUESTING AUTHORIZATION:

Matt Fetty 6/5/23
Signature/Title Date

BOARD OF COMMISSIONERS' APPROVAL:

Commissioner Date

Commissioner Date

Commissioner Date

*If additional employees will be attending the Association Meeting, Convention or Training Seminar/Session please list names and positions here:



Equipment Allocation Request



for approval from the Board of County Commissioners to allocate Telecommunications equipment to our partners.

Department Massie Twp Fire Date 6/5/2023

Requested by Paul Bernard Fire Chief Phone 513-695-5528
Name Title

Received by Corey Burton Communication Systems Manager Phone 513-695-3251
Name Title

Description of Request: Massie Township Fire is placing a new vehicle in service for their department. This will be a marked vehicle. A mobile radio has been requested for its use. No cables/accessories are needed for this vehicle.

Requested Equipment	QTY	Unit Price	Total Price
XTL2500 Mobile Radio	1	\$ -	\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
Estimated Total:			\$ -

Agency Meets Distribution Policy
 Radio Usage Report Checked
 Department's Request Letter is Attached
 Waiting for Approval from Board of County Commissioners

<p>Telecommunications Department</p> <p><input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied</p> <p><i>[Signature]</i></p> <p>Reviewed/Signed by Telecom Director</p> <p><u>6/5/23</u></p> <p>Date</p>	<p>Board of County Commissioners</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;"></td> <td style="width: 10%; text-align: center;">YEA</td> <td style="width: 10%; text-align: center;">NAY</td> </tr> <tr> <td>_____</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>_____</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>_____</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> <p>_____</p> <p>Reviewed/Signed by Clerk or Administrator</p> <p>_____</p> <p>Date</p>		YEA	NAY	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>	_____	<input type="checkbox"/>	<input type="checkbox"/>
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We would like to talk for just a few minutes to promote our upcoming Leadership Float on the Little Miami River. This will be a kayaking trip on Friday, July 21st with a rain date of July 28th. The purpose of this kayaking trip is to bring local decision-makers to the river to highlight it's natural beauty as a vital resource in the region that could help support economic development and conservation along the river's edge. We would like to invite council members and other decision makers from each municipality neighboring the Little Miami River throughout the County. Thank you for your time!

Contents of Petition

The petition to annex contiguous land owned by the municipality, a county, or the state must contain the following items:

- A. The petition must set forth that under an ordinance of the municipality the territory described in the petition was authorized to be annexed.
- B. An accurate legal description of the perimeter of the territory proposed to be annexed.
- C. An accurate map or plat of the territory proposed to be annexed.

ORC 709.15

Consideration of Petition

A. *Petition Entered Upon Journal*

- 1. After the petition is filed, the clerk shall cause the petition to be entered upon the board's journal at its next regular session. This entry is the first official act of the board on the petition.
- 2. The board must act on the petition within 30 days after its receipt.

B. *Action by County Commissioners*

1. LAND OWNED BY A MUNICIPALITY

If the only territory to be annexed is contiguous territory owned by the municipality, the board must adopt a resolution granting the petition.

2. LAND OWNED BY A COUNTY

If the only territory to be annexed is contiguous territory owned by a county, the board may grant or deny the petition, by resolution.

3. LAND OWNED BY THE STATE

If the only territory to be annexed is contiguous territory owned by the state and the Director of Administrative Services has filed a written consent to the granting of the annexation, the board must grant the annexation.

- C. In all cases, the annexation shall be complete upon the entry upon the journal of a resolution granting the annexation.
- D. The clerk has no duty to forward the resolution and complete file of the annexation proceedings to the municipal clerk or auditor. However, CCAO recommends forwarding a copy of the resolution and complete record to the municipal clerk or auditor.

ORC 709.16

Appeals

No appeal in law or in equity shall be allowed from the granting of this type of annexation.

ORC 709.16 (F)

RECEIVED

2023 MAY 17 PM 12:59

WARREN COUNTY
COUNTY ENGINEER

PETITION FOR ANNEXATION OF 51.4419 ACRES, MORE OR LESS,
IN TURTLECREEK TOWNSHIP, WARREN COUNTY, OHIO
TO THE CITY OF LEBANON, OHIO
UTILIZING THE SPECIAL PROCEDURE OF R.C. SECTION 709.16 ET SEQ.

TO: THE BOARD OF COUNTY COMMISSIONERS OF
WARREN COUNTY, OHIO

Now comes the undersigned petitioner, being a municipal corporation in the State of Ohio and one hundred percent (100%) owner of certain property as hereinafter described, containing 51.4419 acres, more or less, in Turtlecreek Township, Warren County, and requests that the subject property owned solely by the City of Lebanon, Ohio be annexed to the City of Lebanon, Ohio. By its signature, the undersigned elects to proceed under the "municipally owned" expedited process of Ohio Revised Code §709.16. The property is contiguous to the City of Lebanon, Ohio as required by Ohio Revised Code §709.16. As required by Ohio Revised Code §§ 709.14 and 709.15, under Ordinance No. 2022-115 passed by not less than a majority of the members elected to the Council of the City of Lebanon, Ohio, the territory described herein was authorized to be annexed to the City of Lebanon. Ordinance 2022-115 is attached hereto and made a part hereof as Exhibit "A".

An accurate description of the territory sought to be annexed is attached hereto and made a part hereof as Exhibit "B".

A plat of the above-described territory sought to be annexed is attached hereto and made a part hereof as Exhibit "C".

The number of owners in the territory sought to be annexed is one (1) and the number of owners who signed the petition is one (1).

Pursuant to Ordinance No. 2022-115, Scott C. Brunka, City of Lebanon, Ohio, 50 South Broadway Lebanon, OH 45036, (513) 228-3101, is hereby appointed Agent for the undersigned Petitioner. The Petitioner's Agent is hereby authorized to make any amendments and/or deletions in this petition, map, plat, or description in order to correct any discrepancy or mistake noted by the County Engineer or others in their examination of the petition, map, plat, or description. Amendments to correct the map, plat, or description may be made by the presentation of an amended map or plat and description to the Board of County Commissioners on, before, or after the date set for hearing of the petition unless otherwise specified by law.

“WHOEVER SIGNS THIS PETITION EXPRESSLY WAIVES THEIR RIGHT TO APPEAL ANY ACTION ON THE PETITION TAKEN BY THE BOARD OF COUNTY COMMISSIONERS. THERE ALSO IS NO APPEAL FROM THE BOARD’S DECISION IN THIS MATTER IN LAW OR EQUITY.”

City of Lebanon, Ohio
An Ohio Municipal Corporation

By:  _____

Date: 11/16/22

Print Name: Scott C. Brunka _____

Its: City Manager _____

EXHIBIT A

ORDINANCE NO. 2022-115

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A
PETITION FOR ANNEXATION WITH THE BOARD OF COUNTY COMMISSIONERS
OF WARREN COUNTY, OHIO**

WHEREAS, the City of Lebanon owns 51.4419 acres of land (the "Property") in Turtlecreek Township on the east side of Hart Road; and

WHEREAS, the Property is not currently within the City of Lebanon; and

WHEREAS, section 709.16 of the Ohio Revised Code allows for municipalities to file annexation petitions of territory owned by the municipality; and

WHEREAS, the City is able to provide municipal services to the Property; and

WHEREAS, authorization by City Council is necessary for the submission of a municipal annexation petition to the Board of Warren County Commissioners; and

WHEREAS, upon receipt of the petition by the City to annex the Property, the Board of Warren County Commissioners must take action within 30 days; and

WHEREAS, the City desires to add the Property as further described in "Exhibit A" to its boundaries if the petition is approved by the Board of Warren County Commissioners.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF LEBANON, OHIO:

SECTION 1. That the City Manager be authorized and directed to file a Petition for Annexation in accordance with section 709.16 of the Ohio Revised Code for 51.4419 acres in Turtlecreek Township, Warren County, Ohio to the City of Lebanon, in substantially the same form as the Petition attached hereto as "Exhibit B".

SECTION 2. That the City of Lebanon will accept the territory described in section 1 upon approval of the petition by the Board of Warren County Commissioners.

SECTION 3. That the City Clerk is hereby authorized and directed to perform such acts as set forth in O.R.C. 709.06, or as otherwise required by law, in order to ensure the proper recording of the annexation.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.



Mayor

Passed: November 9, 2022

Attest:



Clerk of Council

Sponsors:

All Members of Council

City
Manager



City
Auditor



City
Attorney



CERTIFICATION

I hereby certify that this is a true and correct copy of Ordinance 2022-115, approved by the Council of the City of Lebanon on November 9, 2022.



Daniel Burke, Clerk of Council

EXHIBIT B

DESCRIPTION OF PROPOSED ANNEXATION TO THE CITY OF LEBANON, OHIO HART ROAD 51.4419 ACRES

Date: August 26, 2022
Revised March 29, 2023

Situated in Sections 1 and 7, Town 3, Range 4, Turtlecreek Township, Warren County, Ohio, and being part of that real estate conveyed to The City of Lebanon, Ohio by deed recorded in Official Record Volume 5898, Page 254, (all references to deeds microfiche, plats, surveys, etc. refer to the records of the Warren County, Ohio Recorder's Office, unless noted otherwise), and being more particularly described as follows:

BEGINNING at the southwest corner of Lot No. 6452 of Miller's Crossing, Section 3, Including a Replat of Lot 6281-A Subdivision as the same is recorded in Plat Book 44, Pages 19-21, said point also being in the west line of said Section 1, and in the corporation line between the City of Lebanon and Turtlecreek Township;

Thence South eighty-five degrees forty-five minutes fifty-five seconds East (S 85°45'55" E), leaving the west line of said Section 1, along the south line of said Miller's Crossing, Section 3 Subdivision and its' easterly extension, also being the present corporation line between the City of Lebanon and Turtlecreek Township for a distance of two thousand seventy-eight and 04/100 feet (2,078.04') to the southwest corner of Lot No. 4015 of Corwin Heights Subdivision, Fifth Addition as the same is recorded in Plat Book 6, Page 12;

Thence South eighty-five degrees sixteen minutes two seconds East (S 85°16'02" E), continuing along the present corporation line between the City of Lebanon and Turtlecreek Township and the south line of said Corwin Heights Subdivision, Fifth Addition and the south line of Corwin Heights Subdivision, Third Addition as the same is recorded in Plat Book 5, Page 81 for a distance of four hundred one and 96/100 feet (401.96') to the northwest corner of Lot No. 4450 of Hiding Place Subdivision, as the same is recorded in Plat Book 25, Page 79;

Thence South four degrees forty-two minutes twenty seconds West (S 04°42'20" W), leaving the present corporation line between the City of Lebanon and Turtlecreek Township along the west line of said Hiding Place Subdivision for a distance of eight hundred ten and 74/100 feet (810.74') to the north line of Corwin Run Estates, Second Addition as the same is recorded in Plat Book 11, Page 13, said point also being in the south line of Section 1, Town 3, Range 4;

Thence North eighty-five degrees one minute twenty seconds West (N 85°01'20" W) along the north line of said Corwin Run Estates, Second Addition, and the south line of said Section 1 for a distance of two hundred ninety-one and 40/100 feet (291.40') to the northeast corner of Lot No. 4317 of Cedar Woods Subdivision, Section I, as the same is recorded in Plat Book 18, Page 25;

Thence North eighty-five degrees forty-two minutes four seconds West (N 85°42'04" W), along the north line of said Cedar Woods Section I Subdivision and the south line of said Section 1 for a distance of one hundred seven and 00/100 feet (107.00') to the southeast corner of a 0.3781 tract conveyed to Jennifer S. Snider and Nicholas K. Snider by deed recorded in Deed Record 2015-018968 (second tract);

Thence leaving the north line of said Corwin Run Estates, Second Addition, and the south line of said Section 1, along the east, north and west lines of said 0.3781 acre tract the following three (3) courses:

- 1) North four degrees seventeen minutes fifty-six seconds East (N 04°17'56" E) for a distance of ninety and 00/100 feet (90.00');
- 2) North eighty-five degrees forty-two minutes four seconds West (N 85°42'04" W) for a distance of one hundred eighty-three and 00/100 feet (183.00');
- 3) South four degrees seventeen minutes fifty-six seconds West (S 04°17'56" W) for a distance of ninety and 00/100 feet (90.00') to the south line of said Section 1;

Thence North eighty-five degrees forty-two minutes four seconds West (N 85°42'04" W), along the south line of said Section 1 for a distance of one thousand eight hundred ninety-one and 95/100 feet (1,891.95') to the southeast corner of Section 7, Town 3, Range 4;

Thence North eighty-six degrees thirty-three minutes forty-eight seconds West (N 86°33'48" W), leaving the south line of said Section 1, along the south line of said Section 7 for a distance of three hundred seventy-eight and 78/100 feet (378.78') to the existing easterly right-of-way of Hart Road;

Thence North forty-three degrees thirty minutes seventeen seconds West (N 43°30'17" W), leaving the south line of said Section 7, along the existing easterly right-of-way of Hart Road for a distance of two hundred thirty-three and 28/100 (233.28') to the easterly line of Conger Subdivision as the same is recorded in Plat Book 41, Page 77;

Thence North forty-four degrees sixteen minutes zero seconds East (N 44°16'00" E), leaving the centerline of Hart Road along the easterly line of said Conger Subdivision for a distance of eight hundred fifty-seven and 24/100 feet (857.24') to the **PLACE OF BEGINNING**.

The above describe parcel contains a total of fifty-one and 4419/10,000 acres (51.4419 acres) more or less, being forty-five and 6353/10,000 acres (45.6353 acres) located in Section 1, Town 3, Range 4 and five and 8066/10,000 acres (5.8066 acres) located in Section 7, Town 3, Range 4, being from Auditor's Parcel No. 08-01-351-002.

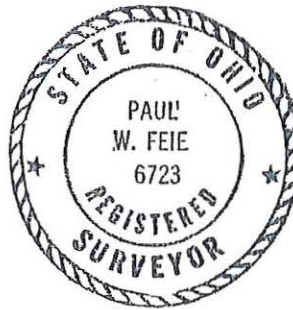
Instrument Reference as of the date of this survey is Official Record Volume 5898, Page 254 of the deed records of the Warren County, Ohio Recorder's Office.

This legal description was based upon a survey by King-Hasselbring & Associates, Civil Engineers and Land Surveyors, dated February 16, 2011, and revised August 15, 2013, with the Survey Plat filed in Volume 139, Page 97 of the Warren County Engineer's Record of Land Surveys.

Briggs Creative Services did not perform an actual field survey of the above described real estate.

BRIGGS CREATIVE SERVICES, LLC

By: Paul W. Feie 4/17/2023
Paul W. Feie Date
Ohio Registered Surveyor No. 6723



COUNTY COMMISSIONERS:
WE, THE BOARD OF COUNTY COMMISSIONERS
OF WARREN COUNTY, OHIO DO HEREBY APPROVE
THIS PLAT THIS ____ DAY OF ____ 20__

COMMISSIONERS

CITY APPROVAL:
CITY OF LEBANON CLERK:

DATE: _____

**PLAT OF ANNEXATION
OF THE HART ROAD AREA
TO THE CITY OF LEBANON
TOTAL AREA
IN PROPOSED ANNEXATION
51.4419 ACRES**
SITUATED IN
SECTIONS 1 & 7,
TOWN 3, RANGE 4
TURTLECREEK TOWNSHIP
WARREN COUNTY, OHIO
MARCH, 2023

MILLER'S CROSSING
SECTION THREE
INCLUDING A
REPLAT OF LOT 6281-A
PLAT BOOK 44
PAGES 19-21

MILLER'S CROSSING
HOWEWORKERS ASSOCIATION, INC.
OFF. REC. VOL. 439
PAGE 355

THE CITY OF
LEBANON, OHIO
OFF. REC. VOL. 884
PAGE 21
42.54 ACRES
AUD. PAR. NO.
08-01-358-002
50 SOUTH BROADWAY
LEBANON, OHIO
45036

COUNTY AUDITOR:
TRANSFERRED THIS ____ DAY OF ____ 20__
BY:

DEPUTY WARREN COUNTY AUDITOR

COUNTY RECORDER:
FILE No. _____
RECEIVED THIS ____ DAY OF ____ 20__, AT ____
RECORDED THIS ____ DAY OF ____ 20__, AT ____
RECORDED IN PLAT BOOK _____, PAGE ____
FEES: _____
BY:

DEPUTY WARREN COUNTY RECORDER

LOT No. 4015
JOHN WILHELMSON, TRUSTEE
OF THE WILHELMSON
REVOCABLE TRUST
WILLIAM F.W. CT.
LEBANON, OHIO 45036

LOT No. 4016
PAULY BOSS OEDER
306 EVELYN CT.
LEBANON, OHIO 45036

LOT 4017
JASON A. TRAYLOR &
JENNIFER L. TRAYLOR
910 EVELYN CT.
LEBANON, OHIO 45036

LOT 3475
JODIE E. BURMEISTER-SHEWAN
WILLIAM C. BURMEISTER
ORIAN E. BURMEISTER
405 WESTVIEW CT.
LEBANON, OHIO 45036

CORWIN HEIGHTS
SUBDIVISION
THIRD ADDITION
PLAT BOOK 5
PAGE 81

CORWIN HEIGHTS
SUBDIVISION
FIFTH ADDITION
PLAT BOOK 6
PAGE 12

HIDING PLACE
SUBDIVISION
PLAT BOOK 25
PAGE 79

JENNIFER S. SNIDER &
NICHOLAS K. SNIDER
DEED RECORD
2015-01868
AUD. PAR. NO.
12-04-292-018
AUD. PAR. NO.
08-01-359-001
O. 1781 CC
SUP. REC. VOL. 75, PG. 65
625 WILLOWOOD CT.
LEBANON, OHIO
45036

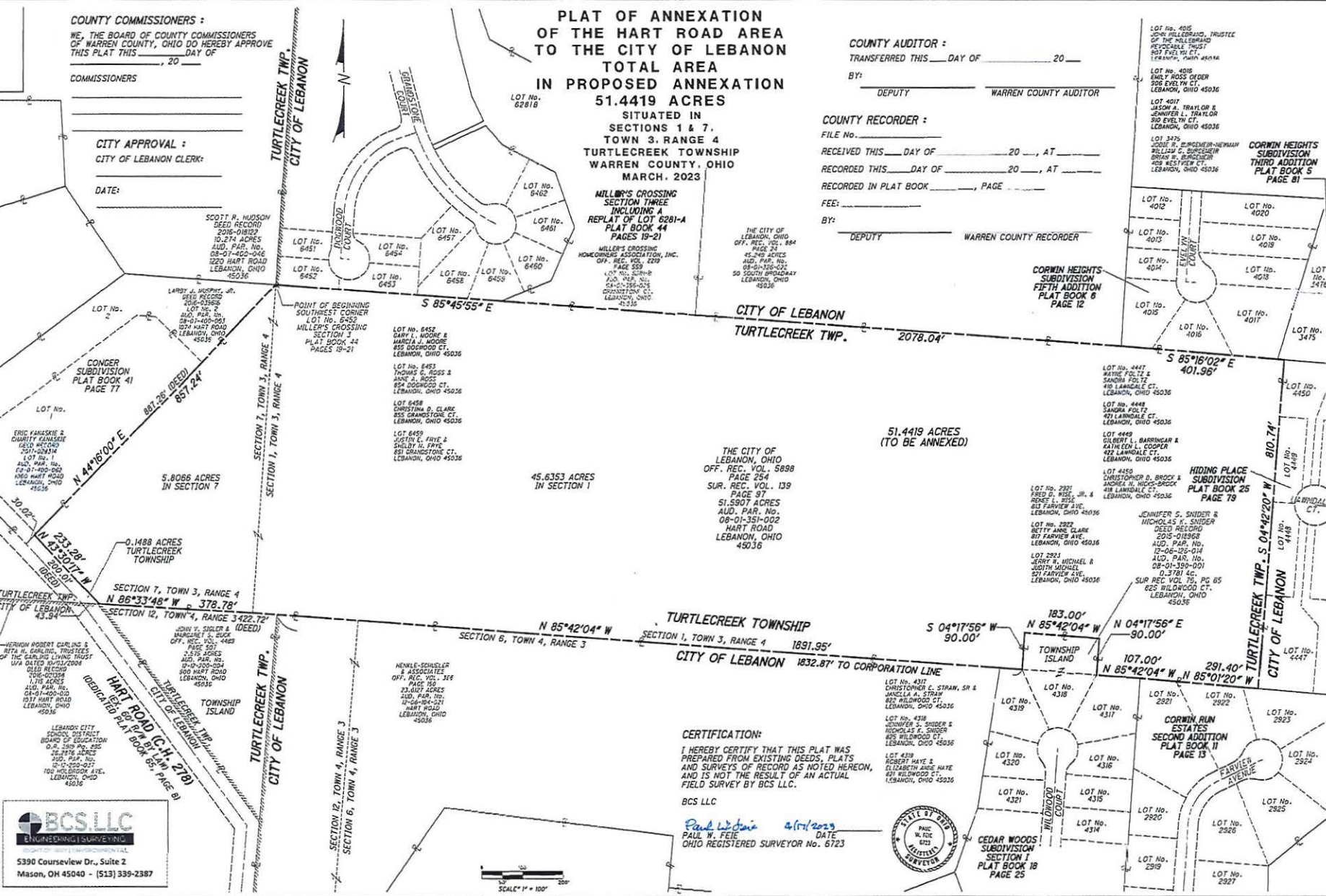
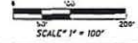
LOT No. 4317
CHRISTOPHER C. STRAW, SR. &
JANCLA A. STRAW
825 WILLOWOOD CT.
LEBANON, OHIO 45036

LOT No. 4318
JENNIFER S. SNIDER &
NICHOLAS K. SNIDER
825 WILLOWOOD CT.
LEBANON, OHIO 45036

LOT No. 4319
ROBERT HAVE &
ELIZABETH JESSIE HAVE
401 WILLOWOOD CT.
LEBANON, OHIO 45036

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAT WAS
PREPARED FROM EXISTING DEEDS, PLATS
AND SURVEYS OF RECORD AS NOTED HEREON,
AND IS NOT THE RESULT OF AN ACTUAL
FIELD SURVEY BY BCS LLC.

BCS LLC
Paul W. Feie
4/17/2023
DATE
PAUL W. FEIE
OHIO REGISTERED SURVEYOR NO. 6723



BCS LLC
ENGINEERING | SURVEYING
5390 Courseview Dr., Suite 2
Mason, OH 45040 - (513) 339-2387

EXHIBIT C

**LIST OF PARCELS
WITHIN AND ADJACENT TO ANNEXATION AREA**

PARCEL NO. 08-01-351-002

PARCEL NO.	PROPERTY OWNER	TAX MAILING ADDRESS	
0801376015	EMILY ROSS OEDER	906 EVELYN CT	LEBANON, OH 45036
0801353016	GARY L. & MARCIA J. MOORE	855 DOGWOOD CT	LEBANON, OH 45036
0801353022	CHRISTINA D. CLARK	855 GRANDSTONE CT	LEBANON, OH 45036
0807400046	SCOTT R. HUDSON	875 DOGWOOD CT	LEBANON, OH 45036
0801351002	CITY OF LEBANON OHIO	50 S BROADWAY	LEBANON, OH 45036
1206126002	BETTY ANNE CLARK	817 N FARVIEW AVE	LEBANON, OH 45036
0801379005	JODIE BURGEMEIR-NEWMAN & WILLIAM G. BURGEMEIR & BRIAN W. BURGEMEIR	409 WESTVIEW CT	LEBANON, OH 45036
1206126001	FRED D. JR. & RENEE L. WISE	813 N FARVIEW	LEBANON, OH 45036
0801390001	JENNIFER S. & NICHOLAS K. SNIDER	825 WILDWOOD CT	LEBANON, OH 45036
0801376014	THE HILLEBRAND REVOCABLE TRUST	907 EVELYN CT	LEBANON, OH 45036
0807400063	LARBY J. MURPHY JR.	1074 HART RD	LEBANON, OH 45036
0801356025	MILLERS CROSSING HOMEOWNERS ASSOC	9916 WINDISCH RD	WEST CHESTER, OH 45069
0801378008	JASON A. & JENNIFER L. TRAYLOR	910 EVELYN CT.	LEBANON, OH 45036
0801379007	GILBERT L. BARRIGAR & KATHLEEN L. COOPER	422 LAWNSDALE CT	LEBANON, OH 45036
0801353017	THOMAS G. & ANNE A. ROSS	854 DOGWOOD CT	LEBANON, OH 45036
0801398005	SANDRA FOLTZ	421 LAWNSDALE CT	LEBANON, OH 45036
0801353023	JUSTIN E. & SHELBY N. FRYE	851 GRANDSTONE CT	LEBANON, OH 45036
0801398004	WAYNE & SANDRA FOLTZ	410 LAWNSDALE CT	LEBANON, OH 45036
0807400062	ERIC & CHARITY KANASKIE	1060 HART RD	LEBANON, OH 45036
0801379008	CHRISTOPHER D. & ANDREA N. HICKS-BROCK	418 LAWNSDALE COURT	LEBANON, OH 45036
1212200004	JOHN V. SIGLER & MARGARET S. BUCK	900 HART RD	LEBANON, OH 45036
1206126003	JERRY W. & JUDITH MICHAEL	526 N BROADWAY	LEBANON, OH 45036
0801326022	CITY OF LEBANON	CITY BUILDING 50 S BROADWAY	LEBANON, OH 45036
1206126014	JENNIFER S. & NICHOLAS K. SNIDER	825 WILDWOOD CT	LEBANON, OH 45036
1206130002	ROBERT & ELIZABETH ANNE HAYE	821 WILDWOOD CT	LEBANON, OH 45036
1206126013	CHRISTOPHER E. STRAW SR. & JANELLA A. STRAW	822 WILDWOOD CT	LEBANON, OH 45036
1206104021	HENKLE-SCHUELER & ASSOC.	3000G HENKLE DR	LEBANON, OH 45035
0807400010	GARLING LIVING TRUST	1037 HART RD.	LEBANON, OH 45036

FINAL REPORT
WARREN COUNTY ENGINEERS OFFICE
TAX MAP DEPARTMENT
ANNEXATION REVIEW REPORT
(In Accordance with O.R.C. 709.031)
"EXHIBIT F"

Annexation to: LEBANON

Date Filed: 05/18/23

Filed by: SCOTT C. BRUNKA

Total Acreage: 51.4419

I. MAP CONTENTS

- | | | | |
|---|-------------------------------------|----|-----|
| a) Section-Town-Range, or Military Survey, County, and State | <input checked="" type="checkbox"/> | NO | N/A |
| b) Boundary of Territory proposed for annexation to be in bold lines for ease in identification | <input checked="" type="checkbox"/> | NO | N/A |
| c) Lengths and bearings of the boundary of the territory. (May be obtained from county records) | <input checked="" type="checkbox"/> | NO | N/A |
| d) All roads and streets. | <input checked="" type="checkbox"/> | NO | N/A |
| e) All existing corporation lines. | <input checked="" type="checkbox"/> | NO | N/A |
| f) All section, quarter section or VMS lines correctly labeled. | <input checked="" type="checkbox"/> | NO | N/A |
| g) All property lines. | <input checked="" type="checkbox"/> | NO | N/A |
| h) Names of all allotments within the territory with plat book and page as recorded in the County plat records. | <input checked="" type="checkbox"/> | NO | N/A |
| i) Lot numbers on plotted property. | <input checked="" type="checkbox"/> | NO | N/A |
| j) On unplotted property, the names of owners and deed reference with the acreage and dimensions. | <input checked="" type="checkbox"/> | NO | N/A |
| k) Annexation must be contiguous to 5% of existing corp. line <u>~50%</u> | <input checked="" type="checkbox"/> | NO | N/A |

II. LEGEND CONTENTS

- | | | | |
|---|-------------------------------------|-------------------------------------|-----|
| a) Formal identification of territory | <input checked="" type="checkbox"/> | NO | N/A |
| b) Total acreage in annexation territory with acreage breakdown of each individual parcel. | <input checked="" type="checkbox"/> | NO | N/A |
| c) Lengths of each road in territory | <input checked="" type="checkbox"/> | NO | N/A |
| d) North arrow | <input checked="" type="checkbox"/> | NO | N/A |
| e) Scale of map | <input checked="" type="checkbox"/> | NO | N/A |
| f) Date and name of surveyor with certification, preparer of map shall state if map and description are prepared by new survey or if prepared by existing deeds and plats of records. | <input checked="" type="checkbox"/> | NO | N/A |
| g) Vicinity map to designate location of annexation. | YES | <input checked="" type="checkbox"/> | N/A |

III. OTHER REQUIREMENTS

- | | | | |
|---|-------------------------------------|----|-----|
| a) Map on 24" x 36" mylar or linen reproducible | <input checked="" type="checkbox"/> | NO | N/A |
| b) Accurate map | <input checked="" type="checkbox"/> | NO | N/A |
| c) Description accurate and in accordance with plat | <input checked="" type="checkbox"/> | NO | N/A |
| d) Number of property owners in territory | <input checked="" type="checkbox"/> | NO | N/A |
| e) Number of property owners signing the petition | <input checked="" type="checkbox"/> | NO | N/A |
| f) Signature Block for Warren County Commissioners | <input checked="" type="checkbox"/> | NO | N/A |
| g) Signature Block for City or Village Officials | <input checked="" type="checkbox"/> | NO | N/A |
| h) Signature Block for Warren County Auditor | <input checked="" type="checkbox"/> | NO | N/A |
| i) Signature Block for Warren County Recorder | <input checked="" type="checkbox"/> | NO | N/A |
| j) List parcels within and adjacent to annexation area. Include names, addresses and parcel numbers. This list should be contained in the petition. | <input checked="" type="checkbox"/> | NO | N/A |

Engineer's Office Comments: ① THIS ANNEXATION WILL CREATE 2 TOWNSHIP ISLANDS THAT SHOULD BE ACCEPTABLE PER O.R.C. 702.023(E)(5)

Reviewed by: BOB FOX

Date: 05/22/23

Neil F. Tunison
Neil F. Tunison P.E., P.S.
Warren County Engineer



MORROW AREA SEWER STUDY

Warren County Water & Sewer Department

Warren County Commissioners
June 13, 2023

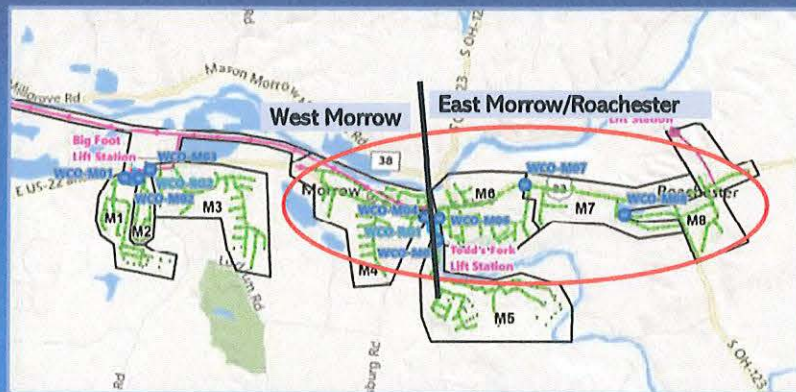


AGENDA

1. Morrow area 5-year Plan
2. Sewer Capital Improvement Program
3. Sewer Connection Fees
4. Wet Weather Mitigation Project
5. Recommendations

1

5-Year Morrow Area Improvement Plan



Goal: Reduce Inflow & Infiltration from older developments including East Morrow/Rochester and West Morrow.

2

5-Year Morrow Area Improvement Plan

Task	Budget	2022	2023				2024				2025				2026				2027			
			1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th	1st	2nd	3rd	4th
Sewer Master Plan Study	\$477,000																					
Purchase 100 Hazen Avenue	\$171,050																					
Force Main Cleaning (6.9 miles)	\$760,000																					
Gravity Sewer Televised Inspection	\$75,000																					
Collection System Point Repair	\$50,000																					
Collection System Lining Phase 1	\$150,000																					
Collection System Lining Phase 2	\$150,000																					
ROACHESTER & EAST MORROW																						
Flow Monitoring	\$50,000																					
Smoke Testing	\$40,000																					
Residential Inspections	\$96,000																					
Collection System Repairs	\$150,000																					
WEST MORROW																						
Flow Monitoring	\$50,000																					
Smoke Testing	\$30,000																					
Residential Inspections	\$64,000																					
Collection System Repairs	\$125,000																					
MORROW SEWER PLAN UPDATE																						
System Wide Flow Monitoring	\$100,000																					
Model & Plan Update	\$100,000																					
Meeting with Ohio EPA	\$0																					●
TOTAL	\$2,638,050																					

The meeting with Ohio EPA after completion of the program will determine the path forward beyond 2027.

3

How does this work fit in the County's Capital Improvement Program?

Capital Improvements - Sewer Fund - 5/31/2023	
Available Sewer Funds	\$28,275,000
Ongoing Projects	
55753377-Dick's Creek Pump Station Improvements	\$1,978,529
55753386-Sycamore Trails WWTP Construction	\$5,004,387
55753388-Morrow Sanitary Sewer Forcemain Cleaning	\$760,000
55753390-Fosters Lift Station Improvements Design	\$870,400
55753396-Kings Ave Bridge Aerial Crossing	\$447,697
55753398-St Rte 73/Corwin Avenue Forcemain Relocation	\$133,500
<i>Subtotal</i>	\$9,195,000
Fund Less Encumbered Projects	\$19,080,000
Future Budgeted Projects	
Morrow Area Sanitary Sewer Improvements	\$2,000,000
Lower Little Miami WWTP - UV, Biosolids Dewatering, & Septic Receiving	\$7,500,000
Waynesville WWTP - Biosolids Dewatering & Clarification	\$4,500,000
Fosters & Bear Run Pump Station Upgrades	\$8,500,000
Waynesville Collection System Lining	\$300,000
Dale Acres Wastewater Treatment Improvements	\$1,500,000
Dale Acres Sanitary Lateral Replacement	\$500,000
State Route 122 Lift Station Relocation	\$350,000
Utility Billing Software Upgrades	\$200,000
<i>Subtotal</i>	\$25,350,000
Fund Less Current Encumbered & Future Budgeted Projects	-\$6,270,000

4

A portion of the Morrow area work can be funded from new capacity fees paid by home builders in the Morrow/Hamilton Twp Area.

Existing Fees Paid by Builders when requesting a building permit

Sewer Connection Fees	Woodland at Morrow	Classicway / Hopewell Valley	Purpose
Sewer Connection Fee	\$4,800	\$4,800	System Improvements including Treatment Plant Upgrades, Trunk Sewers, Major Pump Stations.
NonParticipant Fee	\$1,500	\$0	Fee for connecting to the of the Morrow-Rochester system.
Sewer Capacity Charge		\$750	Fee for Hamilton Twp subdivisions for use of the forcemain.
Pumping Capacity Fee	\$400		Fee for use of the Todd's Fork Lift Station.
Sewer Inspection Fee	\$80	\$80	Sanitary lateral inspection fee.
TOTAL	\$6,780	\$5,630	
Proposed Capacity Fee	\$2,000	\$2,000	
TOTAL	\$8,780	\$7,630	

- Proposed \$2,000/ERU fee generates up to \$950,000, offsetting a portion of the planned capacity improvements.
- Fee is similar to charges in northern Deerfield Twp (Roberts Park, Hudson Hills, Cherrybrook, Northridge Village, Rosemont)

5

Woodlands at Morrow Wet Weather Mitigation Project

Developer makes improvements to County sewers that reduce inflow & infiltration equivalent to or greater than the amount generated by their development.

Front Street Sewer Lining:

- Cure-In-Place line 2,132 feet of 12-inch sanitary sewer located in the floodplain.
- Urethane/Epoxy Composite rehabilitation of 10 sanitary manholes.
- Install waterproof manhole top castings on 10 sanitary manholes.



6

RECOMMENDATIONS & 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 allowing for them to proceed forward with the following conditions:

1. Limit of 40 homes/year
2. Developer shall complete the wet weather mitigation project within 24 months
3. New connections will be charged an additional \$2,000/Equivalent Residential Unit Sewer Capacity Fee

7

MORROW SEWER SERVICE AREA

Warren County Sewer District

Potential Steps Forward

DEVELOPMENT

- ***Morrow (Excluding Woodlands) & Roachester Area*** - 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.

FINANCE

- Adopt a \$2,000/Equivalent Residential Unit for the Morrow Area

8