

**THE BOARD OF COUNTY COMMISSIONERS HELD AN INFORMAL REGULAR SESSION ON WEDNESDAY, JANUARY 14, 2015, WITH COMMISSIONERS EDWIN H. HUMPHREY, ROBERT L. PROUD, AND DAVID H. UIBLE IN ATTENDANCE.**

**ALSO IN ATTENDANCE WERE STEPHEN H. RABOLT, COUNTY ADMINISTRATOR, AND DEBORAH BRITTON, CLERMONT COUNTY COMMISSIONERS' OFFICE. ADDITIONAL ATTENDEES AT THE INFORMAL REGULAR SESSION ARE LISTED ON THE ATTACHED ATTENDANCE SHEET.**

**LET THE RECORD SHOW THAT THE JANUARY 14, 2015 INFORMAL REGULAR SESSION WAS VIDEOTAPED AND IS AVAILABLE FOR PUBLIC INSPECTION MONDAY THROUGH FRIDAY BETWEEN THE HOURS OF 8:00 A.M. TO 4:30 P.M. LOCAL TIME. IN ADDITION, THE INFORMAL REGULAR SESSION IS AVAILABLE FOR PUBLIC VIEWING THROUGH THE COUNTY GOVERNMENT WEBSITE AT <http://www.clermontcountyohio.gov/videos-worksession.aspx>.**

**Let the record show Informal Regular Session started shortly before 11:40 a.m.**

**THE FOLLOWING ISSUES WERE PRESENTED FOR DISCUSSION:**

1. **Issue - "Agenda for the Future" Matt Van Sant, Director and George Brown, Project Manager with Clermont Chamber of Commerce and David Gooch, President, Park National Bank**

Discussion - Mr. Van Sant provided a brochure highlighting Clermont Agenda for the Future, a community driven 10-year agenda aimed toward creating a greater Clermont County. Mr. Van Sant stated that this vision began over 25 years ago he held up the original document dated 1991, that was a 10-year plan entitled "Clermont County 2001." Mr. Van Sant provided an overview of the project, goal themes and objectives for the improvement of Clermont County into the future. Mr. Van Sant also introduced Mr. David Gooch who spearheaded the volunteers for the Agenda for the Future project and is a 2012 Lead Clermont alumni and Mr. George Brown, a consultant for this Clermont Chamber of Commerce project.

Mr. Gooch provided discussion explaining that as a Lead Clermont class project they reviewed the Clermont 2001 outline and found it very enlightening. Visioning such as creating a leadership development program as suggested in 1991 is how Lead Clermont was initially started 25 years ago. The key recommendation of the class was that a vision was needed for Clermont County, understanding the values and assets we have, and how we best leverage those moving forward. The class suggested updating the Clermont 2001 outline for the environment we now live in and with development and needs in mind establish a vision for the future.

Mr. Gooch explained that over the last year approximately 50 community meetings were held to receive input on what the community identifies as needs, themes were developed, and values and goals were identified to prepare the "Agenda for the Future" program, which was born with 23 goals in total. On Friday, January 16, 2015, the Agenda for the Future kick off, which will include a featured speaker the Chamber of Commerce President from Oklahoma City - which went through a similar process in the late 80s and was able to transform into one of the top 5 cities in the country for growth and economic development.

Mr. Van Sant noted that it was important to take notice that there were over 1,000 local voices that participated in either meetings or surveys, and that the Chamber kept track of those responses by mapping them to ensure that the county was represented equally by rural and urban areas.

Mr. Brown retired from Clermont Senior Services and is now a consultant for the Clermont Chamber of Commerce and assigned specifically as project coordinator for the Agenda for the Future. Mr. Brown stated that the main goal and objective of Lead

Clermont was not to identify weaknesses in the County but develop what was working and how we could expand on those ideas, visions and themes while still honoring our values.

Mr. Brown stated the first thing he found on his desk when starting with Senior Services in 1991 was the Clermont 2001 document. Mr. Brown stated he has enjoyed seeing some of the items implemented in his 20-year tenure at Senior Services, and would like to make sure that carries into the future.

Mr. Brown also noted that citizens will be able to provide feedback at the following URL:

[www.Clermontagenda.org](http://www.Clermontagenda.org)

Commissioner Humphrey stated that each of the Commissioners participated on at least one team, Commissioner Humphrey stated his was transportation and he believed Commissioner Uible was on the economic development team.

Commissioner Uible noted that this is the first time he had seen the hand out and it was a very nicely done condensed version of the plan.

#### **Conclusion/Follow-Up Action Needed**

No follow-up is needed at this time.

## **2. Issue - Greater Cincinnati Energy Alliance, Andy Holtzhauser, Executive Director and Chris Jones, Client Relations Director**

**Discussion** – Mr. Holtzhauser, Executive Director, Greater Cincinnati Energy Alliance (GCEA) thanked the Commissioners for taking the time to discuss the Property Assessed Clean Energy (PACE) Program in regard to the commercial and industrial building energy efficiency upgrade funding economic development tool available in our region. Mr. Holtzhauser stated GCEA has been spending quite a bit of time on the PACE finance program as a private/public partnership. Mr. Holtzhauser provided a handout and PowerPoint presentation of which the first 8 slides provided an overview of what GCEA is and the services they provide.

Mr. Holtzhauser provided additional details in the presentation about the PACE program and the legislation passed in Ohio which provides property owners the ability to pay for energy improvements such as energy efficiency and renewable energy upgrades to their property through a special assessment on their property tax bill. Ohio is one of thirty states that passed similar legislation; this is similar to a Special Improvement District (SID) and is called an Energy Special Improvement District (ESID). ESIDs assist companies in reducing their energy costs and improve the facility with no upfront capital investment.

PACE allows for a single company or location to fund and finance through bond issuances, improvements to their property through private PACE investors. Unlike SIDs there is no specific geographic area, township, village or County associated with the creation of an ESID district but simply one single location which is 100% voluntary by the property/building owner. Mr. Holtzhauser further noted there are currently 4 to 5 ESIDs in place in Ohio, one of which is in the City of Cincinnati which GCEA helped establish.

Commissioner Uible asked if it was available to corporate or residential or both. Mr. Holtzhauser stated it is available to any nonresidential building. Mr. Holtzhauser stated nonresidential is classified as any business, commercial, industrial property, or a multifamily building with over 4 units.

Commissioner Proud asked if the legislative piece of creating the ESID district is completed at the Township or County level. Mr. Holtzhauser stated the creation of districts is completed individually by Township, however there must be a project plan in place for the improvements that are intended to be made to the property before an ESID

district can be created. Mr. Holtzhauser stated the reason they are here is because townships usually go back to the County to look for guidance and the State has put in place that legislation to allow for the financing mechanism so GCEA would like for the Commissioners to consider passing a resolution supporting the PACE program for the creation of ESIDs within Clermont County.

Commissioner Proud asked if the finance interest rate was fixed plus prime. Mr. Holtzhauser stated the interest rate is currently between 5% and 7% fixed rate over a long period of time up to a maximum of 30 years. Mr. Holtzhauser noted that the PACE program is sourced through private capital which brings new investors to the county. Mr. Holtzhauser also pointed out that if a business is sold the PACE ESID is transferred to the new owner or tenant.

Jeremy Chapman, General Manager for Melink Corporation in Union Township was also in attendance. Melink is interested in doing a large PACE upgrade at their location through an ESID finance program. Melink is currently awaiting approval from Union Township on the proposed ESID.

Commissioner Humphrey asked about the number of projects GCEA has in the City of Cincinnati, he believes attended a presentation a few years ago at an Ohio-Kentucky-Indiana Regional Council of Governments (OKI) Board meeting. Mr. Holtzhauser stated GCEA has approximately 40-50 projects they are currently working on in southwest Ohio and they did indeed do a presentation to OKI regarding the residential program a few years ago.

#### **Conclusion/Follow-Up Action Needed**

Commissioner Uible stated that he thinks the Board should review the proposed resolution and they will get back to Mr. Holtzhauser.

### **3. Issue - Foundation Drainage Reimbursement Program, Lyle Bloom, Director, Steve Knipp, Assistant Director of the Operations Division, Fred Moukahal, Program Manager, Clermont County Water Resources Department and John McManus, Director of the Clermont County Soil and Water Conservation District**

**Discussion** – Mr. Bloom, Director of the Clermont County Water Resources Department (WRD) provided a PowerPoint presentation and a handout to the Board, which gave an overview of Viking Village subdivision. Mr. Bloom provided some history of Viking Village and the utilities infrastructure, noting this area was one of the first in the county serviced by public sewer and was originally a small package treatment plant. Several upgrades have been completed since it was originally constructed in 1959. The latest capital improvement was done in 2006 where downstream improvements were made to reduce or eliminate sanitary sewer overflows (SSOs) at the Viking Village Lift Station (LS) and other areas along the Hall Run trunk sewer.

Mr. Bloom further noted that late in 2009 a pilot study was completed of the area within Viking Village subdivision which contains 230 homes total. The study showed a majority of the homes had foundation drains, and 174 homes were connected to the sewer system by foundation drains. Realizing disconnecting is quite a large expense to property owners, on September 1, 2010 the Commissioners put in place a program to allow the WRD to provide a \$3,500.00 contribution as an incentive to assist homeowners with approved expenses for homes built before 1972 with foundation drains directly connected to the public sewer to disconnect from the sewer lateral.

Mr. Bloom stated that a flow monitoring device was installed in December 2011, and is monitored regularly. Mr. Bloom stated the WRD also does dye testing to check for foundations drains in accordance with Section 3.6 of the WRD Rules & Regulations handbook. Section 3.6 requires property owners to cooperate with testing done to identify sources of Inflow and Infiltration (I/I). The dye testing allows WRD to identify foundation drains still connected to the building sewer, a property owner is then notified of the required disconnection and reimbursement policy.

Mr. Bloom stated that out of the 174 homes originally found to have foundation drains, 135 homes tested positive for having foundations drains connected to the public sewer, 120 of those homes' disconnections have been completed and WRD has one dye test left to run in the subdivision plus two retests. Since the incentive programs inception the WRD has paid out \$417,284.63 in reimbursements to the 120 homeowners who have completed disconnections in Viking Village. Mr. Bloom stated there are still 15 homes that have not disconnected and 3 that need to have testing or retesting performed. These homeowners will be notified that these types of connections are illegal and must be eliminated. Mr. Bloom also stated that Section 3.6.1.3 of the WRD Rules & Regulations allows WRD to disconnect services if a homeowner does not cooperate with testing or disconnection within an appropriate timeframe of written notification of the violation or improper discharge. Mr. Bloom stated the remaining residences will be notified by letter, written final notice and by door hanger and then WRD will disconnect the water source from the home for failure to comply.

Mr. Bloom provided discussion about Rainfall Derived Infiltration and Inflow (RDII) and several SSO statistics from Hall Run and Viking Village LS since 2004. Mr. Bloom provided charts showing RDII measurements from 2008 and then again in 2013/2014 showing there has been a marked improvement since 2008, the industry standard is less than 8% and we are currently averaging 4.9%. Mr. Bloom stated the RDII reductions have been estimated to be 55% in these two locations, this has also decreased labor, electrical and treatment costs of \$5K-\$10K as well as the need to provide capital improvements to the area at a cost savings estimated to be \$1.5M.

Commissioner Proud asked what our RDII is system wide. Mr. Bloom stated it varies from treatment plant to treatment plant and he would have to do some research but if he were to guess it would be approximately 10%.

**Conclusion/Follow-Up Action Needed**

Mr. Bloom should proceed with notifications to the remaining homeowners with connected foundation drains or testing that needs to be performed.

**Adjournment**

Informal Regular Session was adjourned.

**BOARD OF COUNTY COMMISSIONERS  
CLERMONT COUNTY, OHIO**

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**EDWIN H. HUMPHREY, PRESIDENT**

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**ROBERT L. PROUD, VICE PRESIDENT**

**Absent**

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**DAVID H. UIBLE, MEMBER**

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**STEPHEN H. RABOLT, COUNTY ADMINISTRATOR**

**02/04/15  
DATE APPROVED**