

Moved by Mr(s). Corcoran, seconded by Mr(s). Humphrey

Recommendation that the Board of County Commissioners adopt Resolution Number 020-19 resolving to approve payment to vendors in the total amount of \$1,635,949.81 as set forth in the BCC Approval Invoice Report(s) For **Checks Dated 3/20/2019**, BCC Directed Pre-Paid Invoices Report(s) and Procurement Card Transaction Report presented by the County Auditor 3/18/2019, and further authorizing the County Auditor to issue warrants for same pursuant to Section 319.16 of the Ohio Revised Code.

Upon roll call on the foregoing motion, the vote was as follows:

David L. Painter,	<u>YES</u>
Edwin H. Humphrey,	<u>AYE</u>
Claire B. Corcoran,	<u>YES</u>

Date Adopted: MARCH 20, 2019

David L. Painter
David L. Painter, President

Edwin H. Humphrey
Edwin H. Humphrey, Vice-President

Claire B. Corcoran
Claire B. Corcoran, Member

OR

Thomas J. Eigel, County Administrator

RESOLUTION NO. 031-19

The Board of County Commissioners of Clermont County, Ohio, met in regular session on the 20th day of March, 2019, with the following members present:

David L. Painter, President

Edwin H. Humphrey, Vice President

Claire B. Corcoran, Member

Mrs. Corcoran moved for the adoption of the following Resolution:

A RESOLUTION ESTABLISHING AND CREATING THE HARVEST RIDGE STORMWATER DISTRICT PURSUANT TO OHIO REVISED CODE CHAPTER 6117

WHEREAS, flooding and damage from stormwater accumulation and runoff has a direct impact on the health, safety and welfare of the citizens of Clermont County; and

WHEREAS, for the purposes of preserving and promoting the public health and welfare, under Ohio Revised Code Chapter 6117, a Board of County Commissioners may establish one or more sewer districts within a county to control the drainage facilities within the county, including the establishing of rules and regulations and the setting of rates and charges; and

WHEREAS, a majority of the property owners in the Harvest Ridge Subdivision located in Miami Township, Clermont County, Ohio have requested the Clermont County Board of Commissioners to establish a Stormwater District pursuant to Ohio Revised Code Chapter 6117, to conduct services related to the management of stormwater conveyance systems; and

WHEREAS, in accordance with Ohio Revised Code Chapter 6117, a "General Plan of Drainage" attached hereto as Attachment "A" and made part hereof, has been

prepared and this plan provides the framework for the formation of the Harvest Ridge Stormwater District;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Clermont County, Ohio with at least two-thirds of its members thereto concurring as follows:

SECTION I

That in accordance with Ohio Revised Code Chapter 6117, the Board of County Commissioners does hereby effective the date of the passage of this resolution establish and create the Harvest Ridge Stormwater District to provide services related to the management of the stormwater runoff in accordance with the "General Plan of Drainage" attached hereto as Attachment "A" and made a part hereof.

SECTION II

The Clermont County Engineer is appointed the Director of the Harvest Ridge Stormwater District by Agreement entered into pursuant to Ohio Revised Code Section 315.14.

SECTION III

That the boundary for the Harvest Ridge Stormwater District is defined as those parcels described in the attached Exhibit "B".

SECTION IV

That the "General Plan of Drainage" incorporated herein by reference as Attachment "A", is hereby approved and adopted for the Harvest Ridge Stormwater District.

SECTION V

That the District will provide services only within the boundaries as defined in the attached Exhibit "B".

SECTION VI

That the Clerk of the Board is hereby directed to certify a copy of this Resolution to the Clermont County Engineer, Clermont County Auditor, and the County Recorder.

SECTION VII

That the Board of County Commissioners hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and its Committees, if any, which resulted in formal action, were taken in meetings open to the public, in full compliance with all applicable legal requirements including Section 121.22 of the Ohio Revised Code.

Mr. *Humphrey* seconded the Resolution and on roll the vote resulted as follows:

Mr. Painter *yes*

Mr. Humphrey *aye*

Mrs. Corcoran *yes*

This Resolution was duly passed on the *20th* day of *March*, 2019.

ATTEST:

Judith Kocica

JUDITH KOCICA, CLERK
Clermont County Board of

Commissioners

This Resolution was prepared and approved as to form by the Office of Prosecuting Attorney of Clermont County, Ohio
By: *Allan L. Edwards*
Allan L. Edwards
Assistant Prosecuting Attorney
Date: *3-18-19*

ATTACHMENT A

Harvest Ridge STORMWATER DISTRICT
GENERAL PLAN OF DRAINAGE

I. Overview

This is the General Plan of Drainage for the Harvest Ridge Stormwater District under Ohio Revised Code (ORC) Chapter 6117.

The District will perform inspection, maintenance and capital improvement projects to improve drainage and reduce flooding problems within the Harvest Ridge Stormwater District.

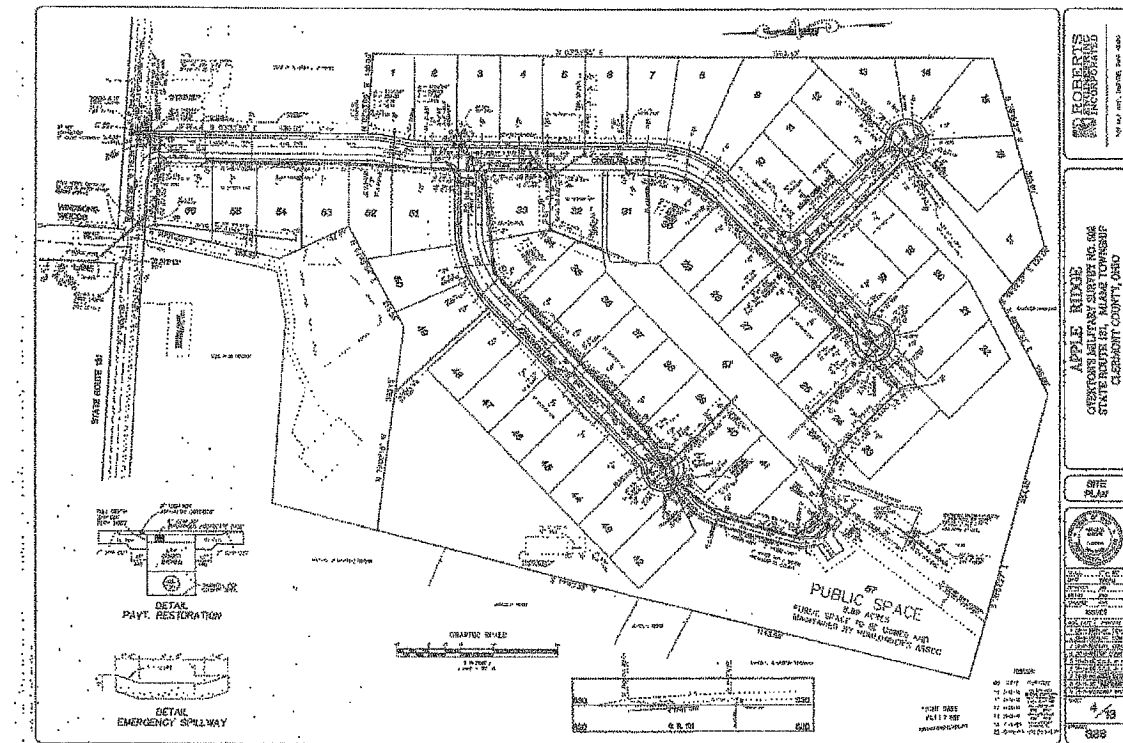


Figure 1 - Map of Harvest Ridge Stormwater District boundaries and the proposed storm sewer infrastructure for which the District will be responsible.

II. Harvest Ridge Stormwater District

Property owners from the area generally described as the Harvest Ridge subdivision have met with representatives from the Clermont County Engineer's Office to request the formation of a stormwater district specifically for the Harvest Ridge subdivision, under which the ownership and maintenance responsibilities for the storm sewer infrastructure, located within the Harvest Ridge subdivision, would be

transferred to the County, and a fee levied to the property owners to implement capital improvement projects and for the future management of the system. The basis for this request is to provide:

1. Improved Management of Drainage and Flooding Problems: The District is more capable of correcting existing drainage and flooding problems than individual homeowners or the homeowners association.
2. Improved Management of Stormwater Conveyance System: The District is more capable of managing the interconnected stormwater conveyance infrastructure, thus making the District better suited to conduct long-term planning to ensure that the stormwater infrastructure is properly operated and maintained.

III. Mission Statement

The mission statement of the Harvest Ridge Stormwater District is as follows:

The Harvest Ridge Stormwater District strives to enhance the stormwater management system within the Harvest Ridge subdivision by reducing problems associated with drainage, flooding and infrastructure, through construction and maintenance of the stormwater system, and through the promotion and implementation of effective stormwater management practices.

IV. District Boundary

The boundary for the Harvest Ridge Stormwater District is generally described as the lots located within the boundaries shown in Figure 1 above. Additionally, Attachment A, the Schedule of Stormwater Utility Fees and Billing Policies and Attachment B, the Cost Allocation Plan provide more detailed information regarding the organization and structure of the District.

V. Roles and Responsibilities of the District

1. System Inventory and Condition Assessment

Prior to the date of resolution establishing the Harvest Ridge Stormwater District, an initial comprehensive inventory and condition assessment of the stormwater conveyance system located within the District boundaries, including inlets/catch basins, pipes and structures, has been performed.

The results of the system inventory and condition assessment are summarized in Exhibit A.

The District will manage and continually update the geodatabase and the inventory shown in Exhibit A of the stormwater conveyance system as new components are added or upgraded over time. Any additional infrastructure added to the District in the future shall be approved by the Clermont County Engineer. Any changes to Exhibit A will be filed with the County Commissioners.

2. Inspection Activities

The District will conduct inspection activities on the components of the stormwater conveyance system that are located within the defined service area, have been transferred to and accepted by the County, and are located within established easements, including catch basins/inlets, pipes greater than 12" in diameter, manholes, outlet control structures in detention/retention basins, and outfalls. A map of the County owned and maintained stormwater infrastructure is illustrated in Exhibit B.

Catch basins, catch basin laterals, roof drains, underdrains, stormwater laterals or any other structure associated with a pipe of less than 12 inches in diameter are not considered part of the District's stormwater conveyance system.

The District will not inspect any portions of the stormwater conveyance system for which another entity has statutory responsibility (e.g., storm sewers within the road right-of-way); the responsible entity will continue to inspect these systems.

If an inspection conducted by the District reveals the need for maintenance, repair, replacement or other action needed on portions of the storm sewer system not maintained by the District to ensure the item in question operates or functions properly, an inspection report will be provided to the responsible party.

3. Maintenance and Capital Improvement Activities

The District may perform maintenance or capital improvements on components of the stormwater conveyance system for which the District is responsible, as defined above. Catch basins, catch basin laterals, roof drains, underdrains, stormwater laterals or any other structure associated with pipes less than 12 inches in diameter are not considered part of the District's stormwater conveyance system.

The District will not perform improvements on any portions of the stormwater conveyance system for which another entity has statutory responsibility (e.g., storm sewers within the road right-of-way currently maintained by Miami Township); the entity responsible will continue to perform any improvements that may be necessary.

Detention ponds transferred to and accepted by the District will be maintained for the purpose of managing peak flow rates from the facility including mowing as needed to maintain pond functionality. The District will not be responsible for other routine maintenance such as vegetation management or other aesthetic related issues.

Retention ponds, constructed to manage storm water runoff, that are transferred to and accepted by the District will only be maintained for the purpose of achieving the desired peak discharge flow rates from the pond; the District will not be responsible for routine maintenance such as mowing, vegetation management, other aesthetic related issues, or for recreational purposes.

To determine the maintenance activities to be conducted and the schedule of activities, the District will follow a prioritization process that considers such factors as the degree of risk to human health and safety, the magnitude and extent of structural flooding, the magnitude and extent of drainage problems, potential water quality improvements, the area affected, and the ability to mitigate the problem.

A similar process will be used to prioritize the schedule of capital improvements to be conducted. Each request will be reviewed on a case by case basis.

When conducting improvements, the District will consider using strategies or best management practices that serve to improve drainage as well as to improve the quality of stormwater runoff so impacts on watercourses such as streams, rivers and lakes are minimized. Where possible, the District will emphasize practices that encourage infiltration.

VI. Transfer of Ownership to District

Before the District performs maintenance or other improvements on any part of the storm sewer system, ownership of the infrastructure must be formally transferred to and accepted by the County and easements established to allow for the necessary inspection and repair of the system to be performed.

All legal documents regarding access to private property, including permanent easements, must be in place before the County assumes ownership.

VII. Organization and Staffing

The Harvest Ridge Stormwater District is established by the Board of County Commissioners under the authority of Ohio Revised Code (ORC) Section 6117.01 (B), which states:

“For the purpose of preserving and promoting the public health and welfare, a board of county commissioners may lay out, establish, consolidate, or otherwise modify the boundaries of, and maintain, one or more sewer Districts within the county and outside municipal corporations and may have a registered professional engineer make the surveys necessary for the determination of the proper boundaries of each District, which shall be designated by an appropriate name or number. The board may acquire, construct, maintain, and operate within any District sanitary or drainage facilities that it determines to be necessary or appropriate for the collection of sewage and other wastes originating in or entering the District, to comply with the provisions of a contract entered into for the purposes described in sections 6117.41 to 6117.44 of the Revised Code and pursuant to those sections or other applicable provisions of law, or for the collection, control, or abatement of waters originating or accumulating in, or flowing in, into, or through, the District, and other sanitary or drainage facilities, within or outside of the District, that it determines to be necessary or appropriate to conduct the wastes and waters to a proper outlet and to provide for their proper treatment, disposal, and disposition.”



The Clermont County Engineer shall serve as the Director of the Harvest Ridge Stormwater District and shall have responsibility for the operation and maintenance of the District. The County Engineer's Office staff will be responsible for carrying out the day-to-day duties of the District utilizing District funds.

VIII. Finance

1. Stormwater User Fee Fund

A Harvest Ridge Stormwater District Fund shall be established for the deposit of all fees and charges collected by the Harvest Ridge Stormwater District. These funds shall be for the exclusive use of the District's stormwater management programs, including, but not limited to the following:

- Costs associated with conducting an inventory and condition assessment of the stormwater conveyance system.
- Inspection of the stormwater conveyance system and stormwater best management practices.
- Operation and Maintenance of the stormwater conveyance system. Operation and maintenance activities may include, but not be limited to complaint management, system related erosion control/protection, storm sewer structure cleaning and repair, etc.
- Costs of construction incurred in connection with providing capital improvements and replacements to the stormwater conveyance system. As part of the improvements, the District may authorize the construction of channels, drainage swales, catch basins, storm sewers, culverts, detention or retention basins, as well as other stormwater related facilities.
- Administrative costs associated with the management of the Stormwater User Fee Fund.
- Any other stormwater-related program or expense established by the Director of the Stormwater District

2. Rate Structure

The Harvest Ridge Stormwater District will use a rate structure based on the impervious area method.

Using aerial photography, the impervious area of a representative sample of single-family residential (SFR) parcels within the Harvest Ridge District has been measured to determine the average impervious area. This value, 4,100 square feet (rounded), will serve as the Equivalent Residential Unit (ERU) within the District boundaries.

All parcels classified as Single Family Residences have been assigned a flat fee equal to one ERU. This one ERU is multiplied by the rate derived in the comprehensive rate study analysis and results in the utility fee charge. (For example, 1 ERU x rate = the utility fee charge.)



Stormwater utility fees for non-SFR parcels located within the District boundaries are based upon direct measurements of impervious area on each parcel. The impervious area for all non-SFR parcels within the service area is measured directly either through design plans, aerial photography, or on-site field measurements. The number of ERUs for each of these non-SFR parcels is determined by dividing the measured impervious area in square feet by 4,100 square feet (which represents 1 ERU for the District). The resulting ERU value is then rounded to the nearest whole number. This is shown by:

$$\text{Non-SFR parcel ERUs} = (\text{IA} / 4,100 \text{ square feet per ERU}), \text{ rounded}$$

where:

$$\begin{aligned} \text{IA} &= \text{Impervious Area, measured;} \\ \text{ERU} &= \text{Equivalent Residential Unit} = 4,100 \text{ square feet} \end{aligned}$$

To calculate the stormwater utility fee for a non-SFR parcel, the number of ERUs (in whole numbers) taken from the above calculation is then multiplied by the rate per ERU derived in the Cost Allocation Plan (Attachment B) analysis for the utility fee. The utility fee calculation for non-SFR parcels is shown as:

$$\text{Utility Fee} = \text{No. of ERUs per parcel} \times \text{Rate derived from cost allocation plan analysis}$$

For example, if the ERU for the District is 4,400 square feet, and the rate per ERU is \$9.00 and a non-SFR property contains 27,500 square-feet of impervious area, the following would apply:

$$\begin{aligned} \text{Non-residential ERUs} &= (\text{IA} / 4,400 \text{ ERU}), \text{ rounded} \\ &= (27,500 / 4,400) = 6.25 = 6 \text{ ERUs, rounded} \\ \\ \text{Utility Fee} &= \text{No. of ERUs} \times \text{Rate} \\ &= 6 \text{ ERUs} \times \$9.00 \text{ per ERU per month} \\ &= \$54.00 \text{ per month} \end{aligned}$$

By definition, undeveloped property will not be charged because impervious areas do not exist on undeveloped property.

3. Cost of Service Analysis

A comprehensive Cost of Service analysis was conducted to identify all expenditures associated with the stormwater services to be provided by the District. The elements in the Cost of Service analysis include the following:

- Inventory and condition assessments of stormwater conveyance systems within the District
- Inspection of components of the stormwater conveyance system and stormwater best management practices
- Operation and maintenance of structural components of the stormwater

conveyance system

- Capital improvements, including any financing costs, to components of the stormwater conveyance system
- Costs to administer the program
- Staffing

The details of the five-year cost of service analysis are provided in the Harvest Ridge Stormwater District Cost Allocation Plan (Attachment B).

The average monthly cost to provide the services outlined in this General Plan of Drainage over a five-year period was determined to be \$12.76.

4. Billing Mechanism

The Harvest Ridge Stormwater District will utilize the Clermont County Water Resources Department utility billing system as the mechanism for billing stormwater service charges.

5. Handling of Stormwater District Policy Disagreements

When a dispute occurs, the party raising the question should submit the issue in writing to the Director of the Harvest Ridge Stormwater District clearly describing the issue and asking for resolution. The Director should review the issue based on the existing policies of the Harvest Ridge Stormwater District and reach some conclusion to resolve the problem. Once a solution has been developed, all parties should be notified, in writing, of the decision and the parties should proceed with the disputed issue based upon that decision.

Should the Director and the conflicting party fail to reach agreement on this matter, and there appears to be no possibility of reaching agreement, the customer may appeal the decision to Clermont County Court of Common Pleas, in accordance with the provisions of Ohio Revised Code Chapter 2506.

Every effort should be made to resolve conflicts at the lowest possible level to ensure that resolution occurs in a timely manner.



ATTACHMENT A

Harvest Ridge STORMWATER DISTRICT SCHEDULE OF STORMWATER UTILITY FEES AND BILLING POLICIES

Section 1: As used in this schedule, the following words shall apply for properties within the District; words used in the singular shall include the plural, and the plural, the singular; words used in the present tense shall include the future tense. The word "shall" is mandatory and not discretionary. The word "may" is permissive. Words not defined herein shall be construed to have the meaning given by common and ordinary use as defined in the latest edition of Webster's Dictionary.

"Harvest Ridge Stormwater District" or "District" means the stormwater district formed by the properties located within the Harvest Ridge subdivision and specified in the Service Area within the Cost Allocation Plan in accordance with Ohio Revised Code (ORC) Section 6117.

"Cost Allocation Plan" means the plan prepared pursuant to ORC Section 6117.02(E) that establishes the stormwater utility fee methodology and defines the District activities and their anticipated costs that will be funded through the stormwater utility fee.

"Equivalent Residential Unit" or "ERU" means the average Impervious Area of a Single Family Residence within the District, established to be 4,100 square feet.

"Impervious Area" means areas that either prevent or retard the infiltration of water into the soil as it entered under natural conditions of the Undisturbed Property.

"Municipal Separate Storm Sewer System" means "a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) owned or operated by a State, city, town, borough, county, parish, district, association, or other public body" as stated in CFR 122.26(b)(8).

"Policies of the District" means the combination of the policies relating to the operations of the District as set forth in the "Cost Allocation Plan" and the "General Plan of Drainage" as attached to the resolution establishing and creating the Harvest Ridge Stormwater District.

"Single Family Residences" means developed property that is utilized for dwelling units, and specific definitions for the following categories are pursuant to and in accordance with the Clermont County Auditor's Land Use Codes:

- "Single Family Dwelling"
- "Two Family Dwelling"
- "Double Dwelling"
- "Mobile Home on Real Estate"
- "Titled Manufactured Home"
- "Town Home Inner"
- "Town Home Outer"

“Condominium” (where a parcel ID number and tax billing account exists with the County Auditor).

“Stormwater Utility Fee” means a fee authorized by resolution of the Clermont County Board of Commissioners to pay for operations and services of the District.

“Undisturbed Property” means real property that has not been altered from its natural state and contains no Impervious Area.

“Vacant Property” means all property with one of the following Land Use Codes in the Auditors database: 100, 110, 300, 400, or 500.

Section 2: Effective on the date the Harvest Ridge Stormwater District is created and subject to the policies for the District established under a separate resolution, each and every property in the District, unless classified as vacant property or contains less than 200 square feet of impervious surface, shall be charged a minimum 1 ERU Stormwater Utility Fee.

Section 3: The Stormwater Utility Fee for the District is established according to the methodology described in the Cost Allocation Plan (Attachment B) and determined as follows:

1. As described in the Cost Allocation Plan (Attachment B), an Equivalent Residential Unit (ERU) has been defined as 4,100 square feet of impervious area.
2. Single Family Residences (SFR) shall be assigned one (1) ERU.
3. For non-SFR property, the number of ERUs shall be determined by dividing the area of impervious surface on the property by one ERU, namely, 4,100 square feet.
4. The total annual charge for each property shall be determined by multiplying the number of ERUs determined for the property times the utility fee per ERU per year established for the District.
5. The Utility Fee per month shall be established based upon the specific extent and levels of service provided by the District, as described in the Cost Allocation Plan (Attachment B), and is determined to be \$12.76 per ERU.

Section 6: All bills for fees established under this resolution shall become due and payable in accordance with the billing procedures of the Clermont County Water Resources Department.

Section 7: The Director of the Stormwater District, or his duly authorized representative, is hereby authorized and directed to cause the rates and charges set forth herein to be billed to all properties subject thereto and to keep and maintain records relating thereto.

Section 8: As established by the Policies of the District, no free service of any kind shall be rendered to any user, including any public or private corporation, any public or private school, any governmental body or agency, or any institution, charitable or otherwise.



ATTACHMENT B

Harvest Ridge STORMWATER DISTRICT COST ALLOCATION PLAN

I. Outline of Process

The purpose of this paper is to review, discuss and make recommendations regarding all aspects of a stormwater district, including the district's service area, the levels of service to be provided, the costs of these services, and the rate required to generate the revenue needed to perform the services.

This document first provides information about the service area and the various maintenance services to be provided by the District. Section IV discusses the costs of providing these services, which in turn directly determines the rate of charge. The final sections of this report review the rate methodology, billing policies, billing adjustments and the determination of the rate of charge.

II. Service Area

The boundary for the Harvest Ridge Stormwater District is generally described as the lots located within and platted as a part of the Harvest Ridge subdivision as shown in Figure 1, attached. Figure 1 also includes the relevant infrastructure that will be transferred from the individual property owners within the District service area and accepted by the County. Exhibit C attached is a list of the lots included within the shown boundary with Parcel ID numbers.

III. Level of Service Analysis

The Harvest Ridge Stormwater District will provide the following services for the customers located within the service area:

- Storm sewer system inventory and condition assessment
- Inspection and maintenance
- Lifecycle replacement
- Administration
- Staffing

Specific services that will be provided under each program element are detailed below.

1. Storm Sewer System Inventory and Condition Assessment

A comprehensive inventory of the stormwater conveyance system, including pipes and structures that will be owned and maintained by the District is attached as Exhibit A. This inventory is based

on the available information as of the date of this report. Available information includes scanned images of record drawings with information about the stormwater conveyance system, a GIS geodatabase of the storm sewer system, and a condition assessment of the storm sewer infrastructure being transferred to the County.

The Director of the Harvest Ridge Stormwater District may, at his sole discretion, agree to accept additional storm sewer infrastructure components to the infrastructure shown in Exhibit A for the District to own and maintain if the additional storm sewer infrastructure is located within the established District boundaries and will not impact the established rate. In such instances, the Director will update Exhibits A and B to reflect the changes and file the updated documents with the Board for their records.

If the Director of the District identifies a need to revise the extent of the infrastructure that is owned and maintained by the District and this change will impact the established District boundary or the established rate, the Director will obtain approval from the Board of County Commissioners prior to acceptance of the additional infrastructure.

The District will manage and continually update the geodatabase of the stormwater conveyance system for the District as changes or upgrades to the system occur.

2. Inspection and Maintenance

The Stormwater District will conduct inspection activities on components of the stormwater conveyance system that have been transferred to and accepted by the County and are listed in Exhibit A and shown in Exhibit B as being part of the Harvest Ridge District.

Catch basins, catch basin laterals, roof drains, underdrains, drainage ditches, stormwater laterals or any other structures serving an individual property are not considered part of the District's infrastructure.

The District will not inspect or maintain any portions of the stormwater conveyance system for which another entity has statutory responsibility (e.g., storm sewers within the road right-of-way owned by a township); the responsible entity will continue to inspect and maintain these systems.

The District will not inspect or maintain public watercourses accepted by the Clermont County Engineer (i.e., systems accepted by the County Engineer under the "ditch petition" program). The responsibility of inspecting and maintaining these will remain the responsibility of the Engineer's Office utilizing District funds.

If an inspection conducted by the District reveals the need for maintenance, repair, replacement or other action needed to ensure the item in question operates or functions properly, an inspection report will be provided to the entity that has statutory responsibility.

Types of maintenance activities that would be considered the District's responsibility include, but are not necessarily limited to:

- Complaint management
- System related erosion control / protection
- Cleaning of District storm sewer structures, including catch basins, manholes, pipes and other structures,
- Storm sewer structure repairs (e.g. headwalls, manholes , catch basins , pipes, and outlet control structures)
- Repair of storm sewer cave-ins
- General system maintenance
- Engineering support
- Contract management
- Equipment replacement

The District will either utilize crews from the County Engineer's Office utilizing District funds, or hire contractors to conduct the necessary inspection and maintenance.

3. Lifecycle Replacement

The District will conduct capital improvement projects (CIPs) and replacements on components of the District's stormwater conveyance system, including catch basins/inlets, pipes, manholes, outlet control structures for retention/detention basins, and outfalls, in accordance with the General Plan of Drainage.

Capital Improvement Program activities may include, but are not limited to:

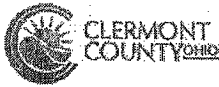
- Engineering and design analysis
- Acquisition of easements
- Construction of capital improvements
- Installation of oversized storm sewers
- Contractor bid review/selection process
- Preparation of contract documents
- Contract management

4. Administration

As with any operation, there are general administrative activities and services that must be provided. Such activities may include, but are not necessarily limited to:

- Customer service
- Billing
- Database management
- Purchase of supplies and equipment
- Other overhead

5. Staffing



The Clermont County Engineer's Office will provide the above services on behalf of the District including maintenance and capital improvements if personnel are available and it is cost effective. Otherwise, the District will contract for services. Consultants will also be hired to provide engineering services beyond those provided by the County Engineer.

IV. Cost of Service

Once the levels of service to be provided under each program element were determined, the costs to provide these services over a five-year period were estimated based on the lifecycle cost of the existing infrastructure, an evaluation of immediate CIP needs, the expected annual maintenance cost, debt service, and administration costs. Debt service will include the inventory and condition assessment, as well as any other CIPs that are considered upfront costs to the District. The detailed cost of service study is provided in Exhibit D.

Table 1 below includes the annual cost for each of the program elements described above. The results of the cost allocation study indicate that an average annual amount of \$8,576 is needed to provide the services detailed above over a period of five years.

Table 1. Annual Costs to Provide Stormwater District Services

Program Element	Year One Costs	Year Two Costs	Year Three Costs	Year Four Costs	Year Five Costs
Debt Service					
Inventory & Condition Assessment CIPs	\$2,219	\$2,219	\$2,219	\$2,219	\$2,219
Inspection & Maintenance	\$1,258	\$1,302	\$1,347	\$1,395	\$1,443
Lifecycle Replacement	\$3,055	\$3,162	\$3,273	\$3,387	\$3,506
Administration	\$216	\$223	\$231	\$239	\$247
Staffing/Engineering	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
TOTALS	\$8,248	\$8,406	\$8,570	\$8,740	\$8,916
Five-Year Average Annual Cost: \$8,576					

V. Rate Methodology and Billing Policies

Before a Stormwater Utility Fee can be calculated, the rate methodology and associated billing policies must be set in order to determine the number of billing units in the District's service area.

1. Rate Methodology

The Harvest Ridge Stormwater District will use an impervious area method for establishing stormwater utility fees.

Under the Impervious Area Method, the impervious area (e.g., roof areas, parking areas, driveways, sidewalks, etc.) is the only parameter used to measure the contribution to runoff. The impervious area is usually determined by measurements from field surveys or plotted aerial photographs. The charge for each property is determined by multiplying the impervious area of each parcel by a rate derived in a rate study analysis.

The next step in the process involves the determination of the impervious area for non-residential properties. Aerial photography and/or field measurements are used to extract the impervious areas of each non-residential parcel. The measured impervious area for each parcel is then divided by 4,100 square feet (which equals 1 ERU for the District). The number of ERUs derived from this calculation is then multiplied by the rate derived in the comprehensive rate study analysis to determine the utility fee for each parcel.

2. Equivalent Residential Unit Determination

The first step involves determining the average impervious area in square feet for a single-family residential (SFR) parcel by measuring the impervious area of a representative sample of SFR parcels. This average impervious area represents one Equivalent Residential Unit, or ERU. Once the ERU is determined, all of the SFR parcels are assigned a flat rate equal to one ERU. This one ERU is multiplied by the rate derived in the comprehensive rate study analysis and results in the utility fee (i.e., 1 ERU x rate = the utility fee for parcels classified as SFR). The Equivalent Residential Unit within the District's boundaries was determined to be 4,100 square feet.

All other parcels will be treated as non-SFR parcels. Utility fees for non-SFR parcels are based upon direct measurements of impervious area for each non-residential parcel. The impervious area for all non-residential parcels within the service area is measured directly either through design plans, aerial photography, or on-site field measurements. The measured impervious area for each parcel is then divided by 4,100 square feet (which equals 1 ERU for the District) to determine the number of ERUs on that parcel. This is shown by:

$$\text{Non-residential ERUs} = (\text{IA} / 4,100 \text{ square feet per ERU}), \text{ rounded}$$

where:

$$\begin{aligned} \text{IA} &= \text{Impervious Area, measured;} \\ \text{ERU} &= \text{Equivalent Residential Unit} = 4,100 \text{ square feet} \end{aligned}$$

To calculate the utility fee, the number of non-residential ERUs (in whole numbers) taken from the above calculation is then multiplied by the rate derived in the comprehensive rate study analysis to determine the utility fee for a particular parcel. The utility fee calculation for non-residential parcels is shown as:

$$\text{Utility Fee} = \text{No. of ERUs} \times \text{Rate (derived from rate study analysis)}$$

By definition, undeveloped property is not charged because impervious areas do not exist on undeveloped property.

The District will implement an ERU and rate system that only recognizes complete or whole ERUs. Partial ERUs will not be calculated, but rather rounded to the nearest whole ERU. All properties in the district, unless classified as vacant property as defined in the Schedule of Stormwater Utility Fees or contain less than 200 square feet of impervious surface, should be charged a minimum 1 ERU Stormwater Utility Fee.

3. Definition of Single Family Residence

As all parcels classified as Single Family Residences (SFRs) are to be assigned a flat rate equal to one ERU, it is necessary to define what a single family residence is. Single-family residential properties are defined as follows:

- All single-family residential
- All two-family or duplex properties
- Condominiums with individual Parcel ID numbers and tax billing accounts

The number of ERUs for a non-SFR parcel will be determined by directly measuring the amount of impervious area on the parcel in square feet and dividing this area by 4,100 square feet (one ERU as defined above) to determine the number of ERUs on the non-SFR parcel. Non-SFR properties shall be defined as all multi-family and commercial properties not encompassed by the definition of single-family residential, including:

- Apartments property;
- Condominium property where individual parcel ID numbers and tax billing accounts do not exist;
- Commercial property;
- Industrial property;
- Institutional property;
- Governmental property;
- Churches;
- Schools;
- Federal, State and Locals property; and
- Any other property not mentioned in this or the above single-family list.

4. Definition of Impervious Area

Because the rate methodology is directly based upon the amount of impervious area on a parcel of land, impervious area must also be defined. Impervious area is herein defined as "areas that either prevent or retard the infiltration of water into the soil as it entered under natural conditions of the undisturbed property."

Impervious surfaces include, but are not limited to, rooftops, roof extensions, patios, porches, driveways, sidewalks, athletic courts, paved parking lots and gravel surfaces on which motorized vehicles may travel, or have otherwise become compacted.

5. Public Roadways

Public roadways have been defined by the U.S. Environmental Protection Agency as part of the stormwater conveyance system. According to the Code of Federal Regulations (CFR), a municipal separate storm sewer means "a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) owned or operated by a State, city, town, borough, county, parish, district, association, or other public body" (CFR 122.26(b)(8)).

Because public roadways are considered part of the stormwater conveyance system and not sources to the system, public roadways, including sidewalks, driveway aprons and bike paths/trails within the public right-of-way, will not be billed.

6. Condominiums

The Clermont County Auditor's Office can provide a Parcel ID Number (PIN) for each condominium unit located within the County. Where a parcel ID number and tax billing account exists with the County Auditor, each condominium unit will be treated as a single-family residence and each condominium owner will be charged one ERU per month. Otherwise, the condominium complex will be categorized as multi-family and commercial, and the impervious area for the entire complex will be measured and the utility fee will be assigned to a single entity (e.g., complex owner, management association/homeowner association).

7. Apartments

All apartment complexes will be treated as multi-family and commercial properties. As such, the impervious area for the entire complex will be measured and the utility fee will be assigned to the owner of the complex.

8. Manufactured Homes

A manufactured home located on land owned by the property owner (clearly defined property boundary), or on leased land (clearly defined property boundary) will be considered a single-family residential property.

If a manufactured home park exists where the home resides within the park and on land with a clearly defined boundary for each unit, each property has separate parcel ID numbers, each property is owned separately, and each property receives a property tax bill from the Auditor's office, these manufactured home properties will be treated as single-family residential properties and billed one ERU per month.

In manufactured home parks where property boundaries do not exist for each unit, the manufactured home park will be considered a multi-family and commercial property. As such, the impervious area for the entire complex will be measured and billed to the property owner.

9. Strip Malls/Office Parks/Malls

Strip malls, office parks and mall properties represent a category of commercial property that may encompass multiple retail oriented units (tenants) normally located within the boundary of a single property. In some instances, a clearly defined property boundary may exist for one of the owners of the retail units. In this case, the impervious area within that property boundary will be charged to that property owner. When there are no clearly defined property boundaries for the individual retail units within the strip mall, office park or mall property, the remaining impervious area for the entire property will be measured and charged to the owner.

10. Recipient of the Bill

The Harvest Ridge Stormwater District customers will receive a stormwater utility fee billing every other month reflected as a separate line item on the Clermont County Water Resources water and sewer bill. No stormwater fees will be collected from unimproved properties. In instances where a customer account has been set inactive for water and sewer purposes, any unbilled stormwater fees will be billed when the account is reactivated or when final bill is created. Each property will receive stormwater billings that will annually total the charges as set forth in Section VII.

11. Exemptions

Because stormwater fees associated with the District are not taxes but rather "utility fee" or "user fee" rates similar to water or sewer utility fee rates, all property owners receiving such services must pay for that service provided. The Harvest Ridge Stormwater District provides no exemptions from the stormwater utility fee.

12. Multiple Parcels

In residential cases where the main structure is located on two contiguous and adjacent parcels (land-hooked), only one ERU will be charged for these two parcels.

13. Special Situations

The District has adopted the policies below for the following situations:

- In a situation where the only non-SFR parcels in a District include private roads and/or parking areas and/or clubhouse/common areas for use by the property owners within the District, the utility fee will be derived by dividing the total cost of service for the District by the number of SFR parcels within the District. This policy does not impact the overall costs to the individual users, but rather is intended to simplify the billing process and reduce the administrative burden of the Utility on the District.

- Railroad lines will be treated as pervious and not measured in an impervious area calculation. However, any railroad yards will be measured and charged.
- Properties used for auto storage (a.k.a. junkyards) should have the areas used for auto storage determined. If the autos are stored on gravel or paved surfaces, these areas will be measured and treated as impervious area.
- Properties used to store old auto and truck tires should have the surface beneath areas of stored tires determined. If the tires are stored on gravel or paved surfaces, these areas should be measured and treated as impervious area. If the tires are stored on open, permeable ground, this area will not be included in the impervious area calculation.
- Manufacturing properties that use outside and uncovered storage of raw materials should have the surface beneath the areas of materials determined. If the raw materials are being stored on gravel or paved surfaces, these areas will be measured and treated as impervious area. If the raw materials are stored on open, permeable ground, this area will not be included in the impervious area calculation
- All campgrounds will be considered as multi-family and commercial property types. The entire impervious area will be measured and billed to the campground property owner.
- Dog or animal kennels will be treated as commercial property types. The entire impervious area will be measured and billed to the property owner.

VI. ERU / Number of ERUs

Based on the Impervious Area Rate Methodology and the billing policies listed above, the total number of billing units, or ERUs, for the District's service area is 56.

VII. Rate Determination

As stated above, the Harvest Ridge Stormwater District will need to generate, on average, annual revenue in the amount of \$8,576/year or \$42,880 over a five year period to perform the services specified in Section III (Level of Service Analysis) within the service area described in Section II. Clermont County has identified a total of 56 Equivalent Residential Units (i.e., the District's billing unit) in the service area.

The rate of charge is determined to be the rate that would generate the revenue needed to perform the District's stated services. Thus, the annual rate is calculated by dividing the five year average annual cost of services by the number of billing units (i.e., ERUs). This is shown as:

$$\text{Annual Rate} = \text{Average Annual Cost of Service} / \text{Number of ERUs}$$

where:
 Annual Cost of Service = \$8,576
 Number of ERUs = 56

The annual fee is therefore calculated as:

Annual Fee = \$ 8,576 per year / 56 ERUs
 = \$ 153.14 per ERU per year.

The monthly fee is calculated as:

Monthly Fee = \$ 153.14 per ERU per year / 12 months
 = \$12.76 per ERU per month.

Each property located within the Harvest Ridge Stormwater District will be billed bi-monthly.

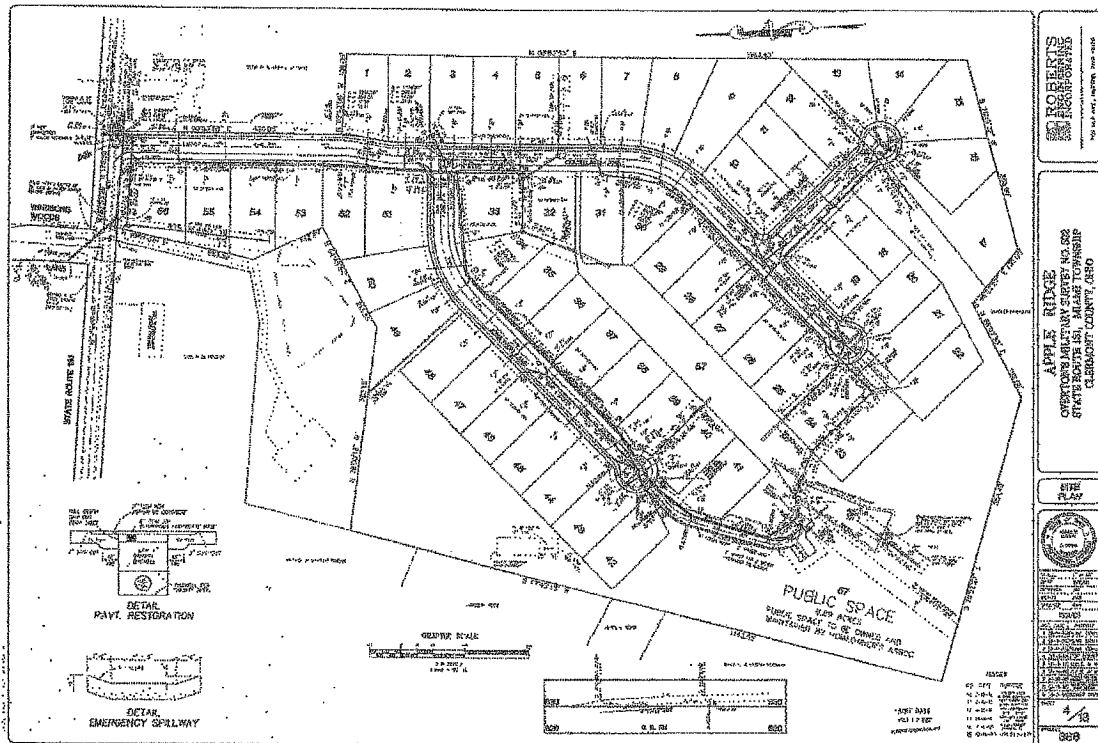


Figure 1 - Map of Harvest Ridge Subdivision and the proposed storm sewer infrastructure for which the District will be responsible.

HARVEST RIDGE STORMWATER DISTRICT
 EXHIBIT A - PIPE INVENTORY AND CONDITION SUMMARY
 DATE: APRIL 2018

PIPE SIZE INCHES	PIPE TYPE	PIPE LENGTH FEET	LOT NUMBER	CONDITION	NOTES
12	POLYPROPYLENE	110.1	56	3	
12	POLYPROPYLENE	89.1	57	3	
12	POLYPROPYLENE	93.3	12, 13	3	
15	POLYPROPYLENE	252.7	54, 55, 56	2	
15	POLYPROPYLENE	101.6	39, 40	3	
15	POLYPROPYLENE	118.3	5, 6	2	
18	POLYPROPYLENE	9.6	24, 25	3	
18	POLYPROPYLENE	101.6	24, 25	1	Stakehole in yard
24	POLYPROPYLENE	21	30, 31	3	
24	POLYPROPYLENE	87.1	30, 31	3	
24	POLYPROPYLENE	14.1	4, 32	3	
24	POLYPROPYLENE	50.5	32, 33	3	
24	POLYPROPYLENE	40.7	32, 33, 34	3	
24	POLYPROPYLENE	45.4	4, 33, 34	3	
24	POLYPROPYLENE	16.4	4, 32	3	
24	POLYPROPYLENE	78	57	1	Outlet headwall washed out, cb needs exposed and cleaned, detention area needs cleared.

1232.8

Condition: 1 - Needs immediate attention
 2 - Average
 3 - Good

STRUCTURE TYPE	PLAN REFERENCE	LOT NUMBER
HEADWALL	HDWL#48	54
HEADWALL	HDWL#16	39, 40
HEADWALL	HDWL#1	4
HEADWALL	HDWL#35	57
HEADWALL	HDWL#24	24, 25
HEADWALL	HDWL#44	57
CATCH BASIN	CB#11	30, 31
CATCH BASIN	CB#11A	30, 31
CATCH BASIN	CB#39	12, 13
CATCH BASIN	CB#45	57
CATCH BASIN	CB#49	56
CATCH BASIN	CB#6	5, 6
STORM MANHOLE	STMMH#2	4, 33
STORM MANHOLE	STMMH#2	4, 33, 34
STORM MANHOLE	STMMH#25	24, 25
STORM MANHOLE	STMMH#3	4, 33
STORM MANHOLE	STMMH#4	4, 32

RESOLUTION NO. 032-19

The Board of County Commissioners of Clermont County, Ohio, met in regular session on the 20th day of March, 2019, with the following members present:

David L. Painter, President

Edwin H. Humphrey, Vice President

Claire B. Corcoran, Member

Mr. Humphrey moved for the adoption of the following Resolution:

A RESOLUTION ESTABLISHING STORMWATER UTILITY FEES AND COST ALLOCATION PLAN FOR THE HARVEST RIDGE STORMWATER DISTRICT

WHEREAS, by previous Resolution No. 031-19 adopted in a regularly scheduled meeting on March 20, 2019 the Board of Clermont County Commissioners has established the Harvest Ridge Stormwater District for purposes of implementing Stormwater Management and the General Plan of Drainage; and

WHEREAS, Section 6117.02(D) of the Ohio Revised Code authorizes the Board to fix "Reasonable Rates and Charges" to fund district activities and services for drainage facilities owned or operated by or under the jurisdiction of the county, including, but not limited to, properties requiring or lying within an area of the District, requiring, in the judgment of the Board, the collection, control, or abatement of waters originating or accumulating in, or flowing in, into or through the District; and

WHEREAS, the Clermont County Engineer as the appointed director of the District has submitted a proposed schedule of stormwater utility fees, included as Attachment "A", for these services to be provided by the District, and this Board finds those rates and charges to be proper and reasonable; and

WHEREAS, Section 6117.02(E) of the Ohio Revised Code allows this Board to

adopt a Cost Allocation Plan that identifies, accumulates, and distributes allowable direct and indirect costs that may be paid from the funds of the District created pursuant to (C) and (D) of this section, and that prescribes method for allocating these costs;

WHEREAS, the Clermont County Engineer as the appointed director of the District has submitted a Cost Allocation Plan included as Attachment "B" for services to be provided by the District and this Board finds this plan to be proper and reasonable.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Clermont County, Ohio with at least two-thirds of its members thereto concurring as follows:

SECTION I

Effective the 15th day of March, 2019, the attached Cost Allocation Plan (Attachment "B") and the schedule of Stormwater Utility Fees (Attachment "A") are hereby adopted for the Harvest Ridge Stormwater District pursuant to Chapter 6117 of the Ohio Revised Code and such fees and costs shall be charged to any and all property in the Harvest Ridge Stormwater District.

SECTION II

That both Attachments "A" and "B" by reference are hereby incorporated into this resolution.

SECTION III

That the Board of County Commissioners hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and its Committees, if any, which resulted in formal

action, were taken in meetings open to the public, in full compliance with all applicable legal requirements including Section 121.22 of the Ohio Revised Code.

Mrs. Corcoran seconded the Resolution and on roll the vote resulted as follows:

Mr. Painter *yes*
Mr. Humphrey *aye*
Mrs. Corcoran *yes*

This Resolution was duly passed on the *20th* day of *MARCH*, 2019.

ATTEST:

Judith Kocica

JUDITH KOCICA, CLERK
Clermont County Board of
Commissioners

This Resolution was prepared and approved as to form by the
Office of Prosecuting Attorney of Clermont County, Ohio
By: *Allan L. Edwards*
Allan L. Edwards
Assistant Prosecuting Attorney
Date: *3-18-19*



ATTACHMENT A

Harvest Ridge STORMWATER DISTRICT
SCHEDULE OF STORMWATER UTILITY FEES AND BILLING POLICIES

Section 1: As used in this schedule, the following words shall apply for properties within the District; words used in the singular shall include the plural, and the plural, the singular; words used in the present tense shall include the future tense. The word "shall" is mandatory and not discretionary. The word "may" is permissive. Words not defined herein shall be construed to have the meaning given by common and ordinary use as defined in the latest edition of Webster's Dictionary.

"Harvest Ridge Stormwater District" or "District" means the stormwater district formed by the properties located within the Harvest Ridge subdivision and specified in the Service Area within the Cost Allocation Plan in accordance with Ohio Revised Code (ORC) Section 6117.

"Cost Allocation Plan" means the plan prepared pursuant to ORC Section 6117.02(E) that establishes the stormwater utility fee methodology and defines the District activities and their anticipated costs that will be funded through the stormwater utility fee.

"Equivalent Residential Unit" or "ERU" means the average Impervious Area of a Single Family Residence within the District, established to be 4,100 square feet.

"Impervious Area" means areas that either prevent or retard the infiltration of water into the soil as it entered under natural conditions of the Undisturbed Property.

"Municipal Separate Storm Sewer System" means "a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) owned or operated by a State, city, town, borough, county, parish, district, association, or other public body" as stated in CFR 122.26(b)(8).

"Policies of the District" means the combination of the policies relating to the operations of the District as set forth in the "Cost Allocation Plan" and the "General Plan of Drainage" as attached to the resolution establishing and creating the Harvest Ridge Stormwater District.

"Single Family Residences" means developed property that is utilized for dwelling units, and specific definitions for the following categories are pursuant to and in accordance with the Clermont County Auditor's Land Use Codes:

- "Single Family Dwelling"
- "Two Family Dwelling"
- "Double Dwelling"
- "Mobile Home on Real Estate"
- "Titled Manufactured Home"
- "Town Home Inner"
- "Town Home Outer"



"Condominium" (where a parcel ID number and tax billing account exists with the County Auditor).

"Stormwater Utility Fee" means a fee authorized by resolution of the Clermont County Board of Commissioners to pay for operations and services of the District.

"Undisturbed Property" means real property that has not been altered from its natural state and contains no Impervious Area.

"Vacant Property" means all property with one of the following Land Use Codes in the Auditors database: 100, 110, 300, 400, or 500.

Section 2: Effective on the date the Harvest Ridge Stormwater District is created and subject to the policies for the District established under a separate resolution, each and every property in the District, unless classified as vacant property or contains less than 200 square feet of impervious surface, shall be charged a minimum 1 ERU Stormwater Utility Fee.

Section 3: The Stormwater Utility Fee for the District is established according to the methodology described in the Cost Allocation Plan (Attachment B) and determined as follows:

1. As described in the Cost Allocation Plan (Attachment B), an Equivalent Residential Unit (ERU) has been defined as 4,100 square feet of impervious area.
2. Single Family Residences (SFR) shall be assigned one (1) ERU.
3. For non-SFR property, the number of ERUs shall be determined by dividing the area of impervious surface on the property by one ERU, namely, 4,100 square feet.
4. The total annual charge for each property shall be determined by multiplying the number of ERUs determined for the property times the utility fee per ERU per year established for the District.
5. The Utility Fee per month shall be established based upon the specific extent and levels of service provided by the District, as described in the Cost Allocation Plan (Attachment B), and is determined to be \$12.76 per ERU.

Section 6: All bills for fees established under this resolution shall become due and payable in accordance with the billing procedures of the Clermont County Water Resources Department.

Section 7: The Director of the Stormwater District, or his duly authorized representative, is hereby authorized and directed to cause the rates and charges set forth herein to be billed to all properties subject thereto and to keep and maintain records relating thereto.

Section 8: As established by the Policies of the District, no free service of any kind shall be rendered to any user, including any public or private corporation, any public or private school, any governmental body or agency, or any institution, charitable or otherwise.



ATTACHMENT B

Harvest Ridge STORMWATER DISTRICT COST ALLOCATION PLAN

I. Outline of Process

The purpose of this paper is to review, discuss and make recommendations regarding all aspects of a stormwater district, including the district's service area, the levels of service to be provided, the costs of these services, and the rate required to generate the revenue needed to perform the services.

This document first provides information about the service area and the various maintenance services to be provided by the District. Section IV discusses the costs of providing these services, which in turn directly determines the rate of charge. The final sections of this report review the rate methodology, billing policies, billing adjustments and the determination of the rate of charge.

II. Service Area

The boundary for the Harvest Ridge Stormwater District is generally described as the lots located within and platted as a part of the Harvest Ridge subdivision as shown in Figure 1, attached. Figure 1 also includes the relevant infrastructure that will be transferred from the individual property owners within the District service area and accepted by the County. Exhibit C attached is a list of the lots included within the shown boundary with Parcel ID numbers.

III. Level of Service Analysis

The Harvest Ridge Stormwater District will provide the following services for the customers located within the service area:

- Storm sewer system inventory and condition assessment
- Inspection and maintenance
- Lifecycle replacement
- Administration
- Staffing

Specific services that will be provided under each program element are detailed below.

1. Storm Sewer System Inventory and Condition Assessment

A comprehensive inventory of the stormwater conveyance system, including pipes and structures that will be owned and maintained by the District is attached as Exhibit A. This inventory is based



on the available information as of the date of this report. Available information includes scanned images of record drawings with information about the stormwater conveyance system, a GIS geodatabase of the storm sewer system, and a condition assessment of the storm sewer infrastructure being transferred to the County.

The Director of the Harvest Ridge Stormwater District may, at his sole discretion, agree to accept additional storm sewer infrastructure components to the infrastructure shown in Exhibit A for the District to own and maintain if the additional storm sewer infrastructure is located within the established District boundaries and will not impact the established rate. In such instances, the Director will update Exhibits A and B to reflect the changes and file the updated documents with the Board for their records.

If the Director of the District identifies a need to revise the extent of the infrastructure that is owned and maintained by the District and this change will impact the established District boundary or the established rate, the Director will obtain approval from the Board of County Commissioners prior to acceptance of the additional infrastructure.

The District will manage and continually update the geodatabase of the stormwater conveyance system for the District as changes or upgrades to the system occur.

2. Inspection and Maintenance

The Stormwater District will conduct inspection activities on components of the stormwater conveyance system that have been transferred to and accepted by the County and are listed in Exhibit A and shown in Exhibit B as being part of the Harvest Ridge District.

Catch basins, catch basin laterals, roof drains, underdrains, drainage ditches, stormwater laterals or any other structures serving an individual property are not considered part of the District's infrastructure.

The District will not inspect or maintain any portions of the stormwater conveyance system for which another entity has statutory responsibility (e.g., storm sewers within the road right-of-way owned by a township); the responsible entity will continue to inspect and maintain these systems.

The District will not inspect or maintain public watercourses accepted by the Clermont County Engineer (i.e., systems accepted by the County Engineer under the "ditch petition" program). The responsibility of inspecting and maintaining these will remain the responsibility of the Engineer's Office utilizing District funds.

If an inspection conducted by the District reveals the need for maintenance, repair, replacement or other action needed to ensure the item in question operates or functions properly, an inspection report will be provided to the entity that has statutory responsibility.

Types of maintenance activities that would be considered the District's responsibility include, but are not necessarily limited to:

- Complaint management
- System related erosion control / protection
- Cleaning of District storm sewer structures, including catch basins, manholes, pipes and other structures,
- Storm sewer structure repairs (e.g. headwalls, manholes , catch basins , pipes, and outlet control structures)
- Repair of storm sewer cave-ins
- General system maintenance
- Engineering support
- Contract management
- Equipment replacement

The District will either utilize crews from the County Engineer's Office utilizing District funds, or hire contractors to conduct the necessary inspection and maintenance.

3. Lifecycle Replacement

The District will conduct capital improvement projects (CIPs) and replacements on components of the District's stormwater conveyance system, including catch basins/inlets, pipes, manholes, outlet control structures for retention/detention basins, and outfalls, in accordance with the General Plan of Drainage.

Capital Improvement Program activities may include, but are not limited to:

- Engineering and design analysis
- Acquisition of easements
- Construction of capital improvements
- Installation of oversized storm sewers
- Contractor bid review/selection process
- Preparation of contract documents
- Contract management

4. Administration

As with any operation, there are general administrative activities and services that must be provided. Such activities may include, but are not necessarily limited to:

- Customer service
- Billing
- Database management
- Purchase of supplies and equipment
- Other overhead

5. Staffing



The Clermont County Engineer's Office will provide the above services on behalf of the District including maintenance and capital improvements if personnel are available and it is cost effective. Otherwise, the District will contract for services. Consultants will also be hired to provide engineering services beyond those provided by the County Engineer.

IV. Cost of Service

Once the levels of service to be provided under each program element were determined, the costs to provide these services over a five-year period were estimated based on the lifecycle cost of the existing infrastructure, an evaluation of immediate CIP needs, the expected annual maintenance cost, debt service, and administration costs. Debt service will include the inventory and condition assessment, as well as any other CIPs that are considered upfront costs to the District. The detailed cost of service study is provided in Exhibit D.

Table 1 below includes the annual cost for each of the program elements described above. The results of the cost allocation study indicate that an average annual amount of \$8,576 is needed to provide the services detailed above over a period of five years.

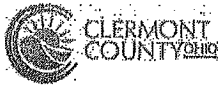
Table 1. Annual Costs to Provide Stormwater District Services

Program Element	Year One Costs	Year Two Costs	Year Three Costs	Year Four Costs	Year Five Costs
Debt Service					
Inventory & Condition Assessment CIPs	\$2,219	\$2,219	\$2,219	\$2,219	\$2,219
Inspection & Maintenance	\$1,258	\$1,302	\$1,347	\$1,395	\$1,443
Lifecycle Replacement	\$3,055	\$3,162	\$3,273	\$3,387	\$3,506
Administration	\$216	\$223	\$231	\$239	\$247
Staffing/Engineering	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
TOTALS	\$8,248	\$8,406	\$8,570	\$8,740	\$8,916
Five-Year Average Annual Cost: \$8,576					

V. Rate Methodology and Billing Policies

Before a Stormwater Utility Fee can be calculated, the rate methodology and associated billing policies must be set in order to determine the number of billing units in the District's service area.

1. Rate Methodology



The Harvest Ridge Stormwater District will use an impervious area method for establishing stormwater utility fees.

Under the Impervious Area Method, the impervious area (e.g., roof areas, parking areas, driveways, sidewalks, etc.) is the only parameter used to measure the contribution to runoff. The impervious area is usually determined by measurements from field surveys or plotted aerial photographs. The charge for each property is determined by multiplying the impervious area of each parcel by a rate derived in a rate study analysis.

The next step in the process involves the determination of the impervious area for non-residential properties. Aerial photography and/or field measurements are used to extract the impervious areas of each non-residential parcel. The measured impervious area for each parcel is then divided by 4,100 square feet (which equals 1 ERU for the District). The number of ERUs derived from this calculation is then multiplied by the rate derived in the comprehensive rate study analysis to determine the utility fee for each parcel.

2. Equivalent Residential Unit Determination

The first step involves determining the average impervious area in square feet for a single-family residential (SFR) parcel by measuring the impervious area of a representative sample of SFR parcels. This average impervious area represents one Equivalent Residential Unit, or ERU. Once the ERU is determined, all of the SFR parcels are assigned a flat rate equal to one ERU. This one ERU is multiplied by the rate derived in the comprehensive rate study analysis and results in the utility fee (i.e., 1 ERU x rate = the utility fee for parcels classified as SFR). The Equivalent Residential Unit within the District's boundaries was determined to be 4,100 square feet.

All other parcels will be treated as non-SFR parcels. Utility fees for non-SFR parcels are based upon direct measurements of impervious area for each non-residential parcel. The impervious area for all non-residential parcels within the service area is measured directly either through design plans, aerial photography, or on-site field measurements. The measured impervious area for each parcel is then divided by 4,100 square feet (which equals 1 ERU for the District) to determine the number of ERUs on that parcel. This is shown by:

$$\text{Non-residential ERUs} = (\text{IA} / 4,100 \text{ square feet per ERU}), \text{ rounded}$$

where:

$$\begin{aligned} \text{IA} &= \text{Impervious Area, measured;} \\ \text{ERU} &= \text{Equivalent Residential Unit} = 4,100 \text{ square feet} \end{aligned}$$

To calculate the utility fee, the number of non-residential ERUs (in whole numbers) taken from the above calculation is then multiplied by the rate derived in the comprehensive rate study analysis to determine the utility fee for a particular parcel. The utility fee calculation for non-residential parcels is shown as:

$$\text{Utility Fee} = \text{No. of ERUs} \times \text{Rate (derived from rate study analysis)}$$

By definition, undeveloped property is not charged because impervious areas do not exist on undeveloped property.

The District will implement an ERU and rate system that only recognizes complete or whole ERUs. Partial ERUs will not be calculated, but rather rounded to the nearest whole ERU. All properties in the district, unless classified as vacant property as defined in the Schedule of Stormwater Utility Fees or contain less than 200 square feet of impervious surface, should be charged a minimum 1 ERU Stormwater Utility Fee.

3. Definition of Single Family Residence

As all parcels classified as Single Family Residences (SFRs) are to be assigned a flat rate equal to one ERU, it is necessary to define what a single family residence is. Single-family residential properties are defined as follows:

- All single-family residential
- All two-family or duplex properties
- Condominiums with individual Parcel ID numbers and tax billing accounts

The number of ERUs for a non-SFR parcel will be determined by directly measuring the amount of impervious area on the parcel in square feet and dividing this area by 4,100 square feet (one ERU as defined above) to determine the number of ERUs on the non-SFR parcel. Non-SFR properties shall be defined as all multi-family and commercial properties not encompassed by the definition of single-family residential, including:

- Apartments property;
- Condominium property where individual parcel ID numbers and tax billing accounts do not exist;
- Commercial property;
- Industrial property;
- Institutional property;
- Governmental property;
- Churches;
- Schools;
- Federal, State and Locals property; and
- Any other property not mentioned in this or the above single-family list.

4. Definition of Impervious Area

Because the rate methodology is directly based upon the amount of impervious area on a parcel of land, impervious area must also be defined. Impervious area is herein defined as "areas that either prevent or retard the infiltration of water into the soil as it entered under natural conditions of the undisturbed property."



Impervious surfaces include, but are not limited to, rooftops, roof extensions, patios, porches, driveways, sidewalks, athletic courts, paved parking lots and gravel surfaces on which motorized vehicles may travel, or have otherwise become compacted.

5. Public Roadways

Public roadways have been defined by the U.S. Environmental Protection Agency as part of the stormwater conveyance system. According to the Code of Federal Regulations (CFR), a municipal separate storm sewer means "a conveyance or system of conveyances (including roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, or storm drains) owned or operated by a State, city, town, borough, county, parish, district, association, or other public body" (CFR 122.26(b)(8)).

Because public roadways are considered part of the stormwater conveyance system and not sources to the system, public roadways, including sidewalks, driveway aprons and bike paths/trails within the public right-of-way, will not be billed.

6. Condominiums

The Clermont County Auditor's Office can provide a Parcel ID Number (PIN) for each condominium unit located within the County. Where a parcel ID number and tax billing account exists with the County Auditor, each condominium unit will be treated as a single-family residence and each condominium owner will be charged one ERU per month. Otherwise, the condominium complex will be categorized as multi-family and commercial, and the impervious area for the entire complex will be measured and the utility fee will be assigned to a single entity (e.g., complex owner, management association/homeowner association).

7. Apartments

All apartment complexes will be treated as multi-family and commercial properties. As such, the impervious area for the entire complex will be measured and the utility fee will be assigned to the owner of the complex.

8. Manufactured Homes

A manufactured home located on land owned by the property owner (clearly defined property boundary), or on leased land (clearly defined property boundary) will be considered a single-family residential property.

If a manufactured home park exists where the home resides within the park and on land with a clearly defined boundary for each unit, each property has separate parcel ID numbers, each property is owned separately, and each property receives a property tax bill from the Auditor's office, these manufactured home properties will be treated as single-family residential properties and billed one ERU per month.

In manufactured home parks where property boundaries do not exist for each unit, the manufactured home park will be considered a multi-family and commercial property. As such, the impervious area for the entire complex will be measured and billed to the property owner.

9. Strip Malls/Office Parks/Malls

Strip malls, office parks and mall properties represent a category of commercial property that may encompass multiple retail oriented units (tenants) normally located within the boundary of a single property. In some instances, a clearly defined property boundary may exist for one of the owners of the retail units. In this case, the impervious area within that property boundary will be charged to that property owner. When there are no clearly defined property boundaries for the individual retail units within the strip mall, office park or mall property, the remaining impervious area for the entire property will be measured and charged to the owner.

10. Recipient of the Bill

The Harvest Ridge Stormwater District customers will receive a stormwater utility fee billing every other month reflected as a separate line item on the Clermont County Water Resources water and sewer bill. No stormwater fees will be collected from unimproved properties. In instances where a customer account has been set inactive for water and sewer purposes, any unbilled stormwater fees will be billed when the account is reactivated or when final bill is created. Each property will receive stormwater billings that will annually total the charges as set forth in Section VII.

11. Exemptions

Because stormwater fees associated with the District are not taxes but rather "utility fee" or "user fee" rates similar to water or sewer utility fee rates, all property owners receiving such services must pay for that service provided. The Harvest Ridge Stormwater District provides no exemptions from the stormwater utility fee.

12. Multiple Parcels

In residential cases where the main structure is located on two contiguous and adjacent parcels (land-hooked), only one ERU will be charged for these two parcels.

13. Special Situations

The District has adopted the policies below for the following situations:

- In a situation where the only non-SFR parcels in a District include private roads and/or parking areas and/or clubhouse/common areas for use by the property owners within the District, the utility fee will be derived by dividing the total cost of service for the District by the number of SFR parcels within the District. This policy does not impact the overall costs to the individual users, but rather is intended to simplify the billing process and reduce the administrative burden of the Utility on the District.

- Railroad lines will be treated as pervious and not measured in an impervious area calculation. However, any railroad yards will be measured and charged.
- Properties used for auto storage (a.k.a. junkyards) should have the areas used for auto storage determined. If the autos are stored on gravel or paved surfaces, these areas will be measured and treated as impervious area.
- Properties used to store old auto and truck tires should have the surface beneath areas of stored tires determined. If the tires are stored on gravel or paved surfaces, these areas should be measured and treated as impervious area. If the tires are stored on open, permeable ground, this area will not be included in the impervious area calculation.
- Manufacturing properties that use outside and uncovered storage of raw materials should have the surface beneath the areas of materials determined. If the raw materials are being stored on gravel or paved surfaces, these areas will be measured and treated as impervious area. If the raw materials are stored on open, permeable ground, this area will not be included in the impervious area calculation
- All campgrounds will be considered as multi-family and commercial property types. The entire impervious area will be measured and billed to the campground property owner.
- Dog or animal kennels will be treated as commercial property types. The entire impervious area will be measured and billed to the property owner.

VI. ERU / Number of ERUs

Based on the Impervious Area Rate Methodology and the billing policies listed above, the total number of billing units, or ERUs, for the District's service area is 56.

VII. Rate Determination

As stated above, the Harvest Ridge Stormwater District will need to generate, on average, annual revenue in the amount of \$8,576/year or \$42,880 over a five year period to perform the services specified in Section III (Level of Service Analysis) within the service area described in Section II. Clermont County has identified a total of 56 Equivalent Residential Units (i.e., the District's billing unit) in the service area.

The rate of charge is determined to be the rate that would generate the revenue needed to perform the District's stated services. Thus, the annual rate is calculated by dividing the five year average annual cost of services by the number of billing units (i.e., ERUs). This is shown as:

$$\text{Annual Rate} = \text{Average Annual Cost of Service} / \text{Number of ERUs}$$

where:
 Annual Cost of Service = \$8,576
 Number of ERUs = 56

The annual fee is therefore calculated as:

Annual Fee = \$ 8,576 per year / 56 ERUs
 = \$ 153.14 per ERU per year.

The monthly fee is calculated as:

Monthly Fee = \$ 153.14 per ERU per year / 12 months
 = \$12.76 per ERU per month.

Each property located within the Harvest Ridge Stormwater District will be billed bi-monthly.

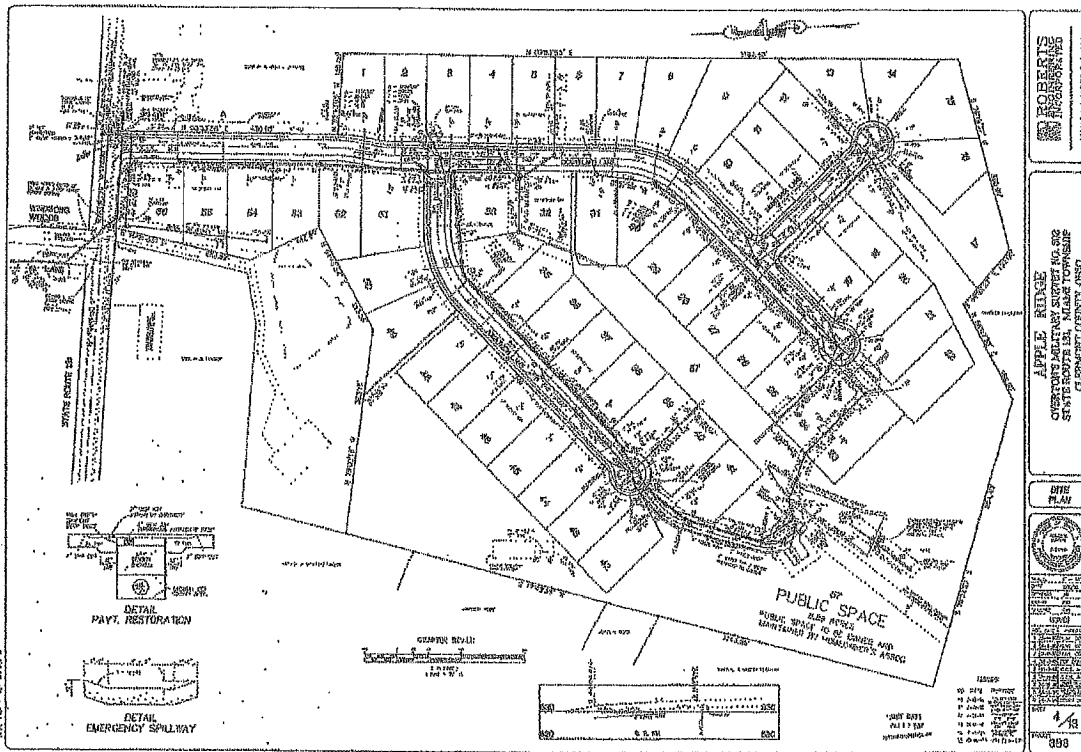


Figure 1 - Map of Harvest Ridge Subdivision and the proposed storm sewer infrastructure for which the District will be responsible.

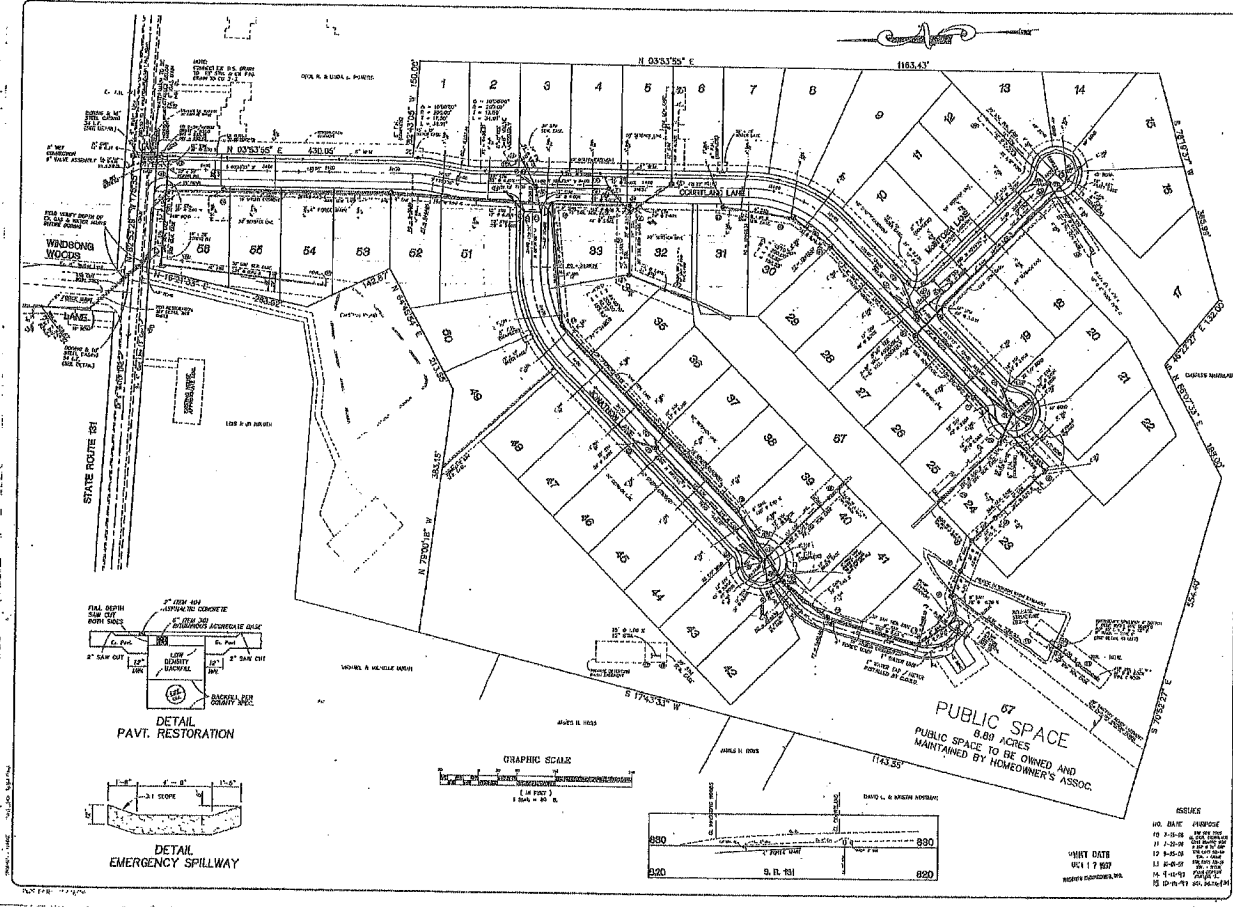
HARVEST RIDGE STORMWATER DISTRICT
 EXHIBIT A - PIPE INVENTORY AND CONDITION SUMMARY
 DATE: APRIL 2018

PIPE SIZE INCHES	PIPE TYPE	PIPE LENGTH FEET	LOT NUMBER	CONDITION	NOTES
12	POLYPROPYLENE	110.1	56	3	
12	POLYPROPYLENE	89.1	57	3	
12	POLYPROPYLENE	99.3	12, 13	3	
15	POLYPROPYLENE	252.7	54, 55, 56	2	
15	POLYPROPYLENE	101.6	39, 40	3	
15	POLYPROPYLENE	148.3	5, 6	2	
18	POLYPROPYLENE	9.6	24, 25	3	
18	POLYPROPYLENE	104.6	24, 25	1	Sinkhole in yard
24	POLYPROPYLENE	21	30, 31	3	
24	POLYPROPYLENE	82.1	30, 31	3	
24	POLYPROPYLENE	14.4	4, 32	3	
24	POLYPROPYLENE	50.5	32, 33	3	
24	POLYPROPYLENE	40.7	32, 33, 34	3	
24	POLYPROPYLENE	45.4	4, 33, 34	3	
24	POLYPROPYLENE	16.4	4, 32	3	
24	POLYPROPYLENE	78	57		Outlet headwall washed out, cb needs exposed and cleaned, detention area needs cleared.

1232.8

Condition: 1 - Needs immediate attention
 2 - Average
 3 - Good

STRUCTURE TYPE	PLAN REFERENCE	LOT NUMBER
HEADWALL	HDWL#78	54
HEADWALL	HDWL#16	39, 40
HEADWALL	HDWL#1	4
HEADWALL	HDWL#35	57
HEADWALL	HDWL#22	24, 25
HEADWALL	HDWL#44	57
CATCH BASIN	CB#11	30, 31
CATCH BASIN	CB#11A	30, 31
CATCH BASIN	CB#39	12, 13
CATCH BASIN	CB#45	57
CATCH BASIN	CB#49	56
CATCH BASIN	CB#6	5, 6
STORM MANHOLE	STMMH#2	4, 33
STORM MANHOLE	STMMH#2	4, 33, 34
STORM MANHOLE	STMMH#25	24, 25
STORM MANHOLE	STMMH#3	4, 33
STORM MANHOLE	STMMH#4	4, 32



ROBERTS ENGINEERING INCORPORATED
 100 S.W. 10th, MIAMI, FLORIDA 33135

APPLE RIDGE
 OVERTON'S MILITARY SURVEY NO. 502
 STATE ROUTE 151, MIAMI TOWNSHIP
 CLEMMONT COUNTY, OHIO

EXHIBIT B

SITE PLAN



NO.	DATE	DESCRIPTION
1	1-15-88	PRELIMINARY
2	2-15-88	REVISED
3	3-15-88	REVISED
4	4-15-88	REVISED
5	5-15-88	REVISED
6	6-15-88	REVISED
7	7-15-88	REVISED
8	8-15-88	REVISED
9	9-15-88	REVISED
10	10-15-88	REVISED
11	11-15-88	REVISED
12	12-15-88	REVISED
13	1-15-89	REVISED
14	2-15-89	REVISED
15	3-15-89	REVISED
16	4-15-89	REVISED
17	5-15-89	REVISED
18	6-15-89	REVISED
19	7-15-89	REVISED
20	8-15-89	REVISED
21	9-15-89	REVISED
22	10-15-89	REVISED
23	11-15-89	REVISED
24	12-15-89	REVISED
25	1-15-90	REVISED
26	2-15-90	REVISED
27	3-15-90	REVISED
28	4-15-90	REVISED
29	5-15-90	REVISED
30	6-15-90	REVISED
31	7-15-90	REVISED
32	8-15-90	REVISED
33	9-15-90	REVISED
34	10-15-90	REVISED
35	11-15-90	REVISED
36	12-15-90	REVISED
37	1-15-91	REVISED
38	2-15-91	REVISED
39	3-15-91	REVISED
40	4-15-91	REVISED
41	5-15-91	REVISED
42	6-15-91	REVISED
43	7-15-91	REVISED
44	8-15-91	REVISED
45	9-15-91	REVISED
46	10-15-91	REVISED
47	11-15-91	REVISED
48	12-15-91	REVISED
49	1-15-92	REVISED
50	2-15-92	REVISED
51	3-15-92	REVISED
52	4-15-92	REVISED
53	5-15-92	REVISED
54	6-15-92	REVISED
55	7-15-92	REVISED
56	8-15-92	REVISED
57	9-15-92	REVISED
58	10-15-92	REVISED
59	11-15-92	REVISED
60	12-15-92	REVISED
61	1-15-93	REVISED
62	2-15-93	REVISED
63	3-15-93	REVISED
64	4-15-93	REVISED
65	5-15-93	REVISED
66	6-15-93	REVISED
67	7-15-93	REVISED

ISSUE NO. 13
 DATE 4/13/93
 PROJECT NO. 988

Harvest Ridge Stormwater District
 EXHIBIT C - SERVICE AREA ROLL LIST
 January 2018

PIN	LOT NUMBER	OWNER	ADDRESS	CITY/STATE/ZIP	FRU
182411B212	1	AMUNDI, OHNE	5689 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B213	2	GARDNER, JAMES M. & CONNIE D.	5641 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B214	3	HOLLANDSWORTH, MILLER	5642 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B215	4	BROWN, RANDY L. & MARGIE M.	5647 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B216	5	BOWLING, BRADPHYS & KAREN E.	5646 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B217	6	CLARK, BERNARD E. & JEANETTE L. TRUSTEES	5644 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B218	7	WRIGHT, ANGELA & JEFFREY MARK	5642 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B219	8	MILLER, KEVIN M. & SHERRI D.	5640 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B220	9	HICHRICH, JOHN & NANCY	5638 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B221	10	LAYTON, STEPHAN F. & NANCY R. TRUSTEES	803 TRAVERSE CREEK DR	MILFORD OH 45150	1
182411B222	11	MCSWAIN, JOHN D. & CATHERINE A.	1132 HERITAGE COURT	MILFORD OH 45150	1
182411B223	12	DWENGER, SCOT D. & JANELL L.	1135 HERITAGE COURT	MILFORD OH 45150	1
182411B224	13	TURNAU, JOHN G.	1137 HERITAGE COURT	MILFORD OH 45150	1
182411B225	14	HURFF, RYAN & HEATHER	1139 HERITAGE COURT	MILFORD OH 45150	1
182411B226	15	SZAZ, MICHAEL J. & KIMBERLEIGH	1140 HERITAGE COURT	MILFORD OH 45150	1
182411B227	16	EVANS, DENNIS F. & MARLENE	1138 HERITAGE COURT	MILFORD OH 45150	1
182411B228	17	HOYS, STEPHEN M.	1136 HERITAGE COURT	MILFORD OH 45150	1
182411B229	18	SUTLIFF, JAMES E. & SARAH L.	1134 HERITAGE COURT	MILFORD OH 45150	1
182411B230	19	DESHAY, HOMES INC	5634 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B231	20	GALBATO, CHAN W.	5632 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B232	21	SAVAGE, ELLERY SPAN & CHERYL JEAN	5630 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B233	22	SIPPEL, RICHARD L. & NANVY J. JONES	5628 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B234	23	KRAUSS, ROBERT & SUSAN	5627 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B235	24	PURVIS, JEFFREY ALLEN & KAREN M. LUDWIG	5629 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B236	25	SORKAMP, FRED J. & BETTE M. TRUSTEES	5631 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B237	26	WEGHORST, PATRICIA A.	5633 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B238	27	ATOHISON, KENNETH DARBY A.	5635 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B080	28	EISENBRAUN, ROBERT A. TRUSTEE	5637 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B182	29	ANSTADT, PAULA	5654 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B183	30	SLAUGHTER, MICHAEL & MARY	5652 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B184	31	YEL, ROBERT S.	5650 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B185	32	BETTS, KEVIN & JANET L.	5648 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B186	33	GARVEY, GARY J. & PEGGY G.	990 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B187	34	SANCHEZ, FERNANDO	988 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B188	35	LEATHERS, JOHN K. & KARRIE A.	986 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B189	36	CHAVEZ, ARNOLD D.	984 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B190	37	LUNG, DAVID S. & MONICA L.	982 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B191	38	SMITH, MARK & LORI	980 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B192	39	FERGUSON, SHANE P. & DEVIN N.	978 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B193	40	KENNEDY, JIM & SUMALEE	976 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B194	41	ROSENBLUTH, MARGARET TRUSTEE	974 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B195	42	LEMMON, THEODORE & CHRISTINE	969 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B196	43	SULLIVAN, MARGARET & DEBORAH A.	971 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B197	44	COWAN, ANDREW S. & ERIN	973 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B198	45	HOWELL, EVAN W. & LAURIE E.	975 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B199	46	CEPLUCH, DANIEL C. & KATIE M.	977 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B200	47	GROW, STEPHEN J. & BARBARA A.	979 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B201	48	DEHART, JOHN T. JR. & KAREN R.	981 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B202	49	HOWARDS, CLAUDIA TRUSTEE	985 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B203	50	HUFF, STEPHEN M. & EMILY S. GOTTSCHALL	987 APPLE BLOSSOM LANE	MILFORD OH 45150	1
182411B204	51	LEVY, CHRIS S. & SUSAN A.	5651 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B205	52	MULLANEY, SHARI M.	5653 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B206	53	BECKER, DEVERLY & PATRICIA CONRAD	5655 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B207	54	KING, KAREN	5657 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B208	55	KETTER, DOUGLAS L. & KAY L.	5659 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B209	56	ALLIE, IAN J.	5661 HARVEST RIDGE DRIVE	MILFORD OH 45150	1
182411B210	57	HARVEST RIDGE HOA	PO BOX 784	MILFORD OH 45150	0
					56

Clermont County Harvest Ridge Stormwater District
 EXHIBIT D - Stormwater Utility Anticipated Expenditures
 Final Cost of Service Analysis (November 2018)

Item	Year One Costs, 2018		Year Two Costs, 2019		Year Three Costs, 2020		Year Four Costs, 2021		Year Five Costs, 2022		5 Year Average	
	Annual	Monthly per Lot	Annual	Monthly per Lot	Annual	Monthly per Lot	Annual	Monthly per Lot	Annual	Monthly per Lot	Annual	Monthly per Lot
Debt Service	\$2,219	\$3.30	\$2,219	\$3.30	\$2,219	\$3.30	\$2,219	\$3.30	\$2,219	\$3.30	\$2,219	\$3.30
Operation and Maintenance	\$1,258	\$1.87	\$1,302	\$1.94	\$1,347	\$2.01	\$1,395	\$2.08	\$1,443	\$2.15	\$1,349	\$2.01
Lifecycle Replacement	\$3,055	\$4.55	\$3,162	\$4.71	\$3,273	\$4.87	\$3,387	\$5.04	\$3,506	\$5.22	\$3,277	\$4.88
Administration (5%)	\$216	\$0.32	\$223	\$0.33	\$231	\$0.34	\$239	\$0.36	\$247	\$0.37	\$231	\$0.34
Staffing/Engineering	\$1,500	\$2.23	\$1,500	\$2.23	\$1,500	\$2.23	\$1,500	\$2.23	\$1,500	\$2.23	\$1,500	\$2.23
Total Annual Expenses	\$8,248		\$8,406		\$8,570		\$8,740		\$8,916		\$8,576	
Cost per ERU (56 Total)	\$147.28	\$12.27	\$150.11	\$12.51	\$153.04	\$12.75	\$156.08	\$13.01	\$159.21	\$13.27	\$153.15	\$12.76

Assumptions

1. Streets Sweeping not included in O&M level of service.
2. New storm sewer easement acquisition not included.
3. The quantities of pipe shown only include lengths outside the right of way. The routing of the storm system would require some flushing to be towards the public system before it exits the private system. Coordination with flushing and inspection of the public system would likely result in mutual economic benefit.
4. All pipe and structure replacement assumed to be in grassed areas. No pavement or surface restoration was considered.

RESOLUTION NO. 033-19

The Board of County Commissioners of Clermont County, Ohio, met in regular session on the 20th day of March, 2019, with the following members present:

David L. Painter, President

Edwin H. Humphrey, Vice President

Claire B. Corcoran, Member

~~Mr.~~ /Mrs. Corcoran moved for the adoption of the following Resolution:

**RESOLUTION DESIGNATING SETTLEMENT CONFERENCE
REPRESENTATIVE**

WHEREAS, the Board of County Commissioners is a defendant in a lawsuit pending in the United States District Court, Southern District of Ohio and designated with case number 1:17-cv-00677-TSB; and

WHEREAS, the Board of County Commissioners is a defendant in a lawsuit pending in the Common Pleas Court of Clermont County, Ohio and designated with case number 2018 CVH 00058; and

WHEREAS, settlement conferences are to be scheduled in Federal Court for the purpose attempting to settle either the said Federal lawsuit or the said Common Pleas Court lawsuit, or both of them; and

WHEREAS, the Federal Court requires that a representative of the Board of County Commissioners attend the said settlement conferences; and,

WHEREAS, the Federal Court requires that the said representative have the full authority of the Board of County Commissioners to enter into a settlement agreement to settle either the said Federal lawsuit or the said Common Pleas Court lawsuit, or both of them, and

thereby bind the Board of County Commissioners to the terms and conditions of the said settlement agreement; and

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Clermont County, Ohio with at least two-thirds of its members thereto concurring as follows:

SECTION I

That as it relates to the Federal lawsuit, case number 1:17-cv-00677-TSB, and the Common Pleas lawsuit, case number 2018 CVH 00058, wherein the Board of County Commissioners is a defendant the Board of County Commissioners does hereby designate Commissioner David L. Painter as the Representative of the Board of County Commissioners of Clermont County, Ohio to attend those settlement conferences that are to be scheduled in Federal Court; and

SECTION II

That the Board of County Commissioners does hereby authorize David L. Painter, as its Representative to the said settlement conferences, to enter into a settlement agreement on behalf of the Board of County Commissioners, wherein either the Federal Lawsuit, case number 1:17-cv-00677-TSB, or the Common Pleas lawsuit, case number 2018 CVH 00058, or both, are settled such that the relevant litigation will be concluded; and

SECTION III

That the Board of County Commissioners hereby finds and determines that all formal actions relative to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and its Committees, if any, which resulted in formal

action, were taken in meetings open to the public, in full compliance with all applicable legal requirements including Section 121.22 of the Ohio Revised Code.

Mr. /Mrs. Humphrey seconded the Resolution and on roll call, the vote resulted

as follows:

Mr. Painter	<u>abstain</u>
Mr. Humphrey	<u>aye</u>
Mrs. Corcoran	<u>yes</u>

This Resolution was duly passed on the 20th day of March, 2019.

ATTEST:

Judith Kocica
Judith Kocica, Clerk
Clermont County Board of
Commissioners

This Resolution was prepared and approved as to form by the
Office of Prosecuting Attorney of Clermont County, Ohio
By: G. Ernie Rames, Jr.
G. Ernie Rames, Jr.
Chief Assistant Prosecuting
Attorney
Date: 3-20-19