

**VILLAGE OF MANTUA, OHIO
ORDINANCE 2020-54
“EXHIBIT A”**

**MANTUA VILLAGE, COUNTY OF PORTAGE
WATER AND SANITARY SEWER SYSTEMS
TRANSFER AGREEMENT**

AGREEMENT INDEX

1. GOVERNING ORDINANCE AND RESOLUTION	2
2. WITNESSETH THAT:	2
3. TRANSFER OF VILLAGE SYSTEMS TO THE COUNTY	3
4. REAL PROPERTY ASSETS	4
5. FINANCIAL ASSETS	5
6. BILLING AND RATES	6
7. VILLAGE SYSTEM DOCUMENTS	9
8. PERMITS	9
9. THE WASTEWATER FLOW AGREEMENT	9
10. THE WATER AND SANITARY SERVICE AREA AGREEMENTS	10
11. VILLAGE OPWC AND OWDA DEBT	11
12. FUTURE DEVELOPMENT AND EXTENSION OF VILLAGE FACILITIES	11
13. GENERAL PROVISIONS	12

LIST OF APPENDICES

APPENDIX A – REQUEST FOR QUALIFICATIONS & PROPOSAL OWNERSHIP	
APPENDIX B – PORTAGE COUNTY WATER RESOURCES PROPOSAL AND QUALIFICATIONS	
APPENDIX C – VILLAGE OF MANTUA WATER SYSTEM	
APPENDIX D – VILLAGE OF MANTUA WASTEWATER SYSTEM	
APPENDIX E – LIST OF LIABILITIES, OBLIGATIONS, LIENS AND ENCUMBRANCES	
APPENDIX F – REAL PROPERTY ASSETS	
APPENDIX G – VILLAGE SYSTEM DOCUMENTS	
APPENDIX H – CT CONSULTANTS SCHEMATIC ANALYSIS OF REVENUE	
APPENDIX I – VILLAGE OF MANTUA DRAFT WATER AND WASTEWATER TREATMENT PLANT FACILITIES PLAN	
APPENDIX J – IDENTIFIED NEEDS IN THE CAPITAL IMPROVEMENT PLAN	
APPENDIX K – WASTEWATER FLOW AGREEMENT	
APPENDIX L – WATER SERVICE AREA AGREEMENT	
APPENDIX M – SANITARY SERVICE AREA AGREEMENT	
APPENDIX N – OHIO PUBLIC WORKS COMMISSION DEBT AGREEMENTS	
APPENDIX O – OHIO WATER DEVELOPMENT AUTHORITY DEBT AGREEMENTS	
APPENDIX P – DEBT OWED THE VILLAGE OF MANTUA	
APPENDIX Q – PARCEL LEVEL ACCURATE MANTUA SERVICE AREA MAP	
APPENDIX R – CALCULATION OF INITIAL SURCHARGE RATE	
APPENDIX S – PORTAGE COUNTY BOARD OF COMMISSIONERS ANNUAL OPEN SURCHARGE RATE REVIEW	
APPENDIX T - VILLAGE OF MANTUA DEVELOPED SURCHARGE RATE CALCULATIONS BASED ON EQUIVALENT SURCHARGE UNIT	

VILLAGE OF MANTUA, OHIO
ORDINANCE 2020-54
“EXHIBIT A”

1. GOVERNING ORDINANCE AND RESOLUTION

This Agreement is made and entered into on this ____ day of _____, 2020, with a closing date of 8:00 a.m., January 4, 2021 (hereafter, the "Closing Date"), by and between the Village of Mantua, Ohio, hereinafter referred to as the "Village," acting by and through its Village Council pursuant to Ordinances 2019-49 and 2020-54, and the County of Portage, Ohio, hereinafter referred to as the "County," acting by and through the Board of County Commissioners, pursuant to County Resolution _____.

2. WITNESSETH THAT:

WHEREAS, there are located inside and outside of the Village Corporation Limits, certain Village public water and sanitary sewer systems, which are owned and operated by the Village and are comprised of potable water and sanitary sewer facilities and real property which are further described below (hereafter, collectively referred to as the "Village Systems"); and

WHEREAS, the Village of Mantua has advertised a Request for Qualifications & Proposal for the Ownership, Operation & Maintenance of said Village Systems see Appendix A; and

WHEREAS, the County submitted Qualifications and a Proposal, see Appendix B, to the Village; and

WHEREAS, the County's submission was the only proposal received which was responsive to the Village's Request for Qualifications & Proposal; and

WHEREAS, the Village desires to transfer and the County desires to receive ownership of the Village Systems in order to continue to provide quality drinking water and sanitary sewer services to customers of both the County and the Village; and

WHEREAS, the Village has determined that it no longer needs or desires to own said Village Systems, and that it will be a cost saving to both the water and sewer customers of the Village, and to the Council of Mantua Village so as to no longer needing to subsidize the Village Systems, if such facilities are so transferred; and

WHEREAS, the Village has authority to enter into this Agreement pursuant Ohio Revised Code Sections 721.03 and 721.15; and,

WHEREAS, the County has authority to enter into this Agreement pursuant to Revised Code Sections 6103.03 and 6117.04.

NOW THEREFORE, in consideration of the mutual promises and covenants set forth in this Agreement, for which there is full and adequate consideration, the County and Village agree and bind themselves, their agents, employees, and successors, as follows:

VILLAGE OF MANTUA, OHIO
ORDINANCE 2020-54
“EXHIBIT A”

3. TRANSFER OF VILLAGE SYSTEMS TO THE COUNTY

3.1. The Village and the County hereby agree to the transfer of the Village Systems as described herein. Through this Agreement, the Village hereby transfers, conveys, assigns, delivers, and grants all ownership, rights of use, and all right, title and interest, as well as the administration, operation, maintenance, improvement, replacement, and repair obligations of the Village to the County for the following systems:

3.1.1. The Village of Mantua Water System, and all associated distribution lines, facilities, appurtenances and personal property (hereinafter referred to as the "Water System"), including all real property, right-of-way rights and easements needed, which are further described and listed in Appendix C, attached hereto.

3.1.2. The Village of Mantua Sewer System, and all associated collection lines, facilities, appurtenances and personal property (hereinafter referred to as the "Sewer System"), including all real property, right-of-way rights and easements needed, which are further described and listed in Appendix D, attached hereto.

3.1.3. The above referenced systems shall hereinafter collectively be referred to as the "Village Systems."

3.1.4. Any transferable work product, created by a third party, which is permissible by law to be transferred to the County shall be transferred as part of this Agreement.

3.2. The transfer shall be made between the Village and the County with specific agreement as to which items of liability, obligation, lien and encumbrance are included in the transfer, as further described and listed in Appendix E, attached hereto. The transfer shall be made free and clear of all liabilities, obligations, liens and encumbrances, unless otherwise specified in this Transfer Agreement executed between the Village and the County and list in Appendix E.

3.3. The transfer from the Village to the County of the Village Systems shall occur upon the Closing Date of the Agreement, as provided for in Section 1 of this Agreement. The County shall assume complete responsibility for operation, maintenance, improvement, replacement, and repair of the Village System upon the Closing Date of this Agreement.

3.4. With respect to all utilities [i.e., gas, electricity, telephone, internet] serving the Village Water and Wastewater Systems, prior to the Closing Date, Village shall arrange for final meter readings, billing statements and transfer into Portage County's name; Portage County shall pay all costs accrued prior to Closing Date pursuant to section 5.1. County shall arrange for all such utilities to be billed in its name on and after the Closing Date and shall pay all fees due therefor on and after the Closing Date.

3.5. The Village Systems shall be transferred "as is", and the Village makes no representations or warranties as to the condition of the Village Systems. Further, the County

VILLAGE OF MANTUA, OHIO
ORDINANCE 2020-54
“EXHIBIT A”

shall be obligated to provide services to all customers currently connected to and using services from the Village Systems so long as the customer maintains good standing with the County Rules and Regulations governing the connection and use of the Water and Wastewater Systems and remains current in payment of their utility bill including all surcharges. Further, the County has inspected the Village Systems and has “Identified Needs” that require repair, which will be a factor in the County’s rate structure as further described herein.

3.6. In the event that the County determines that there has not been transferred or conveyed any line, appurtenance, facility or property owned by the Village which the County requires to operate, maintain, improve, repair or replace the Village Systems being transferred herein, the Village shall promptly, upon request of the County, transfer, convey or provide the same to the County for no further consideration.

3.7. It is the intention of the parties that the County shall succeed to all rights of access or entry which the Village possesses to operate, maintain, improve, repair, or replace any of the Village Systems being transferred which lay within the right-of-way of any State, County or Village owned highway, and the Village hereby designates the County as its successor and agent to accomplish any such entry or access which may be necessary. Further, the Village shall provide easements suitable for the intended purpose of operating the Village System for all locations where the Village System extends onto Private Property.

3.8. The Village agrees to bear responsibility for all actionable claims or suits made against it by reason of any incident arising from, concerning, or in any way connected with the design, construction, implementation, use, maintenance, or operation of the Village Systems, and shall hold harmless the County with respect to the same prior to the Closing Date of this Agreement.

3.9. The County agrees to bear responsibility for all actionable claims or suits made against it by reason of any incident arising from, concerning, or in any way connected with the design, construction, implementation, use, maintenance, or operation of the Village Systems, and shall hold harmless the Village with respect to the same as of the Closing Date of this Agreement.

4. REAL PROPERTY ASSETS

4.1. Land easements and right of ways, properties, licenses, land titles, and miscellaneous land agreements, and improvements thereon including but not limited to access ways and bridges, are specifically described as "Real Property Assets" and inventoried in the document attached hereto as Appendix F. Real property improvements that are considered components of the Village Systems, including without limitation buildings and fixtures, are described and inventoried in Appendices C and D, hereinbefore referenced in Section 3.1.1 and 3.1.2.

4.2. The Village hereby waives the requirement set forth in its Request for Qualifications and Proposals that it would retain real property rights and shall transfer to the County all such real property rights free of any liabilities, obligations, liens and encumbrances.

VILLAGE OF MANTUA, OHIO
ORDINANCE 2020-54
“EXHIBIT A”

4.3. All such Real Property Assets are hereby assigned, conveyed and transferred with all right, title and interest to the County. Further, the Village shall obtain as necessary and grant easement(s) as may be necessary to the County over any other real property owned by the Village as may be needed to operate and maintain said Village Systems. Further, the Village shall provide easements, suitable for the intended purpose of operating the Village System, as found to be on real property owned by the Village after the Closing Date of this Agreement.

4.4. Transfer of Real Property Assets as described and inventoried in Appendix F shall include transfer of all deeds to the County and all transfers under this section shall be free and clear of all liens and encumbrances.

4.5. In the event that the County becomes aware that any deed, easement, right-of-way or instrument of conveyance was not received or recorded or that there is any other condition, restriction of record or title defect with respect to the said Real Property Assets or Village Systems, either on Village property or on non-Village property, the Village shall cooperate with the County to promptly remedy and prepare and execute all documents necessary to accomplish such transfer or correct said defect, for no further consideration, except as provided herein. The Village, for the first five years after the Closing Date of this Agreement, shall pay all costs associated if the County becomes aware that any deed, easement, right-of-way or instrument of conveyance was not received or recorded or that there is any other condition, restriction of record or title defect with respect to the said Real Property Assets or Systems associated with the operation of the Village Systems.

4.6. In the event that the County would no longer continue to operate Water and/or Wastewater utilities on any real property interest transferred as a result of this Agreement, or would no longer have a need for such to carry out the efficient operation and/or maintenance of said Water and/or Wastewater utilities, then ownership of such real property interest would revert to the Village. This restraint shall be included on all deeds, easements, rights-of-way and instruments of conveyance, and the County shall adopt all such resolutions as may be considered necessary to effectuate such reversion, for no further consideration.

5. FINANCIAL ASSETS

5.1. On the Closing Date, all Financial obligations owed by, or to, the Village Systems shall transfer to the County, and become obligations of or to the County. This includes, but not limited to, all liabilities, debt as identified in Appendices N and O, outstanding encumbrances, unpaid invoices as well as all receivables, including outstanding balances owed to the Village Systems for services rendered prior to the transfer and insurance payments. The Village will retain the cash balance in its sewer and water funds until the payroll associated with work performed by the Village System’s employee(s) up to the date/time of the transfer are paid by the Village, then the remaining cash balance shall be transferred to the County. Only the liabilities covering the Village’s time as owner of the Village Systems shall be paid from these funds up to the Closing Date, except for payroll as provided for above. All outstanding and delinquent account balances set forth in Appendix P will become obligations owed to the County. **All delinquent account balances greater than 60-days old as provided to the County from the Village in Appendix P on the Closing Date,**

VILLAGE OF MANTUA, OHIO
ORDINANCE 2020-54
“EXHIBIT A”

when collected, shall be credited as revenues received toward the retirement of the Surcharge minus any applicable legal fees associated with collection. Any balances deemed uncollectable by the County and removed as a pending receivable shall not be counted toward the Surcharge balance.

5.2. The Village, to the best of its ability will provide a list of all outstanding encumbrances, with obligations against them, to the County within seven (7) days after the Closing Date. The Village will make every effort to pay all invoices it has received before the Closing Date but shall provide to the County any outstanding invoices not yet paid as of the Closing Date. The Village shall provide, to the best of its ability, a list of potential liabilities which may manifest after the transfer including but not limited to pending worker’s comp claims, property damage claims, or potential litigation, which it may be aware of.

5.3. The Village shall provide, within a week prior to the Closing Date, a listing of its existing customers, preferably in excel form, that includes all relevant billing data the Village possess, including but not limited to: account balances, last meter reads, customers currently shut off, and customer contact/billing information. The County and Village shall meet prior to the transfer to determine what data fields the Village maintains, and what formats for the download are available. The Village shall provide a separate list of any other receivables owed to the village system that is not tracked via its billing software.

5.4. The Village shall, within thirty (30) days following the Closing Date, provide a listing of the current value of all assets transferred to the County. Such value shall be calculated, including depreciation, to reflect the value at the date of the transfer. This listing should be as detailed as possible, and should contain at minimum those items identified in Appendices C and D.

6. BILLING AND RATES

6.1. Village customers shall become County customers, subject to all the County’s rates, policies and the County’s Rules and Regulations, then in effect and as may be changed from time to time as it considers advisable. It is also understood that the existing Village water and/or sewer customers, as identified at the time of the transfer, will be subject to an additional Surcharge Rate related to the Identified Needs list for the Capital Improvement Plan. It is agreed that the County will bill those customers, subject to the Surcharge Rate, on a monthly basis, so long as the Surcharge Rate exceeds 25% of the County’s minimum bill. If the Surcharge Rate falls below or is equal to 25% of the County’s minimum bill the County may elect to switch to quarterly billing.

6.2. As the outcome of the CT Consultants and County’s inspection of the Village Systems the following reports were prepared:

6.2.1. CT Consultants prepared the Village of Mantua Water & Wastewater Systems Schematic Analysis of Revenue Requirements For System Replacement/Rehabilitation (November 2016) attached Appendix H which provided both long term and imminent repair or replacement needs in the Village Systems.

VILLAGE OF MANTUA, OHIO
ORDINANCE 2020-54
“EXHIBIT A”

6.2.2. The County prepared the Village of Mantua Draft Water and Wastewater Treatment Plant Facilities Plan Appendix I which provided for a List of Identified Needs for those items requiring imminent repair or replacement in the Village Systems, planned for the next five years following the Closing Date. The County and the Village have worked out an Identified Needs list for the Capital Improvement Plan projects, for the Water System and Sewer System, as listed in Appendix J.

6.3. The projects in Appendices I and J, along with the debt identified in Appendices N and O, shall be used to calculate an expenditure balance unique to the Mantua Village Service Area. This balance forms the basis for a Surcharge Rate to be **used to calculate a Surcharge Fee to be placed on the accounts of the existing customers provided water and/or sewer service inside the Village Service Area, future customers of water and/or sewer service inside the Village Service Area and future customers of water and/or sewer service outside the Village Service Area receiving service primarily from the Mantua systems** as identified in Section 5.3. and Section 6.4.

6.3.1. The Surcharge **Fee** is the amount charged monthly to each account **receiving water, sewer or water and sewer services** inside of the Mantua Village Service Area in relation to the items listed in 6.3. The Surcharge **Fee charged shall be based on the “Equivalent Surcharge Units” (“ESU”) established for the property as such is calculated pursuant to Appendix T, ESU Accounting Procedure. A single-family residential dwelling (detached house) equals one (1) ESU. The Surcharge Rate per ESU will consist of a proportionate water component, a proportionate sewer component, or both combined in relation to the items listed in 6.3. It is agreed the starting monthly Surcharge Rate per ESU cannot be established until Village and the County complete the work outlined in Appendix T. It is further agreed that at the time that the MOU was drafted the estimate for water only customers is \$32.93, for sewer only customers is \$26.32 and for combined sewer and water customers \$59.25. It is further agreed that the Village and the County shall diligently work to evaluate and set all Customer’s ESU prior to the execution of the Final Agreement and that the Final Executed Agreement shall replace the estimated ESUs with actual ESU. The Surcharge Rate is multiplied by the property ESU, resulting in the monthly Surcharge Fee per Appendix T. The Surcharge Fee will be added to customers’ User Fees and included on their monthly utility bills. Actual Initial ESU and Initial Surcharge Rate to be used on the Closing Date of this Transfer Agreement as set forth in Appendix R.**

6.3.2. A Surcharge **Rate Cap**, in relation to the items listed in 6.3., shall be the amount which the Surcharge Rate, shall not exceed **during a stated period**. It is agreed that the first year Surcharge **Rate Cap per ESU is estimated at the time of this MOU to be \$59.25 and further it is agreed that the actual Surcharge Rate shall be established prior to execution of the final Agreement.** The Surcharge **Rate Cap** shall be adjusted once each calendar year using the previous year Surcharge **Rate Cap** increased by either the Base Interest Rate of 3-percent or the prior year annual Construction Price Index average, whichever is greater (**rates** non-additive), the resultant being the new year Surcharge **Rate Cap** which shall remain in effect until changed. The Surcharge **Rate Cap** in effect is not applicable to and shall not limit the ability of the County to collect past-due, delinquent

VILLAGE OF MANTUA, OHIO
ORDINANCE 2020-54
“EXHIBIT A”

and/or unpaid amounts on customer accounts. [The Initial Surcharge Rate Cap is the actual Initial Surcharge Rate set forth in Appendix R.](#)

6.3.3. The identified dollar amount, and length of time over which the Surcharge Fee is to be collected, will be determined by the Portage County Board of Commissioners per Ohio Revised Code 6103 and 6117. Surcharge Rates shall be reviewed at least once each calendar year, and if found justified by the Portage County Board of Commissioners Surcharge Rates may be adjusted. Further the parties understand that all adjustments to the Surcharge Rate shall be completed in open public sessions with the Portage County Board of Commissioners (see Appendix S for supporting methodology for Sections 6.3.3., 6.3.4. and 6.3.5.).

6.3.4. Accounting justification for Surcharge Rate adjustments shall be based on currently known financial factors. Financial factors to be considered but not limited to, surcharge payments received and held as cash on hand, payments made to reduce current or future debt, payments made for work completed, grant funding or loan forgiveness, work remaining to be completed, current and future debt to be paid, funds to be repaid to Portage County as advanced to pay for work completed or debt payments, work remaining to be completed, [Tap-in Fees](#) collected as determined under Section 6.4., debt collected for the Village of Mantua as provided for in Section 5.1 and Appendix P; and may be adjusted in accordance with Section 6.1. It is agreed by the parties that a complete list of financial factors is unknown on the Closing Date of this Agreement and additions and/or deletions of financial factors shall occur as determined appropriate.

6.3.5. Surcharges will continue to be collected until such time as the Portage County Commissioners declare respectively for each of the water component and the sewer component, or for both, that sufficient revenues collected have offset the costs of the Identified Needs and debt.

6.4. The boundaries of the existing Village Water Service area as set forth in Mantua Resolution 2002-36 and Portage County Resolution 02-922, and the existing Village Sanitary Sewer Service Area as identified by Village of Mantua Resolution 2002-45 and Portage County Resolution 02-1054-1, are attached to this Agreement as Appendices L and M to be used for reference purposes only. The County and Village agree that the County prepared parcel level accurate Mantua Service Area Map Appendix Q accurately represents those parcels and customers to be considered as Village customers as of the Closing Date of this Agreement. The County agrees to treat any customers wishing to tap into service for water or sewer, from within the parcel level accurate Mantua Service Area Map Appendix Q in the following manner: The County shall charge them any and all connection fees owed under County policy, prior to the connection as it would any other customer at that time, and shall charge them the current rates in place at that time, including the Surcharge Rate identified in Section 6.3 [as the basis for the applicable Surcharge Fee](#). The value of the [Tap-in Fees](#) and Surcharges collected from such customers, located within the parcel level accurate Mantua Service Area Map Appendix Q, shall be credited as revenues received toward the retirement of the Surcharge identified in Section 6.3.

VILLAGE OF MANTUA, OHIO
ORDINANCE 2020-54
“EXHIBIT A”

6.5. The County also agrees that any grants, loan deferments, or other non-rate revenues, collected specifically for any of the Identified Needs list for the Capital Improvement Plan projects identified in Appendix J will also be credited as revenues received toward the retirement of the Surcharge Rate identified in Section 6.3.

7. VILLAGE SYSTEM DOCUMENTS

7.1. All documents relative to the ownership, operation, maintenance, improvement, administration and management of the Village Systems being transferred are described in Appendix G.

7.2. All documents, including, but not limited to, Village water and sewer user contracts, correspondence, invoices and bills of sale, fiscal records, warranties, customer meter readings and billings, records of revenue received, regulatory agency reports, operating permits, original construction documents for the Village Systems being transferred, and any other records maintained specifically by the Village for the Village Systems' administration, operation and management as listed in Appendix G are hereby transferred on the Closing Date of this Agreement to the County whether held by the Village or produced for the Village and held by another entity.

7.3. When requested by the County, the Village shall provide copies of any specific documents related to the Village Systems to the County prior to the transfer of the Village Systems.

7.4. The Village shall assist the County in becoming familiar with the Village's methods and system of records retention. The Village shall amend its pertinent records retention schedule(s) to require that, prior to destroying any public records relative to the ownership, operation, maintenance, improvement, administration and management of the Village Systems, whether known prior to the Closing Date or discovered after that date, it will notify the County of its intention to do so, and give reasonable opportunity for the County to take custody of the same or copies thereof where permitted by law.

8. PERMITS

8.1. The Village currently operates the Public Water System under Ohio EPA Water Identification System Number OH6702212; and, operates the Wastewater Treatment Plant under Ohio EPA NPDES Permit Number OH0022063. The Village shall take all steps necessary to accomplish transfer of these permits to the County for the continued operation of the Village Systems.

8.2. The County shall thereafter be responsible for obtaining and maintaining all federal, state and local permits and licenses that may be required for the continued Installation, Operation, Maintenance, Repair and Replacement of the Village Systems. If required, the Village shall use best efforts to assist the County to obtain the same for no further consideration.

VILLAGE OF MANTUA, OHIO
ORDINANCE 2020-54
“EXHIBIT A”

9. THE WASTEWATER FLOW AGREEMENT

9.1. The Village and County entered into a Wastewater Flow Agreement on September 12, 2000 (hereafter, the "Wastewater Flow Agreement" attached Appendix K) in which the Village agreed to collect, receive and treat wastewater from certain County systems. In exchange for said services, the County agreed to pay the Village sums representing a proportional share of the cost of the operation, maintenance and repair of the Village's wastewater collection system and treatment facilities.

9.2. The parties agree that the Wastewater Flow Agreement, attached hereto as Appendix K, between the County and Village, and including any and all amendments thereto, whether or not affixed hereto by Appendix, shall terminate on the Closing Date of this Transfer Agreement. At the Closing Date, any outstanding obligations there under shall be resolved in accordance with this Agreement.

10. THE WATER AND SANITARY SERVICE AREA AGREEMENTS

10.1. In November of 2002, the County and the Village entered into a Water Service Area Agreement and a Sanitary Service Area Agreement whereby the Village agreed to be the sole provider of water and sanitary sewer service to the owners or tenants of real property within the Mantua Service Area as defined in those Agreements (“Service Area”). Appendix L the Water Service Area Agreement and Appendix M the Sanitary Service Area Agreement. The Village and the County agree to abandon the Service Area Agreements from the Closing Date of this Agreement and agree to use the parcel level accurate Mantua Service Area Map as provided in Appendix Q, for the purposes described in Section 6.4, and for so long as is necessary to accomplish the purposes described herein.

10.2. The Village hereby authorizes that the Board of County Commissioners may by resolution lay out, establish, maintain, consolidate or otherwise modify the boundary of one or more sewer districts within the County to include a part or all of the territory within Mantua Village as the whole or a part of such district, in such Board's discretion at any time and from time to time. The Village further agrees that if at any time in the future the Village corporation boundary expands, that any such expansion shall include the ability of the County to include the new territory as part of such sewer district or districts. It is the intention of the Village that the approval and execution of this Agreement, when authorized by Village Ordinance or Resolution, shall constitute specific authorization of this Section 10.2, for purposes of compliance with Ohio Revised Code Section 6117.03.

10.3. The Village hereby further authorizes that the Board of County Commissioners may acquire, construct, maintain, operate, remove and replace Water and Wastewater Systems in the territory of the Village to include the Village Systems and such further acquisition, construction, maintenance and operation of facilities as is to be deemed necessary in the discretion of the County, at any time and from time to time. It is the intention of the Village that the approval and execution of this Agreement, when authorized by Village Ordinance or Resolution, shall constitute specific authorization of this Section 10.3, for purposes of compliance with Ohio Revised Code Sections 6103.03 and 6117.04.

VILLAGE OF MANTUA, OHIO
ORDINANCE 2020-54
“EXHIBIT A”

10.4. The Village is not approved to make use of facilities after the Closing Date, unless specifically authorized in a subsequent, separate written agreement with the County subject to Rules and Regulations established by the Board.

11. VILLAGE OPWC AND OWDA DEBT

11.1. The Village has current debt obligations associated with the water and sewer funds with the Ohio Public Works Commission (OPWC) and the Ohio Water Development Authority (OWDA) as set forth in Appendices N and O.

11.2. The County agrees to assume the OPWC and OWDA Loans listed in Appendices N and O on the Closing Date of this Agreement and shall be responsible for payment of all such debt upon the terms and conditions applicable to the same, and the Village shall be removed as the obligor on such Loans.

11.3. In the event that the County is unable, on or after the Closing Date, to assume any or all such loan(s) listed in Appendices N and O, it shall pay off such debt, in full accordance with the existing amortization schedule(s) and rate(s), or subsequently renegotiated schedule(s) and/or rate(s) agreeable to the County, and hold harmless the Village with relation thereto after the Closing Date of this Transfer Agreement.

11.4. The Village shall not default on any such loan listed in Appendices N and O, prior to the Closing Date, nor shall it renegotiate any amortization schedule(s) and/or rate(s) without the consent of the County.

~~12. **EMPLOYEE RETENTION – SECTION REMOVED BALANCE RENUMBERED**~~

12. FUTURE DEVELOPMENT AND EXTENSION OF VILLAGE FACILITIES

12.1 The County shall have the right to determine whether to extend services from the Village Systems to areas within or outside the boundaries of the Village and the County. The County shall have jurisdiction to extend services, provide services, extend utilities, and otherwise exercise all rights and duties for sanitary sewer and water services as provided by law.

12.2 The Village and County agree that during the life of this Agreement, any future services extended to new Customer(s) outside of the agreed upon Service Area boundary, receiving potable water primarily from the Mantua WTP, and/or receiving sewage treatment primarily from the Mantua WWTP that the Tap-in Fees collected, minus any deductions to or cost paid by the County associated with the Tap-in Fees, shall be credited as revenues received toward the retirement of the Surcharge identified in Section 6.3.

12.3 Annually the Mantua Village Council shall receive from the County a report outlining the current estimated Identified Needs, the actual cost of the Identified Needs, all debt incurred by the County to pay for the Identified Needs, the amount of Surcharge

VILLAGE OF MANTUA, OHIO
ORDINANCE 2020-54
“EXHIBIT A”

Collected, the amount of Grants collected, the amount of debt held and all Tap-in Fees collected and credited as revenues received toward the retirement of the Surcharge identified in Section 6.3. Once the surcharge is retired, additional Tap-in fees, or any other fees collected, are for the sole use of Portage County Water Resources at discretion of the Board of Commissioners and will no longer be reported to Mantua Village Council.

13. GENERAL PROVISIONS

13.1. Governing Law. This Agreement shall in all respects be interpreted, construed, and governed by and in accordance with the laws of the State of Ohio. The parties submit to the jurisdiction of the state and federal courts for Portage County, Ohio.

13.2. EPA Regulation. The County shall operate and maintain all Village Systems in accordance with the Ohio Environmental Protection Agency's requirements in place as of the Closing Date of this Agreement and any future regulatory changes made by the Ohio Environmental Protection Agency as they may relate to the operation of the Village Systems.

13.3. Severability. If any portion of this Agreement proves to be invalid or unconstitutional, the same shall not be held to invalidate or impair the validity, force or effect of any other portion of this Agreement unless it clearly appears that such other portion is wholly or necessarily dependent for its operation upon the portion so held invalid or unconstitutional.

13.4. Waiver. The waiver by either party of a breach or violation of any provision of this Agreement shall not operate or be construed to be a waiver of any subsequent breach thereof.

13.5. Entire Agreement; Amendment. This Agreement contains the entire agreement of the parties, and may not be modified orally, but only by agreement in writing signed by both parties.

13.6. Assignment. Neither party shall have the right to assign this Agreement to a nonaffiliated third party without the prior written consent of the other party.

13.7. Further Assurances. The parties agree without expense to the other party (a) to furnish upon request to each other such further information, (b) to execute and deliver to each other such other documents, and (c) to do such other acts and things, all as the other party may reasonably request for the purpose of carrying out the intent of this Agreement and the documents referred to in this Agreement.

13.8. Rights of Third Parties. Nothing in this Agreement, whether express or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any person other than the parties to it and their respective successors and permitted assigns. Nor is anything in this Agreement intended to release or discharge the obligation or liability of any third persons to any party to this Agreement.

VILLAGE OF MANTUA, OHIO
ORDINANCE 2020-54
“EXHIBIT A”

13.9. Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute the same Agreement.

13.10. Authority Under Ohio Law. Nothing contained in this Agreement may be construed so as to limit the authority of either the Village or the County under Ohio law.

13.11. Term. This Agreement shall remain in full force and effect as long as the County shall own or operate any Water or Sewer utility within the Village of Mantua or the Mantua Service Area Map.

13.12. Word Usage. “Wastewater,” “Sanitary sewage,” “Sewage,” and variants thereof, and the terms “Wastewater System,” “Sanitary Sewer System,” “Sewer System,” and variants thereof, are used interchangeably in this document, for reasons including, without limitation, to be in keeping with prior usage of the terms and usage of the terms in referenced documents. “Water,” “Public Water,” “Potable Water,” and variants thereof, and the terms “Water System,” “Water Distribution System,” “Distribution Systems,” and variants thereof, are used interchangeably in this document, for reasons including, without limitation, to be in keeping with prior usage of the terms and usage of the terms in referenced documents.

13.13. Specific Performance. The Village and the County agree that money damages may not adequately compensate a party for any failure to perform any obligations set forth in this Agreement, and that accordingly the terms of this Agreement shall be specifically enforceable, but that such a right shall not limit or affect any other rights or remedies the parties may have at law or in equity.

VILLAGE OF MANTUA, OHIO
ORDINANCE 2020-54
"EXHIBIT A"

IN WITNESS WHEREOF, the County and the Village have caused this Agreement to be executed by their respective officers duly authorized as of the date first set forth above.

VILLAGE OF MANTUA

PORTAGE COUNTY COMMISSIONERS

Linda Clark, Mayor

Vicki Kline

Witness

Sabrina Christian-Bennett

Kathleen Clyde

PORTAGE COUNTY WATER
RESOURCES

Eugene K. Roberts P.E., Director

APPROVED AS TO FORM

APPROVED AS TO FORM

Village Solicitor

Assistant Prosecuting Attorney

I HEREBY CERTIFY that the amounts required to meet the obligations set forth above, have been lawfully appropriated, authorized or directed for such purpose, and are in the treasury, or in the process of collection, to the credit of the appropriate fund free from any outstanding obligation.

Village of Mantua Fiscal Officer

Dated: _____