# Resolving the Long-Term Water Needs of Indian Hill

Indian Hill Village Council Meeting, November 17, 2025
(Revised Nov. 18, 2025)

# Agenda

- Recap - How did we get here?
- Council Statement
- Decision Drivers - Summary
- Critical Path – 2026 and beyond
- Next Steps

# 2025 Recap

- Council made a commitment to thoroughly evaluate current overall water operations (drivers: quality, legislation, history, total ownership cost)
- Reviewed historical reports, peer groups, best practices, government regulation and guidance, and possible supply and distribution alternatives
- Created Village Advisory Committee (VAC) for independent engagement
- Solicited resident feedback through many Town Halls, and citizen participation at Water Works Committee and Council meetings – Thank you
- Commissioned three independent leading consultancies to thread Village needs/wants, compliance with regulations and forecast total cost of ownership analyses *(See AECOM, Terracon, and TetraTech reports under the Resources listed on the IHWW Community Engagement Website, inserted Nov. 18, 2025.)*
- Result: We possess a clearer picture and direction; moving forward with an option that provides the best multi-decade outcome for the Village

# Questions addressed this evening

- Water Tower: Do we need a new one, and if so, where?
- Water Production and Distribution: How should we assure that residents have access to high quality, reliable and affordable water?

# Council Statement

- Village Council has determined that it is in the Village's best interest to construct a one-million-gallon water tower at the current Miami Road site. The Administration will pursue a design consistent with the Village's architectural character and work closely with nearby residents to minimize disruption. This decision reflects careful consideration of need, reliability, resiliency, service, quality, cost, and suitability.

- Council has also determined that the Village will continue to produce and distribute water to residents. The Village will continue with efforts to obtain Ohio EPA approval of the PFAS Remediation General Plan that will allow for construction of a PFAS removal facility at the existing Glendale-Milford Water Works. This conclusion is based on the same key factors noted above.

- Council is confident these actions best serve the Village now and in the future. We do not expect to alter this course unless new, material information arises. Council thanks all residents for their active participation and will continue to keep the community informed as we move forward.

# Decision Drivers – New Tower

- A new tower is necessary
- Extensive evaluation of viable sites (each has pros/cons)
- Properly sized for all anticipated Village needs (viewed as a 50+ year solution)
- Best location is existing Miami Road location
- Requires aesthetically pleasing/historically consistent appearance
- Maintains existing location precedent and is now confirmed to be feasible

# Key Factors - New Tower

- Existing tower is deteriorating and obsolete

- Inadequate current capacity:
  - A modern tower with 2x capacity will yield 4.75x more usable volume due to design and mechanical improvements.
  - Five consultant reports over two decades recommend at least 1 million gallons of elevated storage
  - Average IHWW water usage is 2 million gallons/day, but can quickly rise to 4-5 million gallons/day in the summer
  - Since 2000, Village households have increased 18% with additional growth projected and use of irrigation has grown significantly
  - Need for more storage remains even if Madeira exits Village water system
  - Increased storage for improved fire flow volume

# Key Factors – New Tower Location

- Miami Road location – has been embedded in the fabric of the area since 1936
- Existing infrastructure (3.2MG subterranean tanks, pumps/station, transmission)
- Village-owned site – alleviates additional expense and/or Green Areas exchanges
- Resolution of prior concerns about site viability
- Will maintain status quo to the most reasonable extent possible
    - Aesthetically pleasing/consistent
    - Minimize disruption/inconvenience as a priority

# Decision Drivers - Water Distribution & Production

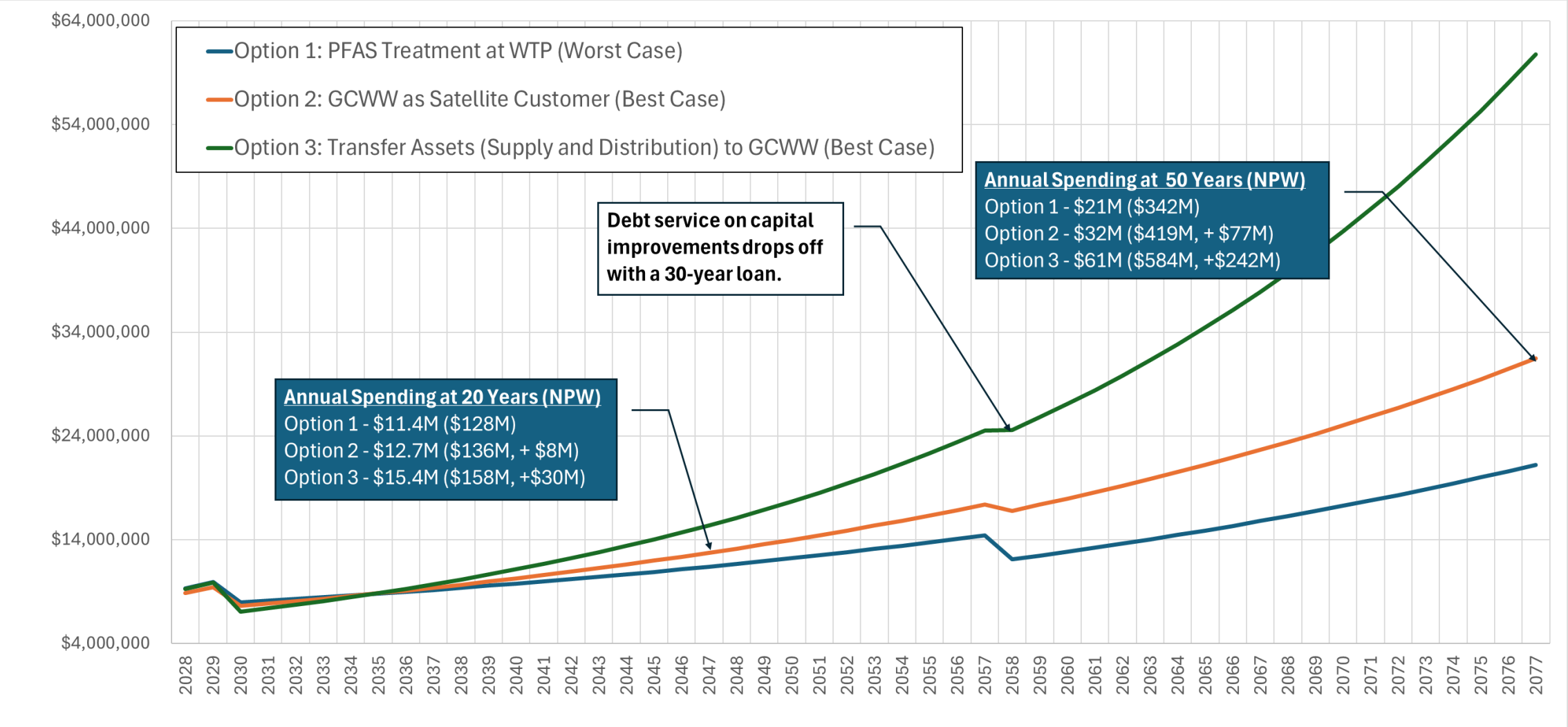
- We will continue to produce and distribute water to our residents, in the highest quality fashion that meets/exceeds regulatory requirements.
- Recommended by independent experts
- Strong preference from Council, precedent and residents
- Extends our history of high-service, control and independence
- Preserves resiliency
- The most fiscally conservative decision, resulting in the lowest water cost to residents

# Key Factor - Water Distribution & Production Lowest Cost Option *(See following 3 slides, added Nov. 18, 2025)*

- Over time, the least expensive alternative for Village residents:
  - Estimated minimum savings of between $7.25 million (20 years) and $77 million (50 years) per Tetra Tech
- The estimates noted above are conservative and purposely designed to "stress test" a decision by the Village to produce and distribute water
- Analysis is based on a comparison of the Village producing and distributing water vs. the Village purchasing water from GCWW and retaining distribution.
- Council has dismissed the alternative to exit the water business entirely as the cost would exceed all other estimates
- Eliminates numerous and potentially costly operational risks associated with transitioning to GCWW.

# Financial Analysis – Annual Expense of 3 Options

*(Slide added Nov. 18, 2025)*



*(Slide added Nov. 18, 2025)*

**Comparison of PFAS MCL Compliance Options 1 & 2 for Indian Hill - October 2025 (Revised November 2025)**

| | OPTION 1. IHWW Supply & Dist. | | | OPTION 2. GCWW Supply & IHWW Dist. | | |
|---|---|---|---|---|---|---|
| Item Description | WORST CASE COSTS - 10/20/2025 Presentation - Updated with 2.7% CPI | WORST CASE COSTS - General Plan - Updated w/ 2.7% CPI | BEST CASE COSTS (per Tetra Tech) - Based on 2.7% CPI | BEST CASE COSTS - 10/20/2025 Presentation - Updated with 2.7% CPI | General Plan - Updated w/ 2.7% CPI | WORST CASE COSTS (per Tetra Tech) - Based on 2.7% CPI |
| **Capital Cost** | | | | | | |
| GAC Facility ($2025) | $13,480,000 | $13,480,000 | $13,480,000 | $0 | $0 | $0 |
| Water Supply Wells ($2025) | $6,720,000 | $6,720,000 | $6,720,000 | $0 | $0 | $0 |
| GCWW Metered Interconnections ($2025) | $0 | $0 | $0 | $750,000 | $750,000 | **$1,250,000**(1) |
| Water Distribution Improvements ($2025) | **$14,500,000**(2) | **$14,500,000**(2) | **$14,500,000**(2) | $12,385,000 | **$17,485,000**(2) | **$23,391,000**(2,3) |
| WTP Demolition & Well Abandonment ($2025) | $0 | $0 | $0 | $1,850,000 | $1,850,000 | $1,850,000 |
| General Conditions (10%, $2025) | $3,470,000 | $3,470,000 | $2,798,000 | $1,499,000 | $2,009,000 | $2,650,000 |
| Contingency (25%, $2025) | $8,675,000 | $8,675,000 | **$5,596,000**(4) | $3,746,000 | $5,022,000 | $6,623,000 |
| Total Capital Cost (2025 Dollars) | $46,850,000 | $46,850,000 | $45,200,000 | $20,240,000 | $27,120,000 | $35,770,000 |
| Total Capital Cost (2028 Dollars) | **$50,750,000**(5) | **$50,750,000**(5) | $48,870,000 | **$21,930,000**(5) | **$29,380,000**(5) | $38,750,000 |
| **Annual O&M Cost** | | | | | | |
| Water Production O&M Expense | $1,266,900 | $1,266,900 | $1,266,900 | $0 | $0 | $0 |
| Additional GAC Facility O&M | $356,829 | $356,829 | **$305,500**(6) | $0 | $0 | $0 |
| Water Distribution O&M Expense | $1,957,000 | $1,957,000 | $1,957,000 | $2,060,000 | $2,060,000 | $2,060,000 |
| Total Annual O&M Costs (2025 Dollars) | $3,581,000 | $3,581,000 | $3,530,000 | $2,060,000 | $2,060,000 | $2,060,000 |
| Total Annual O&M Costs (2028 Dollars) | $3,880,000 | $3,880,000 | $3,830,000 | **$2,190,000**(7) | **$2,190,000**(7) | **$2,190,000**(7) |
| GCWW Wholesale Customer Expense (2028) | $0 | $0 | $0 | $2,460,000 | **$2,530,000**(5) | **$2,530,000**(5) |
| Present Worth of Annual O&M + GCWW | $83,053,000 | $83,053,000 | $81,716,000 | $105,535,000 | $111,377,000 | $111,377,000 |
| **Salvage Value** | | | | | | |
| Present Worth of Salvage Value | -$15,912,000 | -$15,912,000 | -$15,322,000 | -$8,127,000 | -$11,024,000 | -$14,662,000 |
| Present Worth of Salvage Value of Future Annual Capital | -$15,530,000 | -$15,530,000 | -$15,530,000 | -$15,473,000 | -$15,473,000 | -$15,473,000 |
| **Net Present Worth (Costs based on 2028 dollars)** | | | | | | |
| **Total - 20 Years** | **$128,245,000** | **$128,245,000** | **$125,618,000** | **$135,495,000** | **$140,048,000** | **$145,780,000** |
| **Total - 30 Years** | **$190,540,000** | **$190,540,000** | **$186,650,000** | **$216,533,000** | **$222,474,000** | **$229,950,000** |
| **Total - 50 Years** | **$342,371,000** | **$342,371,000** | **$336,026,000** | **$419,334,000** | **$426,784,000** | **$436,154,000** |

**NOTES**

(1) - Reflects two additional (five total) metered connections to GCWW.

(2) - Includes Water Tower

(3) - Includes costs to downsize 16" and 20" water main on the east side of the IHWW system.

(4) - Reduced construction contingency from 25% to 20%.

(5) - Tetra Tech used 2.0% CPI escalation for their Oct. 20, 2025 presentation and in analysis in originally submitted General Plan based on an average of national "US Cities" CPI. Corrections were made to use the annual regional average "East North Central Division of the Midwest CPI" escalation of approx. 2.7%. as proposed by GCWW

(6) - Adjusted expected GAC media life to 48 months based on RSSCT testing.

(7) - Corrected a minor typo from the General Plan submittal to OEPA

**Color Coding**

Increased Cost

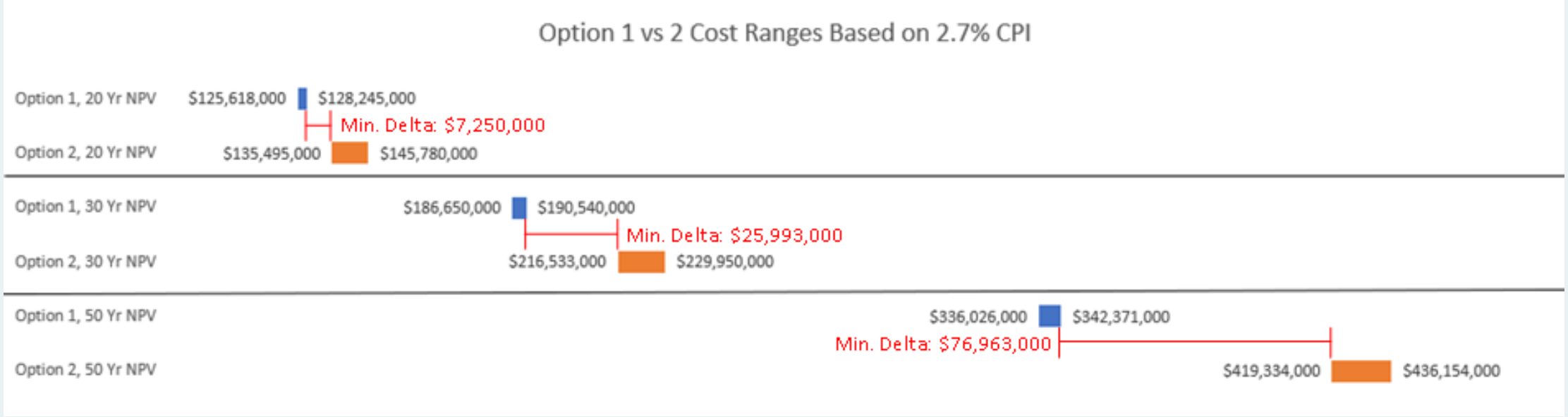
No Change

Reduced Cost

Total Cost

# Financial Analysis of Net Present Worth

*(Slide added Nov. 18, 2025)*



# Additional Factors – Water Distribution & Production

- We are in the business and we do it well
  - Independent management and accountability has served the community well for 76 years
  - Service and water quality best controlled by Village management
- Our entire distribution system is designed East-to-West. Reversing flow is a significant issue:
  - Wasteful need to downsize water mains before end-of-life
  - Material incremental expense
  - New water chemistry (different source); corrosion risks.
- We understand the importance of PFAS remediation and can best address current and future mandates through direct oversite of our system.

# Next Steps

- Secure required approvals and confirm available third-party funding
  - Most significant capital project in decades
  - Village Professionals and Council will engage leading project management/design resources
- Engage with impacted residents on Miami Road; model and share design renderings
- Keep residents informed through Council updates and on our website
- Continue open communications
- We are all in this together – appreciative of the collaboration and feedback, and ready to move forward with next steps
- We do not expect to alter this course unless new, material information arises