

MSD Legislative Fact Sheet

5/17/2024

General Legislative Information	Project Name, Sewer No. & PID:	Locust Street & Muchmore Road Local Sewer 3249 ; 10370060
	Project Location:	This project is located along Locust Street, Muchmore Road and Walton Creek Road in Columbia Township, Hamilton County, Ohio.
	Funding Type:	Capital Assessment
	Legislative Action Requested¹⁻⁶:	Various Assessment Actions
	Funding:	\$0.00 (current request); \$1,480,440.00 (total estimated cost)

PROJECT PURPOSE:

Problem/Need

This project was initiated by a citizen’s petition in 2018. MSD determined the proposed Locust Street & Muchmore Road Local Sewer would benefit 37 properties, including 32 condominiums, four single family homes, and a community theater. Property owners representing 28 of the aforementioned properties expressed support for the project, making the petition valid under MSD Rules and Regulations Section 1805 (Policy on Management of Requests for Local Sewer Assessment Projects). However, Ohio law requires a public hearing be held unless there is 100% support from benefited property owners.

Additional information is included in the attached communications from Hamilton County Public Health and Ohio EPA.

Funding Use

MSD proposes to construct the local sewer via 1,150 linear feet of 8-inch gravity sewer main, five 6-inch sewer laterals, and other sewer appurtenances. The 32 condominiums will be served by rerouting their existing pipes to the proposed public sewer, and the five laterals are required for the remaining benefited homes and theater. The current construction estimate is \$1,300,000. This has increased from previous construction estimates due to selecting a different alignment in order to benefit all parcels via gravity sewers and facilitate potential extension of the public sewer up Muchmore Road and Walton Creek Road.

-
1. **Design** – may include resolutions authorizing preparation of detailed plans, specifications, and estimate of cost and appropriating funds for the same; appropriating additional funds for design
 2. **Easement** – may include resolutions for easement acquisition funds appropriation; approving detailed plans, specifications and estimate of cost; declaring project necessity and intent to proceed with construction, appropriating easements or full fee takes.
 3. **Construction** - includes resolutions approving detailed plans, specifications and estimate of cost; declaring project necessity and intent to proceed with construction; appropriating funds for construction; authorizing project advertisement & bid.
 4. **Various Assessment Actions** – may include: Public Hearing; Objection Disposal; Proceed Resolution.
 5. **Design-Build** – may include Progressive and Traditional design-build processes.
 6. **Other** - includes resolutions amending the MSD CIP and other actions not covered above. Purpose is listed.

Funding Use (contd.)

The total project cost is an estimated \$1,480,440. The pre-credit cost per benefited parcel is \$40,012. Based on MSD Rules and Regulations, the net tentative assessment per benefited parcel is \$12,000. A total project net tentative assessment to be paid collectively by the benefited property owners is \$444,000 (30%). MSD will fund the balance of the project costs (estimated \$1,036,440; 70%). If the project is approved to proceed, final assessment will occur after construction is complete and all expenses are paid.

Project Benefits

This project will expand public sewer service availability and MSD’s customer base. Additionally, it will facilitate the decommissioning of the Walton Creek Condo Association’s wastewater treatment plant and five other household sewage treatment systems, thereby mitigating any associated public and environmental health risks.

Background Data, Schedules, & Budget	Prior Legislation:	Design services, approved 4/18/2019 Plan & Specs/Necessity/Set Public Hearing, approved 4/18/2024				
	Future Legislation:	Various Assessment Actions Construction				
	Construction Schedule:	Projected Start: December 2024 Projected Finish: May 2025				
	CIP Year(s):	2019, 2024				
	BUDGET SPECIFICS	ITEM	PRIOR APPROVAL	CURRENT REQUEST	FUTURE REQUEST	TOTALS
		Planning	\$0.00	\$0.00	\$0.00	\$0.00
		Design	\$0.00	\$0.00	\$0.00	\$0.00
		Pre-Construction Services	\$136,000.00	\$0.00	\$0.00	\$136,000.00
		Miscellaneous Expense	\$13,000.00	\$0.00	\$0.00	\$13,000.00
		Right of Way	\$11,000.00	\$0.00	\$0.00	\$11,000.00
		Construction	\$0.00	\$0.00	\$1,300,000.00	\$1,300,000.00
		Construction Services	\$0.00	\$0.00	\$0.00	\$0.00
		Interest / Financing	\$0.00	\$0.00	\$0.00	\$0.00
		Program Management	\$0.00	\$0.00	\$0.00	\$0.00
		Subtotals	\$160,000.00	\$0.00	\$1,300,000.00	\$1,460,000.00
Programmatic Contingency Adjustment				\$20,440.00		
Total Estimated Project Cost				\$1,480,440.00		
Associated Work, Estimated Cost (Project ID# N/A)				\$0.00		
Total Estimated Cost				\$1,480,440.00		