



Locust Street & Muchmore Road Local Sewer Public Hearing

May 23, 2024



Background

- **Located in Columbia Township, Hamilton County, Ohio on Locust Street, Muchmore Road, and Walton Creek Road**
- **Initiated by citizen petition per MSD R&R Section 1805**
- **Benefits 37 parcels (32 condos; 4 SF; one community theater) currently served by five HSTSs and condos' private WWTP**
 - These types of HSTSs are not compliant with HCPH regulations
 - WWTP has reported over 30 effluent violations in past 5 yrs.
- **Initial polling indicates 28 owners in support (76%); two opposed; no response from seven**
- **Design authorized and funded 4/18/19**



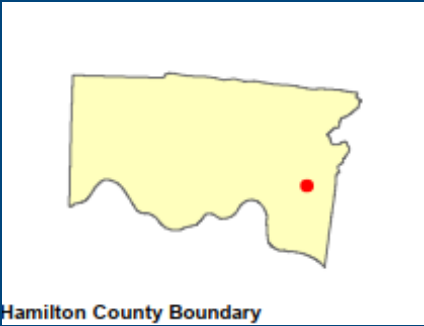
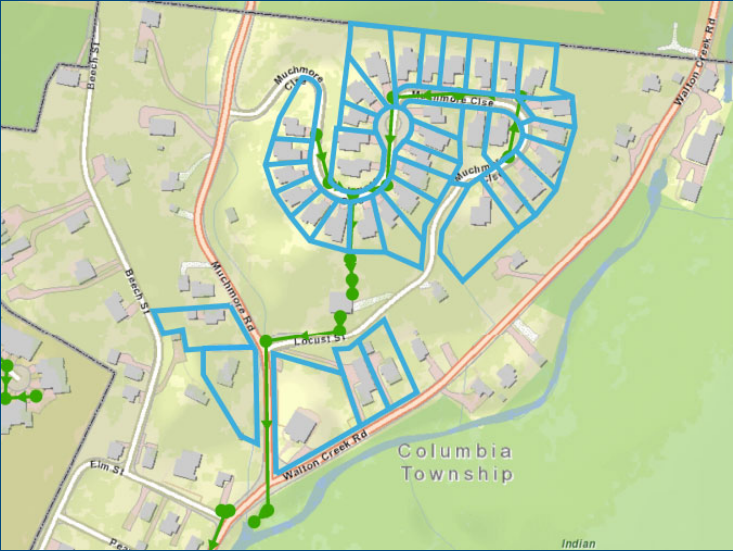
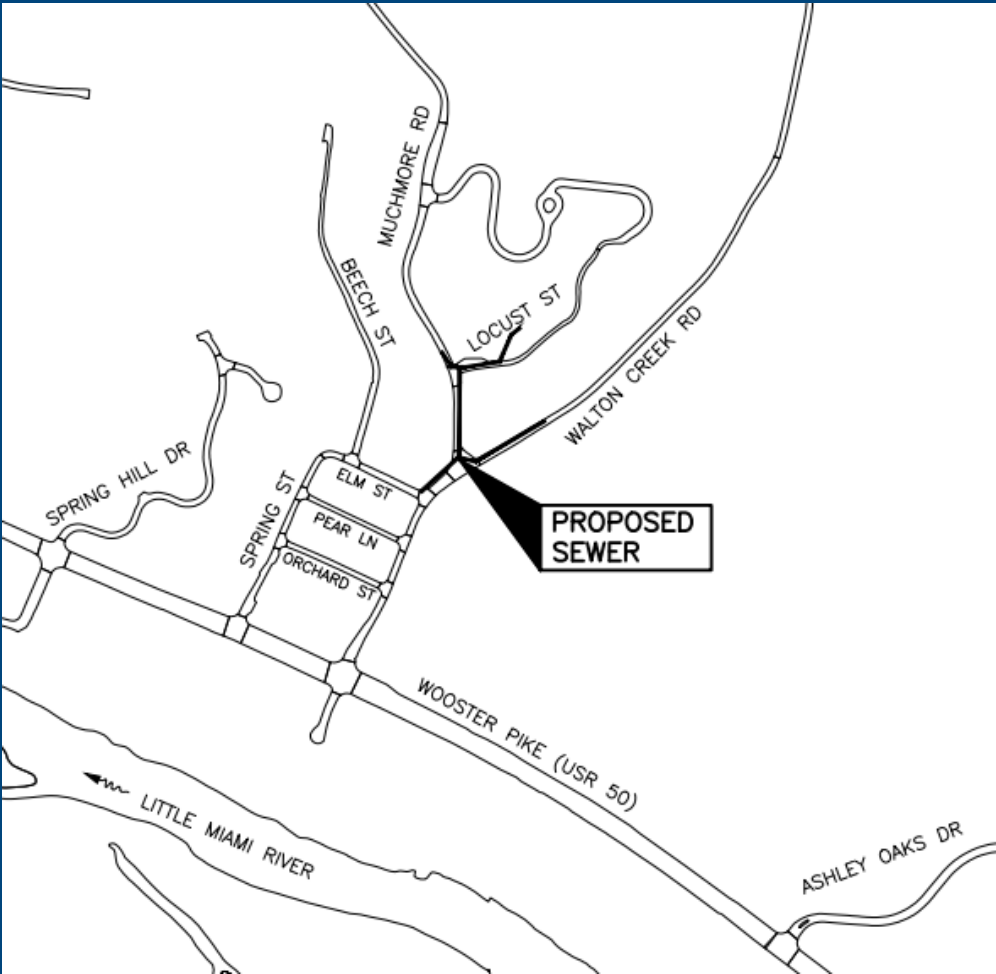
Proposed Project

- 1,150 LF of 8” gravity sewer
- Five 6” sewer laterals
- Condos will be served by rerouting existing flow to new sewer
- Outfall to existing MSD sanitary sewer along Walton Creek Road
- Construction anticipated Dec 2024 - May 2025



Locust St & Muchmore Rd Local Sewer

Columbia Township, Hamilton County, Ohio



Current Status

- **Design 100% complete**
- **Sewer right-of-way activities complete (easements acquired from five owners)**
- **Approximately \$52,000 MSD funds spent**

Project Costs

- Total Estimated Project Cost = **\$1,480,440**
- MSD's Total Estimated Cost = **\$1,036,440 (70%)**
- Property Owners' Total Estimated Cost = **\$444,000 (30%)**
 - Does not include private side costs (e.g., plumbing, HSTS abandonment); interest/charges/fees may apply if paid through property taxes

Tentative Assessment

| PARCEL ID | TYPE | TENTATIVE ASSESSMENT | MSD CREDITS | | | NET TENTATIVE ASSESSMENT |
|---------------|---|----------------------|---------------|----------------|--------------------|--------------------------|
| | | | Primary | Secondary | HSTS Reimbursement | |
| 520-0111-0014 | 510 - Residential Single Family | \$ 40,011.89 | (\$10,700.00) | \$ (17,311.89) | \$ - | \$12,000.00 |
| 520-0111-0015 | 510 - Residential Single Family | \$ 40,011.89 | (\$10,700.00) | \$ (17,311.89) | \$ - | \$12,000.00 |
| 520-0111-0017 | 680 - Charities, Hospitals & Retirement Homes | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0045 | 510 - Residential Single Family | \$ 40,011.89 | (\$10,700.00) | \$ (17,311.89) | \$ - | \$12,000.00 |
| 520-0111-0151 | 510 - Residential Single Family | \$ 40,011.89 | (\$10,700.00) | \$ (17,311.89) | \$ - | \$12,000.00 |
| 520-0111-0173 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0174 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0175 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0176 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0177 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0181 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0182 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0183 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0184 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0185 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0186 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0187 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0188 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
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| 520-0111-0190 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0191 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0195 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0196 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0197 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0198 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0199 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0200 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0201 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0202 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0203 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0204 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0209 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0210 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0211 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0212 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0213 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |
| 520-0111-0214 | 550 - Condominium Unit | \$ 40,011.89 | \$ - | \$ (28,011.89) | \$ - | \$12,000.00 |

Tentative Assessment Formula

**Total Cost / # of properties =
Per Parcel Assessment**

- **Subtract Primary MSD Credit (\$10,700 in 2024)**
- **Subtract Secondary MSD Credit (reduce to \$12,000, if needed)**
- **Subtract HSTS Credit, if applicable**

= Net Per Parcel Assessment*



* Does not include private side costs (e.g., plumbing, HSTS abandonment); interest/charges/fees may apply if paid through property taxes

Assessment

- Final assessment would take place in May/June after construction is complete
- Property owners would be invoiced for the assessed costs and can choose to:
 - Pay in full or part in 30 days and/or
 - Pay the balance through property taxes over 20 years (interest/charges/fees may be included)

Next Steps

- Conclude and close public hearing
- Five-day waiting period for receipt of any written comments
- Resolution addressing any objections (June/July 2024, if needed)
- Resolution to proceed with construction, if applicable (July/Aug 2024)
- 10-day waiting period for any appeal
- Resolution appropriating construction funding, if applicable (Aug/Sept 2024)
- Construction, if applicable (Dec 2024 - May 2025)
- Final Assessment, if applicable (May/June 2026)





Questions & Comments

