



Kenwood Hills Local Sewer Public Hearing

October 3, 2024



Background

- Located in the City of Madeira, Hamilton County, Ohio on along Coachlite Way, Margo Lane, Oakvista Drive, Mapleridge Drive, Kenwood Hills Drive, Maplespur Lane, and Vistaridge Lane
- Initiated by citizen petition per MSD R&R Section 1805
- Benefits 160 parcels (159 single-family parcels; one forestry with building parcel) currently served by HSTSs
- Initial polling indicates 81 owners in support (50.6%); 63 opposed; no response from 16
- Design authorized 12/15/15



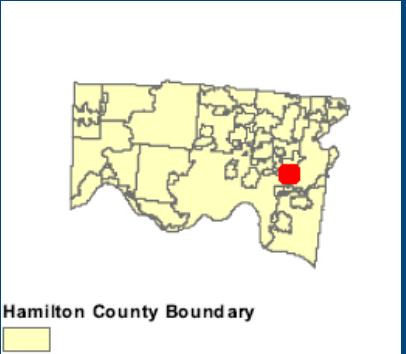
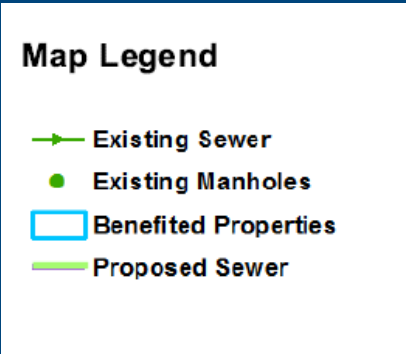
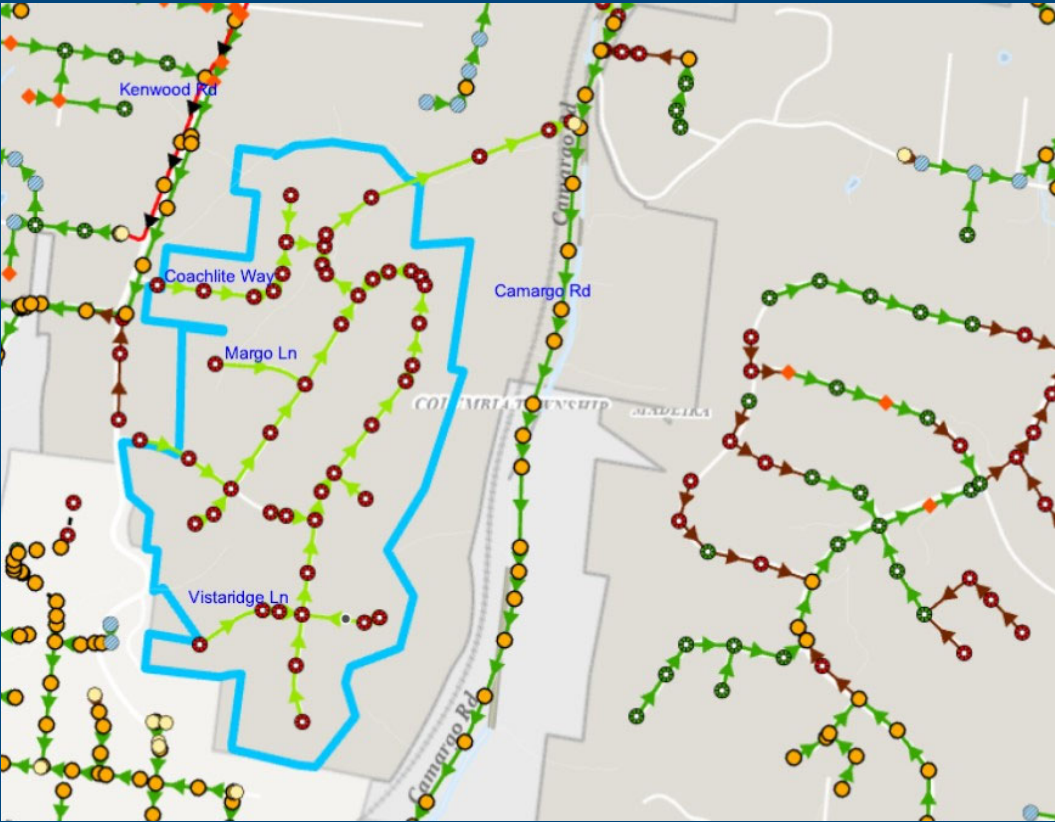
Proposed Project

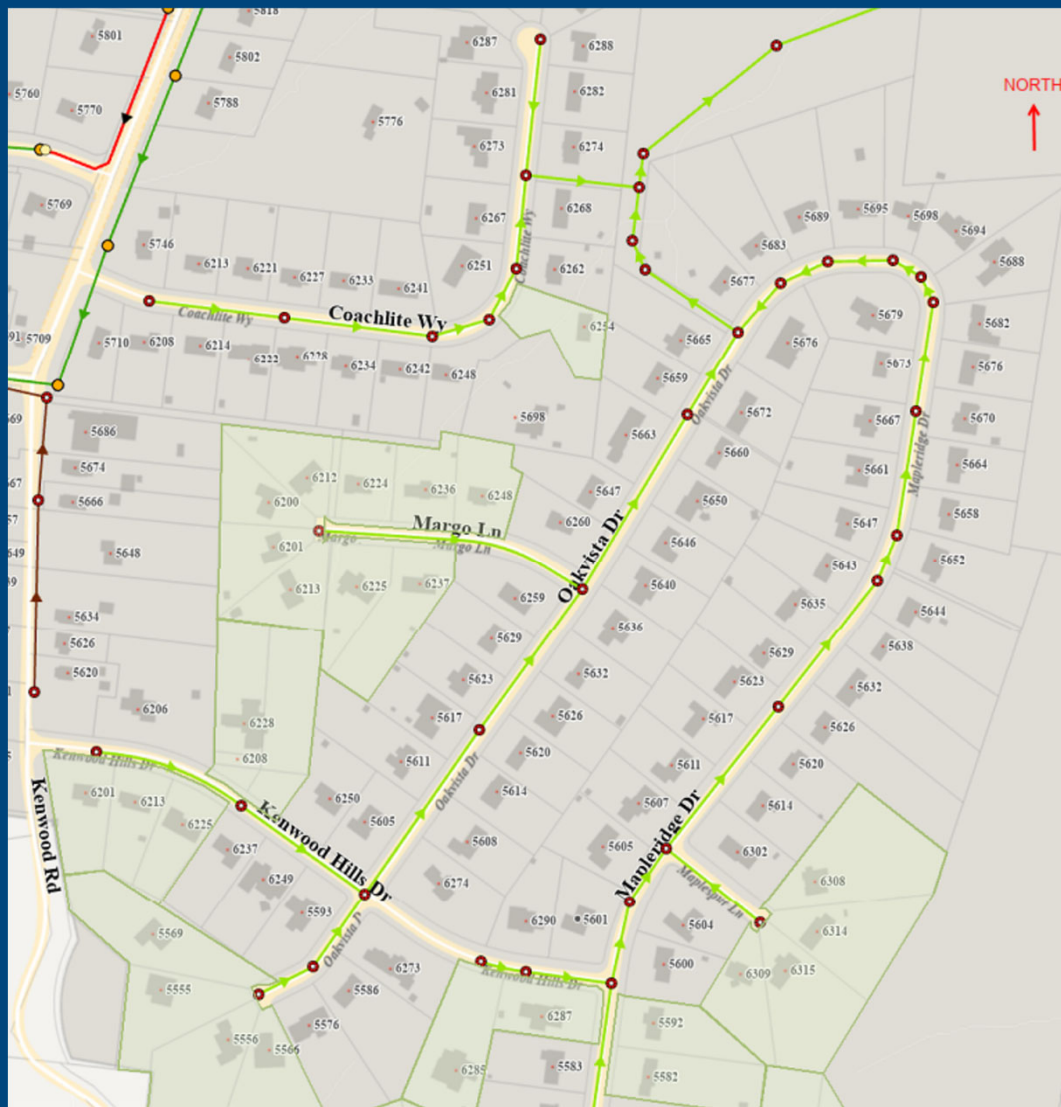
- **9,500 linear feet of 8” gravity sewer**
- **3,300 linear feet of 2-inch low pressure force main**
- **160 laterals**
 - **Approximately 59 properties are expected to need grinder pumps**
- **Outfall to existing MSD sanitary sewer near Camargo Road**
- **Construction anticipated October 2025 - February 2027**



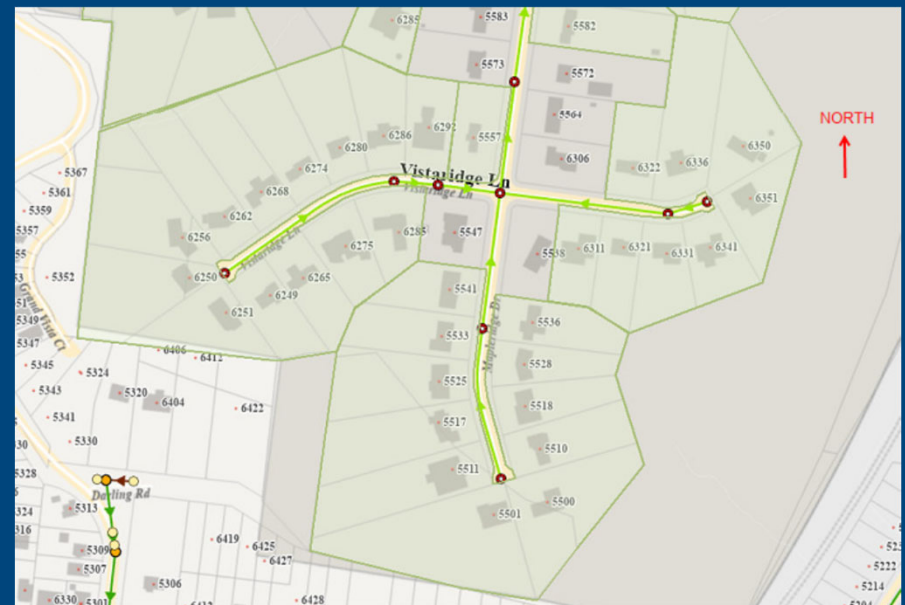
Kenwood Hills Local Sewer

City of Madeira, Hamilton County, Ohio





Properties expected to need grinder pumps



Current Status

- **Design 100% complete**
- **Property acquisitions not complete (appropriation action needed for Baltimore & Ohio Railroad Co.)**
- **Approximately \$600,000 MSD funds spent**



Project Costs

- **Total Estimated Project Cost = \$12,369,038**
- **MSD's Total Estimated Cost = \$10,454,838 (85%)**
- **Property Owners' Total Estimated Cost = \$1,914,200 (15%)**
 - **Does not include private side costs (e.g., plumbing, HSTS abandonment); interest/charges/fees may apply if paid through property taxes**

Tentative Assessment

**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 (5511 Mapleridge)**

= 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 2028 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 (Nov/Dec 2024, if needed)
- Resolution to proceed with construction (Dec/Jan 2024)
- 10-day waiting period for any appeal, if applicable
- Easement appropriation, if applicable (January - June 2025)
- Resolution appropriating construction funding, if applicable (June 2025)
- Construction, if applicable (October 2025 - February 2027)
- Final Assessment, if applicable (May/June 2028)





HAMILTON COUNTY **PUBLIC HEALTH**

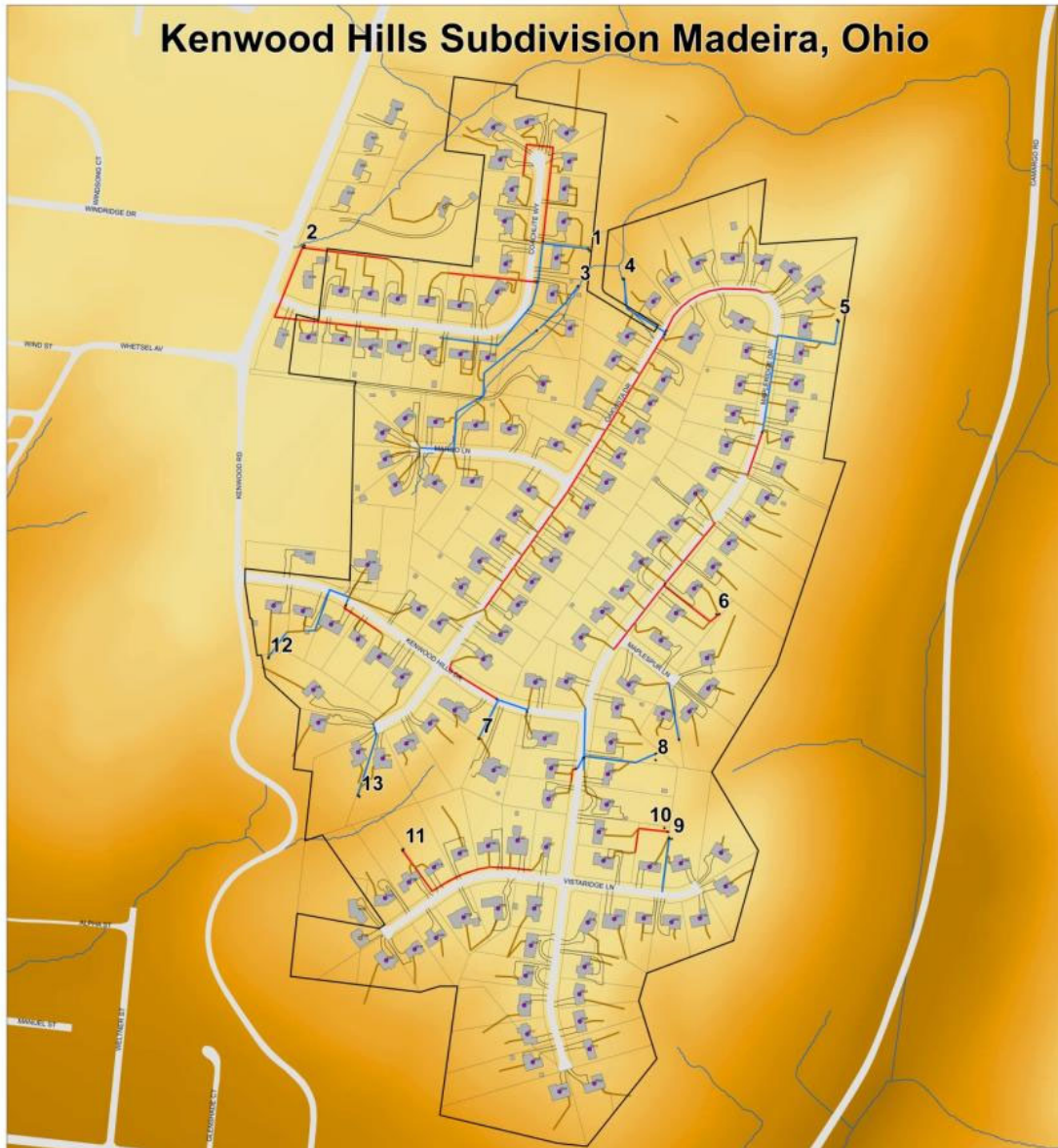
PREVENT. PROMOTE. PROTECT.

Kenwood Hills Local Sewer Project 10370025 Public Hearing

Division of Water Quality

10/03/2024

Kenwood Hills Subdivision Madeira, Ohio

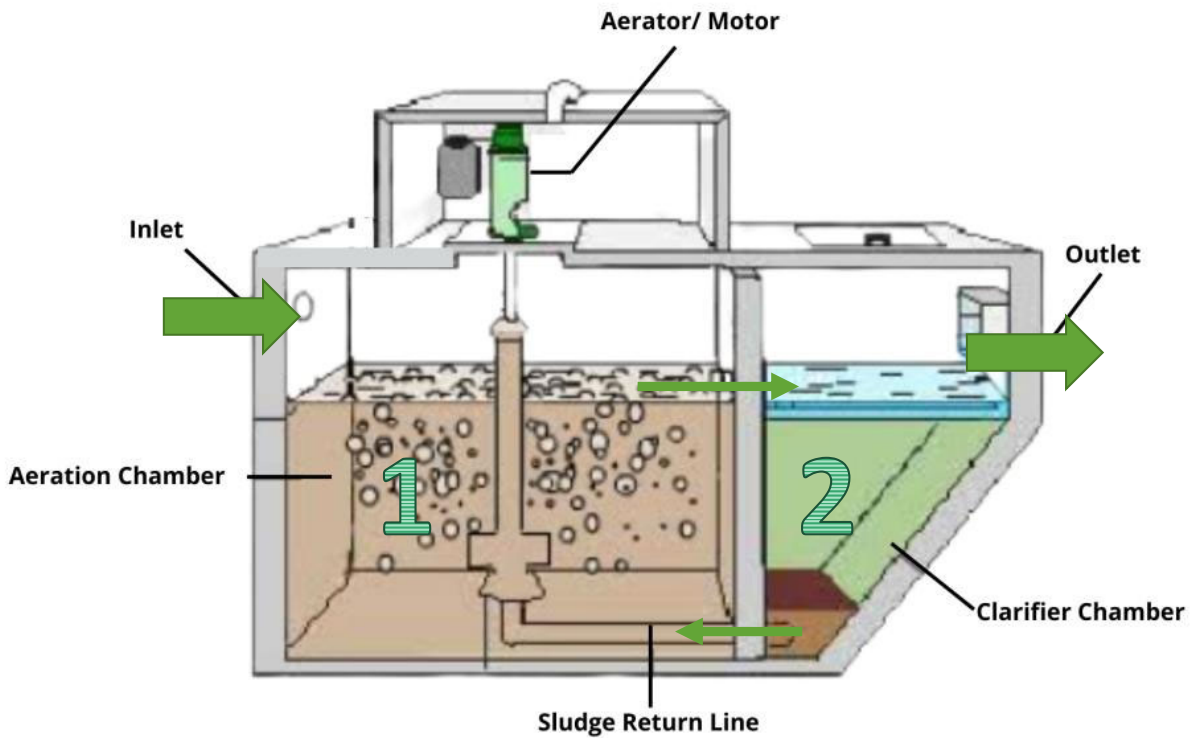


System Types

Cavitette	152
Coate	1
ISF	1
Jet	2
Jet Upflow	1
Leach Lines	1
Puraflo with mound	1
Holding Tank	1
Total	160

Cavitette Aeration Units

& General STS Operation and Maintenance



- System Predated Any Standards
- Lacks Settling Tank
- No Surge Capacity
- Tank Concrete Degrades/Leaks
- Repairs and Replacement Are EXPENSIVE

Problematic Collector Lines

Connection with Storm Sewer Illegal (Phase II CWA)

Aging Infrastructure/Expensive Repairs

Concentration of Pollution







Questions & Comments

