**PROJECT PURPOSE:**

*Problem/Need*

The current request is to approve a set of resolutions (detailed plans, specifications, estimate of cost, and tentative assessments; declaring project necessity) authorizing the County Commissioners to hold a public hearing on February 25, 2021 for this local sewer assessment project. The proposed Parrakeet Drive Local Sewer (HNs 6002-6068) will benefit nine single-family parcels and one residential vacant parcel, eliminating nine household sewage treatment systems (HSTS). The proposed sanitary local sewer will outfall to S.S. No. 3023. MSD proposes to construct 970 linear feet of 8-inch diameter gravity sanitary sewer; ten, 6-inch diameter sewer laterals; and other sewer appurtenances.

A citizen’s petition initiated this project. Property owners representing seven properties (70%) expressed support for the petition during the polling process, meeting REGULATIONS GOVERNING THE DESIGN, CONSTRUCTION, MAINTENANCE, OPERATION AND USE OF SANITARY AND COMBINED SEWERS ("MSD Rules and Regulations") requirements for majority endorsement from benefited properties. The petition is therefore valid under Board policy. The easement acquisition process is complete. MSD has obtained seven permanent and 32 temporary easements from 14 property owners for this project.

---

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. Baseline – 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 values.
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 Disposed; 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.

---

Page 1 of 3
PROJECT PURPOSE (cont.)

Funding Use
The total project cost is estimated at $763,212.48. Cost per-benefited parcel is $76,321.24. Based upon MSD Rules and Regulations assessment credit policy, the net tentative assessment per benefited property is $12,000; $120,000 for all 10 benefited parcels (16% of estimated total project cost). The assessment credits funded by MSD total an estimated $64,321.24 per benefited parcel, or $643,212.48 (84% of estimated total project cost). The final assessment amount will be based on actual project expenditures after construction is complete and all expenses paid.

The opinion of probable construction cost (OPCC) for this project has increased by $98,400 (18%) since the last legislative request was approved by the Commissioners on April 18, 2018. The increase in the OPCC was due to the implementation of different unit prices to reflect the current market conditions and adjusting the escalation factor to reflect the current schedule.

Hamilton County Public Health has determined that none of the project’s benefited properties qualify for the Home Septic Treatment System Reimbursement Credit (MSD Rules and Regulations, Section 1216 (D)).

Project Benefits
Upon completion, this project will provide sewage service to nine single-family parcels and one residential vacant parcel, eliminating nine HSTS. Currently, five out of nine (55%) of the project area HSTS are marked as “Fail” by Hamilton County Public Health.
Prior Legislation:
- Petition Submission, 04/23/2011
- Design, 06/29/2011
- Capital Cost Re-allocation, 05/07/2014
- Legislated Line Item Transfer, 11/12/2014
- Additional Design (Programmatic Contingency), 04/18/2018

Future Legislation:
- Objection Disposal (if any)
- Resolution to Proceed with Construction
- Appropriating Funds
- Advertise and bid

Construction Schedule:
Start – 06/2021
End – 10/2021

CIP Year(s):
N/A, Amended per this legislation

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<td>$763,212.48</td>
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</table>
Parrakeet Drive Local Sewer (HNs 6002-6068)
Green Township, Hamilton County, Ohio
Project ID: 10320012; SS# 6154

Existing Sewer

Proposed Sewer

Manholes

Benefited Properties

*Location of proposed sewer is preliminary; Final alignment of sewer will be determined in the design phase.

VIGINITY MAP

DEC 10 2009
November 17, 2020

Honorable Board of County Commissioners  
Hamilton County, Ohio  
Mr. Jeff Alutto  
Hamilton County Administrator  
Todd B. Fortune Center for County Government  
128 E. Court Street, Room 603  
Cincinnati, Ohio 45202

Honorable Commissioners:

Enclosed for your consideration are resolutions provided by the City of Cincinnati, through its Department of Sewers (the "City"), as the sole management agency for the operation and maintenance of the sewer system on behalf of the Metropolitan Sewer District of Greater Cincinnati ("MSD"), to authorize further progress of S.S. Project No. 6154, Project ID 10320012, Parrakeet (aka Parakeet) Drive Local Sewer (HNs 6002-6065) and take the necessary legislative steps to hold a public hearing.

The proposed project is located in Green Township, Hamilton County, Ohio. The current request is to approve the detailed plans, specifications, estimate of cost, tentative assessments, and/or other relevant documents; approve the Necessity Resolution; and set the date for the project's public hearing for February 4, 2021 at 1:15 p.m. as provided under Section 6117.06 Revised Code of Ohio.

A citizen petition initiated this project and seven out of ten benefited property owners (70%) endorse the project, meeting the absolute majority endorsement requirement as provided under the RULES AND REGULATIONS GOVERNING THE DESIGN, CONSTRUCTION, MAINTENANCE, OPERATION AND USE OF SANITARY AND COMBINED SEWERS. The proposed Parrakeet (aka Parakeet) Drive Local Sewer (HNs 6002-6065) will benefit nine single-family parcels and one vacant residential parcel, eliminating nine household sewage treatment systems (HSTS). The proposed local sanitary sewer will outfall to existing S.S. No. 3023. MSD proposes to construct 970 linear feet of 8-inch diameter gravity sanitary sewer and ten, 6-inch diameter sewer laterals, and other sanitary appurtenances.

Total project cost is estimated at $763,212.48. The cost per benefited parcel is $84,321.24. Based upon assessment policy, the net assessment for each benefited parcel is $132,000 ($190,000.00 total; 16% of estimated total project cost), and the MSD assessment credit per benefited parcel is $84,321.24 ($643,212.48 total; 24% of estimated total project cost). Final assessment amount will be based on actual project expenditures after construction is complete and all expenses paid.

RECOMMENDED:

Diana R. Christy  
Director, MSD

Provided to Hamilton County on 11/19/2020

Reviewed by Frank Ball 12/4/20, and recommended by County Administration.

On motion of Mr. Wisehand, seconded by Mr. Jerusalem Dumas, the following resolutions were adopted....
MSD RESOLUTION

AMENDING THE METROPOLITAN SEWER DISTRICT
2020 CAPITAL IMPROVEMENT PROGRAM
TO ADD A PROJECT

WHEREAS, the Board of County Commissioners of Hamilton County, Ohio, by Resolution dated December 19, 2019, did adopt a Capital Improvement Program ("CIP") for the Metropolitan Sewer District of Greater Cincinnati ("MSD") for the years 2020-2024; and

WHEREAS, the 2020 MSD CIP does not include S.S. Project No. 6154, Project ID 10320012, Parrakeet (aka Parakeet) Drive Local Sewer (HNS 6002-6068); and

WHEREAS, the Director of MSD recommends that it is necessary to amend the 2020 MSD CIP to add a project and proceed with the statutory next steps of S.S. Project No. 6154, Project ID 10320012, Parrakeet (aka Parakeet) Drive Local Sewer (HNS 6002-6068).

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Hamilton County, Ohio, that the 2020 Capital Improvement Program for the Metropolitan Sewer District be revised to include the following project:

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<tr>
<th>S.S. No. / CIP / PROJECT ID</th>
<th>PROJECT NAME</th>
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BE IT FURTHER RESOLVED, that this Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of the Board of County Commissioners and that all deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

ADOPTED at a regularly adjourned meeting of the Board of County Commissioners of Hamilton County, Ohio, this 10th day of December, 2020.

Ms. Driehaus Yes Ms. Summerow Dumas Yes Ms. Parks Yes
November 2, 2020

S.S. PROJECT NO. 6154, PROJECT ID 10320012,
PARRAKEET (aka PARAKEET) DRIVE LOCAL SEWER (HNs 6002-6068)
GREEN TOWNSHIP, HAMILTON COUNTY, OHIO

Honorable Board of County Commissioners
Hamilton County, Ohio

I herewith certify for your approval detailed plans, specifications, estimate of cost, and/or other relevant documents for Sanitary Sewer No. 6154, Project ID 10320012, Parrakeet (aka Parakeet) Drive Local Sewer (HNs 6002-6068), Green Township, Hamilton County, Ohio, in the Metropolitan Sewer District of Greater Cincinnati. Accompanying this certification is an itemized listing of the cost of this improvement.

I further certify that the detailed plans, specifications, estimate of cost, and/or other relevant documents have remained open to inspection of all persons interested in such improvement.

Respectfully submitted,

[Signature]

Ryan Welsh, P.E.
Deputy Director / Chief Engineer
City of Cincinnati Department of Sewers
Hamilton County Sanitary Engineer
## Estimate of Cost

Sanitary Sewer Project No. 6154, Project ID 10320012, Parrakeet (aka Parakeet) Drive Local Sewer (Hns 6002-6068), Green Township, Hamilton County, Ohio, The Metropolitan Sewer District of Greater Cincinnati

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Programmatic Contingency Adjustment: $0.00

Total Estimated Project Cost (Project ID # 10320012): $763,212.48

Associated Work, Estimated Cost (Project ID # N/A): $0.00

Total Estimated Cost: $763,212.48

---

Ryan Welsh, P.E.
Deputy Director / Chief Engineer
City of Cincinnati Department of Sewers
Hamilton County Sanitary Engineer


Approved this 10th day of December, 2020
Board of County Commissioners
Hamilton County, Ohio
S.S. PROJECT NO. 6177, PROJECT ID 10320012,  
PARRAKEET (aka PARAKEET) DRIVE LOCAL SEWER (HNs 6002-6068)  
GREEN TOWNSHIP, HAMILTON COUNTY, OHIO  

TENTATIVE ASSESSMENT  

THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI  

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Ryan Welsh, P.E.  
Deputy Director / Chief Engineer  
City of Cincinnati Department of Sewers  
Hamilton County Sanitary Engineer  
(for the purposes of the Metropolitan Sewer District of Greater Cincinnati  
as authorized in the Resolution of February 28, 2007,  

Approved this 10th day of December, 2020  
Board of County Commissioners  
Hamilton County, Ohio
MSD RESOLUTION

APPROVING THE DETAILED PLANS, SPECIFICATIONS
ESTIMATE OF COST, TENTATIVE ASSESSMENT, AND/OR OTHER RELEVANT DOCUMENTS

S.S. PROJECT NO. 6154, PROJECT ID 10320012,
PARRAKEET (aka PARAKEET) DRIVE LOCAL SEWER (HNs 6002-6068)
GREEN TOWNSHIP, HAMILTON COUNTY, OHIO

THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI

WHEREAS, the Board of County Commissioners of Hamilton County, Ohio (the "Board"), did order, on June 29, 2011 the preparation of detailed plans, specifications, estimate of cost, and tentative assessment for S.S. Project No. 6154, Project ID 10320012, Parrakeet (aka Parakeet) Drive Local Sewer (HNs 6002-6068), Green Township, Hamilton County, Ohio; and

WHEREAS, the said detailed plans, specifications, estimate of cost, tentative assessment, and/or other relevant documents for said S.S. Project No. 6154, Project ID 10320012, Parrakeet (aka Parakeet) Drive Local Sewer (HNs 6002-6068), Green Township, Hamilton County, Ohio, have been completed and the Hamilton County Sanitary Engineer (for the purposes of the Metropolitan Sewer District of Greater Cincinnati as authorized in the Resolution of February 28, 2007, Comm. Minutes, Vol. 305, Images 4190-4191), has recommended, in his certificate, approval of the same by this Board; and

WHEREAS, on April 2, 2014 and February 9, 2005, this Board of County Commissioners of Hamilton County, Ohio, did adopt amendments to the RULES AND REGULATIONS GOVERNING THE DESIGN, CONSTRUCTION, MAINTENANCE, OPERATION AND USE OF SANITARY AND COMBINED SEWERS, which in part, declared that the cost of special assessments shall be no more than $12,000 per benefited property.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Hamilton County, Ohio that the aforesaid amended detailed plans, specifications, estimate of cost, tentative assessment, and/or other relevant documents for S.S. Project No. 6154, Project ID 10320012, Parrakeet (aka Parakeet) Drive Local Sewer (HNs 6002-6068), Green Township, Hamilton County, Ohio be, and the same are, hereby approved by this Board of County Commissioners.
BE IT FURTHER RESOLVED, that this Board of County Commissiones hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of the Board of County Commissioners and that all deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

ADOPTED at a regularly adjourned meeting of the Board of County Commissioners of Hamilton County, Ohio, this 10th day of December, 2020.

Ms. Driehaus ✔ Ms. Summerow Dumas ✔ Ms. Parks ✔
MSD RESOLUTION
DECLARING THE NECESSITY TO CONSTRUCT
S.S. PROJECT NO. 6154, PROJECT ID 10320012,
PARRAKEET (aka PARAKEET) DRIVE LOCAL SEWER (HNS 6002-6068),
GREEN TOWNSHIP, HAMILTON COUNTY, OHIO

THE METROPOLITAN SEWER DISTRICT OF GREATER CINCINNATI

WHEREAS, this Board of County Commissioners of Hamilton County (the "Board"), Ohio has heretofore approved a General Plan for the construction, maintenance, and operation of a sanitary sewer system in the Metropolitan Sewer District of Greater Cincinnati (MSD), Hamilton County, Ohio, and

WHEREAS, detailed plans, specifications, estimate of cost, and tentative assessments for S.S. Project No. 6154, Project ID 10320012, Parrakeet (aka Parakeet) Drive Local Sewer (HNS 6002-6068), Green Township, Hamilton County, Ohio, in the said Sewer District as hereinafter described have been approved by Resolution of even date herewith.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Hamilton County:

SECTION 1. That the detailed plans, specifications, estimate of cost, and tentative assessments heretofore filed with this Board by certificate of the Hamilton County Sanitary Engineer for the purposes of the Metropolitan Sewer District of Greater Cincinnati as authorized in the Resolution of February 28, 2007, Comm. Minutes, Vol. 305, Images 4190 - 4191), relative to S.S. Project No. 6154, Project ID 10320012, Parrakeet (aka Parakeet) Drive Local Sewer (HNS 6002-6068), Green Township, Hamilton County, Ohio, be and the same are hereby ratified by the Board.

SECTION 2. That it is hereby declared necessary to the preservation and promotion of the public health and welfare to construct, maintain, repair, and operate said S.S. Project No. 6154, Project ID 10320012, Parrakeet (aka Parakeet) Drive Local Sewer (HNS 6002-6068), Green Township, Hamilton County, Ohio.

SECTION 3. That said S.S. Project No. 6154, Project ID 10320012, Parrakeet (aka Parakeet) Drive Local Sewer (HNS 6002-6068), Green Township, Hamilton County, Ohio, construction shall be in accordance with the detailed plans, specifications, and estimate of cost, which are now on file in the Office of the Metropolitan Sewer District of Greater Cincinnati, 1600 Gest Street, Cincinnati, Ohio, where they may be examined. The said estimated cost of construction, including engineering and incidental expenses, for the assessment project is $763,212.48.
SECTION 5. That said S.S. Project No. 6154, Project ID 10320012, Parrakeet (aka Parakeet) Drive Local Sewer (HNs 6002-6068), Green Township, Hamilton County, Ohio, Hamilton County, Ohio shall be located more specifically as follows:

Situated in Green Township, Hamilton County, Ohio, and being more particularly described as follows:

Stretch #1

Beginning at a New Manhole #1 on SS No. 3023, 36 feet west from the intersection of Sheed Road and Parrakeet (aka Parakeet) Drive off the south edge of pavement of Sheed Road, as per records of Metropolitan Sewer District;

Thence South 5º 32' 38" East, 223.78 feet to Proposed Manhole 2;

Thence South 10º 11' 5" East, 246.01 feet to Proposed Manhole 3;

Thence South 20º 33' 27" East, 253.65 feet to Proposed Manhole 4;

Thence South 34º 52' 57" East, 144.19 feet to Proposed Manhole 5;

Thence South 22º 39' 40" East, 102.60 feet to Proposed Manhole 6;

SECTION 6. That the cost of the aforesaid improvement shall be paid in part by Metropolitan Sewer District funds, in the form of assessment credits to be provided for eligible properties in accordance with Sections 1216, 1805 and 2502 of the Rules and Regulations of the Metropolitan Sewer District (as amended), anticipated in the amount of $643,212.48 currently existing and available for use to temporarily finance construction costs prior to the issuance of long-term revenue/special assessment bonds; and in part by Special Assessments against the properties abutting on and specially benefited by the said improvement, anticipated in the amount of $120,000.00, it being determined that the amount herein assessed against the abutting properties is a special assessment for local service to the property particularly benefited. The assessments are hereby deemed and declared to be reasonable.

In order to provide a means to pay the cost of said improvement, certificates of indebtedness may be issued, in one installment or periodically as the work progresses, and upon final completion of the improvement, bonds may be issued and sold to retire said certificates of indebtedness in anticipation of the collection of such special assessments, based upon the actual cost of the improvement.

SECTION 7. That the lands specially assessed for local service include, but are not necessarily limited to the following parcels of property identified in the records of the Hamilton County Auditor as:

Book 550 Plat 211 Parcels 35, 36, 37, 38, 39, 40, 41, 42, 43, 44
The list of tentative assessment to be levied against these parcels is on file in the Office of the Metropolitan Sewer District of Greater Cincinnati, 1600 Gest Street, Cincinnati, Ohio, where it may be examined.

SECTION 8. It is further ordered and directed that on February 25, 2021 at 1:15 p.m. (which time is not less than 24 days after the first publication of the within Resolution), be and the same is hereby fixed as the time and place for hearing all parties interested in the aforesaid improvement, at the office of the Board of County Commissioners, 138 E. Court Street Room 603, Cincinnati, Ohio, 45202. Written objections to or endorsements of the improvement, or the character or termini thereof, or the boundaries of the improvement area, shall be received by the Board of County Commissioners for a period of five days after the hearing, and no action shall be taken by the Board until after such period has elapsed.

SECTION 9. The Director of the Metropolitan Sewer District is hereby directed to cause a notice of this Public Hearing to be published once a week for two consecutive weeks in a newspaper of general circulation in Hamilton County, Ohio, such first publication to be not less than 24 days prior to the date herein provided for the said hearing.

BE IT FURTHER RESOLVED, that this Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this Resolution were taken in an open meeting of the Board of County Commissioners and that all deliberations of this Board of County Commissioners and of its committees, if any, which resulted in formal action were taken in meetings open to the public, in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

ADOPTED at a regularly adjourned meeting of the Board of County Commissioners of Hamilton County, Ohio, this 10th day of December, 2020.

Ms. Driehaus Yes Ms. Summerow Dumas Yes Ms. Parks Yes
CERTIFICATE OF CLERK

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of resolutions adopted by the Board of County Commissioners in session this 10th day of December, 2020.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the Office of the Board of County Commissioners of Hamilton County, Ohio this 10th day of December, 2020.

[Signature]

Jacqueline Panioto, Clerk
Board of County Commissioners
Hamilton County, Ohio