

RESOLUTION NO. 9 , 2024

**A RESOLUTION OF NECESSITY TO IMPLEMENT THE HUNTERSKNOLL COURT
STORMWATER SEWER PROJECT AND SPECIAL ASSESSMENTS**

WHEREAS, there has been a history of stormwater drainage and runoff problems on a portion of Huntersknoll Court as it intersects Deerfield Road, which has been reviewed and studied by the City; and

WHEREAS, attempts by property owners to divert stormwater runoff through surface drainage swales and private stormwater easements have proven to be inadequate; and

WHEREAS, the Administration has received a Petition from the impacted property owners on Huntersknoll Court and the abutting property owner on Deerfield Road (a copy of which is attached hereto as Exhibit A), which Petition represents unanimous written approval for the construction of the project and allocation of a portion of expense of the project through a special assessment; and

WHEREAS, the nature and location of the improvements are depicted on the plat drawing attached hereto and identified as Exhibit B, which consists of an underground drainage system; and

WHEREAS, the lots and parcels to be assessed are: 603-0010-0153, 603-0010-0154, 603-0010-0155, 603-0010-0156 and 603-0010-0157, all of which are represented by the petitioners for the project; and

WHEREAS, plans and specifications and an estimated cost of the project construction totaling \$571,000.00 have been prepared by the City's Engineers and filed with the Clerk of Courts for public inspection; and

WHEREAS, the City Administration is recommending that the City assume and pay all survey and engineering costs for the project and 94.75% of the Total Construction Cost, the balance of which up to a total of \$30,000.00 will then be equally assessed against the Five (5) impacted properties; and

WHEREAS, Council does desire to initiate the process to construct this public/private improvement project for the common benefit of the area in question and to assess a portion of such costs to the properties, which properties equally benefit from this improvement.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Montgomery, Hamilton County, Ohio, that:

SECTION 1. The City shall undertake construction of a Stormwater Improvement Project to specifically benefit the properties located at 7943 Huntersknoll Court, 7945 Huntersknoll Court, 7947 Huntersknoll Court, 7951 Huntersknoll Court, and 10350 Deerfield Road (“Properties”), based upon a determination by the Administration that such project will improve stormwater runoff in the area, and based upon the unanimous written support by a Petition of all of the property owners in the impacted area.

SECTION 2. This Stormwater Improvement Project shall consist of the installation of an underground stormwater sewer system and related catch basins, as depicted on Exhibit B attached hereto. Council does hereby accept and approve the plans, specifications and estimated costs of the project.

SECTION 3. Only a portion of the project cost totaling \$30,000.00 shall be assessed to the Properties, which cost is approximately 5.25% of the proposed construction cost excluding engineering, planning and survey expenses. The engineer’s

estimate is predicted to be a total of \$571,000.00 for construction of the entire project. This estimated cost is predicated upon the property owners for the area in question granting certain temporary and permanent easement rights to the City to install and maintain the stormwater sewer. The remaining project costs as noted in the engineer's estimate shall be paid by the City.

SECTION 4. The proportionate private cost of the improvements, once finally determined upon completion of the project, but not to exceed a total of \$30,000.00, shall be assessed equally among the Properties: 603-0010-0153, 603-0010-0154, 603-0010-0155, 603-0010-0156 and 603-0010-0157, Council having determined that the impacted Properties benefit equally from the proposed improvements, and all other statutory methods of assessment may be inequitable. Such improvements shall be paid over a period of Twenty (20) years as a special assessment on the Properties, collected with real estate taxes by the Hamilton County Auditor and Hamilton County Treasurer, and reimbursed to the City of Montgomery. No separate securities shall be issued to fund the project, but the cost of the owners' share of the project plus interest at the annual rate of 4.75% shall be properly assessed and amortized over the Twenty (20) year period. The final effective rate shall not exceed 4.75% per annum and shall be adjusted to reflect market rates at the time of final assessment. These costs do not include any cost for the acquisition of real estate, however all costs to design and engineer the project shall be paid by the City as a part of its public partnership with the homeowners.

SECTION 5. Upon passage of this Resolution, the Clerk of Council's office is hereby instructed to prepare an estimated assessment cost for each of the Properties in question and to send an estimate of the assessment cost to each property owner of the

Properties as required by Ohio law.

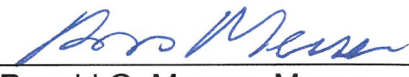
SECTION 6. Council does hereby appoint the Board of Tax Review as the Equalization Board to consider and review any appeal of the assessment by the property owners in question, and to file a report of such appeals and recommendations to City Council before Council adopts an Ordinance to proceed. Any appeal shall be made within fourteen days of receipt of the notice from the Clerk of Council's office.

SECTION 7. The City Manager, Public Works Director and Clerk of Council are hereby authorized to take any additional steps as may be required by Ohio law to implement this Resolution of Necessity.

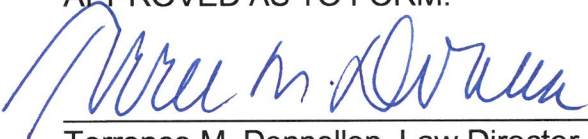
SECTION 8. This Resolution shall be in full force and effect from and after its passage.

PASSED: May 1, 2024

ATTEST: 
Connie M. Gaylor, Clerk of Council


Ronald G. Messer, Mayor

APPROVED AS TO FORM:


Terrence M. Donnellon, Law Director

PETITION FOR ASSESSMENT

The undersigned Petitioners are homeowners on Huntersknoll Court and an adjacent property on Deerfield Road negatively impacted by stormwater runoff. We are petitioning the City of Montgomery pursuant to Ohio Revised Code Chapters 727 and 729 to complete certain public improvements on and across our properties for the purpose of maintaining surface water runoff which is impacting the properties in our neighborhood. We are petitioning the City, in conjunction with such public improvements anticipated by the City, to assess a portion of the cost to upgrade the stormwater system to better mitigate the problems we have been experiencing.

We understand and agree that if 100% of the homeowners in the impacted area sign and accept this Petition, the City will initiate the process for a Special Assessment consistent with Chapters 727 and 729. Without 100% acceptance, the City cannot complete the process.

This Petition may be executed in component parts, together which shall constitute the entire Petition among the homeowners identified herein.

7943 Huntersknoll Court
Auditor's Parcel No.: 603-0010-0156:

Scott Crawford

Stacy Crawford

7945 Huntersknoll Court
Auditor's Parcel No.: 603-0010-0155:

Marcy L. Thornicroft

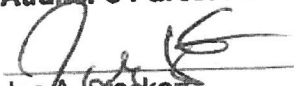
Todd A. Thornicroft

7947 Huntersknoll Court
Auditor's Parcel No.: 603-0010-0154:

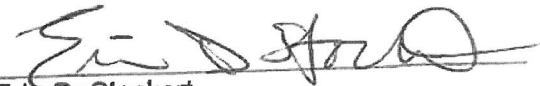
Geoffrey Snider, Co-Trustee of the
Snider Family Trust U/A dated 6/13/2019

Michelle Snider, Co-Trustee of the
Snider Family Trust U/A dated 6/13/2019

7951 Huntersknoll Court
Auditor's Parcel No.: 603-0010-0153:

 9/22/201

Jon A. Stockert



Erin D. Stockert

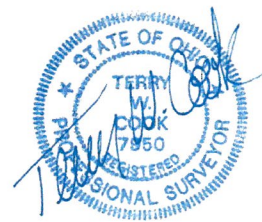
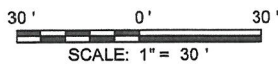
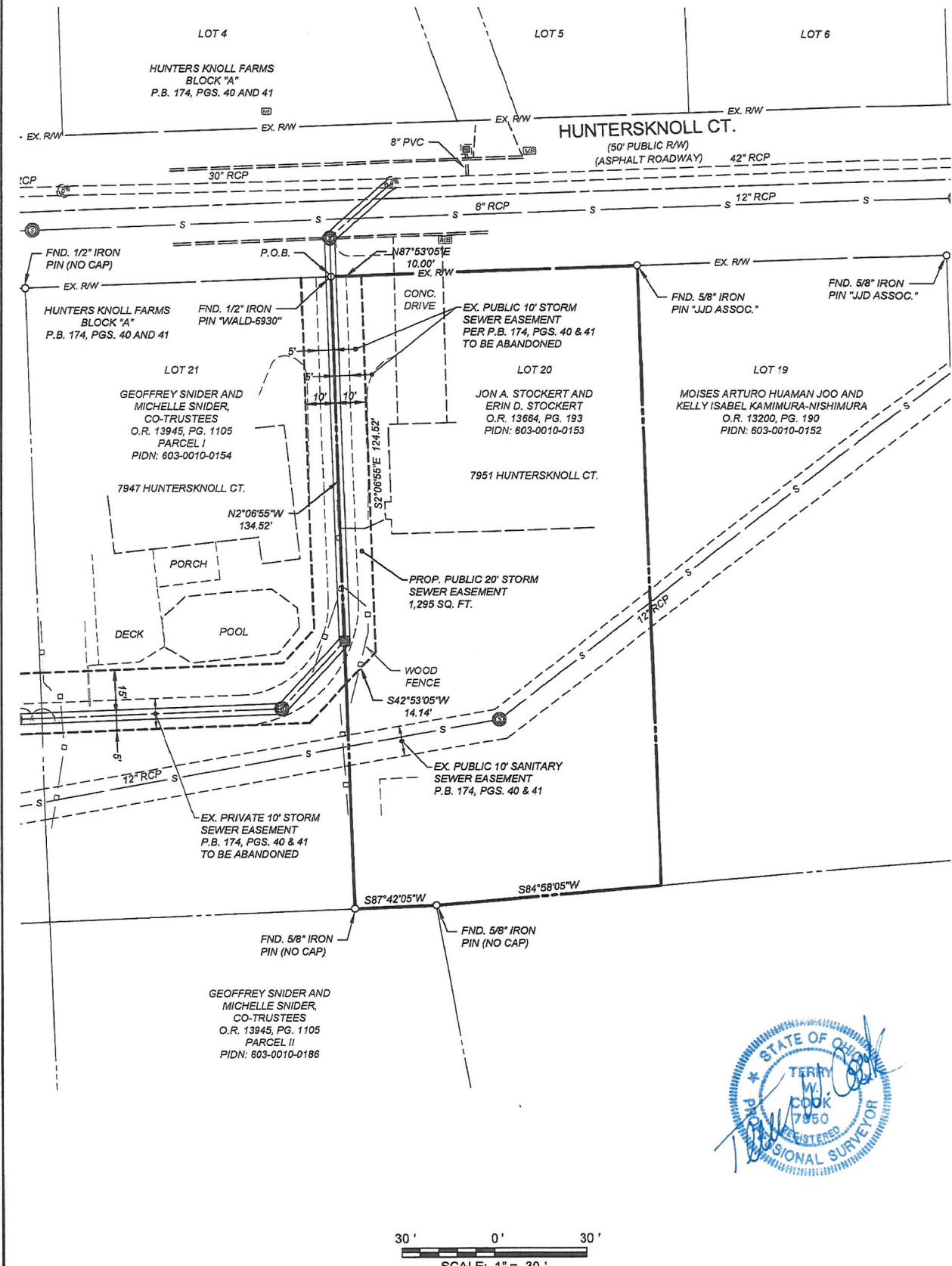
10350 Deerfield Road
Auditor's Parcel No.: 603-0010-0157:

Glenn Michael Sheehan

Linda L. Sheehan



NORTH AND BEARING SYSTEM
BASED ON NAD83 (2011) OHIO
STATE PLANE, SOUTH ZONE,
(3402) US SURVEY FOOT.



HUNTERSKNOLL CT. STORM SEWER - LOT 20 - STOCKERT EASEMENT - LOT 21 - SNIDER EASEMENT - LOT 19 - HUAMAN EASEMENT - TERRY W. COOK



ISSUED FOR:	
ISSUE DATE:	2/14/2024
SCALE:	1" = 30'
DESIGNED BY:	PMADL
DRAWN BY:	SFRA
CHECKED BY:	T. COOK

HUNTERSKNOLL CT. STORM SEWER
SECTION 4, TOWN 4, E.R. 1, B.T.M., SYCAMORE TOWNSHIP
CITY OF MONTGOMERY, HAMILTON COUNTY, OHIO

STORM SEWER EASEMENT EXHIBIT
STOCKERT - LOT 20

PROJECT NO.	220640
DISCIPLINE	SURVEY
SHEET NAME	EXHIBIT
SHEET	OF
1	1

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Scott Crawford

Stacy Crawford

7945 Huntersknoll Court
Auditor's Parcel No.: 603-0010-0155:

Marcy L. Thornicroft

Todd A. Thornicroft

7947 Huntersknoll Court
Auditor's Parcel No.: 603-0010-0154:

Geoffrey Snider Co-Trustee

Geoffrey Snider, Co-Trustee of the
Snider Family Trust U/A dated 6/13/2019

Michelle Snider Co-Trustee

Michelle Snider, Co-Trustee of the
Snider Family Trust U/A dated 6/13/2019

7951 Huntersknoll Court
Auditor's Parcel No.: 603-0010-0153:

Jon A. Stockert

Erin D. Stockert

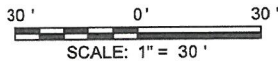
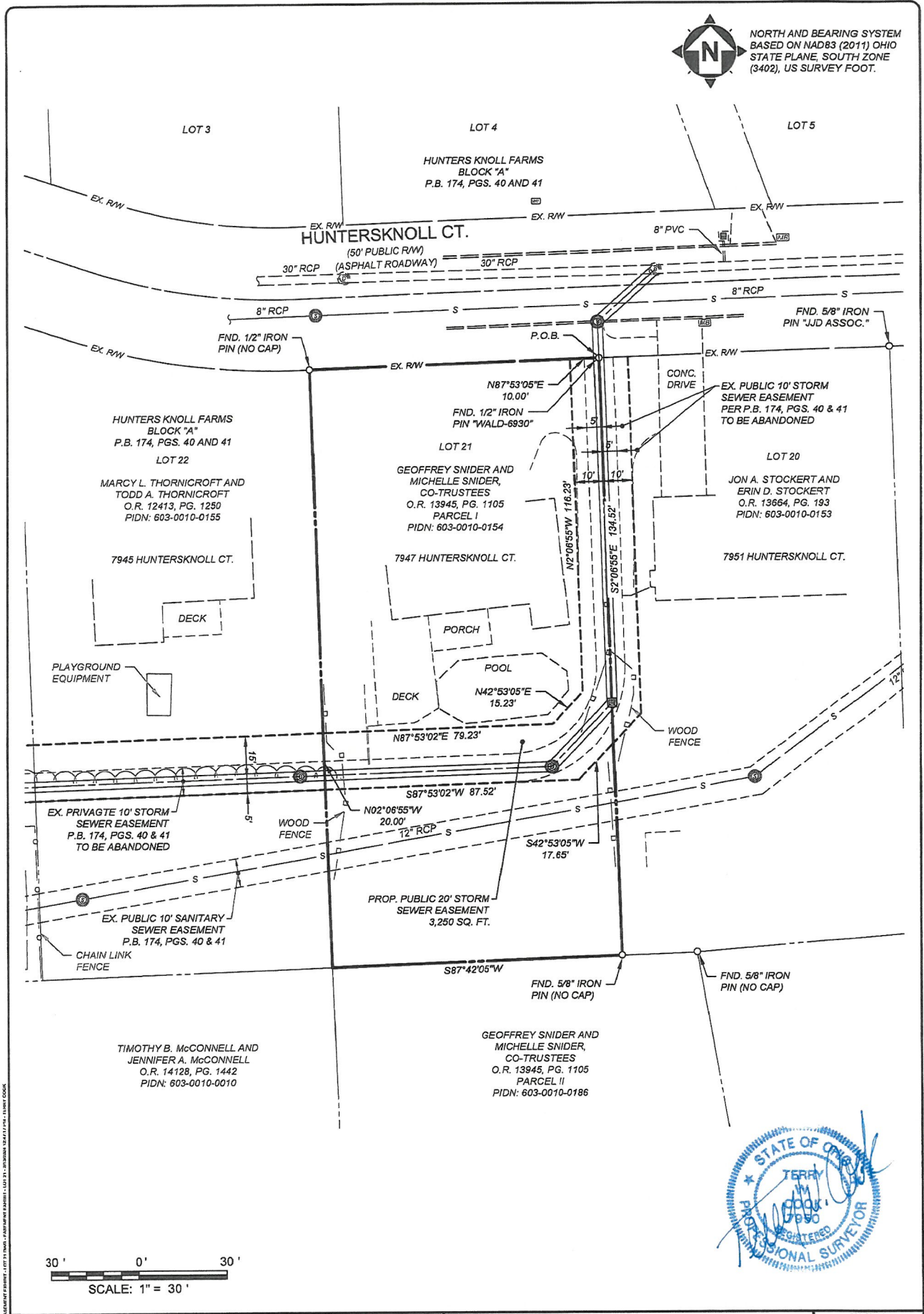
10350 Deerfield Road
Auditor's Parcel No.: 603-0010-0157:

Glenn Michael Sheehan

Linda L. Sheehan



NORTH AND BEARING SYSTEM
BASED ON NAD83 (2011) OHIO
STATE PLANE, SOUTH ZONE
(3402), US SURVEY FOOT.



	ISSUED FOR:	HUNTERSKNOLL CT. STORM SEWER	PROJECT NO.	220640	
	ISSUE DATE:	2/14/2024	SECTION 4, TOWN 4, E.R. 1, B.T.M., SYCAMORE TOWNSHIP	DISCIPLINE	SURVEY
	SCALE:	1" = 30'	CITY OF MONTGOMERY, HAMILTON COUNTY, OHIO	SHEET NAME	EXHIBIT
	DESIGNED BY:	PMADD	STORM SEWER EASEMENT EXHIBIT	SHEET	1
	DRAWN BY:	SFRA	SNIDER - LOT 21	OF	1
	CHECKED BY:	TCCOOK			

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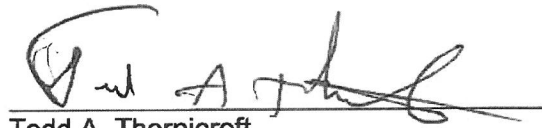
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Scott Crawford

Stacy Crawford

7945 Huntersknoll Court
Auditor's Parcel No.: 603-0010-0155:


Marcy L. Thornicroft


Todd A. Thornicroft

7947 Huntersknoll Court
Auditor's Parcel No.: 603-0010-0154:

Geoffrey Snider, Co-Trustee of the
Snider Family Trust U/A dated 6/13/2019

Michelle Snider, Co-Trustee of the
Snider Family Trust U/A dated 6/13/2019

7951 Huntersknoll Court
Auditor's Parcel No.: 603-0010-0153:

Jon A. Stockert

Erin D. Stockert

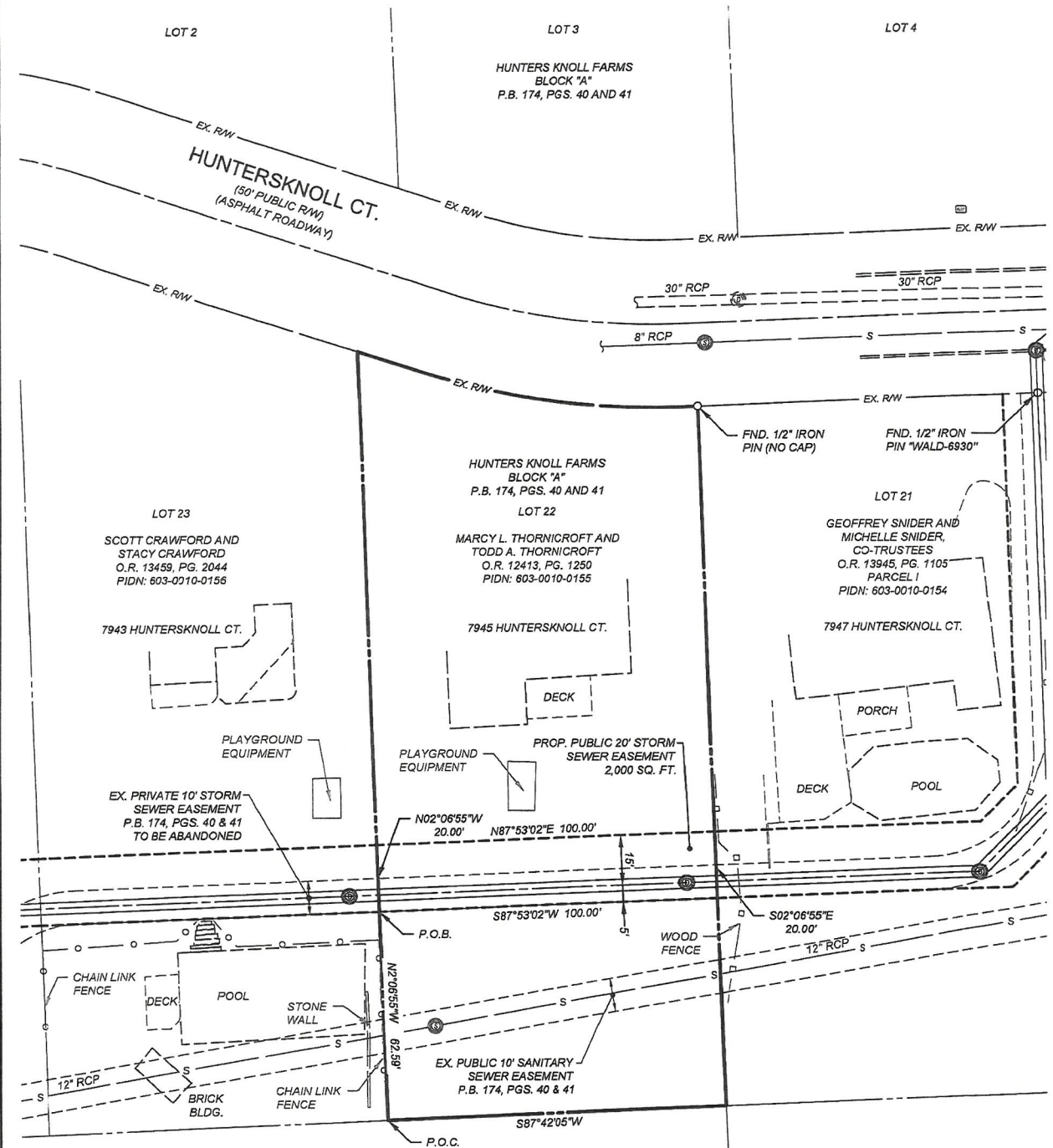
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Auditor's Parcel No.: 603-0010-0157:

Glenn Michael Sheehan

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NORTH AND BEARING SYSTEM
BASED ON NAD83 (2011) OHIO
STATE PLANE, SOUTH ZONE
(3402), US SURVEY FOOT.



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TIMOTHY B. McCONNELL AND
JENNIFER A. McCONNELL
O.R. 14128, PG. 1442
PIDN: 603-0010-0010

GEOFFREY SNIDER AND
MICHELLE SNIDER,
CO-TRUSTEES
O.R. 13945, PG. 1105
PARCEL II
PIDN: 603-0010-0186



30' 0' 30'
SCALE: 1" = 30'



ISSUED FOR:
ISSUE DATE: 2/14/2024
SCALE: 1" = 30'
DESIGNED BY: PMAOL
DRAWN BY: SFRA
CHECKED BY: TCOOK

HUNTERSKNOLL CT. STORM SEWER
SECTION 4, TOWN 4, E.R. 1, B.T.M., SYCAMORE TOWNSHIP
CITY OF MONTGOMERY, HAMILTON COUNTY, OHIO

STORM SEWER EASEMENT EXHIBIT
THORNICROFT - LOT 22

PROJECT NO.	220640
DISCIPLINE	SURVEY
SHEET NAME	EXHIBIT
SHEET	CP
1	1

PETITION FOR ASSESSMENT

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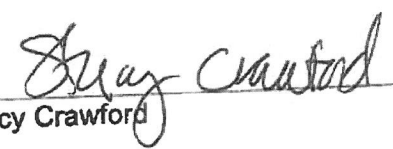
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7943 Huntersknoll Court
Auditor's Parcel No.: 603-0010-0156:



Scott Crawford



Stacy Crawford

7945 Huntersknoll Court
Auditor's Parcel No.: 603-0010-0155:

Marcy L. Thornicroft

Todd A. Thornicroft

7947 Huntersknoll Court
Auditor's Parcel No.: 603-0010-0154:

Geoffrey Snider, Co-Trustee of the
Snider Family Trust U/A dated 6/13/2019

Michelle Snider, Co-Trustee of the
Snider Family Trust U/A dated 6/13/2019

7951 Huntersknoll Court
Auditor's Parcel No.: 603-0010-0153:

Jon A. Stockert

Erin D. Stockert

10350 Deerfield Road
Auditor's Parcel No.: 603-0010-0157:



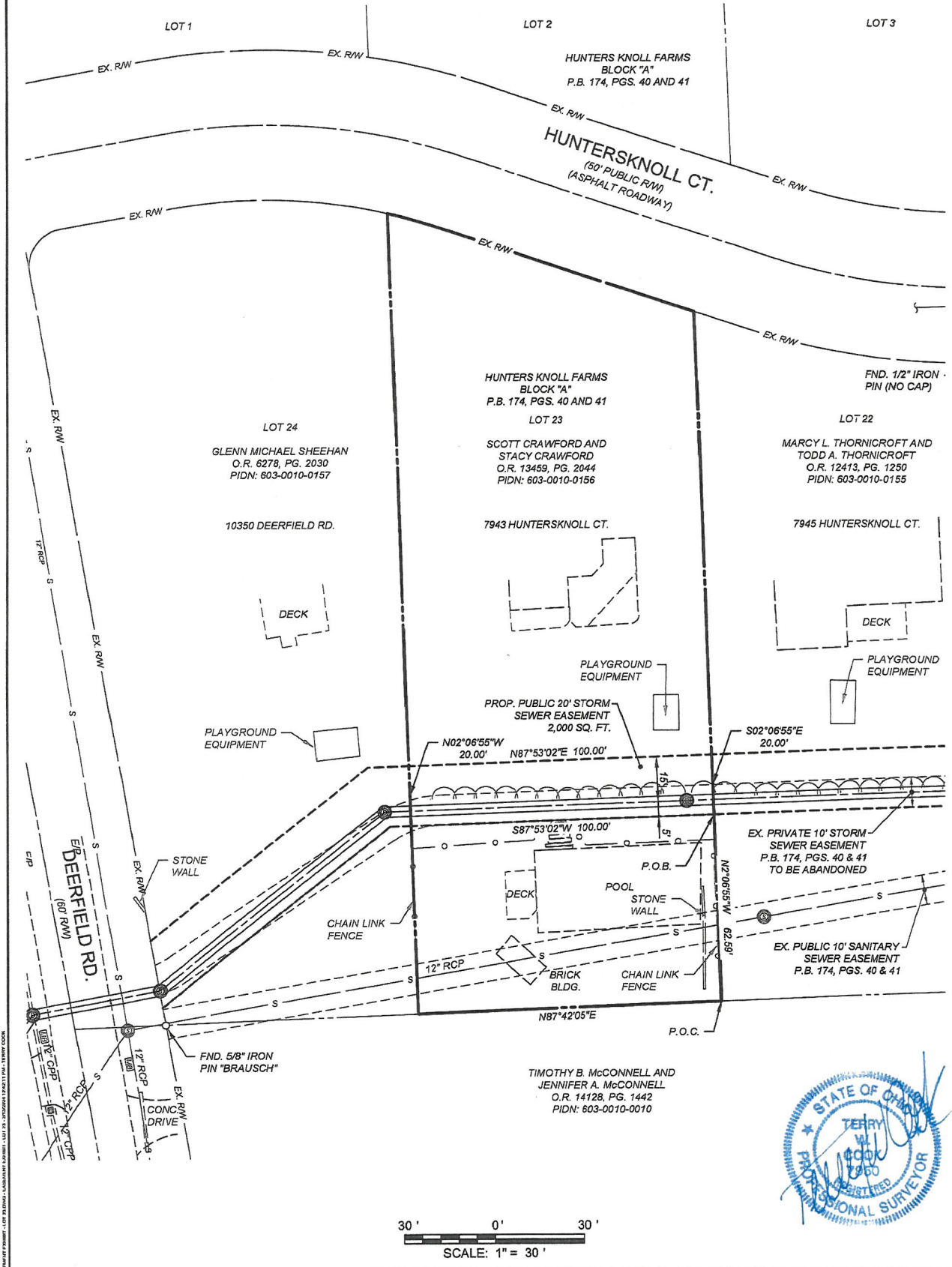
Glenn Michael Sheehan



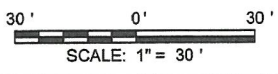
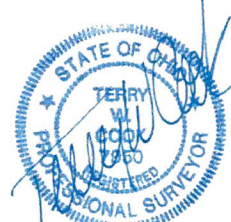
Linda L. Sheehan



NORTH AND BEARING SYSTEM
BASED ON NAD83 (2011) OHIO
STATE PLANE, SOUTH ZONE
(3402), US SURVEY FOOT.



TIMOTHY B. McCONNELL AND
JENNIFER A. McCONNELL
O.R. 14128, PG. 1442
PIDN: 603-0010-0010



ISSUED FOR:	
ISSUE DATE:	2/14/2024
SCALE:	1" = 30'
DESIGNED BY:	PHADL
DRAWN BY:	SFRA
CHECKED BY:	TCCOOK

HUNTERSKNOLL CT. STORM SEWER
SECTION 4, TOWN 4, E.R. 1, B.T.M., SYCAMORE TOWNSHIP
CITY OF MONTGOMERY, HAMILTON COUNTY, OHIO

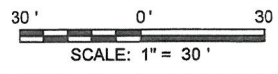
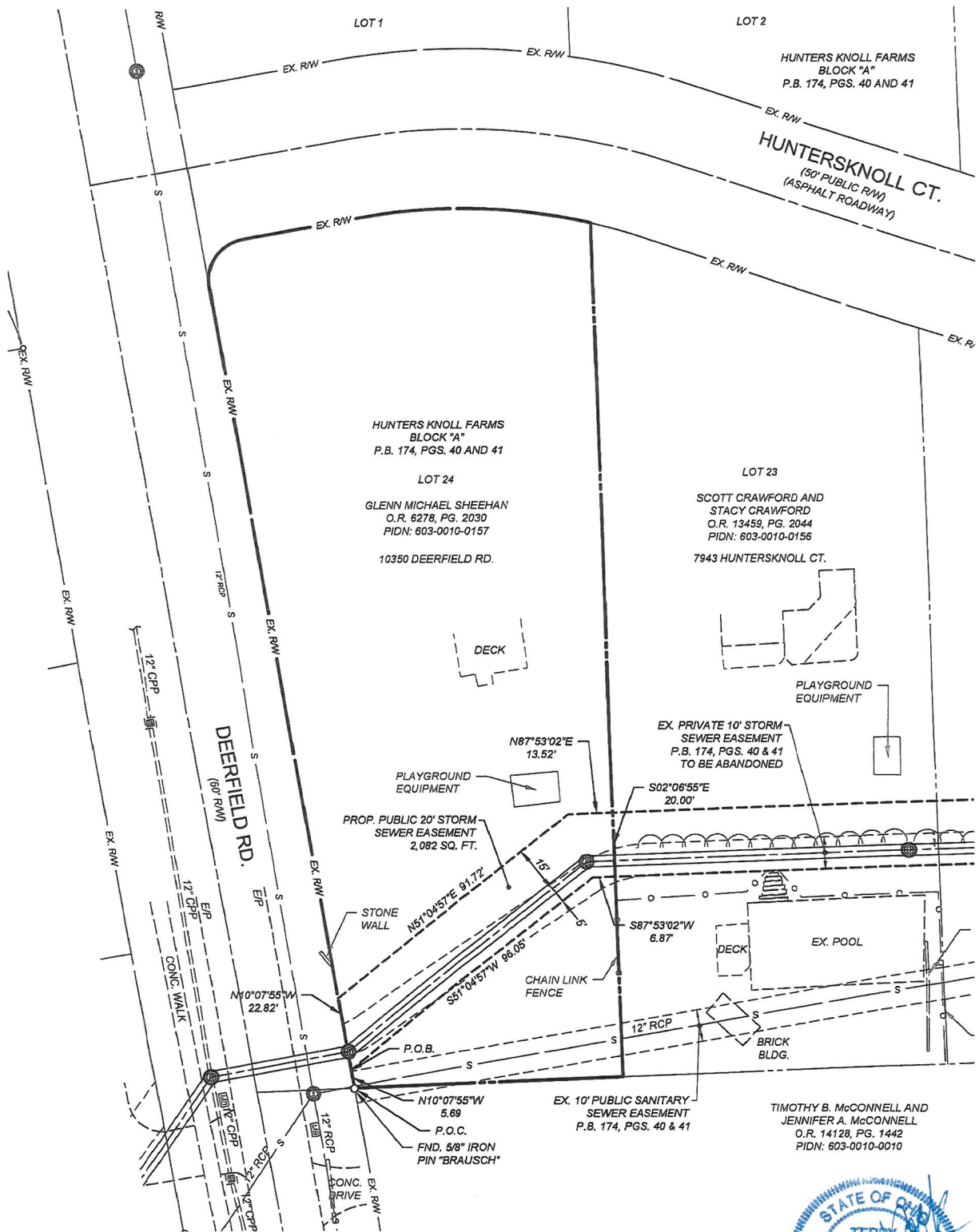
STORM SEWER EASEMENT EXHIBIT
CRAWFORD - LOT 23

PROJECT NO.	220640
DISCIPLINE	SURVEY
SHEET NAME	EXHIBIT
SHEET	OF
1	1

H:\PROJECTS\2024\220640 - HUNTERSKNOLL STORM SEWER EXHIBIT - LOT 23 - JENNIFER A. McCONNELL - TERRY W. COOK



NORTH AND BEARING SYSTEM
BASED ON NAD83 (2011) OHIO
STATE PLANE, SOUTH ZONE
(3402), US SURVEY FOOT.



HUNTERSKNOLL CT. STORM SEWER EASEMENT EXHIBIT SHEET 24 OF 24 CONSULTANT SHEET LOT 24 3/14/2024 10:28:57 AM 11:00 AM



ISSUED FOR:	
ISSUE DATE:	3/14/2024
SCALE:	1" = 30'
DESIGNED BY:	PMADL
DRAWN BY:	SFRA
CHECKED BY:	TCDDK

HUNTERSKNOLL CT. STORM SEWER
SECTION 4, TOWN 4, E.R. 1, B.T.M., SYCAMORE TOWNSHIP
CITY OF MONTGOMERY, HAMILTON COUNTY, OHIO

STORM SEWER EASEMENT EXHIBIT
SHEEHAN - LOT 24

PROJECT NO.	220640
DISCIPLINE	SURVEY
SHEET NAME	EXHIBIT
SHEET	OF
1	1