



To: Members of Dublin City Council
From: Dana L. McDaniel, City Manager
Date: November 12, 2015
Initiated By: Megan O'Callaghan, PE, Director of Public Works
Paul Hammersmith, PE, Director of Engineering/City Engineer
Todd Garwick, PE, Senior Civil Engineer
Re: Ordinance 93-15 - Amending Chapters 51 and 52 of the Codified Ordinances
Revising the Connection Requirements for the Sanitary Sewer and Water Systems
Public Water Utility and Sanitary Sewer Utility Extensions to Existing Developed
Property Policy

Background

The important issue of public water utility and sanitary sewer utility extensions to areas that do not have access to these public services (hereinafter referred to as "Extension Areas") has been the subject of ongoing discussions. Many tasks have been completed as significant progress has been made toward finalizing both a policy and implementation plan including:

- Staff developed and updated the **General Location Map** identifying the Extension Areas.
- Staff developed and updated a series of **detailed maps** to gain an understanding of potential routes and required lineal footage of water and sanitary sewer main lines.
- Staff developed and updated **preliminary cost estimates** for design and construction of the extensions of water and sanitary sewer main lines to the Extension Areas.
- **Existing Household Sewage Treatment Systems (HSTS)** in Dublin have been **inventoried**.
- A **health risk assessment** has been performed on the existing **HSTS** in Dublin.
- Staff developed a **draft policy framework** for the extension of public water and sanitary sewer services to existing developed areas that do not have access to these public services.
- The **draft policy framework was discussed extensively** during several City Council meetings and work sessions. **City Council generally concurred with the framework** and instructed staff to bring forward the formal policy for adoption.
- Staff developed the **formal policy for adoption**.
- Staff identified **developed properties that currently have access** to public sanitary sewer and/or water but are not presently connected.
- Staff developed a **25-year conceptual implementation plan** for the extensions, which was presented at the August 10, 2015 City Council meeting. As part of the 2016-2020 Capital Improvement Program (CIP) process, Council indicated its desire to accelerate this extension program.
- Staff developed a **15-year conceptual implementation plan** (see attached) for the extensions, which was outlined in the CIP follow up staff report dated September 3, 2015.
- **Funding has been identified in the 2016-2020 CIP** for the design and construction of extensions in this five-year timeframe, based on the 15-year implementation plan.

Public Water Utility and Sanitary Sewer Utility Extension 15-Year Implementation Plan

A 15-year implementation plan has been developed to construct the water utility and sanitary sewer utility extensions. City Council approved the following design and construction of extensions as part of the 2016-2020 CIP as follows:

CIP YEAR	Area **	Sanitary Sewer	Water	Criteria
2016	13, 11A, 11B, 12	\$115,000	\$35,000	The design of extensions to areas 13, 11A, 11B, and 12 would occur in 2016 as well as any necessary land acquisition.
2017	13	\$34,000	-	Opportunity to leverage the ET1406 Avery Road/Brand Road Intersection Improvement Project.
	11A & 11B	\$424,000	-	Opportunity to leverage the EF0201 Limerick Lane Stormwater Improvements Project.
	12	-	\$139,000	Opportunity to leverage the AW1001 Waterline Replacement Project.
2018	8A, 8B & 8C	\$805,000	\$701,000	Opportunity to leverage the ET0103 Tuttle Crossing Blvd. Extension Project.
2019	4A	\$285,000	\$752,000	Start on east side of Scioto River as area has higher potential for health risk.
	10C & 10D	\$416,000	-	Start on west side of Scioto River as area has higher potential for health risk.
2020	15	\$43,000	-	Opportunity to leverage the potential Stormwater Improvements Project.
	3A, 3B & 3C	\$2,892,000	\$556,000	Area has higher potential for health risks and extension would benefit greater number of parcels, Area 3 must be constructed prior to Area 2.

**** - Water/Sewer Extension Study General Location Map is attached.**

These preliminary cost estimates include detailed engineering and surveying. Costs not included in the estimates are any potential land acquisitions, private utility relocation, landscaping, rock excavation, permits, capacity fees, and private service line connections. These estimates are in 2015 dollars.

The extensions have been prioritized taking the following factors, as set forth in the policy discussed later in this staff report, into consideration:

- Public Health and Safety
- Future Development Potential
- Potential to Leverage a Programmed Capital Improvement Project
- Cost Effectiveness
- Cost Estimate and Available Resources
- Other Factors

The majority of these planned extensions leverage transportation and utility CIP projects that are also included in the 2016-2020 CIP. The implementation also occurs in the areas identified as having greater potential for health risks along the Scioto River.

Staff continued this prioritization effort past the five-year CIP horizon with the goal of developing a conceptual citywide build out of the sanitary sewer and water service extensions. Using the potential for health risk information as the guiding criteria and reserving those areas that have future development potential, a conceptual build out plan for the sanitary sewer and water service extensions is as follows. This preliminary conceptual plan is based on what staff knows at this time and will be reevaluated on an annual basis. Additionally, this plan may be adjusted based on any changes in potential for health risk, opportunities to leverage CIP projects, available resources, property development, and any petitioned areas.

Financial Considerations

Extension of the public water and sanitary sewer main lines to areas not currently served by the public systems requires significant financial investment. Staff has reviewed and updated the preliminary estimated costs for extensions to the Extension Areas. The current total estimated cost is \$18,400,000 with sanitary sewer estimated to cost \$12,450,000 and water estimated to cost \$5,950,000.

Beginning in 2014, as part of the 2014–2018 CIP, and again in 2015 as part of the 2015–2019 CIP, income tax revenues were allocated from the Capital Improvements Tax Fund to both the Water and Sewer Funds, each in the amount of \$200,000 annually, in order to begin providing an additional revenue stream to help fund these extensions. As part of the 2016-2020 CIP, that annual allocation was continued, however, beginning in 2018, the amount of the transfer into the Sewer Fund was increased to \$400,000.

With respect to the Water Fund, the annual allocation, assuming it is continued as proposed in the 2016 – 2020 CIP, combined with the existing fund balance, is sufficient to fund the cost of the extensions. However, due to existing debt service within the Sewer Fund along with a significant amount of ongoing maintenance over the next 10-15 years, the annual allocation and existing fund balance is not sufficient to cover the cost of the extensions. As such, as directed by Council, the General Fund will subsidize the cost of the extensions through an annual transfer.

It is important to note that the approved increases to the sewer capacity fees (as approved by Ordinance 75-15) in 2016 and 2017 were not intended to cover the expense of the extensions. Rather, these funds will be used for the operation and maintenance of our existing lines as well as

other sewer fund improvements approved as part of the CIP.

Developed Parcels Currently within 100' of Public Sanitary Sewer and/or Water Main Lines

While researching and developing the policy, staff identified the need to update our records regarding developed properties that currently have access to public sanitary sewer and/or water but are not presently connected.

Chapters 51 and 52 of the Codified Ordinances of the City of Dublin, Ohio currently stipulate that once the City extends these public services to within 100 feet of the property line, property owners are required to connect to the public systems at their expense within 90 days after the date of official notices to do so. In the event that a property owner proves hardship or extraordinary circumstances or excessive costs to make the required connection, the City Manager, with concurrence of City Council, may grant relief (see attached).

Staff obtained billing data this past summer from the City of Columbus, which enabled us to identify those developed parcels that are currently within 100 feet of public sanitary sewer and water services but are not presently connected. Based on this data, it appears there are 158 parcels currently located within 100 feet of public water service and 105 parcels currently located within 100 feet of sanitary sewer service. Of these, 43 parcels are included on both the water and sanitary sewer data lists as they are currently located within 100 feet of public sanitary sewer and water services. Detailed information is provided on the attached maps as well as in list format.

With the exception of the areas where the City extended public service in the early 2000s, staff has been unable to locate documentation of an official notice having been sent to these property owners notifying them that the services are accessible and communicating the connection requirement.

There are a number of possible reasons why these properties are not connected to the public utility systems. Some property owners may not be aware that these systems are accessible. On the other hand, staff understands some property owners are not interested in connecting due to the initial connection costs as well as the monthly usage bills that are associated with using these public utility services.

In the interest of reducing any potential public health risk to the community as a whole, staff recommends the City do its due diligence to work with these property owners to address the existing situations prior to investing the funds and creating additional situations that must be similarly addressed. It is staff's recommendation that the City initiate the connection process with these property owners by sending them a letter notifying them that public sanitary sewer and/or water services are accessible and communicating the connection requirement. The required timeframe for connection is discussed in a later section of this staff report.

Water Utility and Sanitary Sewer Utility Extensions to Existing Developed Property Policy

In preparation for this policy development, staff spent significant time reviewing the Inventory of

Existing HSTS and Health Risk Assessment information, City Council meeting minutes dating back to 1999, the results of surveys of property owners in the Extension Areas in 2004 and 2006, and best practices of other public entities. Taking into account all this information, staff developed the attached comprehensive policy for public water and sanitary sewer utility extensions to existing developed properties that do not currently have these services.

The proposed policy is intended to outline a process by which the City would identify, prioritize, program, and implement the design and construction of public utility service extensions. This proposed policy is intended to be consistent with Chapters 51 and 52 of the Codified Ordinances of the City of Dublin, Ohio.

This policy retains City Council's ultimate decision-making control to determine what extension projects are programmed, if any, as well as the timing for project implementation. Council reserves the right, without setting precedence, to extend public water and sanitary sewer services for the public health, safety, and welfare of residents by the means it deems necessary.

Purpose

The purpose of this policy is to establish an equitable, documented, uniform, and systematic mechanism by which the City of Dublin can plan and extend its public water and/or sanitary sewer services to those developed areas not currently served by the same and are within the City of Dublin corporation limits. City Council has determined that this Policy serves a public purpose and will benefit the residents of the City of Dublin.

The process to extend public sanitary sewer and water services to an Extension Area may be initiated either by the City or by the property owners within an Extension Area as follows:

1. City's Five-Year Capital Improvements Program (CIP) Planned Extensions

City Council may decide to extend public utility mains to provide public sanitary sewer and/or water services to an Extension Area. City Council's decision to extend utility services would typically be based on protecting the public health, safety, and welfare of the community as well as the opportunity to leverage a planned capital improvement project.

In the case of a CIP planned extension, the City will fund 100% of the design and construction of the public utility main extensions. Property owners will be responsible to pay for the installation of service lines from the public main lines to their structure and any modifications to existing interior plumbing necessary to connect to the water and/or sewer main lines. As an incentive to connect, property owners will be eligible for a waiver of fifty percent (50%) of the City of Dublin's current tap fees and capacity charges so long as connection is made within the required connection timeframe. The City of Columbus' connection charges will not be eligible for the waiver.

The extensions will be prioritized by taking the following factors, as set forth in the policy, into consideration:

- Public Health and Safety
- Future Development Potential
- Potential to Leverage a Programmed Capital Improvement Project

- Cost Effectiveness
- Cost Estimate and Available Resources
- Other Factors

In the event City Council programs an extension project in the five-year CIP, staff would send correspondence to the property owners in the Extension Area notifying them of the City's intent to proceed with the main line extensions, and reminding them of the City's requirement for connection to the utility systems.

2. Petition for Extension by Property Owners

Owners of property within an Extension Area desiring to obtain access to public sanitary sewer and/or water services may submit a Utility Extension Application consisting of a cover letter, identification of the Extension Area, petition signed by no less than 85% of the property owners in the Extension Area (hereinafter referred to as Petitioners), and an affidavit to the City prior to March 1st of any given year. The affidavit will indicate the property owners' commitments to connect to the utilities as well as donate, at no expense to the City, all necessary easements for the placement of the public sewer and/or water utility services.

The City will evaluate the Utility Extension Application and all associated information based on eligibility criteria and determine if the application is complete and valid. If the application is deemed complete and valid, the extension will be evaluated for prioritization with the five-year CIP Planned Extensions described above.

The City Manager will prepare a recommendation report for City Council's consideration as a part of the annual review and update of the five-year CIP.

In the event City Council programs an extension project in the five-year CIP, staff would send correspondence to the property owners in the Extension Area notifying them of the City's intent to proceed with the main line extensions, and reminding them of the City's requirement for connection to the utility systems.

In the case of a petitioned extension, the City will fund 100% of the design and construction of the public utility main extensions. Property owners will be responsible to pay for the installation of service lines from the public main lines to their structure and any modifications to existing interior plumbing necessary to connect to the water and/or sewer main lines. Petitioners must pay Dublin's current tap fees and capacity charges prior to the City advertising the construction contract for the installation of utility main lines. The City will withdraw funding for the project in cases where all Petitioners fail to pay the required tap fees and capacity charges prior to the City advertising the construction contract. Remaining property owners must connect within the required connection timeframe. As an incentive to connect, property owners will be eligible for a waiver of fifty percent (50%) of the City of Dublin's current tap fees and capacity charges so long as connection is made within the required connection timeframe. The City of Columbus' connection charges will not be eligible for the waiver.

Monitoring and Reporting

Staff will maintain a list of areas not served (Extension Areas) by public sanitary sewer and/or water systems. A report will be submitted annually to City Council as a part of the annual review of the City's five-year CIP and will include:

- Number and quantity of known private HSTS and water systems in the City;
- updated list of properties that are located within 100 feet of public sanitary sewer and water services but are not connected;
- updated map of Extension Areas;
- updated preliminary estimated cost for the design and construction of public sanitary sewer and water utility service extensions;
- recommendation reports related to any petition for extension of public utility services received prior to March 1 of that year;
- recommended Extension Areas to program for the next five-year CIP update; and
- communications providing notices to property owners located within Extension Areas proposed to receive extensions during the upcoming CIP period.

In addition, condition assessments of private HSTS will be performed periodically and a report will be provided to Council.

Required Connection

Chapters 51 and 52 of the Codified Ordinances of the City of Dublin, Ohio currently stipulate once the City extends sanitary sewer and water public services to within 100 feet of the property line, property owners are required to connect to the public systems at their expense within 90 days after the date of official notices to do so. In the event that a property owner proves hardship or extraordinary circumstances or excessive costs to make the required connection, the City Manager, with concurrence of City Council, may grant relief.

Staff believes it is important the City require property owners to connect to the public utility systems once they are accessible to ensure the City receives a return on its investment. The significant act of extending the main lines by itself does not further the overarching goal of protecting the public health, safety, and welfare of residents if property owners are not connected.

With regard to the required connection timeframe, staff performed some benchmarking to see how other communities handle these matters and found examples ranging from 90 days to 5 years. Staff recommends amending Sections 51.40 and 52.00 of the Codified Ordinances of the City of Dublin, Ohio to require property owners to connect to the public systems within **two years** after the date of official notices to do so.

Economic Hardship or Unusual and Compelling Circumstances

As mentioned in the previous section of this staff report, Sections 51.40(B) and 52.00(B) of the Codified Ordinances provide that in the event that a property owner proves hardship or extraordinary circumstances or excessive costs to make the required connection, the City Manager, with concurrence of City Council, may grant relief. City Council directed staff to develop guidance for reviewing any such requests.

Staff performed significant research in an effort to develop criteria and procedures for reviewing requests for relief from required connection to the public water and/or sanitary sewer systems. Benchmarking of other public entities' policies did not yield much in terms of more specific criteria or procedures for relief. Staff reviewed City Council records and found that a series of requests were granted providing relief in the 2002-2003 timeframe for several properties located on Hanna Hills Drive, MacDuff Way, Dublin Road, Avery Road, Limerick Lane, Dan-Sherri Avenue, Bellaire Avenue, Riverside Drive, and Manor Court East. The durations of these waivers varied from 1 year, 5 years, to full waivers. The basis was on the cost of connection, recent sale of property, financial hardship, and recent investment in an existing well or HSTS; or even their replacement.

Staff also thoroughly reviewed Dublin's Codified Ordinances and identified relevant information in Section 153.177 Economic Hardship or Unusual and Compelling Circumstances. This section is applicable to the Architectural Review Board process. Applications to demolish a structure within the Architectural Review District may be approved when the applicant is able to demonstrate economic hardship or unusual and compelling circumstances. Applicants may show that alternatives are not within the applicant's financial means or that the property cannot be reasonably maintained in the manner desired by the Board.

Staff recommends using much of the language set forth in Section 153.177 as a model for developing guidance and procedures for determine whether to grant relief from the required connection to public utility services. Ordinance 93-15 proposes new language for inclusion in the Codified Ordinances based on the following framework:

- City Council may grant relief from such required connection to the public water system or allow for an extension of time in which to connect into the public water system for a period up to five (5) years. Such waiver may be renewed based on re-evaluation of eligibility.
- The applicant bears the burden for demonstrating economic hardship or unusual and compelling circumstances in accordance with the standards of this section.
- A case of hardship or unusual and compelling circumstances may be asserted when an existing HSTS/private water system has a remaining useful life and/or the physical property circumstances are such that construction of the private service lines would not be reasonable.
- The level of documentation required to determine the existence of a substantial economic hardship or unusual and compelling circumstances may vary as may be appropriate to each case. The following documentation may be used to determine the existence of a substantial economic hardship or unusual and compelling circumstances:
 - Statement of relevant circumstances;
 - Appraised value of the property;
 - Statement of applicant's annual income and expenses either from the most recent income tax return and budget or as an accountant's statement;
 - Documentation of the HSTS's/private water system's initial installation date;
 - Inspection history and report(s) of the HSTS/private water system;
 - Maintenance records of the HSTS/private water system;
 - A minimum of two construction quotes for the construction of the private service lines;
 - Any other documentation or consideration that is consistent with this section.

- In determining whether a substantial economic hardship or unusual and compelling circumstances exist, City Council shall determine that:
 - The waiver will not cause a substantial adverse effect to property or improvements in the vicinity or the environment;
 - The waiver will not adversely affect the delivery of governmental services;
 - The waiver will not create a nuisance.

Staff proposes the following administrative procedures be utilized for receiving and reviewing such requests for relief:

- An application would be submitted to the Public Works Department on a form provided by the department.
- City Council would refer the requests to the Public Services Committee of Council to make a recommendation to City Council on their disposition.
- City Council would then either affirm or deny the recommendation by passing a resolution.

Communication

In an effort to provide residents with as much of an opportunity to plan and budget for the costs associated with connecting to the public sanitary sewer and water services, staff recommends providing as much advanced information and notification as possible to residents. The policy and program will be shared on the City's website for residents to reference. A public meeting will be conducted for informational sharing purposes and staff will be available to answer questions. Staff also recommends correspondence be sent as a part of the annual CIP process to property owners in Extension Areas programmed within the five-year program notifying them of the City's intent to proceed with the main line extensions, and reminding them of the City's requirement for connection to the public utility systems. This communication would provide residents with between one and five years of advanced notification. Staff would also offer face to face meetings with the affected residents to discuss the policy and process.

Taking into account the advanced notification that will occur as a part of the annual CIP process, as well as amending the Codified Ordinances connection timeframe to two years, residents would be provided between three and seven years notification, in total, to plan for connecting to the public systems.

Recommendations

Staff recommends City Council take the following actions on December 7, 2015:

1. Approve Ordinance 93-15 at the second reading/public hearing amending Chapters 51 and 52 of the Codified Ordinances revising the connection requirements for the sanitary sewer and water systems. The amended language will require property owners two (2) years after the date of official notice to connect to a public sewer or public water system. The amended language will also establish guidance and procedures to determine whether to grant relief to a property owner due to economic hardship or unusual and compelling circumstances, and for such decision to be solely made by City Council.

2. Direct staff to initiate the connection process with those property owners of developed parcels that are currently within 100 feet of public sanitary sewer and/or water services by sending them a letter notifying them that public sanitary sewer and/or water services are accessible and communicating the connection requirement. In the interest of reducing any potential public health risk to the community as a whole, staff recommends the City do its due diligence to work with these property owners to address the existing situations prior to investing the funds and creating additional situations that must be similarly addressed.
3. Adopt the attached Public Water Utility and Sanitary Sewer Utility Extensions to Existing Developed Property Policy.

RECORD OF ORDINANCES

Ordinance No. 93-15

Passed _____, 20____

AN ORDINANCE AMENDING CHAPTERS 51 AND 52 OF THE CODIFIED ORDINANCES REVISING THE CONNECTION REQUIREMENTS FOR THE SANITARY SEWER AND WATER SYSTEMS

WHEREAS, Chapters 51 and 52 of the Codified Ordinances of the City of Dublin ("Codified Ordinances") provide public sewer and water regulations for the City of Dublin (the "City"); and

WHEREAS, Section 51.40 of the Codified Ordinances requires property owners to connect to a public sewer within 90 days after the date of official notice to do so, provided that such public sewer is within 100 feet of the property line; and

WHEREAS, Section 52.00 of the Codified Ordinances requires property owners to connect to a public water system within 90 days after the date of official notice to do so, provided that such public water system is within 100 feet of the property line; and

WHEREAS, Sections 51.40 and 52.00 of the Codified Ordinances provide that the City Manager, with concurrence of City Council, may grant relief from the sewer and water connection requirements upon a showing of proven hardship or extraordinary circumstances or proven excessive costs; and

WHEREAS, the City desires to amend Sections 51.40 and 52.00 to provide property owners two (2) years after the date of official notice to connect to a public sewer or public water system; and

WHEREAS, the City further desires to amend Sections 51.40 and 52.00 to establish a procedure to determine whether to grant relief to a property owner due to economic hardship or unusual and compelling circumstances, and for such decision to be solely made by City Council.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring:

Section 1. That existing section 51.40 of the Codified Ordinances of the City of Dublin be amended to read as follows:

§ 51.40 USE OF PUBLIC SEWERS REQUIRED.

(A) The owners of all houses, buildings or properties used for human occupancy, employment, recreation or other purposes, situated within the municipality and abutting on any street, alley, or right-of-way in which there is now located, or may in the future be located, a public sanitary sewer of the municipality, is hereby required at the owners' expense to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this chapter, within two (2) years after the date of official notice to do so, provided that such public sewer is within 100 feet or 30.5 meters of the property line.

(B) In the case of proven economic hardship or unusual and compelling circumstances to make the required connection to sanitary sewerage facilities, City Council may grant relief from such required connection to the sanitary sewerage facilities for a period up to five (5) years. Such waiver may be renewed based on re-evaluation of eligibility.

(C) The applicant bears the burden for demonstrating economic hardship or unusual and compelling circumstances in accordance with the standards of this section.

(D) A case of hardship or unusual and compelling circumstances may be asserted when an existing household sewage treatment system ("HSTS") has a remaining useful life and/or the physical property circumstances are such that construction of the private service lines would not be reasonable.

RECORD OF ORDINANCES

Ordinance No. 93-15

Passed Page 2 of 3, 20

(D)(1) The level of documentation required to determine the existence of a substantial economic hardship or unusual and compelling circumstances may vary as may be appropriate to each case. The following documentation may be used to determine the existence of a substantial economic hardship or unusual and compelling circumstances:

- (a) Statement of relevant circumstances;
- (b) Appraised value of the property;
- (c) Statement of applicant's annual income and expenses either from the most recent income tax return and budget or as an accountant's statement;
- (d) Documentation of the HSTS's initial installation date;
- (e) Inspection history and report(s) of the HSTS;
- (f) Maintenance records of the HSTS;
- (g) A minimum of two construction quotes for the construction of the private service lines;
- (h) Any other documentation or consideration that is consistent with this section.

(D)(2) In determining whether a substantial economic hardship or unusual and compelling circumstances exist, City Council shall determine that:

- (a) The waiver will not cause a substantial adverse effect to property or improvements in the vicinity or the environment;
- (b) The waiver will not adversely affect the delivery of governmental services;
- (c) The waiver will not create a nuisance.

Section 2. That existing section 52.00 of the Codified Ordinances of the City of Dublin be amended to read as follows:

§ 52.00 USE OF PUBLIC WATER SYSTEM REQUIRED.

(A) The owners of all houses, buildings or properties used for human occupancy, employment, recreation or other purposes, situated in an area of the municipality where the city, through use of city revenues, has extended the public water system, is hereby required at the property owners' expense to connect to the public water system, within two (2) years after the date of official notice to do so, provided that such public water system is within 100 feet or 30.5 meters of the property line.

(B) In the case of proven economic hardship or unusual and compelling to make the required connection to the public water system City Council may grant relief from such required connection to the public water system or allow for an extension of time in which to connect into the public water system for a period up to five (5) years. Such waiver may be renewed based on re-evaluation of eligibility.

(C) The applicant bears the burden for demonstrating economic hardship or unusual and compelling circumstances in accordance with the standards of this section.

(D) A case of hardship or unusual and compelling circumstances may be asserted when an existing private water system has a remaining useful life and/or the physical property circumstances are such that construction of the private service lines would not be reasonable.

RECORD OF ORDINANCES

Ordinance No. 93-15

Passed Page 3 of 3, 20

(D)(1) The level of documentation required to determine the existence of a substantial economic hardship or unusual and compelling circumstances may vary as may be appropriate to each case. The following documentation may be used to determine the existence of a substantial economic hardship or unusual and compelling circumstances:

- (a) Statement of relevant circumstances;
- (b) Appraised value of the property;
- (c) Statement of applicant's annual income and expenses either from the most recent income tax return and budget or as an accountant's statement;
- (d) Documentation of the private water system's initial installation date;
- (e) Inspection history and report(s) of the private water system;
- (f) Maintenance records of the private water system;
- (g) A minimum of two construction quotes for the construction of the private service lines;
- (h) Any other documentation or consideration that is consistent with this section.

(D)(2) In determining whether a substantial economic hardship or unusual and compelling circumstances exist, City Council shall determine that:

- (a) The waiver will not cause a substantial adverse effect to property or improvements in the vicinity;
- (b) The waiver will not adversely affect the delivery of governmental services;
- (c) The waiver will not create a nuisance.

Section 3. This Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other actions as may be appropriate to implement this Ordinance.

Section 4. This Ordinance shall take effect in accordance with 4.04(b) of the Dublin Revised Charter.

Passed this _____ day of _____, 2015.

Mayor - Presiding Officer

ATTEST:

Clerk of Council

**AN ORDINANCE AMENDING CHAPTERS 51 AND 52 OF THE
CODIFIED ORDINANCES REVISING THE CONNECTION
REQUIREMENTS FOR THE SANITARY SEWER AND WATER SYSTEMS**

WHEREAS, Chapters 51 and 52 of the Codified Ordinances of the City of Dublin ("Codified Ordinances") provide public sewer and water regulations for the City of Dublin (the "City"); and

WHEREAS, Section 51.40 of the Codified Ordinances requires property owners to connect to a public sewer within 90 days after the date of official notice to do so, provided that such public sewer is within 100 feet of the property line; and

WHEREAS, Section 52.00 of the Codified Ordinances requires property owners to connect to a public water system within 90 days after the date of official notice to do so, provided that such public water system is within 100 feet of the property line; and

WHEREAS, Sections 51.40 and 52.00 of the Codified Ordinances provide that the City Manager, with concurrence of City Council, may grant relief from the sewer and water connection requirements upon a showing of proven hardship or extraordinary circumstances or proven excessive costs; and

WHEREAS, the City desires to amend Sections 51.40 and 52.00 to provide property owners two (2) years after the date of official notice to connect to a public sewer or public water system; and

WHEREAS, the City further desires to amend Sections 51.40 and 52.00 to establish a procedure to determine whether to grant relief to a property owner due to economic hardship or unusual and compelling circumstances, and for such decision to be solely made by City Council.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Dublin, State of Ohio, _____ of the elected members concurring:

Section 1. That existing section 51.40 of the Codified Ordinances of the City of Dublin be amended to read as follows:

§ 51.40 USE OF PUBLIC SEWERS REQUIRED.

(A) The owners of all houses, buildings or properties used for human occupancy, employment, recreation or other purposes, situated within the municipality and abutting on any street, alley, or right-of-way in which there is now located, or may in the future be located, a public sanitary sewer of the municipality, is hereby required at the owners' expense to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this chapter, within ~~90 days~~ two (2) years after the date of official notice to do so, provided that such public sewer is within 100 feet or 30.5 meters of the property line.

(B) In the case of proven economic hardship or unusual and compelling circumstances ~~hardship or extraordinary circumstances or proven excessive costs~~ to make the required connection to sanitary sewerage facilities, ~~the Manager, with concurrence of City Council,~~ may grant relief from such required connection to the sanitary sewerage facilities for a period up to five (5) years. Such waiver may be renewed based on re-evaluation of eligibility.

(C) The applicant bears the burden for demonstrating economic hardship or unusual and compelling circumstances in accordance with the standards of this section.

(D) A case of hardship or unusual and compelling circumstances may be asserted when an existing household sewage treatment system ("HSTS") has a remaining useful

life and/or the physical property circumstances are such that construction of the private service lines would not be reasonable.

(D)(1) The level of documentation required to determine the existence of a substantial economic hardship or unusual and compelling circumstances may vary as may be appropriate to each case. The following documentation may be used to determine the existence of a substantial economic hardship or unusual and compelling circumstances:

- (a) Statement of relevant circumstances;
- (b) Appraised value of the property;
- (c) Statement of applicant's annual income and expenses either from the most recent income tax return and budget or as an accountant's statement;
- (d) Documentation of the HSTS's initial installation date;
- (e) Inspection history and report(s) of the HSTS;
- (f) Maintenance records of the HSTS;
- (g) A minimum of two construction quotes for the construction of the private service lines;
- (h) Any other documentation or consideration that is consistent with this section.

(D)(2) In determining whether a substantial economic hardship or unusual and compelling circumstances exist, City Council shall determine that:

- (a) The waiver will not cause a substantial adverse effect to property or improvements in the vicinity or the environment;
- (b) The waiver will not adversely affect the delivery of governmental services;
- (c) The waiver will not create a nuisance.

Section 2. That existing section 52.00 of the Codified Ordinances of the City of Dublin be amended to read as follows:

§ 52.00 USE OF PUBLIC WATER SYSTEM REQUIRED.

(A) The owners of all houses, buildings or properties used for human occupancy, employment, recreation or other purposes, situated in an area of the municipality where the city, through use of city revenues, has extended the public water system, is hereby required at the property owners' expense to connect to the public water system, within ~~90 days~~ two (2) years after the date of official notice to do so, provided that such public water system is within 100 feet or 30.5 meters of the property line.

(B) In the case of proven economic hardship or unusual and compelling circumstances ~~hardship or extraordinary circumstances or proven excessive costs~~ to make the required connection to the public water system, ~~the City Manager, with concurrence of~~ City Council, may grant relief from such required connection to the public water system or allow for an extension of time in which to connect into the public water system for a period up to five (5) years. Such waiver may be renewed based on re-evaluation of eligibility.

(C) The applicant bears the burden for demonstrating economic hardship or unusual and compelling circumstances in accordance with the standards of this section.

(D) A case of hardship or unusual and compelling circumstances may be asserted when an existing private water system has a remaining useful life and/or the physical property circumstances are such that construction of the private service lines would not be reasonable.

(D)(1) The level of documentation required to determine the existence of a substantial economic hardship or unusual and compelling circumstances may vary as may be appropriate to each case. The following documentation may be used to determine the existence of a substantial economic hardship or unusual and compelling circumstances:

(a) Statement of relevant circumstances;

(b) Appraised value of the property;

(c) Statement of applicant's annual income and expenses either from the most recent income tax return and budget or as an accountant's statement;

(d) Documentation of the private water system's initial installation date;

(e) Inspection history and report(s) of the private water system;

(f) Maintenance records of the private water system;

(g) A minimum of two construction quotes for the construction of the private service lines;

(h) Any other documentation or consideration that is consistent with this section.

(D)(2) In determining whether a substantial economic hardship or unusual and compelling circumstances exist, City Council shall determine that:

(a) The waiver will not cause a substantial adverse effect to property or improvements in the vicinity;

(b) The waiver will not adversely affect the delivery of governmental services;

(c) The waiver will not create a nuisance.

Section 3. This Council further hereby authorizes and directs the City Manager, the Director of Law, the Director of Finance, the Clerk of Council, or other appropriate officers of the City to take any other actions as may be appropriate to implement this Ordinance.

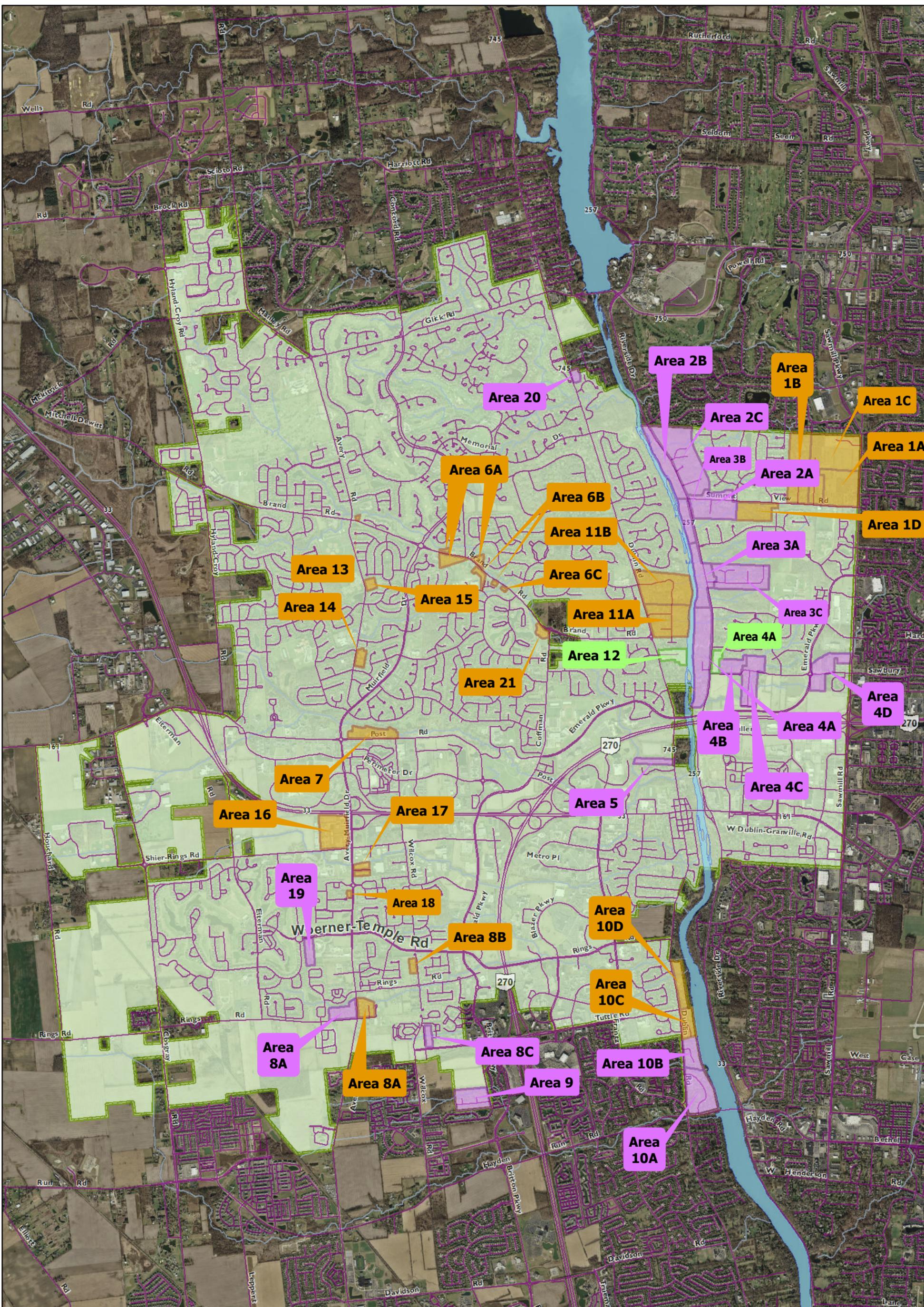
Section 4. This Ordinance shall take effect in accordance with 4.04(b) of the Dublin Revised Charter.

Passed this _____ day of _____, 2015.

Mayor - Presiding Officer

ATTEST:

Clerk of Council



**Water/Sewer Extension Areas
General Location Map
August 3, 2015**



- Utility Extension Areas**
- Sewer Only
 - Sewer and Water
 - Water Only

Public Water Utility and Sanitary Sewer Utility Extension 15-Year Implementation Plan

A 15-year implementation plan has been developed to construct the water utility and sanitary sewer utility extensions. City Council approved the following design and construction of extensions as part of the 2016-2020 CIP as follows:

CIP YEAR	Area	Sanitary Sewer	Water	Criteria
2016	13, 11A, 11B, 12	\$115,000	\$35,000	The design of extensions to areas 13, 11A, 11B, and 12 would occur in 2016 as well as any necessary land acquisition.
2017	13	\$34,000	-	Opportunity to leverage the ET1406 Avery Road/Brand Road Intersection Improvement Project.
	11A & 11B	\$424,000	-	Opportunity to leverage the EF0201 Limerick Lane Stormwater Improvements Project.
	12	-	\$139,000	Opportunity to leverage the AW1001 Waterline Replacement Project.
2018	8A, 8B & 8C	\$805,000	\$701,000	Opportunity to leverage the ET0103 Tuttle Crossing Blvd. Extension Project.
2019	4A	\$285,000	\$752,000	Start on east side of Scioto River as area has higher potential for health risk.
	10C & 10D	\$416,000	-	Start on west side of Scioto River as area has higher potential for health risk.
2020	15	\$43,000	-	Opportunity to leverage the potential Stormwater Improvements Project.
	3A, 3B & 3C	\$2,892,000	\$556,000	Area has higher potential for health risks and extension would benefit greater number of parcels, Area 3 must be constructed prior to Area 2.

These preliminary cost estimates include detailed engineering and surveying. Costs not included in the estimates are any potential land acquisitions, private utility relocation, landscaping, rock excavation, permits, capacity fees, and private service line connections. These estimates are in 2015 dollars.

The extensions have been prioritized taking the following factors, as set forth in the policy discussed in the staff report, into consideration:

- Public Health and Safety
- Future Development Potential
- Potential to Leverage a Programmed Capital Improvement Project
- Cost Effectiveness
- Cost Estimate and Available Resources
- Other Factors

The majority of these planned extensions leverage transportation and utility CIP projects that are also included in the 2016-2020 CIP. The implementation also occurs in the areas identified as having greater potential for health risks along the Scioto River.

Staff continued this prioritization effort past the five-year CIP horizon with the goal of developing a conceptual citywide build out of the sanitary sewer and water service extensions. Using the potential for health risk information as the guiding criteria and reserving those areas that have future development potential, a conceptual build out plan for the sanitary sewer and water service extensions is as follows. This preliminary conceptual plan is based on what staff knows at this time and will be reevaluated on an annual basis. Additionally, this plan may be adjusted based on any changes in potential for health risk, opportunities to leverage CIP projects, available resources, property development, and any petitioned areas.

YEAR	Area	Sanitary Sewer	Water	Criteria
2021	2A, 2B & 2C	\$1,944,000	\$1,093,000	Continue north along east side of Scioto River as area has higher potential for health risk. Area 2 must follow construction of Area 3.
2022	4B & 4C	\$643,000	\$908,000	Area has medium potential for health risk.
2023	9	\$244,000	\$682,000	Area has medium potential for health risk.
	10B	\$655,000	\$174,000	Continue north along west side of Scioto River as area has higher potential for health risk.
2024	10A	\$932,000	\$383,000	Begin west side of Scioto River as area has higher potential for health risk and extension would benefit greater number of parcels.
2025	1A	\$372,000	-	Area has development potential.
	1B & 1C	\$718,000	-	Area has medium potential for health risk. It is cost effective to construct 1B and 1C together.
2026	7	\$198,000	-	Area has medium potential for health risk.
2027	1D	\$170,000	-	Area has medium potential for health risk.
	5	\$30,000	\$28,000	Area has medium potential for health risk.
	16	\$234,000	-	Area has development potential.
2028	17	\$94,000	-	Area has development potential.
	18	\$35,000	-	Area has development potential.
	19	\$44,000	\$169,000	Area has development potential.
2029	6A, 6B & 6C	\$523,000	-	Area has medium potential for health risk.
2030	14	\$67,000	-	Area has lower potential for health risk.
	4D	\$156,000	\$140,000	Area has lower potential for health risk and development potential.
2031	20	\$63,000	\$230,000	Area has lower potential for health risk.
	21	\$75,000	-	Area has lower potential for health risk.

Dublin, Ohio Code of Ordinances

§ 51.40 USE OF PUBLIC SEWERS REQUIRED.

(A) The owners of all houses, buildings or properties used for human occupancy, employment, recreation or other purposes, situated within the municipality and abutting on any street, alley, or right-of-way in which there is now located, or may in the future be located, a public sanitary sewer of the municipality, is hereby required at the owners' expense to install suitable toilet facilities therein, and to connect such facilities directly with the proper public sewer in accordance with the provisions of this chapter, within 90 days after the date of official notice to do so, provided that such public sewer is within 100 feet or 30.5 meters of the property line.

(Ord. 59-74, passed 11-18-74)

(B) In the case of proven hardship or extraordinary circumstances or proven excessive costs to make the required connection to sanitary sewerage facilities, the Manager, with concurrence of Council, may grant relief from such required connection to the sanitary sewerage facilities.

('80 Code, § 921.02(d)) (Ord. 32-78, passed 5-1-78)

§ 52.00 USE OF PUBLIC WATER SYSTEM REQUIRED.

(A) The owners of all houses, buildings or properties used for human occupancy, employment, recreation or other purposes, situated in an area of the municipality where the city, through use of city revenues, has extended the public water system, is hereby required at the property owners' expense to connect to the public water system, within 90 days after the date of official notice to do so, provided that such public water system is within 100 feet or 30.5 meters of the property line.

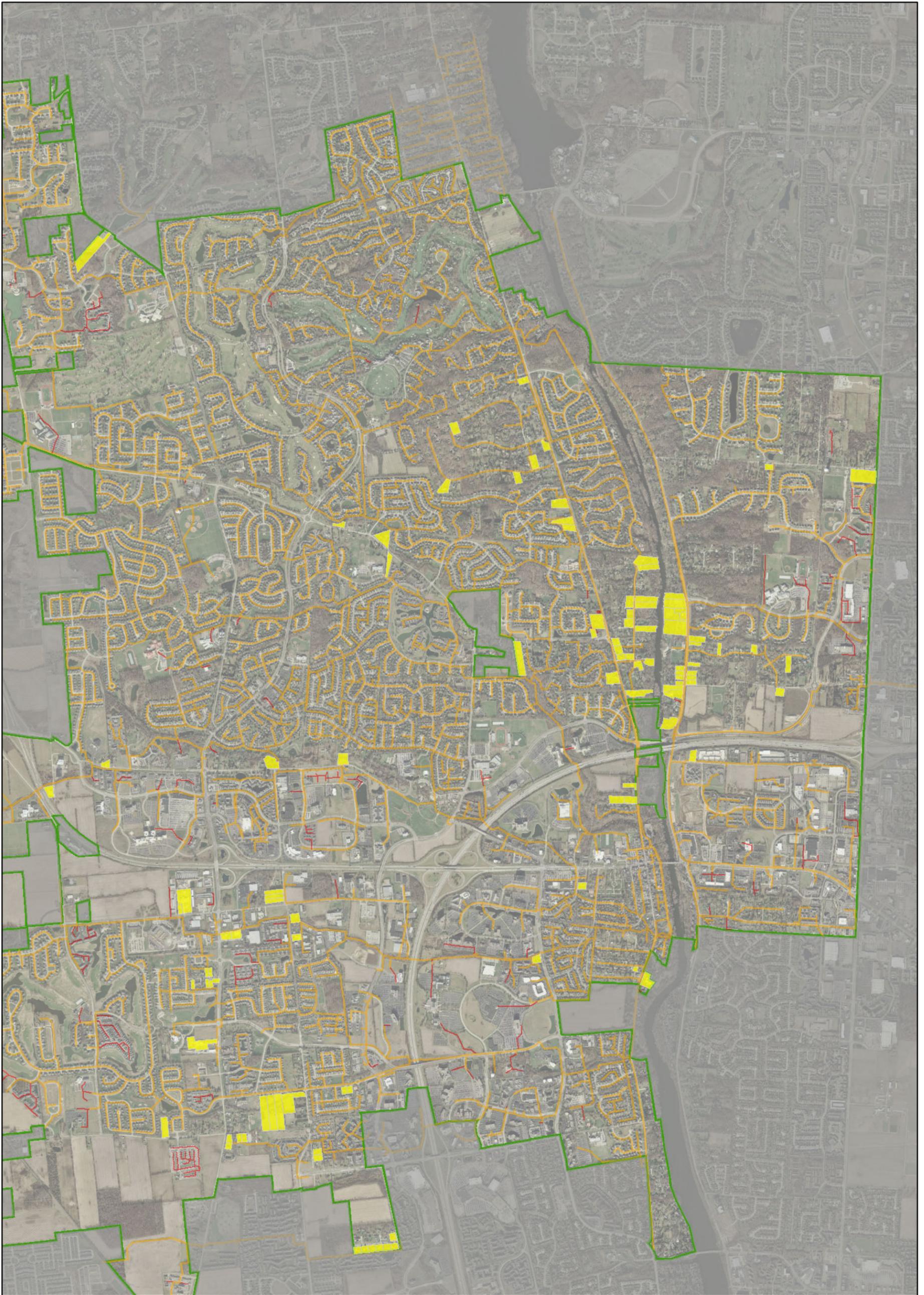
(B) In the case of proven hardship or extraordinary circumstances or proven excessive costs to make the required connection to the public water system, the City Manager, with concurrence of City Council, may grant relief from such required connection to the public water system or allow for an extension of time in which to connect into the public water system.

(Ord. 146-01, passed 12-10-01)

Developed Parcels Within 100 feet of Public Sanitary Sewer

Parcel ID	Owner Names	Address List
273001922	SHUBERT PHILLIP J & MARY C	105 BROWNING CT
273001918	UCKER ROBERT J & ANDREY J	20 BROWNING CT
273000182	BOND MARY N	37 LONGVIEW DR
273009092	CHURCH OF THE REDEEMER MORAVIAN CHURCH	3883 SUMMIT VIEW RD
273008654	STEPHENS CHARLES E STEPHENS ALYSSA	3961 ORCHARD CREST CT
273008598	JOHNSON CHARLES R JR TOD	4163 BRIGHT RD
273008430	KUHN SUSAN R	4171 SUMMIT VIEW RD
273008885	CARVOUR HELEN M	4191 MACDUFF WY
273008975	BERTSCH STEVEN A & JILL M	4256 HANNA HILLS DR
273000598	COLEY ELIZABETH R F TR COLEY BRIAN D TR	4370 LIMERICK LN
273000610	KLEIN CAROLYN K	4377 LIMERICK LN
273008691	OLESIK JOHN W & SUSAN V	4410 HANNA HILLS DR
273008908	THOMAS DAVID A & JOELLEN	4444 TULLER RD
273000883	SOMMER ANNEMARIE	4700 BRAND RD
273004536	HERRON PATRICIA A	505 BRAND RD
273005437	FELLER BARBARA A TOD	5173 HIRTH RD
273000538	HUBER G SCOTT HUBER DONNA E	5175 RIVER FOREST RD
273000501	MIRICK C WESLEY & SHARON L	5184 ASHFORD RD
273001919	MASSENELLI LOUIS F	52 BROWNING CT
273005444	KIMLY BO L @(2)	5241 HIRTH RD
273000496	NORRIS DAVID M TR	5263 ASHFORD RD
273005438	ODORIZZI EDWARD W & LYNNE D	5393 OLDE DUBLIN WOODS DR
274000144	CRAMER CROSSING LLC	5424 AVERY RD
273005439	GUESS DENNIS R GUESS MICHELE M	5437 OLDE DUBLIN WOODS DR
273005415	VERTICAL REAL ESTATE MANAGEMENT INC	5450 OLD WILCOX RD
273005413	TATTERSON KATHERINE A TR	5472 OLD WILCOX RD
273005440	DAVIS LARRY L & LORI A	5481 OLDE DUBLIN WOODS DR
273000556	WOLFE JOHN S II & CLAIRE V	5521 INDIAN HILL RD
273000485	RUSSELL EDWARD J & SHIRLEY J	5525 ASHFORD RD
273005441	NOVOTNY DAVID J & CAROL J	5525 OLDE DUBLIN WOODS DR
273000419	EGER MICHAEL L & SUSAN K	5545 BRAND RD
273005442	TAYLOR SCOTT J TAYLOR STACY P	5579 OLDE DUBLIN WOODS DR
273000587	GEESE RONALD L & ANNE F	5584 BRAND RD
273005457	MARTIN STEVEN S	5685 RINGS RD
273005463	SIMMERMAN DAVID R & MARLENE M	5695 RINGS RD
274000069	PARMET CO INC	5745 AVERY RD
273001307	RAND STEVE D & CAROLYN R	5790 BRAND RD
273005376	JOHNSON LISA A	5851 RINGS RD
273005383	CURRIE TOM P & SALLY J	5927 RINGS RD
273005393	ERWIN SUSAN K	5965 RINGS RD
273005380	OHIO DISTRICT LUTHERAN CHURCH EXTENSION FUND INC	6001 RINGS RD
274000050	MARCUS R STEVEN MARCUS DOROTHY J	6009 AVERY RD
273001933	CRAWFORD BRENT D CRAWFORD ELIZABETH J	6028 DUBLIN RD
273005381	OHIO DISTRICT LUTHERAN CHURCH EXTENSION FUND INC	6041 RINGS RD
273000413	CLINE CHRISTOPHER T & DEBORAH P	6060 POST RD
274000109	KUNZE JOHN S & DEBRA L	6109 CARA RD
274000104	FARM & POWER EQUIPMENT RETAILERS	6124 AVERY RD
273000350	HAWORTH REALTY CO	6125 FRANTZ RD
274000110	KATONA DANIEL M KATONA ANGELA M	6129 CARA RD
273011341	STAUCH STEVEN STAUCH LAURA L	6136 WILCOX RD
273011551	DISBENNETT CARRIE A	6136 WILCOX RD
274000113	LONG KATHY L	6169 CARA RD
273000431	DRISCOLL WILLIAM F TRUST	6230 POST RD

273005587	BALMERT KATHLEEN A TR	6275 WILCOX RD
273005588	WISE MARK T	6301 WILCOX RD
274000061	LIEB JOHN M FEE ET AL	6316 DAN SHERRI AV
274000103	6324 IRELAN PLACE LLC	6324 IRELAN PL
274000055	MORGAN CHERI L	6325 DAN SHERRI AV
274000060	KALTENBACH LINDA S & EVELYN K & JO E	6328 DAN SHERRI AV
273005589	ACHTNER JOSEPH	6345 WILCOX RD
274000051	HUTCHISON R DENNIS & CAROL B	6363 DAN SHERRI AV
274000108	COSIMATI JAMES V COSIMATI ROSEMARY	6368 RINGS RD
273000258	MOON MERLIN D & CYNTHIA K	64 CORBINS MILL DR
273000317	I A COMPANY	6430 SHIER RINGS RD
273000304	MONSKA NORMAN L TR	6480 SHIER RINGS RD
273001894	HOFFER DENNIS J	6611 LIGGETT RD
273010753	FRANKLIN SCOTT B & MARIE E	6725 DUBLIN RD
273010752	DEUTSCHE BANK NATIONAL TRUST CO TR	6729 DUBLIN RD
273002893	SMITH JONATHAN P	6805 DUBLIN RD
273008600	WARD ERIC J WARD MARA T	7049 RIVERSIDE DR
1470000013001	NEVILLE DORIS M	7090 POST ROAD
273001787	KINCAID RODNEY L KINCAID TERESA	7118 DUBLIN RD
273008611	GELPI PAUL A SU-TR	7195 RIVERSIDE DR
273008804	GELPI PAUL A	7195 RIVERSIDE DR
273001792	WAGNER KATHRYN L TOD	7199 DUBLIN RD
273008762	CLARK HARRIETT S AFDT	7200 RIVERSIDE DR
273008653	FREEMAN MARLENE D	7225 RIVERSIDE DR
273008730	BROWN TAMARA L	7230 RIVERSIDE DR
273008652	BEAHM MARTHA A BEAHM HARVEY L	7241 RIVERSIDE DR
273008411	RICHARDS JAMES E & CLARA J	7250 RIVERSIDE DR
273008651	RUOFF HERBERT F RUOFF KATHLEEN L	7281 RIVERSIDE DR
273008665	DEMATTEO JOHN P & MARLENE G	7322 RIVERSIDE DR
273001794	SEGNER MARY O	7340 DUBLIN RD
273001789	COMPTON JACK T & ELIZABETH L	7350 DUBLIN RD
273000603	MCCAFFREY WILLIAM F & SHIRLEY N	7400 BELLAIRE AV
273008717	TEDESCHI TONY R & SHIRLEY	7402 RIVERSIDE DR
273008663	LANEY BILLY G LANEY MAXINE	7410 RIVERSIDE DR
273000615	MAURER A E WALLACE TOD	7451 DUBLIN RD
273000609	SULLIVAN MICHAEL J SULLIVAN SALLY	7455 BELLAIRE AV
273008888	CARROLL RICHARD J & SUSAN L	7457 RIVERSIDE DR
273001924	CANDELA RICHARD CANDELA SANDRA R	75 BROWNING CT
273000600	MADISON DAISY Z	7500 BELLAIRE AV
273008602	KRAMB ROBERT J & SHARON L	7501 RIVERSIDE DR
273009033	KRAMB AMY	7511 RIVERSIDE DR
273000599	MOUGEY DOUGLAS S MONGEY KETKI P	7516 BELLAIRE AV
273008968	CHAFFIN SCOTT E CHAFFIN KRISTANN	7525 RIVERSIDE DR
273008433	HUMPHREYS GLORIA L	7575 RIVERSIDE DR
273008595	KAYE FRANCEEN D	7591 RIVERSIDE DR
273010612	MYERS ALLISON C MYERS ALBERT O III	7630 BELLAIRE AV
273010613	SZABO LAJOS L TR SZABO EMILY W TR	7640 BELLAIRE AV
273000591	LUTZ GREGORY R LUTZ RICHARD D	7805 DUBLIN RD
273002587	STAVROFF DESIREE N STAVROFF JEFFREY D	7815 DUBLIN RD
273000585	BERLIN DALE T BERLIN SUSAN L	7897 DUBLIN RD
273000449	WICK MACDONALD P & CHERYL A	8351 DUBLIN RD
1370000020001	LORENZ DANIEL E & MELISSA A	9341 JEROME RD



Developed Parcels Within 100' of Public Sewer

- Exclusions:
 Parcels containing Columbus Billing data
 City-Owned parcels
 Apartments or Condos
 Golf Courses
 Muirfield Reserves
 Right-of-Way parcels
 Parcels consisting mainly of ponds
 Parcels without existing buildings

- Parcels < 100' Sewer (105)
- Sewer Ownership**
- Public
- Private

8/3/2015

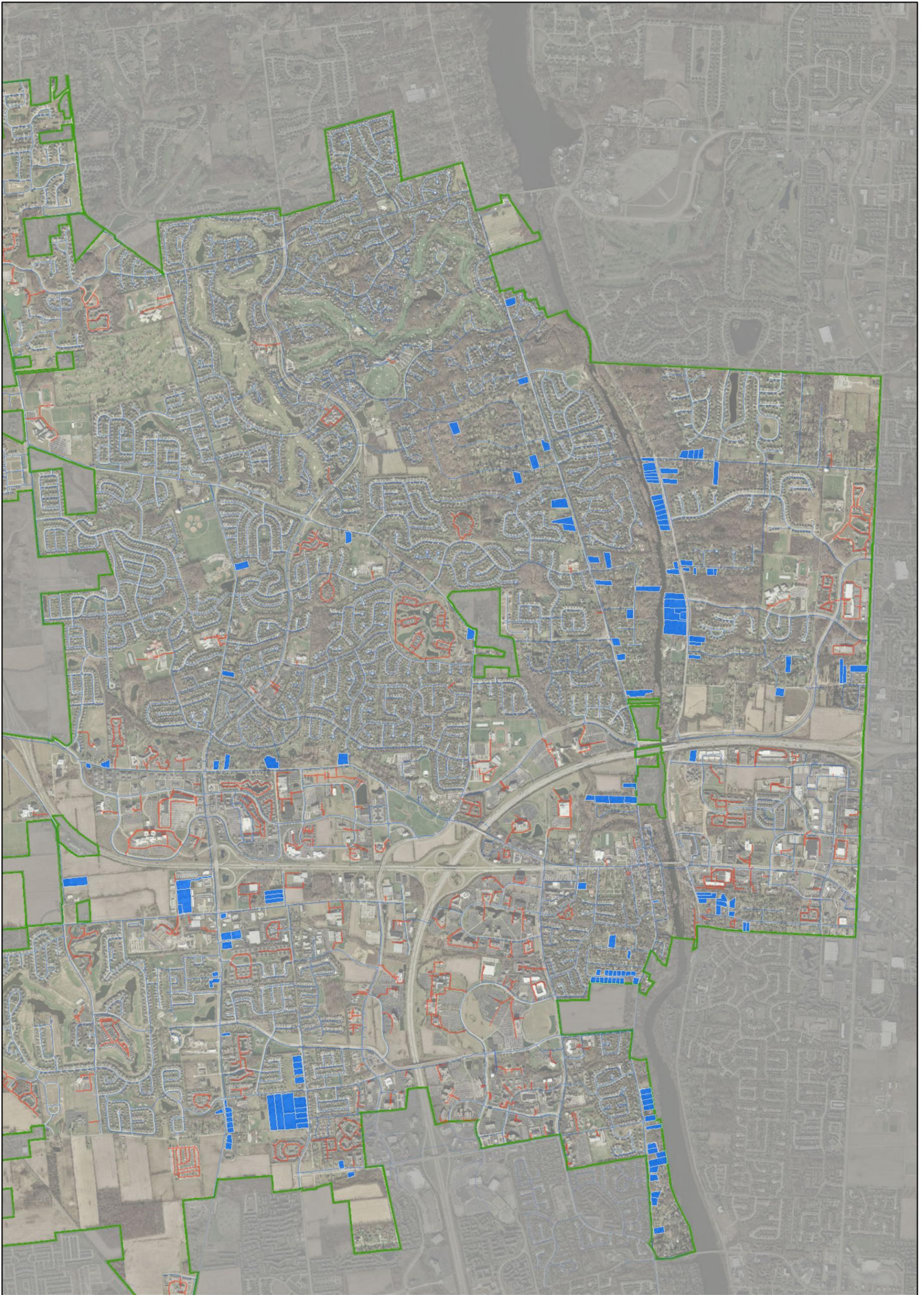


Developed Parcels Within 100 feet of Public Water

Parcel ID	Owner Names	Address List
273000238	DANFORTH DOUGLAS R	110 GRANDVIEW DR
273000249	JEAN ALLAN D JEAN MELODY A	111 GRANDVIEW DR
273000248	HORWITZ TED D HORWITZ SANDRA E	121 GRANDVIEW DR
273000239	KENDRACH MEGAN M	122 GRANDVIEW DR
273000240	NEER VERLE W & BETTY JO	134 GRANDVIEW DR
273000220	WISTNER VIVIAN S	140 MARION ST
273000247	VOORHIES KATHY I & LAURA M PERNICE	141 GRANDVIEW DR
273000254	MEYER PHILIP	15 GRANDVIEW DR
273000246	FIEBIG DANIEL J & PATRICIA L	155 GRANDVIEW DR
273000078	EGER CALVIN & JOANNA	156 S HIGH ST
273000242	FECZKO FRANK L & GRACE A	164 GRANDVIEW DR
273000245	SCULLY SHAWN SCULLY LOREN	173 GRANDVIEW DR
273000244	NICOL WILLARD H TR NICOL MILDRED TR	187 GRANDVIEW DR
273001918	UCKER ROBERT J & ANDREY J	20 BROWNING CT
273008320	HAGAN NICHOLAS E HAGAN MICHELLE N	3285 MARTIN RD
273008319	MEHL JAMES F MEHL CATHLEEN M	3301 MARTIN RD
273008365	CARTOLANO JOSEPH A CARTOLANO DIANE M	3390 MARTIN RD
273000234	BEATTY TYSON W @(2)	34 GRANDVIEW DR
273008711	JENKINS JEFFREY M & ANN F	3693 TONTI DR
273008710	ROWE FAMILY LLC	3741 TONTI DR
273008676	WILSON SHARON K TR MOZEK LINDA S TR	3870 BRIGHT RD
273008619	PUSECKER WILLIAM C & JULIA M	3876 BRIGHT RD
273008598	JOHNSON CHARLES R JR TOD	4163 BRIGHT RD
273008885	CARVOUR HELEN M	4191 MACDUFF WY
273008765	QUINN PAUL A & CATHY S	4315 SUMMIT VIEW RD
273000610	KLEIN CAROLYN K	4377 LIMERICK LN
273008716	HAY-WILLIAMS LINDA	4430 SUMMIT VIEW RD
273010617	WALTERS JACK D TOD WALTERS SHIRLEY M TOD	4434 BELLAIRE AV
273008726	ROBERTS THOMAS J II	4436 SUMMIT VIEW RD
273008908	THOMAS DAVID A & JOELLEN	4444 TULLER RD
273008638	GARBER THERESA L	4466 SUMMIT VIEW RD
273008671	CHILCOTE K ALAN	4500 SUMMIT VIEW RD
273001737	LANGEN KEVIN E	5020 DUBLIN RD
273001764	KOLB SUSAN M	5120 DUBLIN RD
273001765	MURNANE THOMAS D & KATHRYN S	5150 DUBLIN RD
273000538	HUBER G SCOTT HUBER DONNA E	5175 RIVER FOREST RD
273000501	MIRICK C WESLEY & SHARON L	5184 ASHFORD RD
273000496	NORRIS DAVID M TR	5263 ASHFORD RD
273000428	KEELER ANDREW P KEELER JANINE J	5281 BRAND RD
273001768	CATTANEO STEPHEN M & JEAN N	5281 LOCUST HILL LN
273001728	LYNN EILEEN R LYNN HOMER S	5300 DUBLIN RD
273001769	SPERANZA DEAN A	5300 LOCUST HILL LN
273001720	LUKEMAN VALLI F	5336 DUBLIN RD
273001732	HEIN ROBERT M	5354 DUBLIN RD
273000235	EVERETT JOSEPH P EVERETT DIANE A	54 GRANDVIEW DR
273001731	MOLONEY WILLIAM TOD	5400 DUBLIN RD
274000144	CRAMER CROSSING LLC	5424 AVERY RD
273001776	MCCUEN JOEL M TR	5456 DUBLIN RD
273001777	TROIANO TIMOTHY S TOD	5480 DUBLIN RD
274000082	FISHER DAVID FISHER BONNIE	5498 AVERY RD
274000081	HOUSER P MICHAEL & JUDY F	5504 AVERY RD
273000556	WOLFE JOHN S II & CLAIRE V	5521 INDIAN HILL RD
274000080	HALL DAVID O	5522 AVERY RD

273001779	GERACE PHYLLIS A	5522 DUBLIN RD
273005386	DUEMMEL RUSSELL DUEMMEL CAROL L	5529 TUTTLE CROSSING BL
274000079	SENA DONNA J	5544 AVERY RD
273001780	OBRIEN MARIANNE C	5544 DUBLIN RD
274000070	SHARP KAREN M SHARP MICHAEL R	5555 AVERY RD
274000078	SHEPHERD GINGER SHEPHERD JAMES L	5556 AVERY RD
273005379	SINGH BILLA KAUR NARINDA P	5565 WILCOX RD
273001781	STECHSCHULTE ELIZABETH A	5566 DUBLIN RD
273005432	CAPITAL CITY LODGE TEMPLE CORP	5570 TUTTLE CROSSING BL
273005375	BELL WILBERT M & CHRISTINE S	5585 WILCOX RD
273001782	HAID TIMOTHY B HAID GWENDOLYN J B	5590 DUBLIN RD
273005374	SIMCOX GREGORY L & ELIZABETH A	5611 WILCOX RD
273005373	HANEY KEITH H	5627 WILCOX RD
273005370	YODER WILLIAM J & JUDITH C	5661 WILCOX RD
273005464	BIGGS JEFFREY & SANDRA	5677 WILCOX RD
273005461	HAGERTY BRIAN M TR	5687 WILCOX RD
273005460	KRZYKOSKI STEPHEN H & LYNNE L	5695 WILCOX RD
273005459	BOWMAN MARC D FINCHUM DONNA L	5699 WILCOX RD
273000437	HALEY ANGELA TOD	5705 BRAND RD
273008239	MID-STATES DEVELOPMENT CORP	5750 AVERY RD
273005383	CURRIE TOM P & SALLY J	5927 RINGS RD
273005393	ERWIN SUSAN K	5965 RINGS RD
273005380	OHIO DISTRICT LUTHERAN CHURCH EXTENSION FUND INC	6001 RINGS RD
274000050	MARCUS R STEVEN MARCUS DOROTHY J	6009 AVERY RD
274000049	LOW R THOMAS	6017 AVERY RD
273000413	CLINE CHRISTOPHER T & DEBORAH P	6060 POST RD
274000099	CONNOLLY JAMES P & DONALD A DELEWESE	6100 AVERY RD
274000104	FARM & POWER EQUIPMENT RETAILERS	6124 AVERY RD
274000113	LONG KATHY L	6169 CARA RD
274000036	ST JOHNS LUTHERAN CHURCH	6177 RINGS RD
273000431	DRISCOLL WILLIAM F TRUST	6230 POST RD
274001113	GIOFFRE ANTHONY GIOFFRE JOHN	6262 EITERMAN RD
273005587	BALMERT KATHLEEN A TR	6275 WILCOX RD
273005588	WISE MARK T	6301 WILCOX RD
273008336	DAVID-BROWN LIMITED	6310 RIVERSIDE DR
273000370	CRUZE ROLLIE L	6316 POST RD
274000103	6324 IRELAN PLACE LLC	6324 IRELAN PL
273008359	HITESMAN PATRICK W	6332 RIVERSIDE DR
273000886	S & R PROPERTIES OF COLUMBUS LLC	6344 POST RD
273005589	ACHTNER JOSEPH	6345 WILCOX RD
273008267	HITESMAN PATRICK W	6350 RIVERSIDE DR
274000120	DOLAN INVESTMENTS INC	6385 AVERY RD
273000258	MOON MERLIN D & CYNTHIA K	64 CORBINS MILL DR
273008372	COOK EMILIE A COOK NEAL N JR	6400 MARTIN PL
273000317	I A COMPANY	6430 SHIER RINGS RD
273008368	WOOD JAMES L	6449 MARTIN PL
273008371	KROMER THOMAS R & DANA M	6450 MARTIN PL
273008369	GRIFFITH DONN W & GAYLE P	6465 MARTIN PL
273000304	MONSKA NORMAN L TR	6480 SHIER RINGS RD
273010751	KINZER KENT W KINZER SUSAN K	6717 DUBLIN RD
273010755	KINZER GLENN W TR	6721 DUBLIN RD
273010753	FRANKLIN SCOTT B & MARIE E	6725 DUBLIN RD
273010752	DEUTSCHE BANK NATIONAL TRUST CO TR	6729 DUBLIN RD
273002893	SMITH JONATHAN P	6805 DUBLIN RD
273000443	GARDNER GAYLORD E JR	7050 AVERY RD

1470000013001	NEVILLE DORIS M	7090 POST ROAD
273001787	KINCAID RODNEY L KINCAID TERESA	7118 DUBLIN RD
273008682	TEMPLE BRUCE E & KITTY L	7304 RIVERSIDE DR
273008761	DOGWOOD ENTERPRISES LP	7315 SAWMILL RD
273001789	COMPTON JACK T & ELIZABETH L	7350 DUBLIN RD
273000236	HERBOLTZHEIMER MICHAEL J	74 GRANDVIEW DR
273008717	TEDESCHI TONY R & SHIRLEY	7402 RIVERSIDE DR
273008663	LANEY BILLY G LANEY MAXINE	7410 RIVERSIDE DR
273000298	SCHMIDT ALLAN J & LINDA M	7422 AVERY RD
273008888	CARROLL RICHARD J & SUSAN L	7457 RIVERSIDE DR
273000103	ROGERS BRETT TR ROGERS DAMARIS TR	75 GRANDVIEW DR
273000152	GOSHE BRIAN J	75 MARION ST
273008602	KRAMB ROBERT J & SHARON L	7501 RIVERSIDE DR
273009033	KRAMB AMY	7511 RIVERSIDE DR
273008968	CHAFFIN SCOTT E CHAFFIN KRISTANN	7525 RIVERSIDE DR
273010609	MALAND PETER J & MICHELLE G	7560 BELLAIRE AV
273008433	HUMPHREYS GLORIA L	7575 RIVERSIDE DR
273010697	SHOEMAKER HARRIETT L	7586 DUBLIN RD
273008595	KAYE FRANCEEN D	7591 RIVERSIDE DR
273010620	WALTERS MITZI H	7652 DUBLIN RD
273008378	SOLOVE DEBORAH A	7693 RIVERSIDE DR
273008667	MCCULLUM ROBERT J & CYNTHIA L	7700 RIVERSIDE DR
273008758	LILLARD SAMUEL N SZONN-LILLARD MONICA M	7720 RIVERSIDE DR
273008757	ONEIL WILLIAM J & PENELOPE F	7721 RIVERSIDE DR
273000591	LUTZ GREGORY R LUTZ RICHARD D	7805 DUBLIN RD
273002587	STAVROFF DESIREE N STAVROFF JEFFREY D	7815 DUBLIN RD
273008407	WHITE CHINA WHITE ROBERT W	7845 RIVERSIDE DR
273008732	HADJARPOUR AKBAR HADJARPOUR MINOO	7859 RIVERSIDE DR
273008725	RINALDI DAVID A RINALDI JULIE B E	7871 RIVERSIDE DR
273008768	PARKHILL J MACK & COLLEEN W	7879 RIVERSIDE DR
273008669	KANG MOON S KANG CAYE H	7887 RIVERSIDE DR
273000585	BERLIN DALE T BERLIN SUSAN L	7897 DUBLIN RD
273008722	FOX JULIE A BAKER STEPHEN	7901 RIVERSIDE DR
273008723	FOX JAMES L LA ROCHELLE KIM S	7915 RIVERSIDE DR
273008724	FLEMING MARVIN E	7960 RIVERSIDE DR
273008388	JOHNSON RICHARD D	7961 RIVERSIDE DR
273008621	KIRSNER JOHN M & LISA G HAN	7971 RIVERSIDE DR
273008623	MCCOSKER SUSAN P & JEANNE R HEALD	7979 RIVERSIDE DR
273008622	TAYLOR BRETT A TAYLOR GRETCHEN E	7985 RIVERSIDE DR
273008763	WHITAKER ROGER T TR	8000 RIVERSIDE DR
273008406	STERTZ JOHN C & ANGELA W	8007 RIVERSIDE DR
273008613	MORRISH MARTYN	8015 RIVERSIDE DR
273001940	GRANT DUNCAN M	83 S HIGH ST
273000449	WICK MACDONALD P & CHERYL A	8351 DUBLIN RD
60043308011000	BUI TRANG T	8644 DUBLIN RD
273000250	SAUNER STEPHEN G SAUNER THERESA M	93 GRANDVIEW DR
273000237	HELSEBY ANDREW HELSEBY KRISTEN	98 GRANDVIEW DR
273005597	ANDERSON CONCRETE CORP.	OLD AVERY ROAD
1470000018000	GLK PROPERTIES LTD. AN OHIO LIMITED LIABILITY	POST ROAD
273008708	DOHN-MEIER SHELE S	7710 TONTI DRIVE



Developed Parcels Within 100' of Public Water

Exclusions:
 Parcels containing Columbus Billing data
 City-Owned parcels
 Apartments or Condos
 Golf Courses
 Muirfield Reserves
 Right-of-Way parcels
 Parcels consisting mainly of ponds
 Parcels without existing buildings

■ Parcels < 100' Water (158)
Water Pipe Ownership
— Public
— Private

8/3/2015



**Public Water Utility and Sanitary Sewer Utility Extensions to Existing Developed
Property Policy
City of Dublin, Ohio, USA
As adopted by Dublin City Council on December 7, 2015**

I. Background

Dublin City Council desires to protect the public health, safety, and welfare of the Dublin community. The majority of Dublin’s developed properties are serviced by public water and sanitary sewer services; yet, there are developed areas within the City of Dublin that are not serviced by public water and sanitary sewer services. Furthermore, it is the intent of City Council to provide residential properties with reasonable access to safe drinking water and minimize the potential threat to public health and welfare that may be associated with private household sewage treatment systems (HSTS). Public health concerns may arise with regard to failing septic tanks, failing aeration systems, possible water well contamination and/or poorly functioning private on-site water and sanitary sewer systems.

II. Purpose

The purpose of this policy (hereinafter referred to as “Policy”) is to establish an equitable, documented, uniform, and systematic mechanism by which the City of Dublin can plan and extend its public water and/or sanitary sewer utility services to those developed areas not currently served by the same that are within the City of Dublin corporation limits. City Council has determined that this Policy serves a public purpose and will benefit all citizens of the City of Dublin.

This policy replaces all previous policies related to the extension of water or sanitary sewer services to existing residential neighborhood and/or individual private parcels or properties.

III. Definitions

Affected Property shall mean each individual lot, parcel of record, or dwelling unit within the Extension Area that would benefit from public utility service.

Affected Property Owners shall mean the title holders and record owners of Affected Property within the Extension Area that is recorded by the County Auditor of the appropriate county.

Extension Area shall mean an area of parcels, subdivision, or development defined by the City of Dublin and located wholly within the City of Dublin that does not have public water and/or public sanitary sewer services. An Extension Area shall include all lots

bordering a public street as shown on the General Location Map of the Water/Sanitary Sewer Extension Areas as identified in Exhibit "A".

Petition Representative is an owner of an Affected Property for which a Utility Extension Application and Utility Extension Petition is being submitted and who is responsible for the circulation and submission of the Utility Extension Application and Utility Extension Petition.

Private Connection Costs means the costs to Affected Property Owners for pipes, labor, connection fees (current tap fees and capacity charges), and other appurtenances that may be necessary to properly connect a dwelling unit to the public water and/or sanitary sewer system.

Project shall mean the design, construction, installation, and extension of the public water and/or sanitary sewer facilities and all action necessary to administer the same.

Utility Extension Application shall mean a written request to extend public water and/or sanitary sewer services to an Extension Area, which shall in every case include a Utility Extension Petition signed by no less than eighty-five percent (85%) of the Affected Property Owners.

Utility Extension Petition shall be submitted by the Petition Representative and shall contain the printed name, address, signature and date of at least eighty-five (85%) of the Affected Property Owners who desire to have public water and/or sanitary sewer utilities extended to their Affected Property by the City of Dublin, Ohio. The Utility Extension Petition will provide a list of terms with which the Petitioners acknowledge and agree. If an Affected Property Owner controls more than one Affected Property in the Extension Area, s/he must sign for each Affected Property separately on the Utility Extension Petition.

IV. Extension of Only Water or Sanitary Sewer

The extension of public water or sanitary sewer utilities, but not both, is applicable only when the City Manager determines that the Affected Property is served by one utility and not the other. Any Affected Property Owner who does not have both public water and sewer shall not be eligible to receive just one (1) utility service.

V. Initiation Processes

a. City's Five-Year Capital Improvements Program (CIP) Planned Utility Extensions

Dublin City Council may decide to extend public utility mains to provide public water and/or sanitary sewer services to an Extension Area. City Council's decision to extend

utility services would typically be based on protecting the public health, safety, and welfare of the community as well as the opportunity to leverage a planned CIP project.

b. Petition for Extension by Affected Property Owners

Affected Property Owners may request the City Council to extend public utilities to and within an Extension Area. The request shall be initiated by the Petition Representative submitting a signed Utility Extension Application to the City Manager.

Affected Property Owners may submit a Utility Extension Application to the City Manager no later than March 1 of each year for consideration and possible inclusion in the City's next update of the five-year CIP, which is generally adopted in September of each year. The completed Utility Extension Application must include:

- o a cover letter outlining the request for the public utility extension;
- o a completed Utility Extension Petition supporting the request, signed by no less than eighty-five percent (85%) of the Affected Property Owners;
- o a properly executed Affidavit by the Petition Representative indicating the Affected Property Owners' commitments to connect to the utilities as well as donate, at no expense to the City, all necessary easements for the placement of the public water and/or sanitary sewer utility services.
- o Identification of the Extension Area desiring extension of public utility services with a list of all Affected Property addresses; and
- o an indication whether an extension of public water or sanitary sewer services is requested, or both.

VI. Utility Extension Prioritization Factors

The City Manager shall take the following factors into consideration when prioritizing public utility extensions:

- a. **Public Health and Safety Risk Potential** – Although interest in utility extensions expressed by Affected Property Owners is part of the decision-making process, a greater goal of this Policy is the protection of the public health and welfare of the community.
 - i. Whether any environmental and/or public health issues may arise by not extending public water and/or sanitary sewer services;
 - ii. Whether there is any potential for depletion or contamination of groundwater at or near an Affected Property;
 - iii. Whether any of the Affected Properties in the Extension Area contain any failing HSTS or non-functioning and/or contaminated domestic water wells as the result of changes to the aquifer from which the well draws water;
 - iv. Whether there are any other factors or issues that may negatively impact the public health, safety, and welfare of Dublin residents or the community at large.

- b. **Future Development Potential** – In areas within Dublin where future development can occur and, as a result, will require the extension of public water and/or sanitary sewer utility lines, the City would typically expect the future development to extend the lines.
- c. **Potential to Leverage a Planned Transportation or Utility CIP Project** – In Extension Areas where a planned transportation or utility CIP project is programmed and, as a result, efficiencies could be realized to extend the public water and/or sanitary sewer lines as a part of that project, the City should coordinate the timing of such utility extension with those CIP projects.
- d. **Cost Effectiveness** – Whether there are other remedies to repair or otherwise extend the life of the Affected Property Owner’s on-site HSTS and/or private domestic water source system, or to replace said system, as a more cost effective means than extending public utilities.
- e. **Cost Estimate and Available Resources** – The City will develop a preliminary design in order to estimate the project costs and any significant issues associated with potential utility extensions.
- f. Whether there are any other factors, issues, or considerations that may negatively impact the environment, public health, or public utility systems; and

VII. Annual Monitoring and Reporting Requirements

The City Manager will submit a Public Water Utility and Sanitary Sewer Utility Extensions to Existing Developed Property Policy Report to City Council as a part of the annual review of the City’s five-year CIP and will include:

- Number and quantity of known private HSTS in the City;
- number and quantity of known private water systems in the City;
- updated list of properties that are located within 100 feet of public sanitary sewer and water services but are not connected;
- updated map of Extension Areas;
- updated preliminary project cost estimate for the design and construction of public water and/or sanitary sewer utility service extensions;
- recommendation reports related to any Utility Extension Applications received prior to March 1 of that year;
- recommended Extension Areas to program for the next five-year CIP update; and
- copies of communications providing notices to Affected Property Owners located within Extension Areas proposed to receive utility extensions during the upcoming CIP timeframe.

In addition, condition assessments of private HSTS will be performed periodically and a report will be provided to Council.

VIII. Advanced Notification to Affected Property Owners of Programmed Utility Extension Projects

In the event City Council programs a utility extension project in the five-year CIP, staff shall send correspondence to the Affected Property Owners in the Extension Area notifying them of the City's intent to proceed with the utility extensions, and reminding them of the City's requirement for connection to the utility systems.

IX. Implementation of Programmed Utility Extension Projects

- a. City Design of Public Utility Extensions** - The City will fund and prepare plans to extend public water and sanitary sewer utility services into the Extension Area. The timing and funding will be determined by City Council.
- b. Affected Property Owners' Connection to the Public Utility Lines** – Affected Property Owners shall be responsible for all Private Connection Costs including payment of tap fees and capacity charges to the City of Dublin and City of Columbus. Affected Property Owners shall also be responsible for all expenses necessary for the installation of all private service lines from the public utility main lines to their structure and any modifications to existing interior plumbing necessary to connect to the public utility lines. All connections to the public systems must be made in accordance with City of Dublin Codified Ordinances.
 - i. Petitioning Property Owners
 - 1. Property owners petitioning for utility extensions shall pay their required tap fees and capacity charges in full, prior to the City advertising the construction contract for bids for the utility extension.
 - 2. The City shall withdraw funding for a utility extension in cases where petitioning Affected Property Owners fail to pay the required tap fees and capacity charges prior to the City advertising the construction contract for bids.
 - ii. As an incentive to connect, Affected Property Owners will be eligible for a waiver of fifty percent (50%) of the City of Dublin's current tap fees and capacity charges so long as connection is made within the required connection timeframe. The City of Columbus' connection charges will not be eligible for this waiver.
- c. City Construction of Public Utility Extensions** - The City will fund and construct utility extensions into the Extension Area. The timing and funding of the Project will be as determined by City Council.

- i. Alignment and Location of Proposed Utility Extensions - The City reserves the right to choose the alignment and location of the requested utility extensions. The City shall not be obligated to replace landscaping, irrigation systems, or any other privately owned obstructions within the existing right-of-way or utility easement at the time of construction, nor will the City be obligated to compensate property owners for the removal of such obstructions.
- ii. Once the construction of a Project is complete, the City will notify the Affected Property Owners in writing that the Project is complete and the public utility services are available. Affected Property Owners are required to connect to the public utilities as required by Sections 51.40 and 52.00 of the Dublin Codified Ordinances.

X. Other

At any time, City Council reserves the right, without setting precedence, to extend public utility services for the public health, safety and welfare of residents or the community at large by the means it deems necessary.

Nothing in this Policy shall be deemed to abridge the authority and powers granted unto the City of Dublin and its City Council by law.

Exhibits Listing

A – General Location Map of the Public Water/Sanitary Sewer Extension Areas