



ORDINANCE 2024-22

AN ORDINANCE DECLARING THE NECESSITY OF, DETERMINING TO PROCEED WITH, AND LEVYING ASSESSMENTS FOR THE PURPOSE OF IMPROVEMENT, CONSTRUCTION, AND RECONSTRUCTION OF THE PUBLIC SEWER MAIN INFRASTRUCTURE ON THE NORTH SIDE OF POWELL ROAD AND ON PROPERTY OWNED BY VERONA LLC AND KNOWN AS THE VERONA SUBDIVISION.

WHEREAS, the owner of properties known as the Verona subdivision located on the north side of Powell Road in the City of Powell (the "Petitioner") have petitioned the City for the construction of certain public sewer main infrastructure on the north side of Powell Road (the "Project"); and

WHEREAS, in the petition of August 2016, the Petitioners waived various procedural steps in order to expedite construction of the Project and thereby permit placement of assessments on the current tax duplicate; and

WHEREAS, construction of the certain public infrastructure improvement constituting the Project have been substantially completed in accordance with the petition and the Petitioners now wish to provide for placement of the assessments on the current tax duplicate for collection beginning in 2024; and

WHEREAS, Council has been presented a certificate of final costs prepared by the City's Engineer indicating the final cost of the Project and showing the amount of the final assessments to be levied against the benefited properties; and

WHEREAS, pursuant to Ordinance 2016-36, Council previously determined that it was necessary to proceed with the construction of the Project as requested by the Petitioners, in accordance with plans, specifications, and estimates of cost (the "Plans") heretofore approved by the Engineer to the City, which Plans have been placed on file in the office of the City Clerk and are open for public inspection; and

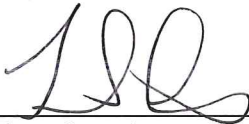
WHEREAS, pursuant to Ordinance 2016-36, and the petition, the cost of the Project, in the amount of \$1,280,102.63, shall be assessed, with interest at a rate of three percent (3%) per annum, on the properties as identified in the petition. The special assessments shall be collected over a period of six (6) years in semiannual installments as real estate taxes are paid.

NOW THEREFORE BE IT ORDAINED BY THE CITY OF POWELL, DELAWARE COUNTY, OHIO AS FOLLOWS:

SECTION 1: The assessments of the cost and expense of the Project, as set forth on Exhibit A, are hereby **ADOPTED** and **CONFIRMED** and there shall be levied and assessed upon the lots and lands therein identified, the several amounts reported, which assessments are in proportion to the special benefits conferred by the Project, are consistent with the Petition, and are not in excess of any statutory limitation.

SECTION 2: It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of Council and that all deliberations of this Council and any of its committees which resulted in such formal actions were in meetings so open to the public in compliance with all legal requirements of the City of Powell, Delaware County, Ohio.

SECTION 3: The City Clerk is hereby directed to deliver a certified copy of this Ordinance to the County Auditor prior to September 9, 2024, being the second Monday in September.



Tom Counts
Mayor

7/16/24

Date



Elaine McCloskey
City Clerk

7/16/2024

Date

EFFECTIVE DATE: August 15, 2024

This legislation has been posted in accordance with
the City Charter on this date 7/17/2024

Elaine McCloskey
City Clerk

VERONA SEWER ASSESSMENT COLLECTION SCHEDULE												
Parcel #	Address	Phase	Amount	Type	2024-2029					# of years	Total Collected	
					2024	2025	2026	2027	2028			2029
					Collected TY 2024	Collected TY 2025	Collected TY 2026	Collected TY 2027	Collected TY 2028	Collected TY 2029		
31931614003000	9044 Advocet Dr.	III	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	6	\$ 10,800.00
31931610026000	9239 Advocet Dr.	III	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	6	\$ 10,800.00
31931614009000	9184 Advocet Dr.	III	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	6	\$ 10,800.00
31931614016000	9268 Advocet Dr.	III	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	6	\$ 10,800.00
31931609012000	9398 Waterford Dr.	III	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	6	\$ 10,800.00

9044 ADVOCET DR


319-316-14-003-000

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Property Information		
Parcel Number	319-316-14-003-000	Property Address:
Owner Name	PATEL AMI N	9044 ADVOCET DR
Owner Address	9044 ADVOCET DR POWELL OH 43065	POWELL OH 43065
Tax District	24 POWELL CORP	
School District	2104 OLENTANGY LSD	
Neighborhood	25221 Verona	
Use Code	510 Single family dwelling (platted lot)	Tax Payer Address:
Acres	0.34400	KINGSTON NATIONAL BANK
Description	LOT 3879 VERONA PH 3	ATTN: LOAN ESCROW DEPT
		PO BOX 613
		KINGSTON OH 45644
		USA

Assessment Info	Current Value	Recent Transfer
Board of Revision N	Mkt Land Value \$186,000	# Parcels 1
Homestead/Disability N	CAUV \$0	Deed Type Warranty Deed
Owner Occ Credit N	Mkt Impr Value \$145,400	Amount \$1,059,900
Divided Property N	Total \$331,400	Transfer Date 9/8/2023
New Construction Y	Current Tax	Conveyance 3477
Foreclosure N	Tax Due \$3,119.77	Deed #
Other Assessments N	Paid To Date \$3,119.77	
Front Ft. N	Current Balance Due \$3,119.77	

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Dwelling Information		
Above Grade 3384	Room Count 9	Fireplace(s) 1
Below Grade 1663	Story Height 2	Year Built 2022
Finished Basement Yes	# Bedrooms 5	Year Remodeled 0
Basement Type Full Basement	Full Baths 4	Style Convention
* See Improvements Tab	Half Baths 1	Ext Walls Siding w/Masonry 1
For More Detail On	Heating Yes	
Fields Shown Above	Air Cond Central	

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Property Sketch and Photos -- Card 1	
<p>Property Sketch</p>  <p>Print Version</p>	<p>Property Photos</p> 

Last Updated: 6/13/2024

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9239 ADVOCET DR


319-316-10-026-000

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Property Information				
Parcel Number	319-316-10-026-000		Property Address:	
Owner Name	WEED HARRISON G & HAI TSONWIN		9239 ADVOCET DR	
Owner Address	9239 ADVOCET DR POWELL OH 43065		POWELL OH 43065	
Tax District	24 POWELL CORP		Tax Payer Address:	
School District	2104 OLENTANGY LSD		WEED HARRISON	
Neighborhood	25221 Verona		1276 FRIAR LN	
Use Code	500 Residential vacant land		COLUMBUS OH 43221	
Acres	0.46000		USA	
Description				
LOT 3869 VERONA PH 3				
Assessment Info		Current Value		Recent Transfer
Board of Revision	N	Mkt Land Value	\$167,400	# Parcels
Homestead/Disability	N	CAUV	\$0	Deed Type
Owner Occ Credit	N	Mkt Impr Value	\$0	Amount
Divided Property	N	Total	\$167,400	Transfer Date
New Construction	N	Current Tax		Conveyance
Foreclosure	N	Tax Due	\$0.00	Deed #
Other Assessments	N	Paid To Date	\$4,914.58	
Front Ft.	N	Current Balance Due	\$0.00	
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Property Sketch and Photos -- Card 1	
<p>Property Sketch</p>  <p style="text-align: center;">Print Version</p>	<p>Property Photos</p> 

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9184 ADVOCET DR


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319-316-14-009-000

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Property Information		
Parcel Number	319-316-14-009-000	Property Address:
Owner Name	WAHAIDI NAEL & VIVIAN	9184 ADVOCET DR
Owner Address	9184 ADVOCET DR POWELL OH 43065	POWELL OH 43065
Tax District	24 POWELL CORP	Tax Payer Address:
School District	2104 OLENTANGY LSD	WAHAIDI NAEL
Neighborhood	25221 Verona	4173 PYKE DR
Use Code	510 Single family dwelling (platted lot)	POWELL OH 43065
Acres	0.34400	USA
Description	LOT 3885 VERONA PH 3	

Assessment Info		Current Value		Recent Transfer	
Board of Revision	N	Mkt Land Value	\$186,000	# Parcels	1
Homestead/Disability	N	CAUV	\$0	Deed Type	Warranty Deed
Owner Occ Credit	N	Mkt Impr Value	\$209,400	Amount	\$195,000
Divided Property	N	Total	\$395,400	Transfer Date	9/6/2022
New Construction	Y	Current Tax		Conveyance	4163
Foreclosure	N	Tax Due	\$3,722.27	Deed #	
Other Assessments	N	Paid To Date	\$3,722.27		
Front Ft.	N	Current Balance Due	\$3,722.27		

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Dwelling Information					
Above Grade	3776	Room Count	9	Fireplace(s)	1
Below Grade	1756	Story Height	2	Year Built	2022
Finished Basement	No	# Bedrooms	5	Year Remodeled	0
Basement Type	Full Basement	Full Baths	4	Style	Convention
*See Improvements Tab		Half Baths	1	Ext Walls	Siding w/Masonry 1
For More Detail On	Fields Shown Above	Heating	Yes	Air Cond	Central

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Property Sketch and Photos -- Card 1	
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9268 ADVOCET DR

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319-316-14-016-000

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Property Information		
Parcel Number	319-316-14-016-000	Property Address:
Owner Name	DHAMERA TRINATH REDDY & KATTA SRUJANA	9268 ADVOCET DR
Owner Address	9268 ADVOCET DR POWELL OH 43065	POWELL OH 43065
Tax District	24 POWELL CORP	
School District	2104 OLENTANGY LSD	
Neighborhood	25221 Verona	Tax Payer Address:
Use Code	510 Single family dwelling (platted lot)	DHAMERA TRINATH REDDY & KATTA SRUJANA
Acres	0.34400	9268 ADVOCET DR
Description	LOT 3892 VERONA PH 3	POWELL OH 43065 USA

Assessment Info		Current Value		Recent Transfer	
Board of Revision	N	Mkt Land Value	\$186,000	# Parcels	1
<u>Homestead/Disability</u>	N	CAUV	\$0	Deed Type	Limited Warranty
<u>Owner Occ Credit</u>	N	Mkt Impr Value	\$86,700	Amount	\$185,000
Divided Property	N	Total	\$272,700	Transfer Date	6/23/2022
New Construction	Y	Current Tax		Conveyance	2712
Foreclosure	N	Tax Due	\$2,567.31	Deed #	
Other Assessments	N	Paid To Date	\$4,330.11		
Front Ft.	N	Current Balance Due	\$2,567.31		

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Dwelling Information					
Above Grade	4130	Room Count	9	Fireplace(s)	0
Below Grade	2214	Story Height	2	Year Built	2022
Finished Basement	No	# Bedrooms	4	Year Remodeled	0
Basement Type	Full Basement	Full Baths	4	Style	Convention
	*See Improvements Tab	Half Baths	0	Ext Walls	Stucco
	For More Detail On	Heating	Yes		
	Fields Shown Above	Air Cond	Central		

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9398 WATERFORD DR

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319-316-09-012-000

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Property Information		
Parcel Number	319-316-09-012-000	Property Address:
Owner Name	JEFFERSON RYAN C & MALLORY	9398 WATERFORD DR
Owner Address	9398 WATERFORD DR POWELL OH 43065	POWELL OH 43065
Tax District	24 POWELL CORP	
School District	2104 OLENTANGY LSD	
Neighborhood	25221 Verona	
Use Code	510 Single family dwelling (platted lot)	Tax Payer Address:
Acres	0.33100	LERETA LLC
Description	LOT 3901 VERONA PH 3	ATTN: TAX DEPARTMENT
		901 CORPORATE CENTER DR
		POMONA CA 91768
		USA

Assessment Info		Current Value		Recent Transfer	
Board of Revision	N	Mkt Land Value	\$186,000	# Parcels	1
Homestead/Disability	N	CAUV	\$0	Deed Type	Warranty Deed
Owner Occ Credit	N	Mkt Impr Value	\$201,000	Amount	\$1,299,919
Divided Property	N	Total	\$387,000	Transfer Date	10/26/2023
New Construction	Y	Current Tax		Conveyance	4097
Foreclosure	N	Tax Due	\$3,643.19	Deed #	
Other Assessments	N	Paid To Date	\$3,643.19		
Front Ft.	N	Current Balance Due	\$3,643.19		

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Dwelling Information					
Above Grade	3628	Room Count	9	Fireplace(s)	1
Below Grade	1752	Story Height	2	Year Built	2022
Finished Basement	Yes	# Bedrooms	5	Year Remodeled	0
Basement Type	Full Basement	Full Baths	5	Style	Convention
*See Improvements Tab		Half Baths	1	Ext Walls	Siding w/Masonry 1
For More Detail On		Heating	Yes		
Fields Shown Above		Air Cond	Central		

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Property Sketch and Photos -- Card 1	
<p style="text-align: center;">Property Sketch</p> <p style="text-align: center;">Print Version</p>	<p style="text-align: center;">Property Photos</p> <div style="text-align: center;"> </div>

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