

#### **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:

<u>SECTION 1</u>: 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.

<u>SECTION 2</u>: 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.

<u>SECTION 3:</u> 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

EFFECTIVE DATE: August 15, 2024

Elaine McCloskey City Clerk

This legislation has been posted in accordance with the City Charter on this date

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				VERGINA SEWER	2024 2025	2025	2026	2027	2028	2029		
Parcel #	Address	Phase	Phase Amount	Ivpe	Collected TY 2025 Collected TY 2026 Collected TY 2027 Collected TY 2028 Collected TY 2029 Collected TY 2030	ollected TY 2026 Col	lected TY 2027 Co	lected TY 2028 Co	lected TY 2029 (		# of	Total Collected
31931614003000	9044 Advocet Dr.	III	\$ 1,800,00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1.800	4 1 800	4 1 000	ŀ	00000
31931610026000	9239 Advocet Dr.	III	\$ 1,800.00	Single	\$ 1,800	\$ 1.800	\$ 1.800	\$ 1.800	\$ 1 800	\$ 1 800 C		10,800,00
31931614009000	9184 Advocet Dr.	III	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1.800	\$ 1 ROD	\$ 1 800 6		10,000,00
31931614016000	9268 Advocet Dr.	III	\$ 1,800,00	Single	\$ 1.800	\$ 1.800	\$ 1.800	\$ 1.800	\$ 1.800	¢ 1 800 K	1	10,000,00
31931609012000	9398 Waterford Dr.	III	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1.800	\$ 1.800	# 1 800 F	1	70,000,00

319-316-14-003-000

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Improvements Tax Distribution

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Tax Estimator

Map

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Property Report Sex Offender Search

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	Property Information	on
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	Tax Payer Address:
Use Code	510 Single family dwelling (platted lot)	KINGSTON NATIONAL BANK
Acres	0.34400	ATTN: LOAN ESCROW DEPT
	Description	PO BOX 613
	LOT 3879 VERONA PH 3	KINGSTON OH 45644 USA
Accesement Inf	Current Value	Pasant Transfer

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

	<< Previous Ca	ard Card	1 of 1	Next Card >>	
		Dwelling I	nformat	ion	
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 Improve	ements Tab	Half Baths	1	Ext Walls	Siding w/Masonry 1
For More D	etail On	Heating	Yes		
Fields Show	n Above	Air Cond	Central		

### Card - 1

Pro	operty Sketch and Photos Card 1
Property Sketch	Property Photos
Print Version	

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319-316-10-026-000

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Property Report Sex Offender Search

Follow the Auditor's Office

		Property In	iformati	ion	
Parcel Number		319-316-10-026-	000	Prope	erty Address:
Owner Name	V	VEED HARRISON G & HA	I TSONWIN	9239	ADVOCET DR
Owner Address		9239 ADVOCET I POWELL OH 430		POWE	ELL OH 43065
Tax District		24 POWELL COR	P		
School District		2104 OLENTANGY	LSD		
Neighborhood		25221 Verona		Tax Pa	ayer Address:
Use Code		500 Residential vacar	nt land	4	DHARRISON
Acres		0.46000			- 17.11.11.00
		Description			6 FRIAR LN
LC	OT 38	869 VERONA PH 3		COLUM	BUS OH 43221 USA
Assessment Info		Current Val	те	Recent Transfer	
Board of Revision	N	Mkt Land Value	\$167,400		
Homestead/Disability	N	CAUV	\$0	# Parcels	1
Owner Occ Credit	N	Mkt Impr Value	\$0	Deed Type	Limited Warrant
Divided Property	N	Total	\$167,400	Amount	\$185,000
<b>New Construction</b>	N	Current Ta:	×	Transfer Date	3/7/2023
Foreclosure	N	Tax Due	\$0.00	Conveyance	764
Other Assessments	N	Paid To Date	\$4,914.58	Deed #	
Front Ft.	N	Current Balance Due	\$0.00		

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Card 1 of 0



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319-316-14-009-000

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**Property Report** Sex Offender Search

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N. GE. TING	<b>Property Information</b>	
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	
School District	2104 OLENTANGY LSD	
Neighborhood	25221 Verona	Tax Payer Address:
Use Code	510 Single family dwelling (platted lot)	WAHAIDI NAEL
Acres	0.34400	
	Description	4173 PYKE DR
	LOT 3885 VERONA PH 3	POWELL OH 43065 USA

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

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		Dwelling I	nformat	ion	
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 Improve	ements Tab	Half Baths	1	Ext Walls	Siding w/Masonry 1
For More D	etail On	Heating	Yes		
Fields Show	vn Above	Air Cond	Central		

#### Card - 1

Pr	operty Sketch and Photos Card 1	
Property Sketch	Property Photos	
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#### 319-316-14-016-000

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**Property Report** Sex Offender Search

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	Property Information	
Parcel Number	319-316-14-016-000 DHAMERA TRINATH REDDY & KATTA SRUJANA	Property Address: 9268 ADVOCET DR
Owner Name	9268 ADVOCET DR	
Owner Address	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) 0.34400	DHAMERA TRINATH REDDY & KATTA SRUJANA
Acres	Description	9268 ADVOCET DR
	LOT 3892 VERONA PH 3	POWELL OH 43065 USA

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

	<< Previous Card	Card 1 of 1	١	lext Card >>	
		Owelling Infor	mation		
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
	vements Tab	Half Baths	0	Ext Walls	Stucco
	Detail On	Heating	Yes		
	own Above	Air Cond	Central		

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Pro	perty Sketch and Photos Card 1
Property Sketch	Property Photos
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## 9398 WATERFORD DR

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#### 319-316-09-012-000

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**Property Report** Sex Offender Search

Follow the Auditor's Office

11-11,15	Property Information	n
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	Tax Payer Address:
Use Code Acres	510 Single family dwelling (platted lot) 0.33100 Description LOT 3901 VERONA PH 3	LERETA LLC ATTN: TAX DEPARTMENT 901 CORPORATE CENTER DF POMONA CA 91768 USA
Assessment In	o Current Value	Recent Transfer

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

	<< Previous Ca	ard Card	1 of 1	Next Card >>	
		Dwelling I	nformat	ion	
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 Improve	ements Tab	Half Baths	1	Ext Walls	Siding w/Masonry 1
For More D		Heating	Yes		
Fields Show	vn Above	Air Cond	Central		

#### Card - 1

Pi	roperty Sketch and Photos Card 1
Property Sketch	Property Photos
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List of properties expected to receive a refund at the end of 2024 Ord. 2022-22 and Ord. 2023-23 Exhibit C

			Contract of the last	The second secon	VERO	VERONA SEWER ASSESSMENT COLLECTION SCHEDULE	T COLLECTION SCH	DULE								
Parcel #	Special Accessment ID	Address	Phase	Amount	Type	2016	2016 2017 2018 2019 2020 2021	2018	2019	2020	2021		Collected TY	# of	Total Collected	lected
1931608025000	31-098	9247 Bavtree Dr	1	¢ 1 800 00	Single	¢ 1 800	4 1 800	#CLEU   1 2019 CC	# 1 800	# 1 800	Collected 17 2022	Collected 1 Y	1	years	1	11 000 00
1931608024000	31-098	9261 Baytree Dr.	I	\$ 1.800.00	Single	\$ 1,800	\$ 1.800	\$ 1.800	\$ 1.800	\$ 1.800		\$ 1 B00	\$ 200	1	11	11 000 00
31931608006000	31-098	9377 Wilbrook Dr.	I	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1.800	\$ 200 7	1	11	11,000,00
31931608005000	31-098	9351 Wilbrook Dr.	I	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800	\$ 200 7	7	11	11,000.00
31931608004000	31-098	9337 Wilbrook Dr.	I	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1.800	\$ 200 7	7	11	11 000 00
31931608003000	31-098	9327 Wilbrook Dr.	I	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800	\$ 200 7	7	11	11,000.00
31931608002000	31-098	9315 Wilbrook Dr.	I	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800	\$ 200 7	7	111	11,000.00
31931608001000	31-098	9305 Wilbrook Dr.	I	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800	\$ 200 7	7	11	11,000.00
31931607020000	31-098	9256 Baytree Dr.	I	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800	\$ 200 7	7	11	11,000.00
31931607019000	31-098	9316 Wilbrook Dr.	I	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800	\$ 200 7	7	11	11.000.00
31931607018000	31-098	9324 Wilbrook Dr.	I	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800	\$ 200 7	1	11	11.000.00
31931607017000	31-098	9332 Wilbrook Dr.	I	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1.800	\$ 200 7	7	11	11,000.00
31931607016000	31-098	9340 Wilbrook Dr.	I	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1.800	\$ 200 7	7	11	11,000.00
31931607015000	31-098	9348 Wilbrook Dr.	I	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800	\$ 200 7	7	11	11,000.00
31931607014000	31-098	9356 Wilbrook Dr.	I	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800	\$ 200 7	7	111	11,000.00
31931607013000	31-098	9364 Wilbrook Dr.	I	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800		\$ 1,800	\$ 200 7	7	11	11,000.00
31931607012000	31-098	9372 Wilbrook Dr.	I	\$ 1,800.00	Single	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800	18 75 SA 18 18 18 18 18 18 18 18 18 18 18 18 18	\$ 1,800	\$ 200 7	7	11	11.000.00
31931607010000	31-098	9388 Wilbrook Dr.	I	\$ 1,800.00	Single		\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800 1800	1800	\$ 1.800	\$ 200 7	7	11	11,000.00
31931608008000	31-098	9393 Wilbrook Dr.	I	\$ 1,800.00	Single		\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800 1800	1800	\$ 1.800	\$ 200 7	7	11	11,000.00
31931608009000	31-098	9440 Baytree Dr.	I	\$ 1,800.00	Single		\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800 1800	1800	\$ 1.800		7	1	11.000.00
31931608017000	31-098	9359 Baytree Dr.	I	\$ 1,800.00	Single		\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800 1800	1800	\$ 1,800	\$	7	11	11,000.00
31931611002000	31-098	9541 Fair Oaks Dr.	I	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200 1200	1200	\$ 1,200	\$ 200 7	7	7	7,400,00
31931611003000	31-098	9547 Fair Oaks Dr.	I	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200 1200	1200	\$ 1,200	\$ 200 7	7	7	7.400.00
31931611004000	31-098	9553 Fair Oaks Dr.	I	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200 1200	1200	\$ 1,200	\$ 200 7	7	7	7.400.00
31931611005000	31-098	9559 Fair Oaks Dr.	1	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200 1200	1200	\$ 1,200	\$ 200 7	7	7	7,400.00
31931611006000	31-098	9565 Fair Oaks Dr.	-	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200 1200	1200	\$ 1,200	\$ 200 7	7	7	7,400.00
31931611009000	31-098	9583 Fair Oaks Dr.	I	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200 1200	1200	\$ 1,200	\$ 200 7	7	7	7,400.00
31931611011000	31-098	9595 Fair Oaks Dr.	I	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200 1200	1200	\$ 1,200	\$ 200 7	7	7	7,400.00
31931611021000	31-098	9661 Fair Oaks Dr.	I	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200 1200	1200	\$ 1,200	\$ 200 7	7	7	7,400.00
31931611024000	31-098	9612 Fair Oaks Dr.	I	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200 1200	1200	\$ 1,200	\$ 200 7	7	7	7.400.00
31931611025000	31-098	9600 Fair Oaks Dr.	I	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200 1200	1200	\$ 1,200	\$ 200 7	7	7	7,400.00
31931611026000	31-098	9596 Fair Oaks Dr.	I	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200 1200	1200	\$ 1,200	\$ 200 7	7	7	7,400.00
31931611027000	31-098	9586 Fair Oaks Dr.	I	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200 1200	1200	\$ 1,200	\$ 200 7	7	,7	,400.00
31931611028000	31-098	9580 Fair Oaks Dr.	I	\$ 1,200.00	Patio		\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200 1200	1200	\$ 1,200	\$ 200 7	7	7	,400.00
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