

LANCASTER CITY COUNCIL
LANCASTER, OHIO

APRIL 22, 2024

REGULAR MEETING CONVENES

PRAYER

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

READING AND DISPOSING OF THE JOURNAL

REPORTS OF CITY OFFICIALS

COMMUNICATIONS

SPECIAL PRESENTATION AND AWARDS

1. **Hunters Run Conservancy District Presentation**
2. **Fairfield County Health Department Presentation**
3. **In Focus Presentation: City Fire Department**

PETITIONS AND MEMORIALS

PERMISSION OF VOTERS AND TAXPAYERS TO ADDRESS COUNCIL

REPORTS OF STANDING COMMITTEES

REPORTS OF SPECIAL COMMITTEES

PUBLIC HEARINGS

READING OF RESOLUTIONS

THIRD READING

- | | |
|-----------------|--|
| Temp Res #42-24 | A RESOLUTION AUTHORIZING THE MAYOR TO PREPARE AND SUBMIT AN APPLICATION TO PARTICIPATE IN THE OHIO ENVIRONMENTAL PROTECTION AGENCY (OEPA) WATER POLLUTION CONTROL LOAN FUND (WPCLF) PROGRAM FOR THE EAST MAIN STREET SEWER SEPARATION PROJECT AND TO EXECUTE CONTRACTS AS REQUIRED
Water/WPC (Wing/Ailes) (3 Readings) |
| Temp Res #43-24 | A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE CAPITAL IMPROVEMENT FUND (3020) TO COVER THE COST OF THE MARTENS PARK PEDESTRIAN BRIDGE REPLACEMENT PROJECT
Finance (Wolfinger/Ahlers) (3 Readings) |
| Temp Res #44-24 | A RESOLUTION AUTHORIZING THE CITY OF LANCASTER TO PARTICIPATE IN THE COLLABORATIVE PROCUREMENT PLUS COOPERATIVE PURCHASING PROGRAM
Council of the Whole (Schoonover/Tener) (3 Readings) |
| Temp Res #45-24 | A RESOLUTION AUTHORIZING ALL ACTIONS NECESSARY TO ACCEPT NORTHEAST OHIO PUBLIC ENERGY COUNCIL 2024 ENERGIZED COMMUNITY GRANT FUNDS
Economic Development (Hoop/Nihiser) (3 Readings) |
| Temp Res #48-24 | A RESOLUTION AUTHORIZING THE TRANSFER OF ASSETS AND OPERATIONS OF LANCASTER-FAIRFIELD |

PUBLIC TRANSIT TO THE FAIRFIELD COUNTY BOARD OF COUNTY COMMISSIONERS BY OR BEFORE JULY 1, 2024

Public Works (Tener/Luchtenberg) (3 Readings)

Temp Res #49-24* A RESOLUTION OF COMMITMENT TO CONTINUE PROVIDING FINANCIAL SUPPORT FOR LANCASTER-FAIRFIELD PUBLIC TRANSIT FOR 2024 AND 2025

Public Works (Tener/Nihiser) (3 Readings)

Temp Res #50-24 A RESOLUTION TO ASSIGN THE CONTRACTS OF LANCASTER-FAIRFIELD PUBLIC TRANSIT TO THE FAIRFIELD COUNTY BOARD OF COUNTY COMMISSIONERS AS OF JULY 1, 2024

Public Works (Tener/Schoonover) (3 Readings)

Temp Res #51-24 A RESOLUTION AUTHORIZING THE SERVICE SAFETY DIRECTOR TO NEGOTIATE AND ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE FAIRFIELD COUNTY BOARD OF COUNTY COMMISSIONERS FOR USE OF THE CITY OF LANCASTER DEPARTMENT OF TRANSPORTATION'S FUEL DEPOT

Public Works (Tener/Luchtenberg) (3 Readings)

SECOND READING

Temp Res #53-24 A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ENTER INTO A CONTRACT WITH ARCADIS TO UPDATE THE 2022 WATER AND WASTEWATER RATE STUDY

Water/WPC (Wing/Ailes) (2 Readings)

Temp Res #54-24 A RESOLUTION AUTHORIZING THE SERVICE SAFETY DIRECTOR TO NEGOTIATE AND ENTER INTO A MEMORANDUM OF UNDERSTANDING WITH THE FAIRFIELD COUNTY BOARD OF COUNTY COMMISSIONERS FOR ONGOING FINANCIAL SUPPORT FOR LANCASTER-FAIRFIELD PUBLIC TRANSIT

Public Works (Tener/Nihiser) (3 Readings)

FIRST READING

Temp Res #55-24 A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE CONSTRUCTION OF THE SOUTH BROAD STREET IMPROVEMENT PROJECT AND TO DECLARE AN EMERGENCY

Public Works (Tener/Luchtenberg) (2 Readings)

Temp Res #56-24 A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE 3 MIL STREET IMPROVEMENT LEVY FUND (2009)

Finance (Wolfinger/Ailes) (3 Readings)

READING OF ORDINANCES**THIRD READING**

Temp Ord #13-24

AN ORDINANCE AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO NEGOTIATE AND ENTER INTO A LEASE AGREEMENT WITH THE FAIRFIELD COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE LANCASTER-FAIRFIELD PUBLIC TRANSIT FACILITIES AT 700 AND 746 LAWRENCE STREET, LANCASTER, OHIO, FOR TRANSIT SERVICES

Public Works (Tener/Nihiser) (3 Readings)

SECOND READING

Temp Ord #14-24

AN ORDINANCE TO AUTHORIZE THE MAYOR TO DEED APPROXIMATELY 5.538 +/- ACRES OWNED BY THE CITY OF LANCASTER, AND FURTHER IDENTIFIED AS FAIRFIELD COUNTY, OHIO PARCEL NO. 0531804812 FOR ONE DOLLAR (\$1.00) TO THE LANCASTER PORT AUTHORITY AND TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR THE TRANSFER THEREOF AND TO DECLARE AN EMERGENCY

Economic Development (Hoop/Wing) (3 Readings)

FIRST READING

NONE

TABLED LEGISLATION

NONE

UNFINISHED BUSINESS**NEW BUSINESS****ANNOUNCEMENT OF SCHEDULED MEETINGS****REGULARLY SCHEDULED CITY COUNCIL MEETINGS**

1. May 6th at 6:30 p.m.
2. May 20th at 6:30 p.m.

SPECIAL SCHEDULED MEETINGS

1. None.

REGULARLY SCHEDULED COMMITTEE MEETINGS

1. Economic Development – April 25th at 7:30 a.m. – City Hall 1897 Conf Room
2. Finance – April 22nd at 6:00 p.m. – Council Chambers
3. Finance – May 6th at 6:00 p.m. – Council Chambers
4. Law – May 6th at 7:30 a.m. – City Hall 1897 Conference Room
5. Finance – May 20th at 6:00 p.m. – Council Chambers

READING OF BILLS**EXECUTIVE SESSION (if needed)****ADJOURNMENT**

TEMPORARY RESOLUTION NO. 55-24

PERMANENT RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE SERVICE-SAFETY DIRECTOR TO ADVERTISE FOR BIDS AND ENTER INTO A CONTRACT FOR THE CONSTRUCTION OF THE SOUTH BROAD STREET IMPROVEMENT PROJECT AND TO DECLARE AN EMERGENCY

WHEREAS, pursuant to Permanent Resolution 95-23, Council authorized the Mayor to prepare and submit an application for grant funds to the Ohio Public Works Commission for the South Broad Steet Improvement Project; and

WHEREAS, in anticipation of being awarded those grant funds, the City Engineer has the project improvement plans 90% complete and would like to start the competitive bidding process now to allow for 2024 construction; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the Service-Safety Director is authorized to advertise for bids and to enter into a contract for the construction of the South Broad Street Improvement Project in an amount not to exceed One Million Five Hundred Thousand Dollars (\$1,500,000.00).

SECTION 2. That this resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, safety, and welfare of the City and for the further reason that this resolution must be enacted to meet the competitive bidding deadline for construction this year; wherefore, this resolution shall take effect and be in force immediately upon its adoption and approval by the Mayor.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Date Approved: _____

Clerk: _____

President of Council

Offered by: _____

Mayor

Second by: _____

Requested by Public Works Committee

TEMPORARY RESOLUTION NO. 56-24

PERMANENT RESOLUTION NO. _____

A RESOLUTION TO APPROPRIATE FROM THE UNENCUMBERED BALANCE AND AMEND THE CERTIFICATE OF APPROPRIATIONS WITH THE COUNTY AUDITOR IN THE 3 MIL STREET IMPROVEMENT LEVY FUND (2009)

WHEREAS, the City of Lancaster received an amended Schedule A from Fairfield County which increase the 2024 estimated revenue for the 3 Mil Street Improvement Levy; and

WHEREAS, the 2024 original revenue estimate was Two Million Two Hundred Sixty-Seven Thousand Five Hundred Dollars (\$2,267,500.00) and the amended 2024 revenue estimate is Three Million Seventy-Four Thousand Five Hundred Dollars (\$3,074,500.00) which is an Eight Hundred Seven Thousand Dollar (\$807,000.00) increase; and

WHEREAS, the additional monies need to be appropriated to use for additional street projects; now, therefore,

BE IT RESOLVED BY COUNCIL OF THE CITY OF LANCASTER, STATE OF OHIO:

SECTION 1. That the City of Lancaster Auditor amend the Certificate of Appropriations with the County Auditor in the amount of Seven Hundred Thousand Dollars (\$700,000.00) in the 3 Mil Street Improvement Levy Fund (2009).

SECTION 2. That the City of Lancaster Auditor appropriate from the unencumbered balance in the following expense accounts:

2009.7500.52034	Contractual Services	\$ 50,000.00
2009.7500.52047	Matching \$ Contract Labor	\$275,000.00
2009.7500.53011	Materials 3 Mil Levy	\$300,000.00
2009.7500.54008	REA Tax Fees Settlement	<u>\$ 75,000.00</u>
	Total	\$700,000.00

SECTION 3. That this resolution shall take effect and be in force from and after the earliest period allowed by law.

Passed: _____ after _____ reading. Vote: Yeas _____ Nays _____

Date Approved: _____

Clerk: _____

President of Council

Offered by: _____

Mayor

Second by: _____

Requested by Finance Committee



Hunter's Run

CONSERVANCY DISTRICT

PO Box 1139 Lancaster, Ohio 43130
Phone: 740-740-409-0312
Email: huntersrun.hrcd@gmail.com
www.huntersruncd.org

Date: April 19, 2024

Property Owner (Own 1)
Tax Mailing Address (Maddr1)
(City), (State) (ZIP)

Re: Hunter's Run Conservancy District
Readjustment of Appraisal Benefits

To Whom It May Concern:

The Board of Appraisers for the Hunter's Run Conservancy District has filed a report of the board of appraisers with the Fairfield County Common Pleas Court, readjusting the appraisal of benefits your property receives from the flood protection system maintained by the Hunter's Run Conservancy District. This report resulted from extensive economic analysis combined with hydrologic engineering studies that model the inundation area and identifies the properties that would be impacted by flood damage if the dams did not exist.

The reverse side of this letter provides a brief explanation of this process and provides a link to the Hunter's Run website for more information. Also enclosed is a fact sheet to provide additional information.

Based upon the Readjustment of Appraisal of Benefits under Ohio Revised Code 6101, the following property has been appraised, and will be subject to the proposed annual assessment:

Property address: (Parcel address)
Parcel No.: (ParID)
Appraisal amount: (AprBldg)
Assessment amount: (Total Assessment Final)

As a property owner subject to the assessment, you have the right to file exceptions to the report filed by the appraisers. To do so, you must file in writing with the Fairfield County Clerk of Courts, located at 224 E. Main St., Lancaster, OH, 43130. Exceptions must be postmarked or submitted in person in writing on or before May 20, 2024 at 4:30 p.m. A hearing on the appraisal report, and any exceptions thereto, will be held between May 29, 2024 and June 7, 2024. Those filing timely exceptions will be notified of the time and place where their exceptions will be heard.

Sincerely,

Lindel R. Jackson
President, Board of Directors

Enclosures

Key Information About the Assessment

As a result of local flooding and erosion of farmland within the Upper Hocking River Watershed, the Hunter's Run Conservancy District (HRC D) was established. The HRC D acted as the local sponsor to implement the Work Plan prepared by the U.S. Department of Agriculture – Soil Conservation Service (SCS), now the Natural Resources Conservation Service. The Articles of Incorporation were filed with the secretary of state on March 27, 1952. The Work Plan was amended by the SCS in 1954 and proposed construction of eight flood control structures and twenty-two sediment control structures within the HRC D boundary to reduce flooding and erosion within the Upper Hocking Watershed.

The HRC D is a political sub-division governed under the Ohio Revised Code 6101 and reporting to an assigned Common Pleas Court Judge in Fairfield County. ORC 6101 provides for funding through a special assessment added to the property tax bill. The HRC D is seeking to readjust their appraisal of benefits under Section 6101.54 for the maintenance assessment under Section 6101.53. This is the first time there has been a readjustment since 1958 when the assessment was established.

Many property owners will be subject to the assessment for the first time. Others will find their assessment has increased while others will find it reduced. The readjustment is long overdue and additional revenue is needed to perform much needed maintenance and to modify several structures to meet current dam safety standards.

In anticipation of your questions, below are several key points regarding the assessment:

- An economic benefit analysis and study was completed based on current conditions and a pre-project scenario that simulates the potential flood events if the current structures were not in place.
- The final Appraisal of Benefits Report concludes that the system is economically justified and provides approximately \$1,639,000 of net present value annual benefit for the region. Of that, \$706,000 is associated with direct benefits while \$934,000 is related to indirect benefits. The HRC D is asking the Court to approve an annual collection of approximately \$707,000 to be used for annual operations, modifications to small structures and matching dollars for federal funds for dam modification and upgrades.
- Based on ORC 6101, every parcel within the watershed district is subject to this assessment. This includes government property (except for state-owned property), property owned by non-profit entities, commercial and residential properties.
- The indirect benefit assessment is applied to all parcels with occupied structures (homes and businesses) both within and outside of the flood inundation areas within the watershed. These parcels will be subject to a \$41.00 per year assessment. All parcels with an improved value of less than \$10,000 (i.e. sheds and parking lots) will be subject to an annual fee of \$2.00.
- The direct benefit assessment is applied to any property with a structure valued over \$10,000. This assessment will vary based on the appraised value of the structure. The assessment rate varies for residential and commercial structures calculated proportionately based on the benefits received.
- Please be sure to read the enclosed Fact Sheet for more information.

There are 2,353 parcels currently assessed. These were all parcels impacted by the flood of 1948. Since that time the area has grown in population and economic value. It is past time to address the aging infrastructure and continue to assure the safe operation of the dams by meeting current dam safety requirements and provide opportunities for further economic growth.

The complete assessment report including the detailed explanation of the methodology used to equitably apply the assessment values along with other information is available on the HRC D website at: www.huntersruncd.org.

SCAN ME



Hunter's Run CONSERVANCY DISTRICT

Protecting west Lancaster and surrounding areas from catastrophic flooding since the fierce flood of 1948

WHAT IS THE HUNTER'S RUN CONSERVANCY DISTRICT?

The Hunter's Run Conservancy District (The District) is a political subdivision in Fairfield County with its own governing board created and governed under Ohio Revised Code 6101. The District oversees a system of 28 dams that control 50 percent of the runoff that flows through Lancaster within the Upper Hocking Watershed. This system protects more than 40,000 residents, farms, homes, and businesses, along with bridges and roadways, from catastrophic flooding. Many of these bridges and roadways are within Greenfield, Hocking and Bloom Townships. This system also regulates the Base Flood Elevation on the current FEMA maps, which provides for more developable land.

HOW IS IT FUNDED?

In 1955, through an act of Congress, the Soil Conservation Service of the U.S. Department of Agriculture, now Natural Resources Conservation Service (NRCS), allocated over \$1.3 million (\$13.6 million in current dollars) in the construction of the Upper Hocking Watershed Pilot Project. Over the years, the local sponsors (Hunter's Run Conservancy District and the Fairfield Soil and Water Conservation District) and landowners have supplemented that original investment with additional conservation practices and maintaining the project structures. The District currently raises approximately \$195,000 per year for maintaining and improving the structures. Those dollars come from a special assessment of the residences and businesses in the affected area. Fairfield County and the City of Lancaster also receive the benefit of flood reduction and contribute to those costs.

In accordance with ORC 6101.54, the Board of Directors may file a petition with the court asking for the Readjustment of Appraisal of Benefits due to a material change in the values of property or benefits received. This readjustment of appraisal of benefits cannot occur more than once in six years.

This appraisal of benefits has not been conducted since the original one in 1958. Of course, changes have occurred in property values as well as new developments since 1958. As a result, there are many residences and businesses in the watershed that are not being assessed. Those properties will be added into the population in the new assessment. In addition, adjustments will be made to some of those currently assessed properties based on the results of the readjustment of appraisal of benefits.

The District has estimated that it will require \$700,000 a year to maintain the structures and prepare for the District's cost share of major improvements that are required to meet current Ohio dam safety regulations. The District's cost share is 35 percent for all sponsored work through the NRCS. Current estimates indicate expenditures on the order of \$2 million for several of the eight major dams in the District. In addition to increased maintenance and monitoring requirements, additional dollars are required to decommission those smaller dams that are no longer providing benefit and to upgrade those that are still needed.

HUNTER'S RUN CONSERVANCY DISTRICT AT-A-GLANCE



Number of dams:
28



Project Start:
1955



Construction completed:
1961

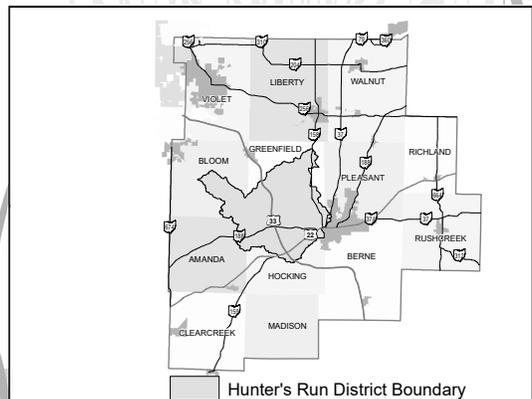
Primary Purpose: Control gully erosion, flooding and sediment damage.

Population Served: More than 40,000 people in the local area plus tourists and others for recreation.

Protecting
public health, safety and welfare through catastrophic flood protection and base flood elevation control.

Sustaining
community housing, jobs, and transportation systems for generations to come.

Enhancing
quality of life through the reduction of sediment in rivers and streams and with recreational opportunities in cooperation with the Ohio Division of Wildlife.





WHY NOW?

The dams were originally designed for a 50-year life of providing sediment storage, and they are reaching the end of their useful life. The smaller dams were designed with corrugated steel risers and outlets, and the aging steel is corroding. The concrete in the larger flood retarding dams continues to deteriorate and must be repaired or replaced to continue to safely reduce flooding within the watershed area.

When the dams were built, the watershed was predominately agricultural with the City of Lancaster near the lower end of the watershed. Since that time, the watershed has changed to predominately urban or unincorporated residences. In fact, approximately 50 percent of the farmland in the area is developed, as it is located in one of the fastest growing counties in the state. This development downstream of the dams has required additional measures to assure the safety of those living below the structures.

WHAT IS THE REASSESSMENT PROCESS?

An economic benefit analysis is performed by a team of economists and engineers to determine the current economic benefit to the watershed area. The analysis is being conducted by Faucett Associates with assistance from Stantec Engineering. The modeling software is a product of the U.S. Army Corps of Engineers and determines where flooding would occur without the dams, and from that, both the direct and indirect benefits to the properties are identified. The property is then assessed based on the proportionate percentage of benefit received.

Once the study is completed, a Notice of Filing will be publicized and each affected property owner will receive notice by mail. Those who object to the proposed assessment will have a 30-day period to file exceptions and to have those exceptions heard by the court. The District plans to have informational meetings to better inform the public of the importance of the District and the need for increased maintenance and improvements to be made.

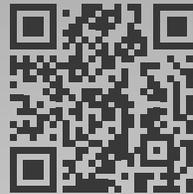


WHEN WILL I SEE THE SPECIAL ASSESSMENT BILLED?

Special assessments must be approved and filed with the Auditor prior to September 30, 2024. Assessments will be included in the 2025 tax bills.

HOW CAN I LEARN MORE?

Details, as they are available, will be posted on the Hunter's Run Conservancy District website.



www.huntersruncd.org
huntersrun.hrcd@gmail.com
740-409-0312
PO Box 1139
Lancaster, OH 43130





FREQUENTLY ASKED QUESTIONS

What is the Hunter's Run Conservancy District?

The Hunter's Run Conservancy District (The District) is a political subdivision in Fairfield County with its own governing board created and governed under Ohio Revised Code 6101. The District oversees a system of 28 dams that control 50 percent of the runoff that flows through Lancaster within the Upper Hocking Watershed. This system protects more than 40,000 residents, farms, homes, and businesses, along with bridges and roadways, from catastrophic flooding. All these bridges and roadways are within Greenfield, Hocking and Bloom Townships, along with the City of Lancaster. This system also regulates the Base Flood Elevation on the current FEMA maps, which provides for more developable land.

What is an assessment? Is this a tax?

Properties (residences and businesses) that are within the Hunter's Run Conservancy District will pay an annual assessment calculated using several factors, including property tax values established by the county auditor.

- Assessments are different from taxes because assessments provide a benefit like when you are assessed for sidewalks or streetlights in your neighborhood.
- You receive a benefit in the form of reduced risk of catastrophic flooding in the Upper Hocking River and Hunter's Run flood plains.

Why do I pay a flood protection assessment?

- The assessment pays for the ongoing maintenance of a system of 28 dams that control over 50 percent of the runoff that flows through Lancaster within the Upper Hocking Watershed.
- This system provides direct and indirect benefits to more than 40,000 residents, farms, homes and businesses, along with bridges and roadways.
- The assessment is based on either the indirect or direct benefits received. Indirect benefits might include access by emergency response personnel, reduced road closures and detours, along with other quality of life benefits. Those within the inundation area receive a direct benefit in the reduction of flooding. This benefit is calculated using the value of the buildings affected based on the appraised value of the building as determined by the county auditor. The assessments appear on the tax bills issued by the county treasurer.

Is this related to the county's reappraisal?

This is an entirely different process. However, the direct assessment is based on the appraised value of the buildings on the property.

Where does the Hunter's Run Conservancy District get the authority to charge this assessment?

HRCD is organized under the Ohio Revised Code 6101, which was originally created in 1914 following the Great Flood of 1913 in the Miami River Valley.

Who pays to be protected?

- Individual properties, residential, commercial, industrial, government, non-profit and agricultural properties will pay an annual assessment.
- The State Government is exempt from the assessment.

How is the assessment calculated?

An economic benefit analysis is performed by an independent team of economists and engineers to determine the current economic benefit to the watershed area. The current analysis was conducted by Faucett Associates with assistance from Stantec Engineering. The modeling software is a product of the U.S. Army Corps of Engineers and determines where flooding would occur without the dams, and from that, both the direct and indirect benefits to the properties are identified. The property is then assessed based on the following Direct and Indirect Benefit.

Direct Benefits: Direct financial benefits (value of damage avoided) to structures and land protected by the dams. The assessment amount is based on the value of the structures on the parcel.

Indirect Benefits: The indirect benefit assessment is calculated by dividing the number of occupied structures into the total calculated indirect benefits such as transportation impacts, emergency response costs, National Flood Insurance Program administration impacts, business losses, business cleanup costs, business emergency preparation costs, agricultural losses, environmental and overall quality of life impacts.

What does the assessment consist of?

There are three levels of assessments planned.

1. Those properties directly impacted will be assessed based on the value of the structure being protected so those values will vary from structure to structure. This direct assessment will be for all structures in the inundation area.
2. The indirect benefit assessment is applied to all parcels with occupied structures (homes and businesses) both within and outside of the flood inundation areas within the watershed. These parcels will be subject to a \$41.00 per year assessment.

3. For vacant parcels or parcels with an improved value of less than \$10,000 the indirect benefit assessment will be \$2.00 per year.

All property owners will pay the indirect assessment of either \$2.00 or \$41.00. Property owners with structures within the inundation area will also receive a direct assessment based on the appraised value of the buildings.

Why do I pay a larger amount than my next-door neighbor does?

- The direct assessment is based on the likelihood of your home actually being flooded. Your neighbor's house may be at a higher elevation and only the yard would flood. In addition, the appraised value of your home is used to calculate the direct benefit. If your house's appraised value is more than your neighbor's, you would pay more.

Why did my assessment go up/down?

There are a few reasons that your assessment would increase or decrease:

Beginning in 2025 all assessments are established based on the Readjustment of Appraisal of Benefits approved by the Court. The original Appraisal of Benefits was completed in 1958 and there have been many changes since then. The District requires a significant increase in funding for needed maintenance and updates to the dams. There is no direct comparison between your current assessment and your new assessment.

I'm from a church/non-profit. We should be exempt.

Your property may be exempt from taxes, but under ORC 6101 the property is not exempt from special assessments as you receive the same benefit as others.

My building wasn't even here in 1948. How can you assess me?

The engineering studies performed simulate the inundation area if the dams did not exist. This data is used to identify those properties that would be flooded today in the event of what is known as a 500-year storm. This does not mean that a storm of this magnitude would only happen once in 500 years. It indicates there is a 1 in 500 chance of a storm occurring to that level, or a .2 percent chance in any given year. It should be noted that in the Upper Hocking River Valley, there is little difference in the physical area covered between a .2 percent and 1 percent storm. It is, for most of the area, just a difference in water depth.

What is the inundation area?

The inundation area for this study is the calculated area with a .2 percent chance of a flood occurring in any year. This area is calculated using detailed hydrologic and hydraulic modeling software. Hydrologic modeling determines the amount of water that will become runoff for a given storm. In this study, a 500-year recurrence interval, which has been known as a 500-year storm and better described as a .2 percent chance of a flood in any given year.

Hydraulic modeling takes the quantity of water, shape of the landscape and stream or river channel and determines how deep and fast the water will be and what area it will cover. The area covered is the inundation area.

To learn more about flood recurrence intervals, visit USGS website at: www.usgs.gov/special-topics/water-science-school/science/100-year-flood

Below are maps that outline the area. Click on the maps for a larger view.

Northwest Inundation Area (in blue)



South Inundation Area (in blue)



Why is the reassessment taking place now?

After 64 years, additional funding is needed for increased maintenance that will extend the life of the system. In addition, modifications are being planned for several of the primary flood control dams to meet current dam safety regulations. This will require additional funding to provide matching dollars for federal grants to complete these projects in the coming years.

The dams were originally designed for a 50-year life of providing sediment storage, and they are reaching the end of their useful life. The smaller dams were designed with corrugated steel risers and outlets, and the aging steel is corroding. The concrete in the larger flood retarding dams continues to deteriorate and must be repaired or replaced to continue to safely reduce flooding within the watershed area.

When the dams were built, the watershed was predominately agricultural with the City of Lancaster near the lower end of the watershed. Since that time, the watershed has changed to predominately urban or unincorporated residences. In fact, approximately 50 percent of the farmland in the area has been developed, as it is located in one of the fastest growing counties in the state. This development downstream of the dams has required additional measures to assure the safety of those living below the structures.

Why did the District wait so long to do a reassessment, allowing so many property owners to benefit from the flood protection system without paying for it?

The reassessment process is very complex and expensive. Unfortunately, in the past there was no plan to prepare for future maintenance and the next 50 years of service. Over the last 20 years the District has been able to maintain the system at minimal levels, without increases.

It was after a couple of incidents that occurred five years ago that the Board was reorganized and instructed by the Court to begin the process to increase funding and bring attention to the need for upgrades and compliance with current dam safety requirements. This Board began exploring alternative funding to address maintenance and to be able to fund the readjustment of appraisal of benefits. The Board was fortunate to receive \$139,000 from the County Commissioners through the American Rescue Plan that was established after the COVID pandemic. This funding, along with funds that have been saved by the Board, has provided the dollars necessary to complete the study and fund the implementation. The current estimate is that approximately \$225,000 will be spent implementing this process.

Why do I have to pay both flood insurance and a Hunter's Run Conservancy District assessment?

- Your assessment helps pay for the maintenance of the system of dams in the District.
- Insurance pays in the event you were ever flooded.
- Some people are subject to mandatory flood insurance, but flood insurance is something that Hunter's Run Conservancy District has no control over. We only have authority over the operation and maintenance of the dams within the district.
- The flood reduction provided by the system positively influences flood insurance rates. Without Hunter's Run Conservancy District flood protection, you would likely have much higher flood insurance costs.

How do I file an objection/exception to the appraisal of benefits?

- Owners who do not agree with the proposed *benefit* may object by filing an *exception*.
- Ohio Revised Code §6101.33 allows property owners or public corporations to file exceptions to the readjusted appraisal of benefits.
- As a property owner subject to the assessment, you have the right to file exceptions to the report filed by the appraisers. To do so, you must file in writing with the Fairfield County Clerk of Courts, located at 224 E. Main St., Lancaster, OH, 43130.
- Exceptions must be postmarked or submitted in person, in writing on or before May 20, 2024 at 4:30 p.m.
- A hearing on the appraisal report, and any exceptions thereto, will be held between May 29, 2024 and June 7, 2024. Those filing timely exceptions will be notified of the time and place where their exceptions will be heard.



Fairfield County Health Department Spring 2024 Update

JOE EBEL, REHS, MS, MBA HEALTH COMMISSIONER

Office Space

1550 Sheridan Dr., Lancaster

- 2023 – WIC Suite added to FCHD space
- Current FCHD occupied Sheridan Dr. office space of 15,000 square feet.



Pickerington Government Services Center

11050 Tussing Rd. (Violet Twp)

- WIC Clinics on Wednesday and Friday.
- Immunization Clinic 3rd Wednesday of the month.





WIC Caseload is over 1,500 participants. The state assigned expected caseload is 1,285.



Well and Sewage permits were down 19% in 2023.



Scrap tire collection event held in Amanda.



Reorganized to combine Health Promotion and Planning staff under one division.

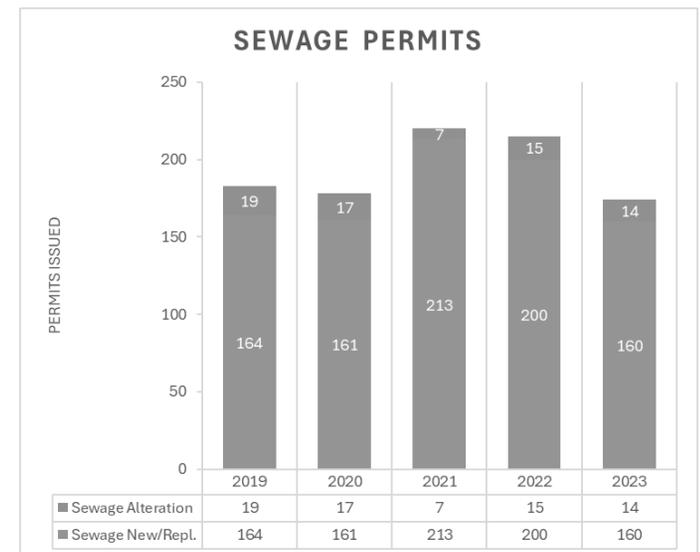


Increased outreach through FCHD participation in community events, fairs, and parades.



Attended meetings at almost every township and village.

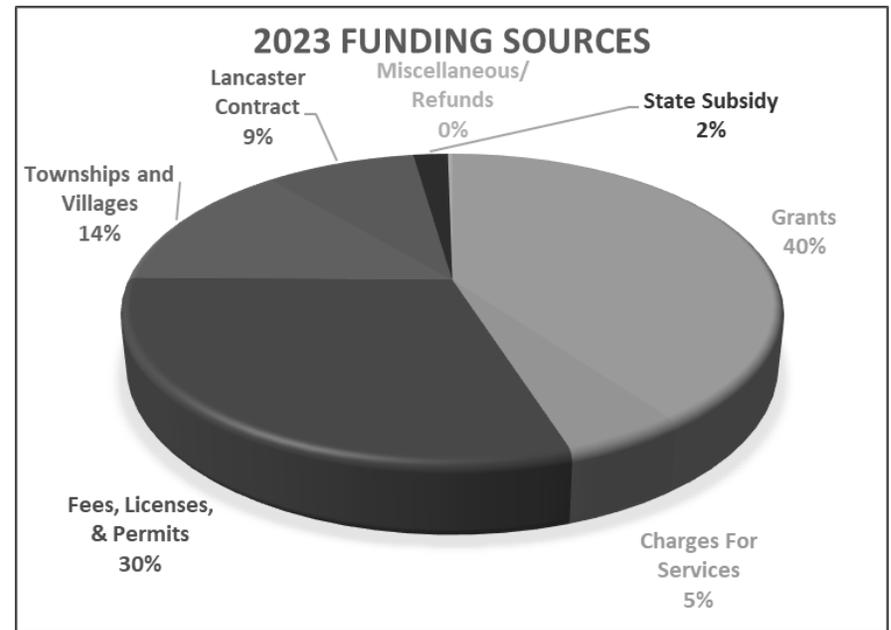
2023 Highlights



FCHD Funding Diversification

The Fairfield County Health Department strives to leverage local tax dollars to acquire state, local, and federal grants to provide expanded public health services.

Grants	\$1,638,833
Fees, Licenses, & Permits	\$1,234,428
Townships and Villages	\$561,699
Lancaster Contract	\$360,500
Charges For Services	\$205,492
State Subsidy	\$82,414
Miscellaneous/Refunds	\$10,912
Total	\$4,094,278



FCHD 2023 Grant Awards – Over \$1.4 Million

<input type="checkbox"/> WIC Program	\$487,478
<input type="checkbox"/> COVID-19 Enhanced Operations	\$395,448
<input type="checkbox"/> Water Pollution Control Loan Fund	\$150,000
<input type="checkbox"/> Public Health Emergency Preparedness	\$137,544
<input type="checkbox"/> Public Health Workforce Development	\$100,000
<input type="checkbox"/> Tobacco Use Prevention and Cessation	\$ 60,000
<input type="checkbox"/> Drug Overdose Prevention (Project Dawn)	\$ 36,000
<input type="checkbox"/> Cribs for Kids and Safe Sleep	\$ 42,450
<input type="checkbox"/> Get Vaccinated Ohio	\$ 38,590
<input type="checkbox"/> Healthy Eating, Active Living	\$ 15,200
<input type="checkbox"/> Medical Reserve Corps	\$ 10,000

New for 2024



New Grants for 2024

<input type="checkbox"/> COVID-19 Bridge (Uninsured)	\$ 69,448
<input type="checkbox"/> Healthy Aging (Sewage System Repair)	\$ 60,000
<input type="checkbox"/> Safe Communities (Traffic Safety)	\$ 39,000
<input type="checkbox"/> Older Adult Falls Prevention (with Violet Fire)	\$ 4,000
<input type="checkbox"/> Regional Linkages (OD Prevention)	\$ 7,500
<input type="checkbox"/> Newborn Home Visiting (FC Foundation/UW)	\$ 30,000
<input type="checkbox"/> Scrap Tire Education (OEPA)	\$ 8,200
<input type="checkbox"/> Breastfeeding in the Workplace	\$ 8,000
<input type="checkbox"/> Mosquito Control (OEPA)	Pending

Over \$226,000 in new funds for 2024 so far.



**As part of our goal of helping residents live healthy lifestyles,
through the FCHD Healthy Eating and Active Living program:**

A new Community Garden planned for this Summer at
Lancaster Campground

Newborn Home Visiting Program

FCHD is working to implement a new program where a Public Health Nurse would support families who are welcoming new babies into their home by making a home visit where questions about caring for a newborn can be answered.

Program Impacts:

- Reducing ACES (Adverse Childhood Experiences) Scores.
- Reducing Stress and Mental Health Issues.
- Increased pediatric well visits and immunization rates.
- Increased Breast-Feeding success.
- Increased referrals to community resources and providers.

Environmental Health Records

A searchable digital archive was completed in 2023-24 for all sewage, well, and plumbing permit records.

RetSoft File Common Edit Selection Export Plugins Extra Help

Mappen Taken

- EATON HOLLOW RD
 - 1110 EATON HOLLOW RD
 - 1115 EATON HOLLOW RD
 - 1125 EATON HOLLOW RD
 - 1206 EATON HOLLOW RD
 - 1340 EATON HOLLOW RD
 - 1342 EATON HOLLOW RD
 - 1400 EATON HOLLOW RD

Name	Date	Pages
SEWAGE 02.tif	10/16/2023	7
SEWAGE.tif	10/16/2023	19

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Page 2
Page 3
Page 4
Page 5
Page 6

Documents Search results
Applied processing rules

\\EFGH\EATON HOLLOW RD\1115 EATON HOLLOW RD\ 2 Documents

SEWAGE TREATMENT SYSTEM AS-BUILT

Property Information Permit #: _____
Property Address: 1115 Eaton Hollow Rd Owner: Ruth Lamp

Benchmark
Location: Side walk Elevation: 4'6"

Building Sewer 4" PVC (DWV) ASTM D 2665 equiv. or 4" ABS ASTM D 2661 equiv.
Total Length: 42' # of cleanouts: 1
Elevation at building: 7'2" Elevation at tank: 8'3"

Primary Treatment Tank Type: Precast Plastic Size: 1,500⁰⁰ gallons
Tank Manufacturer: JK Precast (Both size & name must be stamped on top)
Pretreatment Device: _____ Serial #: _____
Distributor: Same

Bedding Material: Gravel Depth: 4" Backfill Material: Soil
Risers: Y N Baffles: Y N In & Outlets Sealed: Y N NSF Effluent Filter: Y N

Dosing Tank/Lift Station
Type: Precast Plastic Size: 1,000⁰⁰ gallons
Risers: Y N In & Outlets Sealed: Y N
Bedding Material: Gravel Depth: 4" Backfill Material: Soil

Pumps

Over 270,000 pages have been scanned, with records for over 27,000 addresses available!

Thank You!



Joe Ebel, REHS, MS, MBA
Health Commissioner

WWW.FAIRFIELDHEALTH.ORG