

**RESOLUTION 25 – 29, 2025**  
**COLUMBIA TOWNSHIP, HAMILTON COUNTY, OHIO**

**AUTHORIZING A STORMWATER IMPROVEMENT PROJECT AGREEMENT  
AND STORMWATER MANAGEMENT EASEMENT AGREEMENT WITH  
GOOD SHEPHERD MONTESSORI SCHOOL, AUTHORIZING TOWNSHIP  
ADMINISTRATOR TO ENTER INTO AGREEMENTS, DISPENSING WITH THE  
SECOND READING, AND DECLARING AN EMERGENCY**

**WHEREAS**, the Board of Trustees of Columbia Township seeks to cooperatively engage with Good Shepherd Montessori School, 4448 Berwick Avenue (the "School"), in a Public-Private Partnership to foster civic engagement in the North Madison Place neighborhood and specifically to enhance public welfare and safety through a Stormwater Improvement Project to reduce stormwater impacts in the area by upgrading the school's stormwater drainage system (the "Project"); and

**WHEREAS**, as storms are increasing in frequency and intensity, stormwater runoff onto and over the School's property creates an overland flooding problem on the School property, Township roads adjacent to the School property, and neighboring residential properties; and

**WHEREAS**, the Trustees understand that existing stormwater collection and conveyance systems across the Township, and particularly within the North Madison Place area, are complex because they are owned and maintained by multiple private-property owners, public agencies, and public utilities; and

**WHEREAS**, the Trustees decided to take the lead, where legally and financially feasible, to facilitate improvement options among private and public property owners in the most severe stormwater areas; in 2023 and continuing to present day, the Trustees hired Strand Associates to research the dynamics of overland water flows, during severe storm events, into areas which flood onto Township roads and impact certain private properties that were built in lowland areas - and to recommend options to lessen flooding impacts; and

**WHEREAS**, for the North Madison Place area, Strand Associates has designed a stormwater improvement project to reduce overland flooding on the School's property during severe storm events, and the Trustees want to construct stormwater infrastructure improvements cooperatively with the School on its property to lessen overland flooding; and

**WHEREAS**, ORC Section 6131.63 permits property owners to enter into an agreement for the construction of such an improvement, future maintenance, and financial responsibilities. The School is the owner of the existing stormwater system and will continue to own the improved system after Project construction, and the Township is the owner of public roads served by the Project improvement; and

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**WHEREAS**, the Stormwater Improvement Project Agreement (the “Project Agreement”), attached as Exhibit A, details the cooperative duties and responsibilities of the School and Township to deliver the Project through a Public-Private Partnership. The Project Agreement, when finalized, will detail the division of costs between the School and Township as estimated below. Additionally, during an April 2, 2025, public open house with residents, options to pay for Project costs greater than funding available from the School and Township were discussed and included private donations, special assessments on benefitting property owners, and other potential funding sources:

**SECTION 1: Township’s Planning & Engineering Costs to date = \$218,200** (Pre-Project Assessments \$49,200 + Project Engineering & Construction Monitoring \$169,000)

**SECTION 2: Project Construction Costs = \$407,399** (Design \$44,000 & Bid \$363,399)

**SECTION 3: Township secured ARPA Grant = \$293,000** (Hamilton County ARPA Grant for stormwater projects that help mitigate overland flooding and help strengthen stormwater collection systems against increasingly intense rain events);

**SECTION 4: Estimated Funding Needed = \$114,399;** School agrees to cover the balance of Project costs to the extent it can reasonably afford; the Township agrees to (a) assist the School in obtaining Project cost-share financing if necessary and (b) seek additional funds if necessary; and

**WHEREAS**, the Stormwater Management Easement Agreement for Construction and Maintenance (the “Management Agreement”), attached as Exhibit B, details the cooperative duties and responsibilities of the School and Township to maintain, and if necessary, repair, the Project after construction, as well as the easements to permit such work, and is generally summarized as:

**SECTION 1: The Township will inspect** and monitor the Project for its useful life

**SECTION 2: The School will maintain the Project** in compliance with established industry standards

**WHEREAS**, the Board of Trustees, upon majority vote, hereby dispenses with the requirement that this Resolution be read on two separate days, and hereby authorizes the adoption of this Resolution upon its first reading.

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**Be it further resolved** that this Resolution is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, and general welfare and shall be effective immediately. The reason for the emergency is the immediate need to enter into the Good Shepherd Stormwater Improvement Project Agreement and the Good Shepherd Stormwater Easement Management Agreement to develop and advance the Project before the end of 2025 as required by the Hamilton County American Rescue Plan Act Grant agreement, and to protect the public welfare and the Township's investment in infrastructure and other public improvements at the earliest possible time.

**NOW, THEREFORE, BE IT RESOLVED** by the Columbia Township Board of Trustees, Hamilton County, Ohio, for the benefit and welfare of the Township and its citizens:

SECTION 1: That the Board hereby authorizes the Administrator to sign the Good Shepherd Stormwater Improvement Project Agreement as set forth in Exhibit A.

SECTION 2: That the Board hereby authorizes the Administrator to sign the Good Shepherd Stormwater Management Easement Agreement as set forth in Exhibit B.

SECTION 3: That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

SECTION 4: This resolution shall take effect at the earliest period allowed by law.

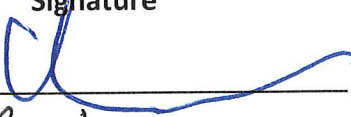

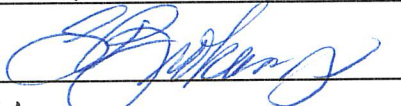

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Motion to accept Resolution made by: MR. KUBICKI

Seconded by: MR. LAMAR

**VOTE:**

TRUSTEE	Voting	Signature	Date
David Kubicki, President	yes		07/16/2025
Brian Lamar, Vice-President	yes		07/16/2025
Steve Brokamp, Trustee	yes		07/16/2025
ATTEST:		 Caroline Heekin, Fiscal Officer	07/16/2025

**Attachments:**

Exhibit A      Good Shepherd Stormwater Improvement Project Agreement  
Exhibit B      Good Shepherd Stormwater Easement Management Agreement

**See also related Resolutions:**

25-30	CIC Financing Option – Good Shepherd	\$ 70,000
25-23	Ford Development Bid for Stormwater Impv. Project	\$363,399
24-66	Strand – Project Area Engineering & Construction Monitoring	\$104,500
24-65	ARPA Grant Agreement	\$293,000
24-23	Strand - N. Madison Place General Engineering	\$ 64,500
22-14	Strand Associates – Overland Flooding Areas Assessment	\$ 39,300
	Strand Associates – Initial 3-Area Planning Assessment	\$ 9,900

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**Exhibit A**

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**Exhibit B**