

January 15, 2025

**To:** Mayor and Members of City Council

202500022

**From:** Sheryl M. M. Long, City Manager

**Subject: Ordinance – GCWW: St. Leo Place - North Fairmount Private Water Lines Public Purpose Authorization**

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Attached is an Ordinance captioned:

**AUTHORIZING** the Greater Cincinnati Water Works (“GCWW”) to expend funds up to the amount of \$30,000 from GCWW non-personnel operating budget account no. 312x300x0000x7266 to install separate private water service lines for 2112, 2114, 2116, 2118, and 2122 St. Leo Place in the North Fairmount neighborhood so that each property may be individually billed instead of the current shared billing situation; and **DECLARING** such expenditure to serve a public purpose.

This Ordinance would authorize the expenditure of funds up to the amount of \$30,000 from GCWW Water Works Private Lead Service Line Replacement Fund non-personnel operating budget account no. 312x300x0000x7266 to install separate private water service lines for 2112, 2114, 2116, 2118, and 2122 St. Leo Place in the North Fairmount neighborhood so that each property may be individually billed instead of the current shared billing situation. The Ordinance would further declare this expenditure to serve a public purpose.

The Fairwood Acres Condominium Association (FACA), consisting of a total of six units, was created in 1981 by the recording of a Declaration of Condominium Ownership in Deed Book 4205, page 322, as amended by a First Amendment recorded in Deed Book 4230, page 6 of the Hamilton County, Ohio Recorder’s Office. Water service from GCWW to all six units of the condominium property was provided through a single service line, meter, and account billed to FACA.

In 1989, FACA elected to remove the units from the condominium form of ownership and subdivide the property into six parcels under separate ownership, as memorialized in the certification recorded in Official Record 5008, page 413, the deed recorded in Official Record 5008, page 327, and the subdivision plat recorded in Plat Book 317, page 12 of the Hamilton County, Ohio Recorder’s Office.

Following subdivision of the Condominium property, one property owner has established a separate service branch and account, while the remaining five properties 2112 St. Leo Place (Aud. ID 206-0013-0130), 2114 St. Leo Place (Aud. ID 206-0013-0129), 2116 St. Leo Place (Aud. ID 206-0013-0128), 2118 St. Leo Place (Aud. ID 206-0013-0127), and 2122 St. Leo Place (Aud. ID 206-0013-0126) (collectively the “Properties”) continue to share a single water service line, meter, and utility account.

The current owners of the Properties have now inherited a legacy arrangement that they had no role in causing and have faced significant challenges with delinquencies when individual owners fail to contribute to the shared water and sewer costs, leaving some owners to pay for their neighbors' water and sewer usage or risk losing access to water.

GCWW has further determined that installation of separate private water service lines for each of the Properties is necessary to enable independent billing and accountability for water and sewer bills, to remove the risk of loss of water service, and to preserve the health and safety of the owners and occupants of the Properties.

The private water service line installation connecting each of the Properties to the St. Leo water main will serve a public purpose by guaranteeing access to water for the Properties which will protect the public health and by conserving the City's economic resources by improving the collection of water service charges.

The Administration recommends passage of this Ordinance.

cc: Andrew M. Dudas, Budget Director  
Karen Alder, Finance Director

Attachment