



# Union County Engineer's *2021 Annual Report*

**Jeff Stauch, County Engineer**

**April 2022**

I am pleased to provide this summary of our organization's work product for 2021. The report format includes building and development highlights, our environmental division stats, and details from our road and bridge construction, maintenance activities and the finances that drive those efforts.

As with most businesses, our operation continued to adjust on the fly since the outset of covid two years ago. Throughout our divisions, our personnel were in place helping to make sure the work got done with minimal effect to our customers. We were able to maintain our services and roles for the local economy---seeing it absolutely flourish as our county continues to experience a high rate of growth.

The Building Department's plan review and inspection workload again saw new highs in several key areas, especially in residential construction. New single family home starts totaled 771. This is up 279 from the previous year! Conservatively, the construction valuation investment totaled nearly \$315 million for this permit volume of new homes. When commercial permits are considered, the total valuation climbs to nearly \$410 million. That amount of

construction flowing through our small department generated over 2,100 permits and involved 22,000 inspection tasks to ensure compliance with the building code.

Our new building permit software went live mid-year, allowing our customers to submit their projects online and view the progress of their plans and inspections. The new system required many hours of customization by our staff since it didn't come ready to use out of the box.

Additional tweaks will continue from time to time, but its already proving to be a great new tool for us and our builders.

County forces built six small bridges, rehabilitated another, and replaced 26 culverts. Our crews also chip-sealed 125 miles of county and township roads over a period of 26 days, which was our largest self-performed operation at a cost of around \$1.5 million. Other seasonal tasks included the removal of a substantial number of trees along our roadsides, snow removal operations totaling \$501,000, and the ongoing management of our more

than 7,500 traffic signs on the 630 combined miles of county and township roads. Many of the signs replaced each year are made in our own sign shop. And this was our second year of renting an aggregate screening machine to process thousands of tons of recycled asphalt grindings into berm and base material for reuse on our projects, saving money on virgin stone.

On a legislative note, in past years I've noted in this space the limitations Ohio law places on the amount of work we can perform with our own forces. These statutory limits have not been increased since 2003 and no longer reflect the cost of road work today. Inflation has eroded the ability of local governments to build in 2022 - with their own forces - what they could in 2003. It is my belief that allowing flexibility for local governments to choose to use their own work force labor or contract labor for small projects, utilizes tax dollars wisely. Contractors will continue to build the medium, large, and extra-large projects. Last year the Ohio General Assembly came very close to finally agreeing to giving those limits a reasonable bump. I will continue to focus our efforts and philosophy on doing as much work as the law will allow me. I believe the taxpayers deserve those efficiencies and also believe that they benefit from having a skilled hometown workforce performing roadwork in their communities.

We executed five contracts for materials and construction, valued at \$2.88 million. Around \$825,000 of those costs were covered by grant funds which helped with two of the projects. The Wallace Road bridge over Fulton Creek was replaced, 7 miles of roadway was paved, and another 8.5 miles was micro-surfaced.

**Continued on Page 2**

## Inside This Issue :

2. Sales Tax Campaign
3. Building Department
4. Operations Division
5. Engineering Division
6. Engineering and Environmental Divisions
7. Employee News
8. Budget Breakdown



**Public Service  
With Integrity**

## **County Engineer**

**Continued from Page 1**

The dollars for these construction and maintenance activities come from three primary sources-1/8% of the local sales tax, fuel user fees and license user fees, accounting for nearly 90% of our funding. We did see some sluggish revenue values in the first two quarters, but they rebounded nicely allowing us to accomplish our full work program. All of our grant writing is done in-house to help supplement our project costs. We assisted three of our townships with grant applications for a one-time program but unfortunately no awards were granted. For the second consecutive year we held our equipment and labor rates steady for work charged to our local villages and townships to help stretch their dollars.

The recent-term year over year growth that portions of the county continue to see require transportation planning on many levels. With more than a dozen active commercial and residential projects in various stages, and a number of others being proposed, we have to prioritize future projects based on expected traffic impacts and how to afford them. Coordination with developers, other agency partners, and the county's economic development team help us to find ways to finance these projects. Recent examples include the involvement in the needed intersection upgrade at Industrial Pkwy & USR42, widening of a portion of Hyland-Croy Road, a proposed extension of Blaney & Home Road, and an extension of Houchard Road heading north from Franklin County. All of these involve joint efforts with other agencies and developers to help put improvements in place. An exciting product of similar efforts will see the USR33/SR161/Post Road interchange upgrade begin this season. While the City of Dublin has led the project from the beginning, our office helped secure grant funds and provided \$1.5 million from the FedEx road contribution, along with another \$3.5

million from our Commissioners to help make the project happen.

Two of the five proposed solar farms in the northern portions of the county have received their Ohio Power Siting Board approvals. The permits include conditions requiring them to work with our office on road use agreements to deal with any road damage that takes place as a part of their construction.

As we head into the balance of 2022 and beyond, we expect many of the same challenges mentioned above will remain. Construction inflation, our operational fuel costs, our own overhead, etc. will affect our plans and approaches to improvements. One very important component of our funding mentioned earlier is our sales tax share that was enacted through a levy in 2008 along with Senior Services. It is up for renewal in November, and I'd like to ask for your consideration in supporting the levy. It currently covers 17% of our funding, and when matched with our grant dollars last year, the sales tax proceeds covered 80% of our remaining contract project costs.

I appreciate the opportunity to share this summary, and I invite you to take a little deeper dive into the information shared within this latest version. Our entire organization looks forward to being involved in another productive year in 2022.



Jeff Stauch, Union County Engineer

### **Sales Tax Campaign**

This November, please consider voting to RENEW the 1/4% sales tax levy to support services for seniors and road and bridge improvements.

100% of the funds allocated to roads and bridges will be used directly for construction improvements.

**Continue to  
SUPPORT**



**SENIORS  
ROADS & BRIDGES**

Paid for by Citizens for Senior Services, Better Roads & Safer Bridges, John Woerner/Treasurer 15111 Jacobs Road, Plain City, OH 43080

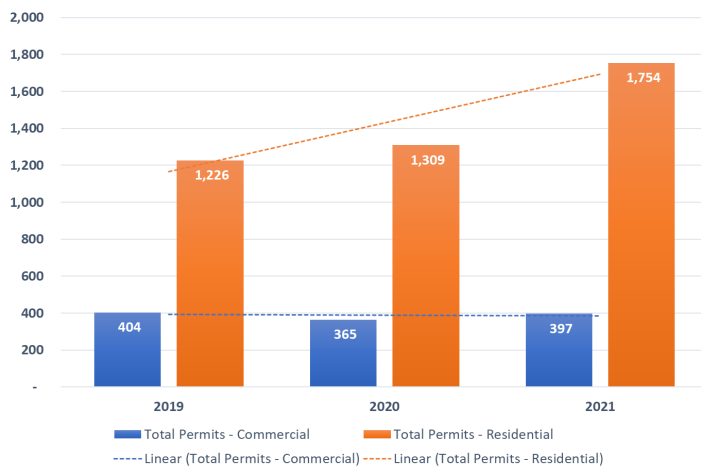
This levy generates around 17% of our annual funding and has expanded our ability to make needed transportation improvements. These projects include: widening roads that are too narrow, making safety improvements at intersections, completing substantial paving programs each year, and improving our ability to leverage local funds with state/federal grants for bridge replacements.

## Building Department

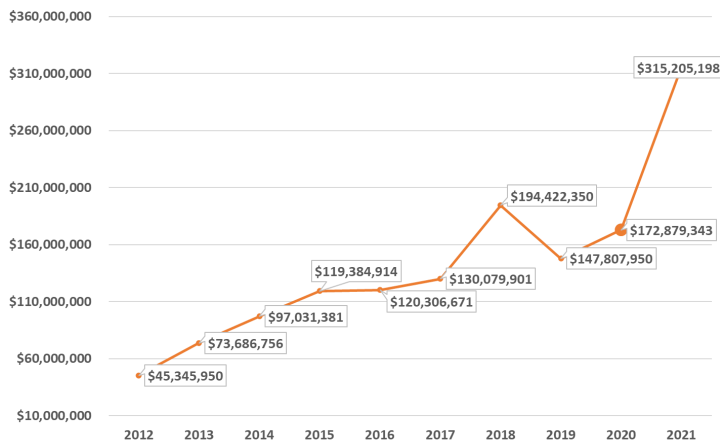
Page 3

NEW SINGLE FAMILY HOMES	ADDITIONS/ ALTERATIONS	ALL OTHER PERMITS	TOTAL RESIDENTIAL PERMITS	VALUATION	INSPECTIONS COMPLETED	CORRECTION NOTICES
771	276	707	1,754	\$315,205,198	18,715	3,892
NEW COMMERCIAL BUILDINGS	ADDITIONS/ ALTERATIONS	ALL OTHER PERMITS	TOTAL COMMERCIAL PERMITS	VALUATION	INSPECTIONS COMPLETED	CORRECTION NOTICES
78	85	234	397	\$91,921,054	3,458	482

Permits Issued Annually



Residential Construction Costs



## Residential Growth

As Union County continues to grow and develop, our building department continues to get busier and busier. Our building inspectors completed 18,715 residential building inspections, a 32% increase from the year before. And residential construction valuations jumped to \$315,205,198 in 2021, compared to \$172,879,343 in 2020. Being a part of such a fast growing county presents some new and exciting challenges for our office and we are committed to continue to provide excellent customer service to anyone building in our county.



## NEW BUILDING SOFTWARE



In 2021, we were excited to introduce a new online building software system to both our clients and our staff. OpenGov Citizen Services software has allowed builders in the county to submit all of their paperwork for permits online and view progress of plan review and inspections in real time. This has allowed our staff to work more efficiently, while at the same time making it easier for community members that use our services. This new system has allowed for better tracking of projects and finances, as well as simplifying the process of construction for both our building department staff and builders in the community. Our website has all of the information about how to create an account and get started on your building project today: [unioncountyohio.gov/engineer](http://unioncountyohio.gov/engineer).



## WORK BY COUNTY FORCES

### Jolly Road Small Bridge Replacement

TR109-0.245

#### *Force Work Labor Cost*

48" x 27' Beams \$84,000

\$19,592

### Hillview Road Small Bridge Replacement

CR128C-1.857

#### *Force Work Labor Cost*

12'x5' Box Culvert \$22,548

\$10,222



### Hyland-Croy Road Small Bridge Replacement

CR28-0.400

#### *Force Work Labor Cost*

12'x6' Box Culvert \$32,280

\$12,700

### Morse Road Small Bridge Replacement

TR 243-.0930

#### *Force Work Labor Cost*

48' x 60" Concrete Pipe \$19,152

\$9,786

### Crottinger Road Small Bridge Replacement

CR29A-0.170

#### *Force Work Labor Cost*

16'x6' Box Culvert \$39,950

\$10,187



### Wellwood Road Small Bridge Replacement

CR346B-2.775

#### *Force Work Labor Cost*

120' 36" HP Pipe \$4,367

\$3,415

### All other culvert replacements (26)

\$125,662

### Snow and Ice Control

\$501,119

- \$140,315 labor cost
- \$140,091 equipment cost
- 3,155 tons of salt
- \$220,713 material cost



### Grader Patching

\$197,562

- 1,366 tons of hot mix asphalt applied to County Roads
- 718 tons of hot mix asphalt applied to Township Roads

### Chip Seal (labor, equipment, and material)

\$1,495,026

- 659,986 gallons of asphalt and 15,902 tons of stone
- 125.47 miles of county roads and township roads



### Roadside Mowing (4 rounds)

\$168,179

- \$82,654 labor cost
- \$85,525 equipment cost

### Tree and Brush Removal

\$117,616

- \$83,972 labor cost
- \$33,644 equipment cost

### Road Sign Material

\$11,800

## WORK BY CONTRACT

### Wallace Road (over Fulton Creek) Bridge Replacement

Contractor: R & I Construction

Construction Cost: \$737,370  
OPWC Grant: \$400,000  
Local Share: \*\*\$337,370

### Hot Mix Resurfacing Program

Contractor: The Shelly Company 7.1 miles total

2.95 miles Johnson Road, 2.9 miles Watkins Road, 0.58 mile Hinton Mill Road, 0.36 mile Ward Road, and 0.31 mile Reed Street

Construction Cost: \$1,296,412  
OPWC Grant: \$424,164  
Jerome Township \$48,692  
City of Marysville \$18,547  
Milford Center \$25,000  
Union Township \$10,000  
Local Share: \*\*\$770,010

### Microsurfacing Program

Contractor: Strawser Construction 8.5 miles total

3.4 miles Middleburg-Plain City Road and 5.1 miles Industrial Parkway

Construction Cost: \*\*\$574,909

### Pavement Marking Program

Contractor: Griffin Pavement Striping

96 miles of centerline; 42 miles of edgeline; 20 railroad crossing symbols; 1 school symbol

Construction Cost: \*\*\$86,007

\*\* Portions of local shares were furnished by the Sales Tax Levy



## NEW VEHICLES AND EQUIPMENT

(5) Dump Trucks (Payment 3 of 5)	\$161,682
Loader (Payment 3 of 3)	\$48,920
Salt Brine Maker (Payment 2 of 2)	\$5,975
Gledhill Snow Plow	\$10,550
Limb Cutter for Gradall	\$15,700
Excavator (1st Payment)	\$34,541



Milwaukee Core Drill	\$3,890
Plow Blade Systems	\$2,981
Road Saw	\$7,650
Generator	\$26,385
Skidsteer Attachment	\$7,836
Plasma Cutter	\$2,648



## NEW SUBDIVISIONS



### 26 New Subdivision Approvals

- 14 County Subdivisions
- 4 City of Marysville Subdivisions
- 4 Plain City Subdivisions
- 1 School Property Dedication
- 3 Street Dedications

## MISCELLANEOUS STATS

• Driveway permits issued	88
• Number of addresses issued	640
• Total property transfers	2,615
• New deed parcels	182
• Existing deeds checked	2,433
Foreclosure reviews	17
Sheriff deed reviews	3
• Total property splits and resurveys	266
New property surveys	240
New subdivision approvals	26
• Survey plats recorded	192
• Utility permits issued	76
• Overweight vehicle hauling permits issued	429
• Work order requests completed	53
• Miles of county roads maintained	469
• Bridges inspected	332
• Development Infrastructure Fund Contribution to USR33/SR161/Post Rd Interchange	\$1.5mil
• Received \$183,972 in funding assistance from townships.	
Darby	\$70,000
Dover	\$30,000
Jackson	\$25,000
Millcreek	\$43,972
Washington	\$15,000

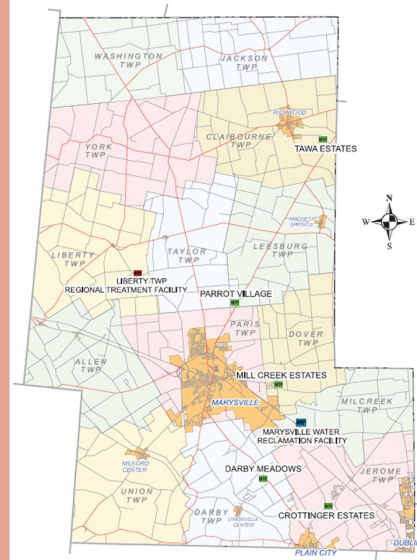
## SR 161/Cosgray Road Intersection Improvement

This much needed intersection upgrade was completed and opened to traffic in October 2021. We partnered with the City of Dublin and the Franklin County Engineer's Office to design and fund the multi-lane roundabout, which was built by George Igel & Co. of Columbus for \$3.09 million. Costs for design, right-of-way and utility relocations raised the total price tag to \$5.91 million.



## ENVIRONMENTAL DIVISION

### Union County-Owned Wastewater Treatment Plants



- Union County maintains 6 wastewater treatment plants
- Services approximately 618 customers

### 2021 NEW EMPLOYEES

Our team is growing! Over the past year, we have welcomed 10 new employees to our organization.

#### Engineering Team



**Chris Clapsaddle**  
Mapping Manager



**Jeff Gardner**  
Mapping Assistant



**Steve Beros**  
Project Engineer



**Matt Roeckner**  
Construction Inspector

#### Administrative Team



**Ashleigh King**  
Administrative Support

#### Building Department



**Jason Brown**  
Building Inspector 2



**Roy Meeker**  
Building Inspector 2

#### Operations Team



**Nathan Oberdier**  
Mechanic 1



**Ed Evans**  
Mechanic 2



**Ty Martin**  
Maintenance Worker 2

### Bill Narducci—New County Administrator



Assistant County Engineer Bill Narducci has been selected by the Union County Commissioners to become the next County Administrator. Bill will succeed Tim Hansley, the current County Administrator, who is set to retire in mid-2022. While we are so proud of Bill for his achievements, we will certainly miss his work ethic and leadership around the office. Bill is well suited for the County Administrator position—he graduated with a Bachelor of Science in Civil Engineering from Ohio Northern University in 2001, became licensed as a Professional Engineer through the State of Ohio in 2007, and has 20 years of professional engineering experience. He joined the Union County Engineer's Office in 2009 as a Project Engineer. He was promoted to Engineering Manager in 2014 and then promoted again to his current position as Assistant County Engineer in 2016. We are certain that Bill will be successful in his new role and we all wish him well!

Union County Engineer  
 Jeff Stauch, PE/PS  
 233 West Sixth Street  
 Marysville, Ohio 43040

**Administrative Offices**

P: (937) 645-3018  
 unioncountyohio.gov/engineer

**Operations Facility**

P: (937) 645-3017

**Budget Breakdown**

**Page 8**

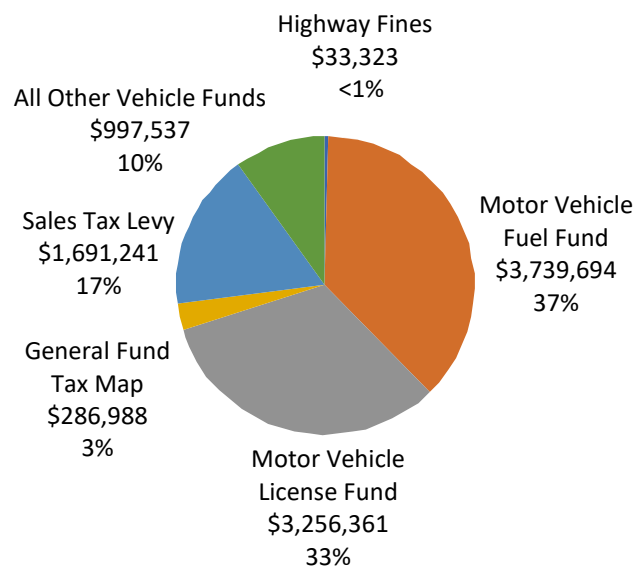
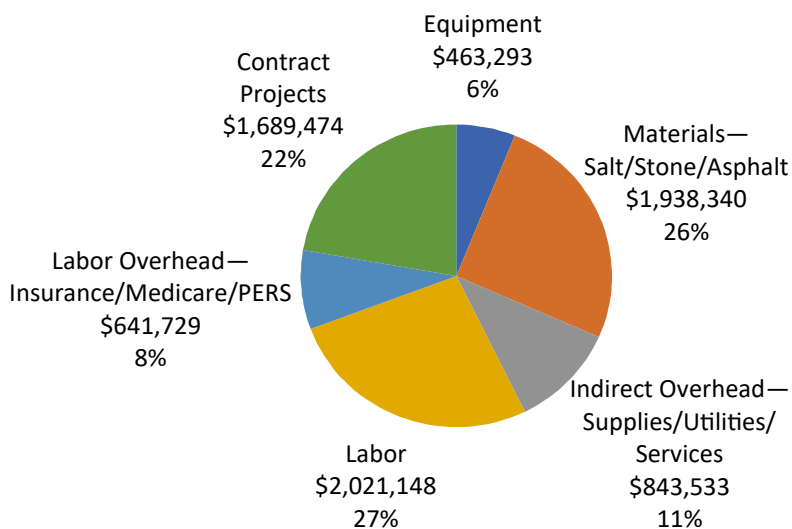
**EXPENSES**

**2021 Motor Vehicle and Gasoline Tax (M&G),  
 Road & Bridge, General Fund  
 \$7,946,371\***

**REVENUE**

**2021 Motor Vehicle and Gasoline Tax (M&G),  
 Sales Tax, Fines and General Fund  
 \$10,005,145**

**2021 Federal and State Grants  
 \$348,854  
 (not included in revenue chart)**



All sales tax levy funds were used for contract projects in 2021

\*This expense value includes some contract projects completed in 2020 but paid in 2021