Utilities Commission | May 2, 2024
Commission Meeting | Agenda | 8:30 AM

CALL TO ORDER

MINUTES APPROVAL

April 4, 2024

ADJUSTMENT JOURNAL

April Adjustment Journal

- Adjustment Journal

NEW BUSINESS

301 N Mulberry St, 38 new water services

Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup

- Wib

OLD BUSINESS

OTHER

COMMUNICATIONS

WWW Attachment

ADJUSTMENTS/CORRECTIONS
APRIL 2024

Account #	Amount	Name	Address	Leak Credit Y or N	Reason	Date of Credit
Multiple	$7,831.23	Bulk Water	Multiple	N	Bulk Water	4/3/2024
Multiple	$32,802.10	Lien Batch	Multiple	N	Lien Batch April 2024	4/24/2024
50.25.1	$1,747.11	Jeld-Wen	1201 Newark Rd	N	Returned Check	4/30/2024
50.24.1	$1,616.67	Jeld-Wen	1201 Newark Rd	N	Returned Check	4/30/2024

Any Adjustments over $500.00 goes to Utilities Commission

City of Mount Vernon
40 Public Square, Mount Vernon, OH 43050
www.mountvernonohio.org

Josh Beltz

WATER-IN-BASEMENT (WIB) CLAIM FORM

If the sewage backup in your basement was the result of **negligence** on the part of the Mount Vernon Wastewater Department, the City of Mount Vernon and the Wastewater Department want to see that you are compensated fairly and in accordance with the law for any property damage that may have resulted.

If the Mount Vernon Wastewater Department was **negligent**, the Mount Vernon City Law Director and Safety Service Director will attempt to settle your claim by offering you a reasonable sum of money. The amount of money the Claims Section offers you will be based on your documented damages. For that reason, it is to your benefit to carefully follow these instructions and to respond to any additional requests from the Claims Section for information about your damages.

What kind of damage can I be reimbursed for?

- The reasonable value of any property lost or destroyed in the backup; and
- The cost of restoring your basement or other structural damage to your home; or
- The documented reduced value of your real property at the time of sale of the property as a result of permanent impairment of the property due to public sewer capacity issues.

How to make a claim

- Complete the claim form and submit it to ***Safety Service Director***
  City of Mount Vernon
  40 Public Square
  Mount Vernon, OH 43050
- Cooperate with the City and the Mount Vernon Wastewater Department investigation, if the investigation has not already been conducted.

Claim Investigation

- If it has not already done so, the Wastewater Department will determine whether your backup was caused by a problem in the public sewer system.
- In conducting such investigations, the Wastewater Department will use good faith and reasonable engineering judgment.
- If inadequate sewer capacity has caused a basement backup in the last two years and the Wastewater Department has not fixed the capacity problem, the Wastewater Department will accept responsibility for the backup without additional investigation.

Other things you should know

- Ohio law requires you to collect first from your homeowner insurance.
- The City will pay you the difference between what your insurance coverage pays and your total loss, if your claim qualifies.
- Prior to processing and paying any claims, the City must have information regarding your insurance policy and any insurance claims that you have made.

Communication: Wib (Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup)

City of Mount Vernon

40 Public Square, Mount Vernon, OH 43050
www.mountvernonohio.org

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Decisions and Questions

- The City of Mount Vernon will send you a written decision within 60 days of receiving your claim.
- To check the status of your claim, call the Safety Service Director on (740) 393-9520.

GENERAL INFORMATION

To be completed by claimant

Address of Property affected by Water in Basement [WIB]

Property Owner: Marea Guillermo

Mailing Address: 5 Adamson Street Mount Vernon, OH 43050

Phone Number(s) : 740-485-4266

Name of claimant:

Type of property: ☒ Single Family Residence ☐ Business

☐ Multi-Family Residence (# of Units:_____)

When did this WIB occurrence begin? 1/26/2024

Did you report this WIB incident to the Wastewater Department? X Yes _____ No

If you reported the incident, when did you report it? 1/26/2024

Number of times you have had WIB incidents in the past: Ø

Approximate dates of those incidents:
N/A

Did a plumber or other qualified professional determine the cause of the backup? If so, please provide a copy of the report from the plumber or other qualified professional setting out the basis for his/her conclusion. Please summarize that conclusion below.

It was the city's collapsed line and while the city works was cleaning out the main line, the sewer water came into my house.

Communication: Wib (Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup)

City of Mount Vernon
40 Public Square, Mount Vernon, OH 43050
www.mountvernonohio.org

DAMAGES INFORMATION

To be completed by claimant

(1) Is your basement: ☐ Unfinished ☒ Partly Finished ☐ Completely Finished

(2) If your basement was partially finished, please indicate the square footage of finished square feet: 1036

_____ Finished square feet _____ Unfinished square feet

(3) Please indicate the type of flooring that was in your basement prior to the WIB:

☒ Bare floors ☒ Carpeting ☐ Tile/linoleum

(4) Please indicate what your basement is used for:

☒ Storage ☐ Bathroom ☐ Study/ den ☒ Laundry
☒ Bedroom ☐ Family Room ☐ Workbench
☐ Other (please specify): _____

(5) Please attach an inventory of damaged property, using the attached instructions.

(6) Do you believe that the WIB incident caused any structural damage to the premises? If so, Please provide a report from a structural engineer or other qualified professional describing the damage, its causes and proposed remedies for it. Please summarize that information below.

Dry wall damage, flooring, carpet, vanity in bathroom, Bathroom door Fram, Framed wall in basement

Communication: Wib (Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup)

City of Mount Vernon
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(7) **Decrease in Property Value**:

(a) Did you sell or have you tried to sell the property since the WIB? Do you believe that you received or were offered less than the full value because of the WIB incident? If so, please provide a report from an appraiser or other qualified professional quantifying the reduction in value attributable to the property's WIB status. Please also include any sales contracts or offers, as well as any declarations, documents or other evidence that you believe supports your claim.

NO

(b) In connection with the WIB situation that has given rise to your decrease in value claim, have you undertaken any other mitigation measures? If so, please describe below and attach any reports from engineers or other qualified professionals documenting the mitigation measures.

INSURANCE INFORMATION: To be completed by all claimants

Do you have an insurance policy on the property that has experienced the WIB? ☒ Yes ☐ No

If you have insurance on the property, please provide the following information:

The name of your insurance carrier: Farmers

Your policy number: 788023933 Amount of deductible only would cover $15,000.00

Please attach a copy of your policy's "Declarations Sheet" and/ or a letter from your carrier indicating that these damages are not covered.

VERIFICATION

To be completed by claimant

I hereby certify that the information provided on this form (and any attachments), as well as information contained on my inventory of damaged property, is true and accurate to the best of my knowledge.

Marulitte
Signature of Claimant

2-13-2024
Date

Communication: Wib (Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup)

City of Mount Vernon
40 Public Square, Mount Vernon, OH 43050
www.mountvernonohio.org

OTHER POTENTIAL CLAIMANTS

We request this information in order to identify any other persons who may have claims for damages as the result of the WIB. Please complete any applicable section.

(A) **RENTERS:** If you rent the property that experienced the WIB, please provide the following information about your landlord:

Name: _____

Address: N/A

City: _____ State: _____ Zip Code: _____

Phone Number: _____

(B) **LANDLORDS:** If you own the property that experienced the WIB, please provide the following information about each tenant, co-owners, land contract holders whom you believe may have incurred damage to personal property as a result of the WIB (attach a separate piece of paper if necessary).

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone Number: _____ Unit #: _____

Please provide the following information: Is the property held in the name of a corporation, partnership, or other entity, rather than by individuals? ☐ Yes ☐ No

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Please provide the following information about how we can contact you:

Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Communication: Wib (Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup)

City of Mount Vernon
40 Public Square, Mount Vernon, OH 43050
www.mountvernonohio.org

Instructions for Providing Inventory of Damaged Property

INSTRUCTIONS:
On a separate piece of paper, make a list of all the items for which you are claiming damages as the result of the WIB. Your list should include:

For every ELECTRONIC DEVICE or APPLIANCE:
(that is, washer, lamp, television)

- Manufacturer
- Model Number, if available
- Approximate age
- Cost when purchased
- A description of the damage the item sustained
- Whether the item is still usable
- Receipt, if available
- Picture of the item

FOR EVERY PIECE OF FURNITURE:
(that is, couch, chair)

- Appropriate descriptive information (such as size, type of fabric, etc.)
- Approximate age
- Cost when purchased
- A description of the damage the item sustained
- Whether the item is still usable
- Receipt, if available
- Picture of the item

FOR EVERY OTHER ITEM:

- Appropriate descriptive information
- Approximate age
- Cost when purchased
- A description of the damage the item sustained
- Receipt, if available
- Picture of the item

FOR DAMAGE TO REAL PROPERTY
(if part of your home was damaged by the WIB)

- Age of your home or addition damaged
- Describe the damage
- Estimated cost of repair (or receipt if repair already completed)
- Pictures of the damage
- Report of engineer, appraiser or other qualified professional documenting that the described damage is the result of WIB incident

If you have any questions or need additional information on filing your claim, call the Safety Service Director's Office 740-393-9520.

Communication: Wib (Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup)

Maureen Hall <safetyservice@mountvernonohio.org>

Fwd: GUILLERMO-M_MIT_CUSTOMER_TOTAL_AMOUNT_CON.pdf

1 message

Marea Guillermo <mareaguillermo@gmail.com> Mon, Feb 12, 2024 at 2:31 PM
To: safetyservice@mountvernonohio.org

This is the last email, I will be stopping by and turning in the paperwork.
Thanks marea Guillermo
Sent from my iPhone

Begin forwarded message:

From: Isaiah Morgan <aimgreen.morgan@gmail.com>
Date: February 7, 2024 at 4:41:37 PM EST
To: Mareaguillermo@gmail.com
Subject: GUILLERMO-M_MIT_CUSTOMER_TOTAL_AMOUNT_CON.pdf

Good afternoon this is what you will need to submit to them, Address and my Phone number are below. Thank you

AIM Green Restoration LLC
2319 Holt Ave
Columbus, Ohio 43219
Isaiah Morgan Production Manager
614-632-6395

GUILLERMO-M_MIT_CUSTOMER_TOTAL_AMOUNT_CON.pdf
8K

Communication: Wib (Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup)

Client:	M Guillermo
Property:	5 Adamson St Mtt Vernon, OH 43050
Operator:	BILL
Type of Estimate:	
Date Entered:	2/2/2024
Date Assigned:	
Price List:	OHCO8X_JAN24
Labor Efficiency:	Restoration/Service/Remodel
Estimate:	GUILLERMO-M_MIT

Communication: Wib (Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup)

GUILLERMO-M_MIT

Main Level

Main Level

DESCRIPTION	QTY
1. Emergency service call - after business hours	1.00 EA
2. Air mover (per 24 hour period) - No monitoring 13 @ 4 days = 52	52.00 EA
3. Air mover (per 24 hour period) - No monitoring 4 @ 5 days = 20	20.00 EA
4. Dehumidifier (per 24 hr period)- 110-159 ppd - No monitor. 1 @ 4 days = 4	4.00 EA
5. Dehumidifier (per 24 hr period)- 110-159 ppd - No monitor. 2 @ 5 days = 10	10.00 EA
6. Negative air fan/Air scrubber (24 hr period) - No monit. 2 @ 4 days = 8	8.00 DA
7. Add for HEPA filter (for negative air exhaust fan)	2.00 EA
8. Equip. setup, take down & monitoring - after hrs	4.00 HR
9. Equipment setup, take down, and monitoring (hourly charge)	7.00 HR
10. Add for personal protective equipment - Heavy duty	4.00 EA
11. Single axle dump truck - per load - including dump fees	1.00 EA

Bedroom **Height: 8'**

DESCRIPTION	QTY
12. Water extract from carpeted floor - Cat 3 wtr- after hours	39.81 SF
13. Tear out wet non-salv. cpt, cut/bag-Cat 3 wtr - after hrs	39.81 SF
14. Tear out wet carpet pad, cut/bag - Cat 3 wtr - after hours	39.81 SF
15. Clean floor	159.25 SF
16. Baseboard - Detach	13.00 LF
17. Contents - move out then reset	1.00 EA

Hallway **Height: 8'**

DESCRIPTION	QTY
18. Water extract from carpeted floor - Cat 3 wtr- after hours	46.75 SF
19. Tear out wet non-salv. cpt, cut/bag-Cat 3 wtr - after hrs	46.75 SF
20. Tear out wet carpet pad, cut/bag - Cat 3 wtr - after hours	46.75 SF
21. Clean floor	46.75 SF
22. Apply plant-based anti-microbial agent to the floor - after hrs	46.75 SF

Communication: Wib (Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup)

Bathroom **Height: 8'**

DESCRIPTION	QTY
23. Tear out vinyl & underlay, bag for disp. - Cat 3 water	45.42 SF
24. Tear out cabinetry - vanity and countertop	3.00 LF
25. Sink - single basin - Detach	1.00 EA
26. Toilet - Detach & reset	1.00 EA
27. Baseboard - Detach	14.00 LF
28. Apply biological cleaning agent (spore-based) to the surface area	6.00 SF
29. Apply plant-based anti-microbial agent to the floor	45.42 SF
30. Tear out wet drywall, cleanup, bag - Cat 3	26.00 SF
31. Water extract from hard surf flr - Cat 3 wtr - after hours	45.42 SF
32. Clean floor	45.42 SF
33. Water Extraction & Remediation Technician - per hour	2.00 HR

Dining Room **Height: 8'**

DESCRIPTION	QTY
34. Apply plant-based anti-microbial agent to the floor - after hrs	166.40 SF

Living Room **Height: 8'**

DESCRIPTION	QTY
35. Apply plant-based anti-microbial agent to the floor - after hrs	185.25 SF

Basement **Height: 8'**

DESCRIPTION	QTY
36. Tear out wet non-salv. cpt, cut/bag-Cat 3 wtr - after hrs	364.88 SF
37. Tear out wet carpet pad, cut/bag - Cat 3 wtr - after hours	364.88 SF
38. Clean part of the floor with pressure steam	547.31 SF
Floors @ 60%	
39. Clean part of the walls with pressure steam	390.40 SF
Walls at 40%	
40. Water extraction from hard surface floor - Cat 3 water	912.19 SF
41. Water Extraction & Remediation Technician - per hour	12.00 HR
42. Content Manipulation charge - per hour	12.00 HR
43. Apply plant-based anti-microbial agent to the floor	912.19 SF

Labor Minimums Applied

DESCRIPTION	QTY
44. Floor cleaning labor minimum	1.00 EA

Communication: Wib (Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup)

CONTINUED - Labor Minimums Applied

DESCRIPTION	QTY
45. Plumbing labor minimum	1.00 EA

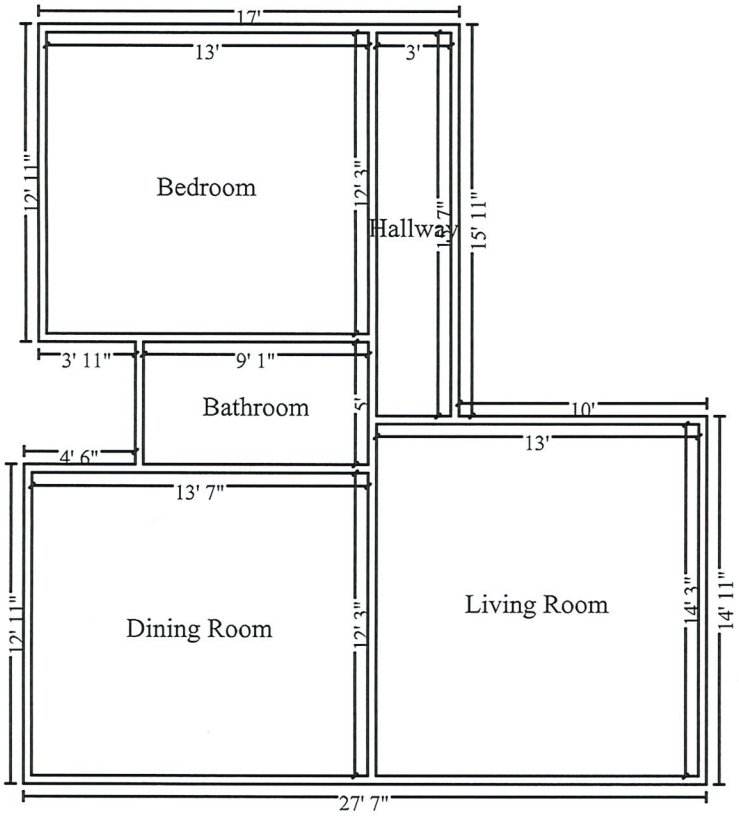
Grand Total $13,165.72

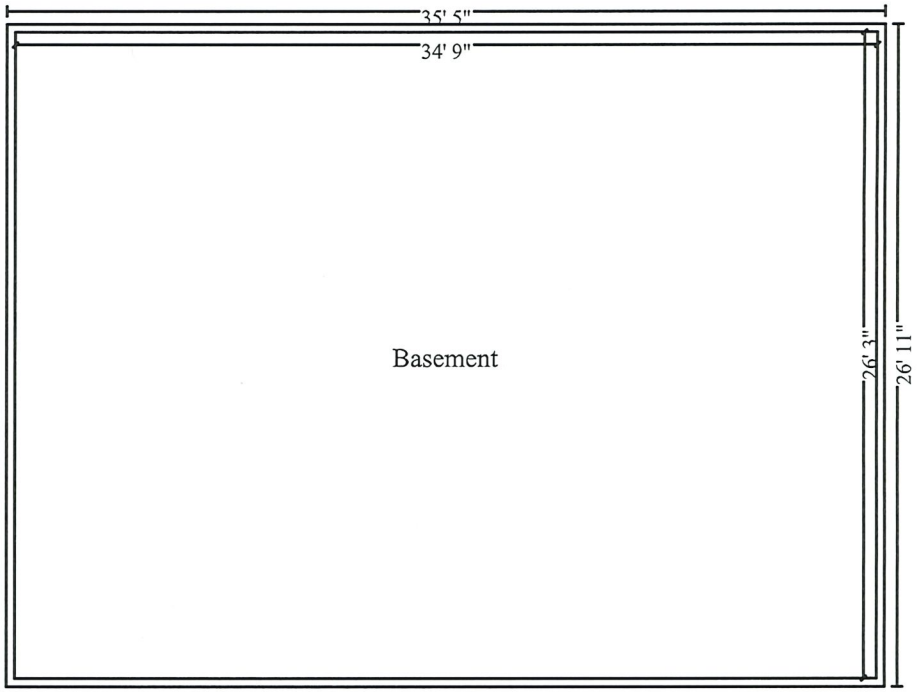
Grand Total Areas:

2,752.00	SF Walls	1,515.25	SF Ceiling	4,267.25	SF Walls and Ceiling
1,515.25	SF Floor	168.36	SY Flooring	344.00	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	344.00	LF Ceil. Perimeter
1,515.25	Floor Area	1,614.58	Total Area	2,752.00	Interior Wall Area
2,244.00	Exterior Wall Area	249.33	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		

Thank you for allowing us the opportunity to earn your business.

Communication: Wib (Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup)





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Main Level

Communication: Wib (Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup)

FARMERS INSURANCE

Toll Free: (800) 435-7764
Email: myclaim@farmersinsurance.com
Please include your claim # on any correspondence
National Document Center
PO. Box 268994
Oklahoma City, OK 73126-8994
www.farmers.com/claimstatus

February 6, 2024

MAREA GUILLERMO
5 ADAMSON ST
MOUNT VERNON OH 43050-4603

RE:	Insured:	Marea Guillermo
	Claim Number:	5027910155-1-2
	Policy Number:	0788023933
	Loss Date:	01/26/2024
	Location of Loss:	5 Adamson St, Mount Vernon, OH
	Subject:	Settlement Notice

Dear Marea Guillermo:

Thank you for being a valued customer. We'll issue your claim payment(s) through the method you select to receive your funds.

You reported property damaged by water from sewer or drain. Based on the information and support provided, we will issue the $5,000.00 limit for sewer back up and drains.

Further claim related information can be found on the included Additional Information page.

The amount of your loss that exceeded the limit was enough to cover the entire deductible amount.

We've completed the adjustment of your loss and we are closing your claim. Closing your claim does not affect processing payments for recoverable depreciation, or outstanding payment for any other covered part of the claim that has already been accepted and adjusted. Closing your claim does not prevent you from providing us with additional information, including supplemental claims and requests for recoverable depreciation, within the time limits stated in your policy. We will inform you in writing if any such additional information results in reopening your claim.

If you have any questions, please contact me. You can also manage and check on the status of your claim by logging into your www.farmers.com account.

Thank you.

9CDF8F3D3

Communication: Wib (Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup)

Bradley Lawrence
Claim Adjuster
(913) 227-2665
Farmers Insurance Exchange

Email communications are preferred and should be sent to myclaim@farmersinsurance.com. If hard copies of communications are required, they should be sent to our National Document Center at P.O. Box 268994, Oklahoma City, OK 73126-8994.

Payment Reference Number(s): 1638364226

Communication: Wib (Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup)

Additional Information

Legal Notice(s):
We reserve all rights and defenses under the policy and law and no activity on our part should be construed as a waiver. Even though only parts of the policy may be mentioned or quoted in this letter, additional portions if found to be relevant will be applied.

Please note there are time limits set forth in the Conditions ("Lawsuits Against Us" or "Legal Action Against Us" or "Suit Against Us") section of the policy which, depending on your state, may affect the time within which you may pursue your claim. This period may have been extended by statute or case law.

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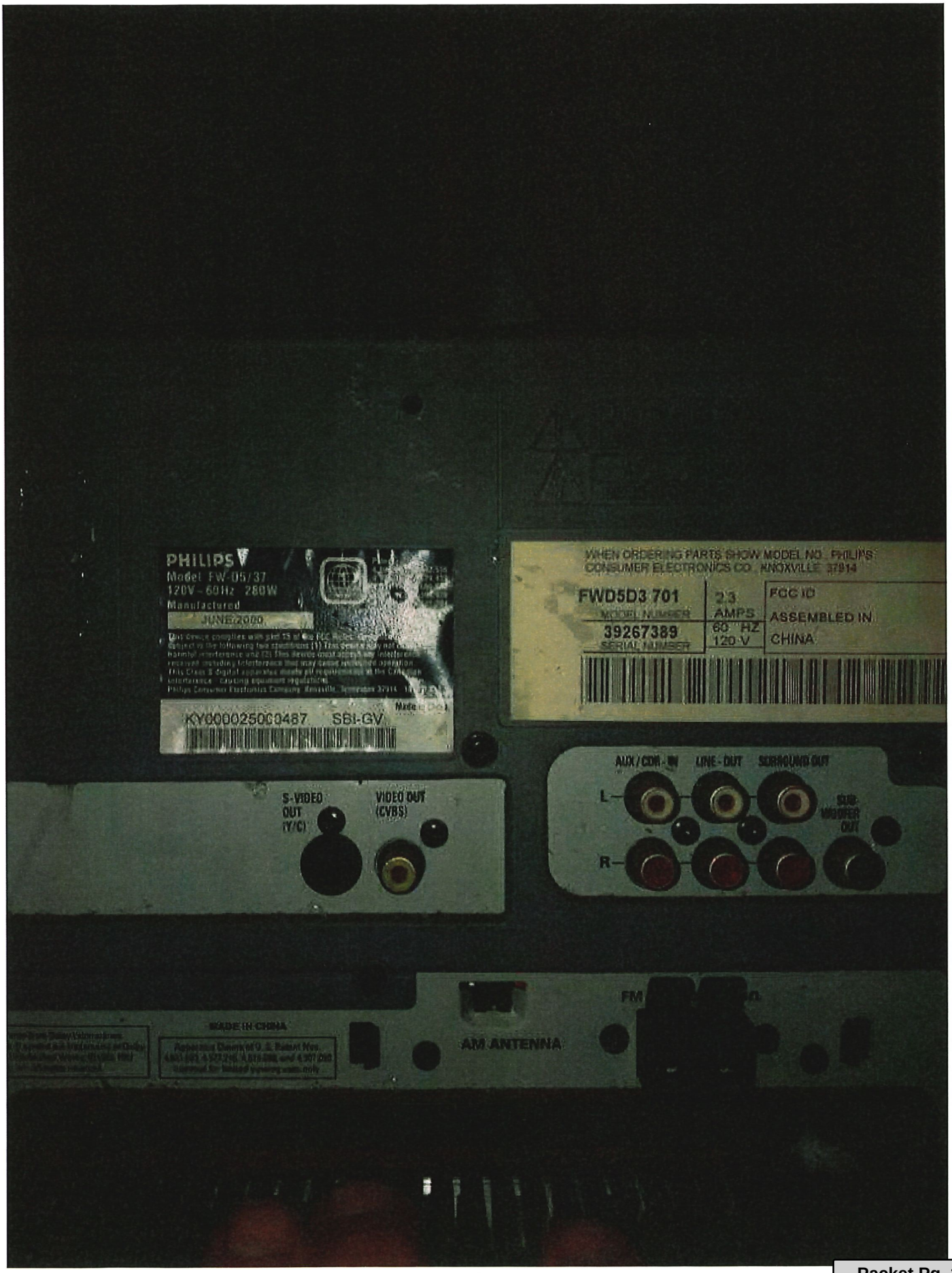

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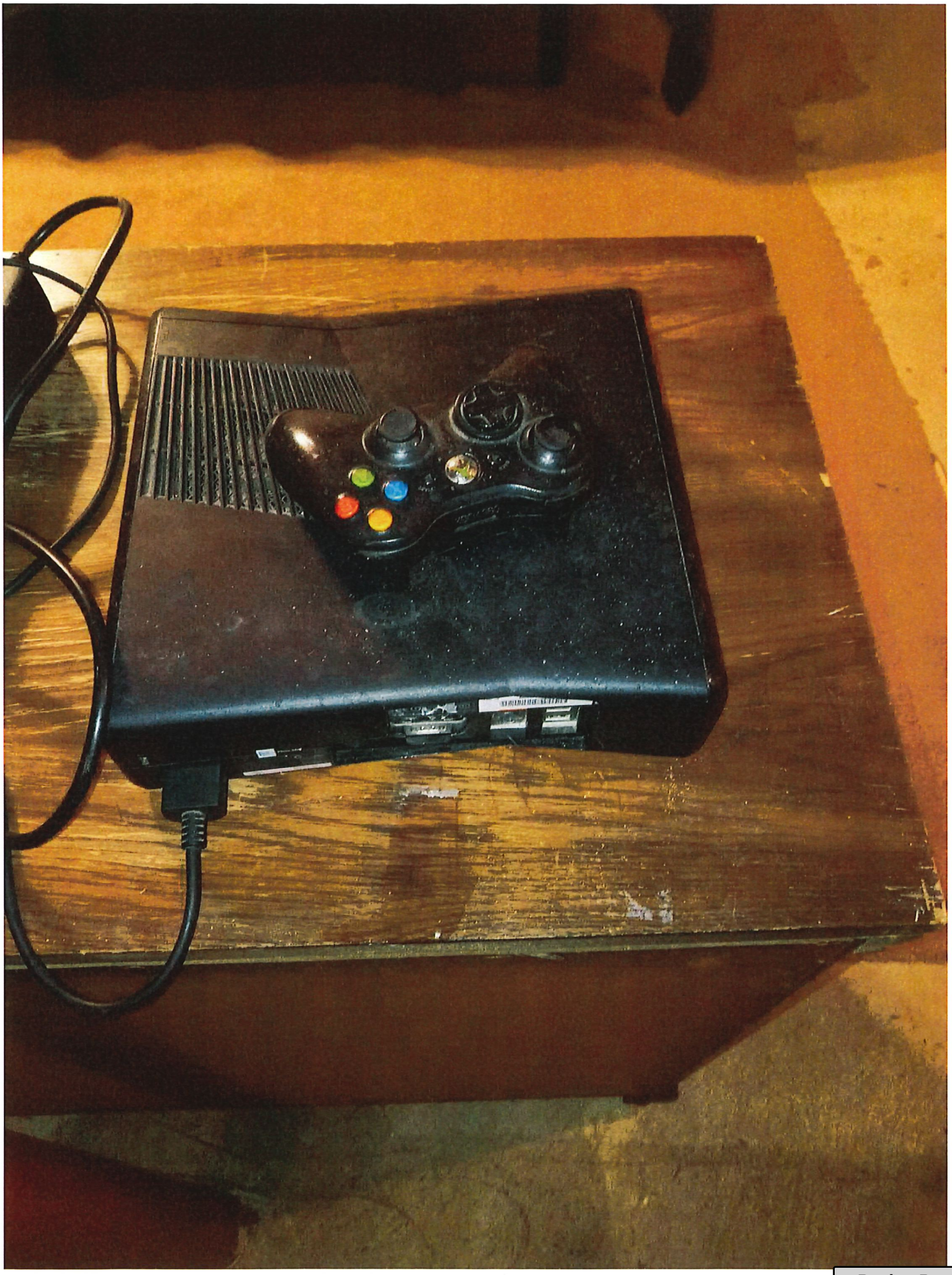

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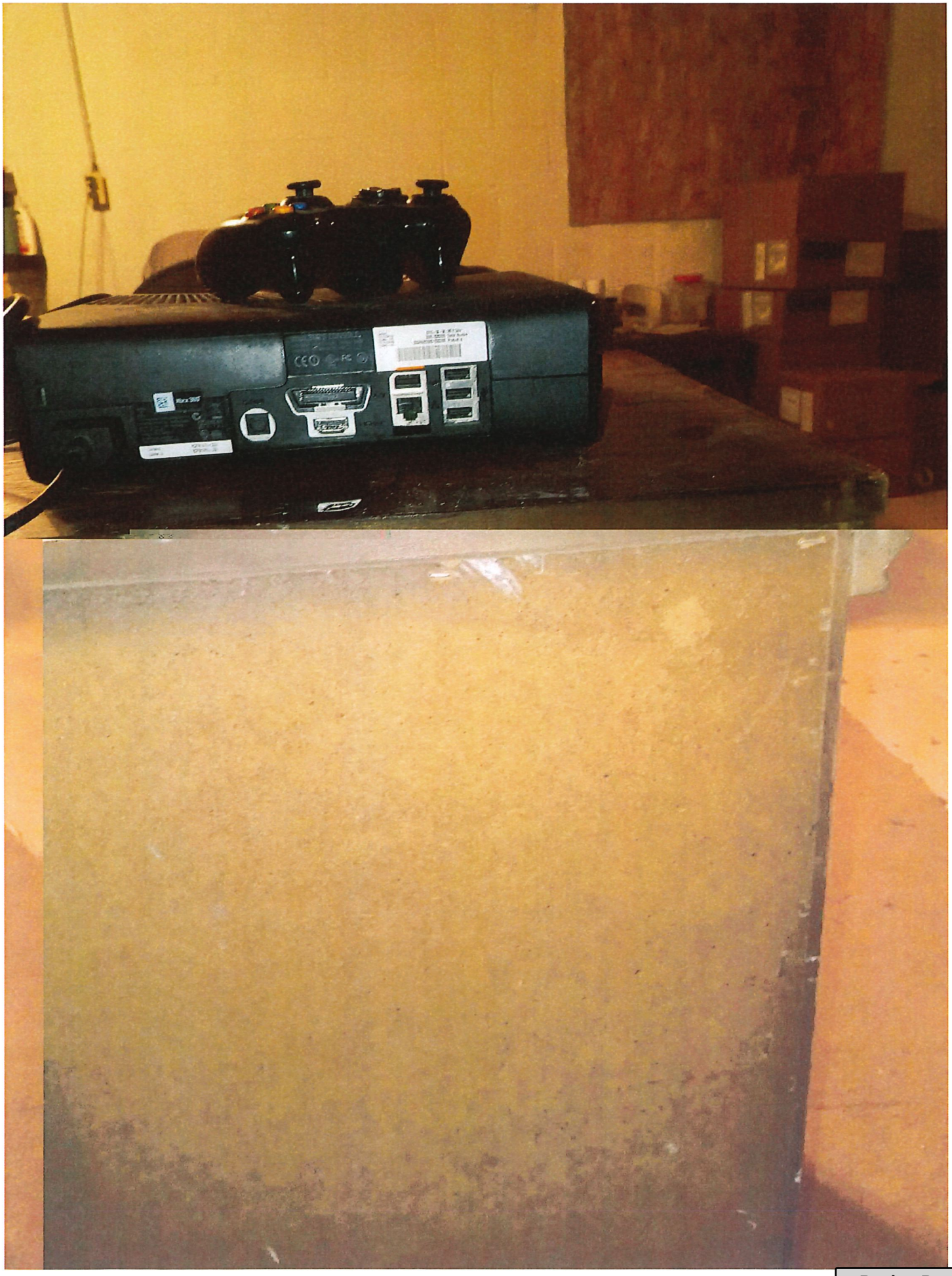

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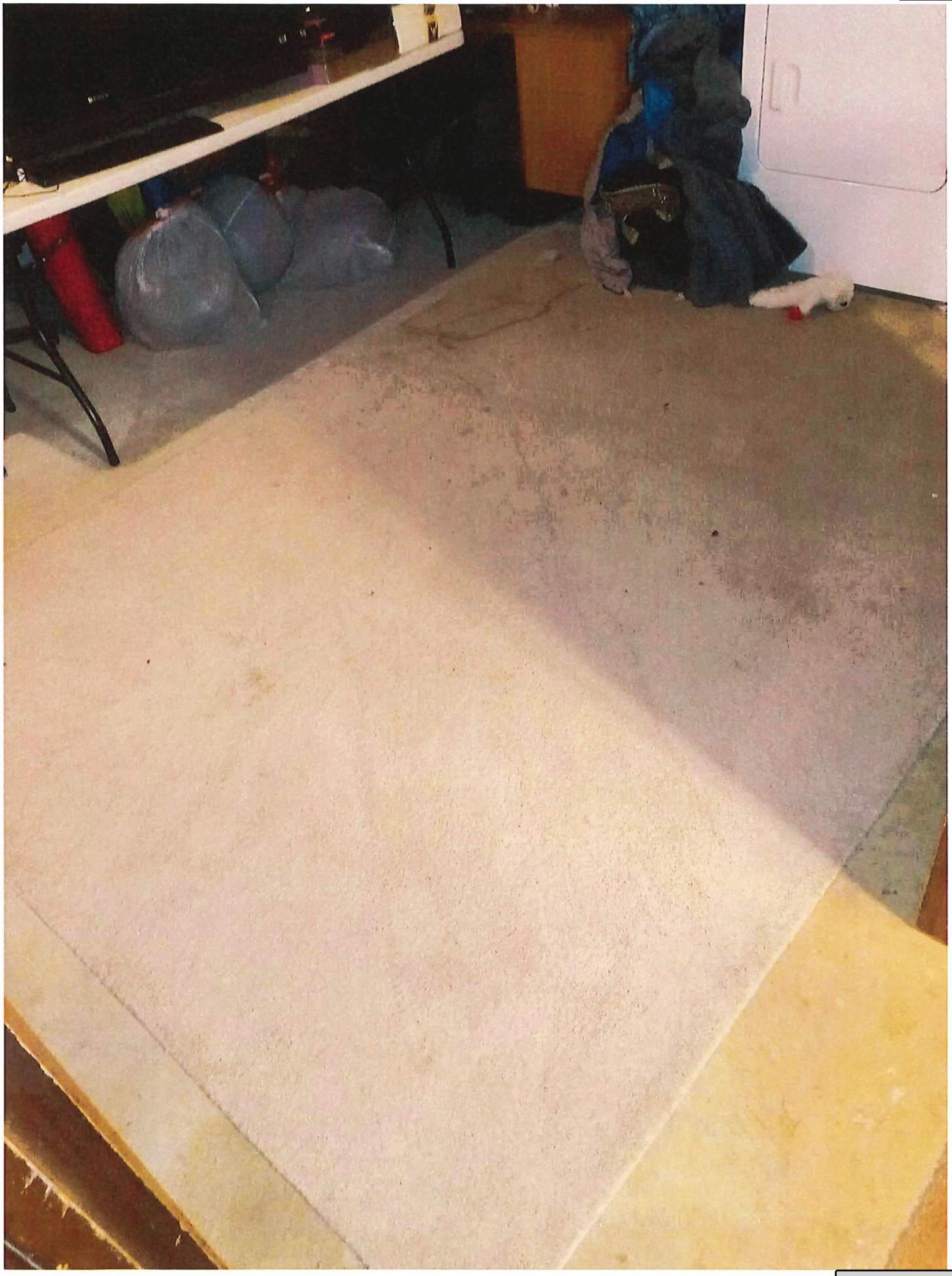

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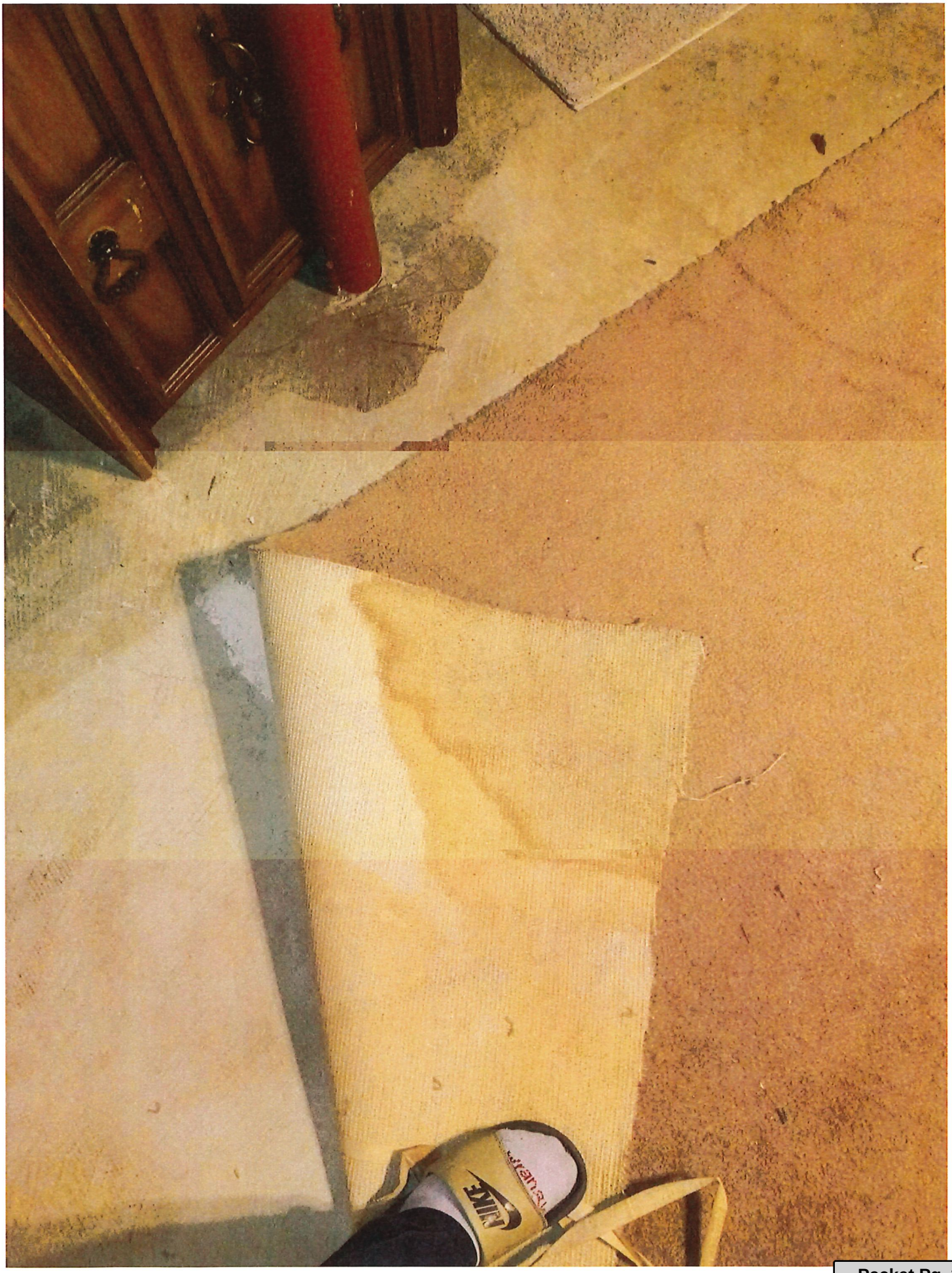

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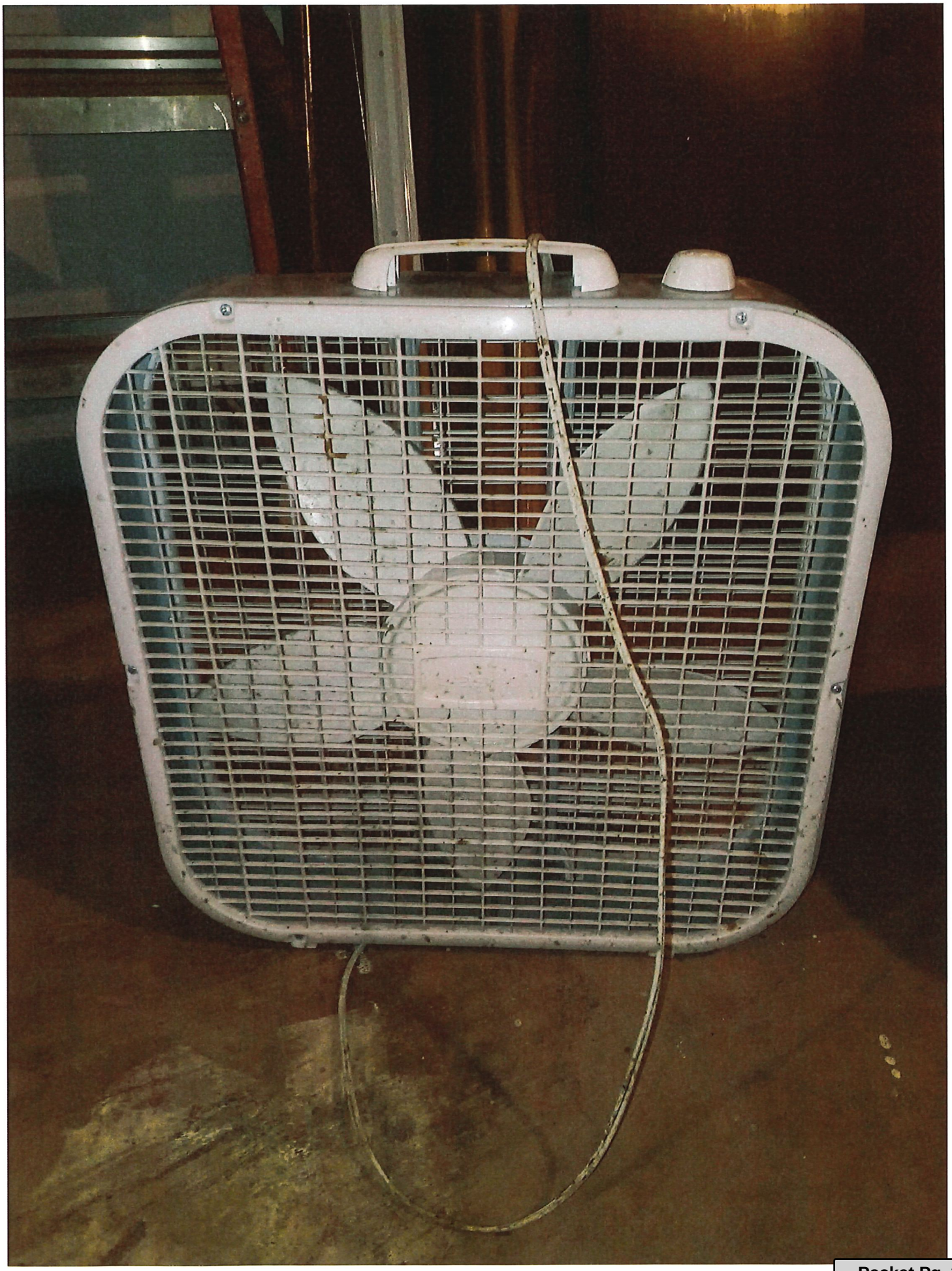

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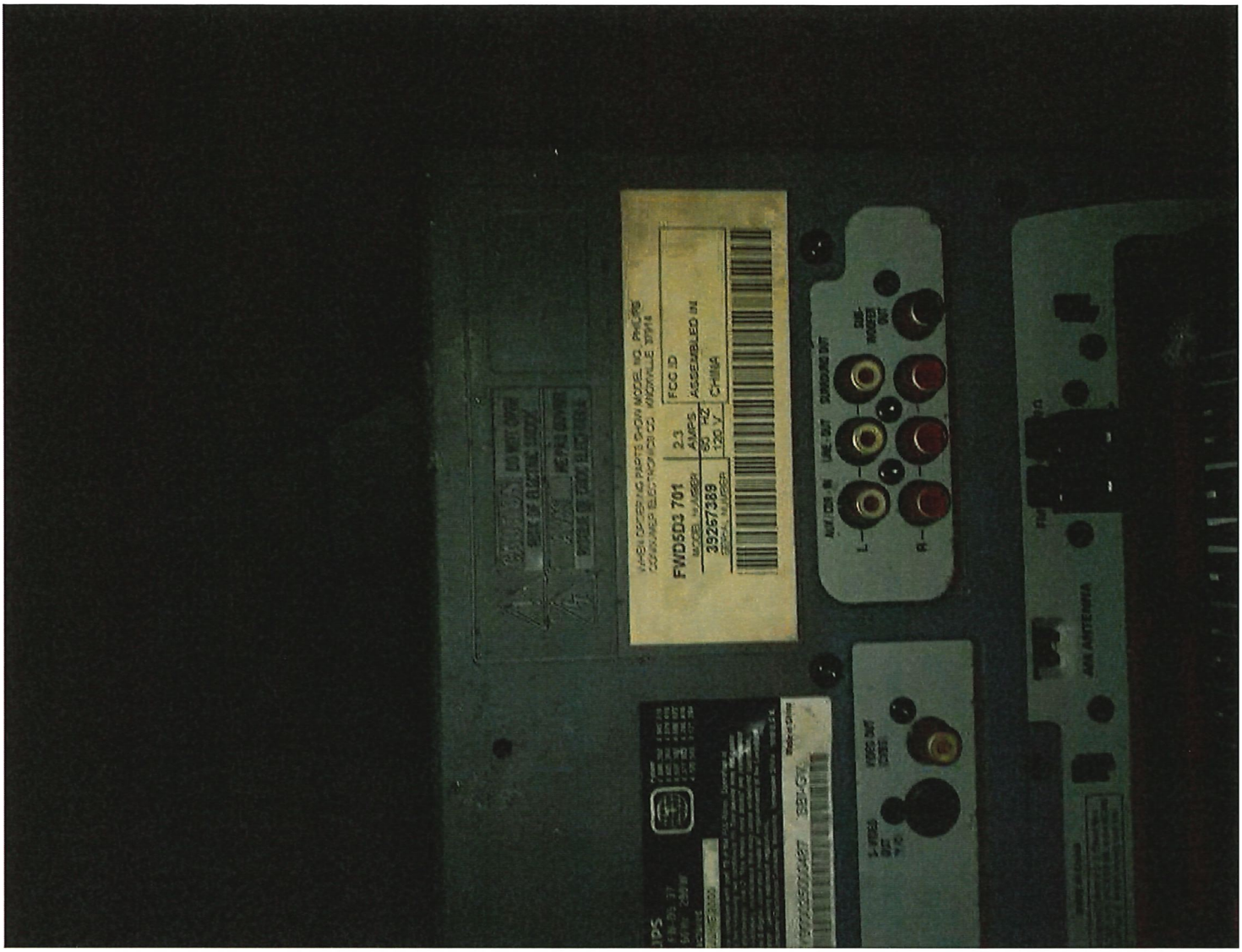

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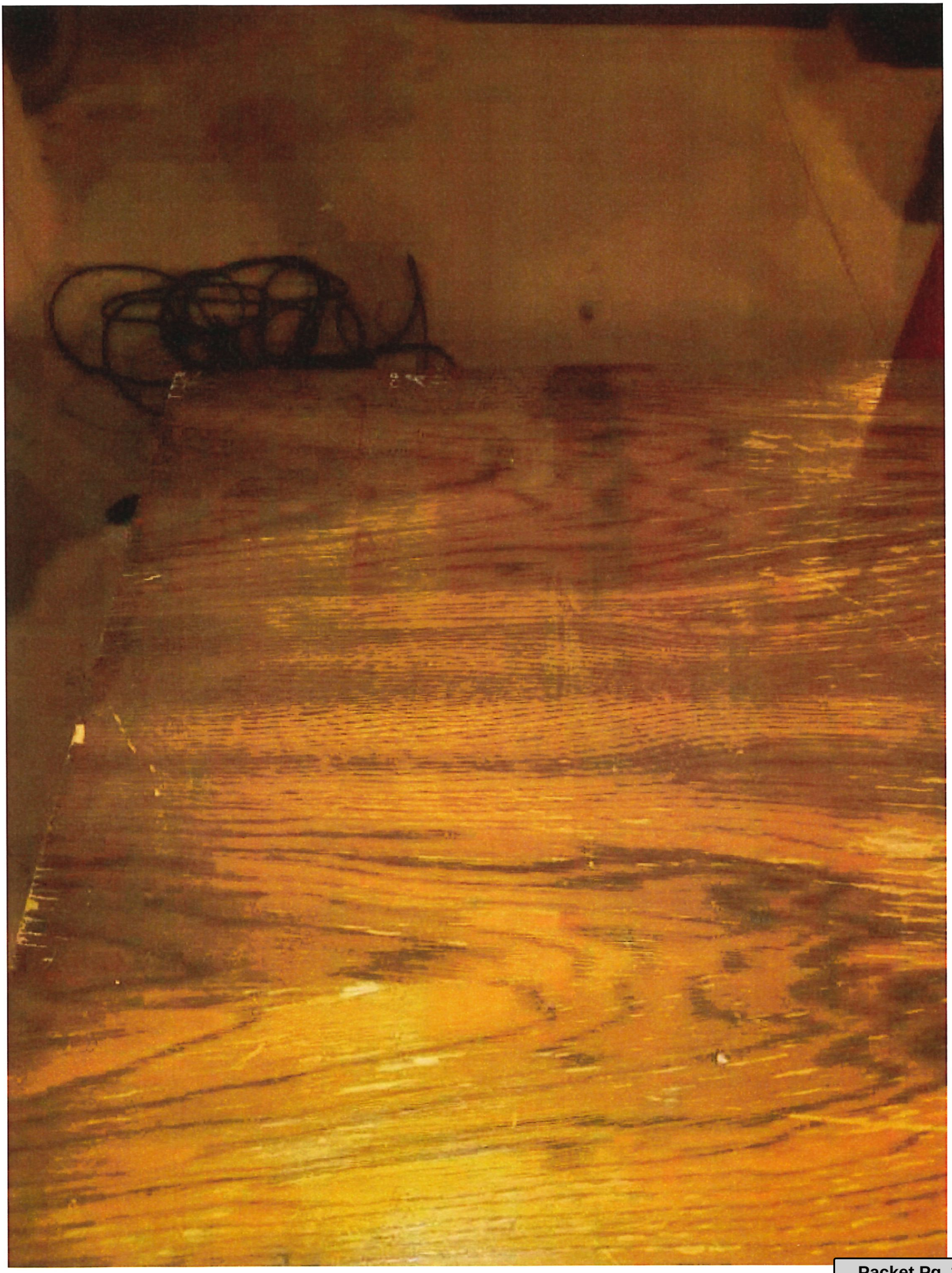

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DOLLAR GENERAL STORE #11029
60 PARROT ST,
MOUNT VERNON, OH 43050
(740) 263-4816
SALE TRANSACTION

S LYSOL SPRAY BREEZ 19200808330	$6.25
S LYSOL SPRAY BREEZ 19200808330	$6.25
S LYSOL SPRAY BREEZ 19200808330	$6.25
S LYSOL SPRAY BREEZ 19200808330	$6.25
S MR CLEAN REUSE LT 11171231292	$5.00
S CLOROX BLCH SPLSH 44600323473	$5.50
S CLOROX BLCH SPLSH 44600323473	$5.50
S PINE SOL PINE 100 41294402293	$9.00
S PINE SOL PINE 100 41294402293	$9.00
S MR CLEAN TWIST MO 11171560880	$12.00
S MR CLEAN TWIST MO 11171560880	$12.00
Tax: $83.00 @ 7.25%	$6.02
Balance to pay	$89.02
Visa Debit	$89.02

VID **********8089
Type: CONTACTLESS Auth Code: A93107
MID: *******27013 TID: ****6000
TOTAL PURCHASE $89.02

Save Time. Save Money.
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STORE	TILL	TRANS.	DATE
11029	1	93631	01-26-24 6:08 PM

Your cashier was: CHARLES

99902110290010936314

Give us feedback @ survey.walmart.com
Thank you! ID #:7TKGNWR8J1T

Walmart

WM Supercenter
740-392-3800 Mgr. MARYANN
1575 COSHOCTON AVE
MOUNT VERNON OH 43050
ST# 02149 OP# 009030 TE# 30 TR# 04743

ITEMS SOLD 1
TC# 9635 5754 1790 7175 1523

MS SC HK SET 848405083420	16.97 X
SUBTOTAL	16.97
TAX1 7.2500 %	1.23
TOTAL	18.20
DEBIT TEND	18.20
CHANGE DUE	0.00

EFT DEBIT PAY FROM PRIMARY
18.20 TOTAL PURCHASE
US DEBIT- 8089 I 0 REF # 402700483659
NETWORK ID. 000E APPR. CODE 723379
AID A0000000980840
TC B0DBFFB256BA2402
TERMINAL # 21974891
*No Signature Required
01/26/24 21:21:59

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01/26/24 21:22:06

Communication: Wib (Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup)

Sears Garment Case $200.00
Leather
18 years old
water damage
NOT useable

Shower curtain Set $18.00
~~[illegible]~~ fecal matter/sewage on IT
NOT Useable
3 months old

Tv Stand $279.99
sewage & fecal matter all over
water damage

Dining room Table Appr. $1000.00
6' oval w/ 3 Leaves - 8 Chairs
Solid oak
2 years
fecal matter and water damage
Not useable

~~[illegible]~~ Lasko Box fan $20.00
~~3 Years old~~ 6 months old
water damage / sewage all over in it
Not useable

Recliner - Cat Nap $898.73
3 years
water damage
Not useable

Xbox 360 S console $350.00
S/N 2695 1903205
Model 1439
MFR - Microsoft
5 years old
~~[illegible]~~
sewage dripped onto it from
Ceiling Above, water sitting in
system

Philips Stereo System $1200.00
5 speaker w/ subwoofer surround sound
24 years old
Model # FWD5D3 701
S/N 39267389
Storage Container filled w/ sewage
water/sewage in system

Oak 9 drawer dresser $600.00
w/ matching 3 drawer night stand
water damage Top & Base
10 years old
Not useable

~~[illegible]~~ China Cabinet $300.
3 Shelf top - 2 Glass
1 Shelf Bottom w/ Doors
water damage top to Bottom
Not useable

Communication: Wib (Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup)

Bolmen Step Stool $11.00
11 Months old
Sewage all over / Discoloration of plastic

Plumber $200.00
Jan 25, 2024

Greenx LLC

AimGreen Restoration

Communication: Wib (Marea Guillermo,5 Adamson St, insurance claim denied for sewer backup)