

Woods of Glen Erin Sanitary Sewer Improvements: Design & Cost Update

Delaware County Regional Sewer District



Welcome and Introductions

Mike Frommer, County Administrator/DCRSD Executive Director

Tiffany Maag, DCRSD Director/Sanitary Engineer

Julie McGill, DCRSD Project Manager



Background

- ▶ August 2, 2018 - Letter to 54 owners
- ▶ August 23, 2018 - Public meeting with Delaware General Health District
- ▶ Survey results: 81% requested County prepare detailed plans and cost estimate
- ▶ December 2018 - Design contract executed

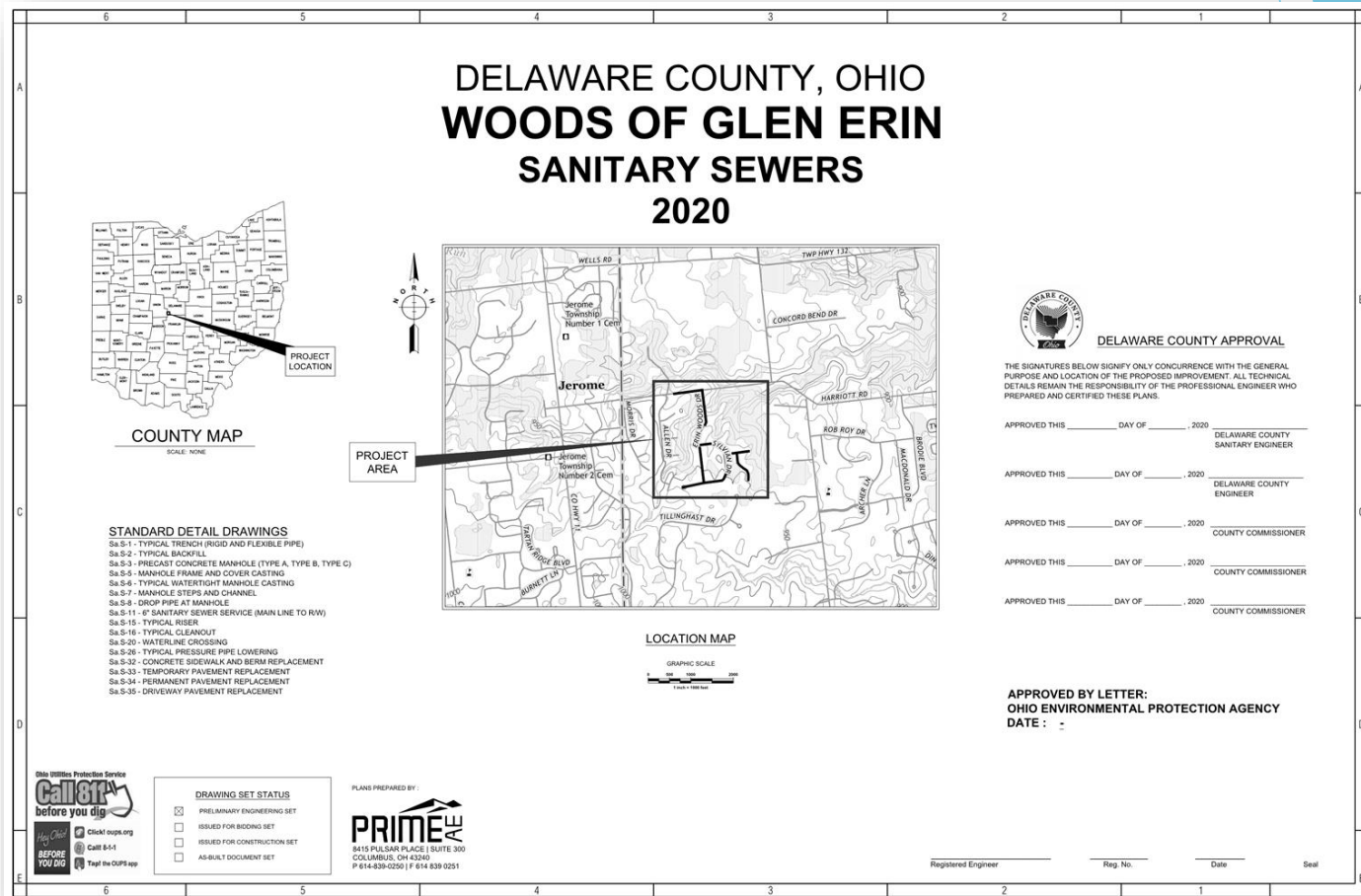
Meeting Purpose

- ▶ Present 90% design, revised cost estimate and tentative assessments
- ▶ Explain special assessment process
- ▶ Answer your questions
- ▶ Gather feedback
 - ▶ Design comments?
 - ▶ Should the County proceed with hearings?

Meeting Format

- ▶ 6:00 - 7:00 Presentation and group questions/comments
- ▶ 7:00 - 7:30 Open house and one-on-one questions/comments
- ▶ Comment form at sign-in table

90% Design Exhibit and Detailed Plans on view here and by appointment



Sewer Location Constraints

- ▶ Water and gas in 60' road right of way
- ▶ Other utilities, trees, entrance monuments in 15-25' utility easements
- ▶ Minimize pavement replacement, clearing and restoration



Sewer Depth Constraints

- ▶ 3 culvert crossings have only 18” vertical separation
- ▶ <3’ of cover above sewer at low point on Erin Woods Drive



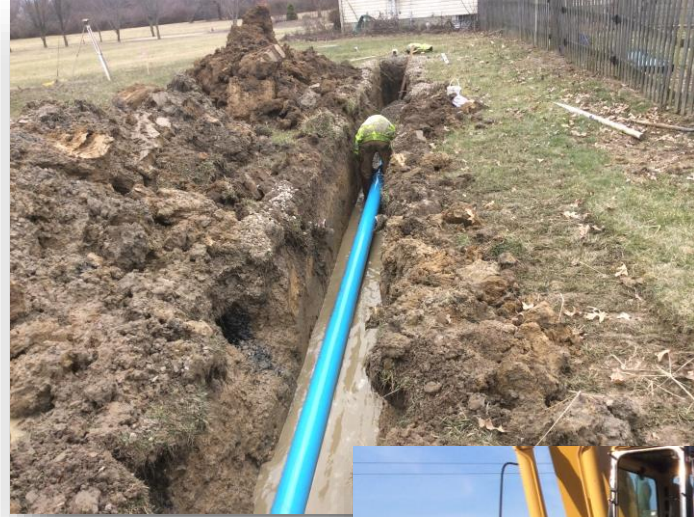
90% Design

- ▶ Sewer mostly in right of way outside of pavement
- ▶ 740 ft located in pavement due to depth and other conflicts
- ▶ On inside of curves to minimize length
- ▶ Some waterline relocations needed for 10' separation
- ▶ Service lines extended 15-25' through utility easement
- ▶ Finished floor service
 - ▶ by gravity: 50 homes
 - ▶ by grinder pump: 5 homes



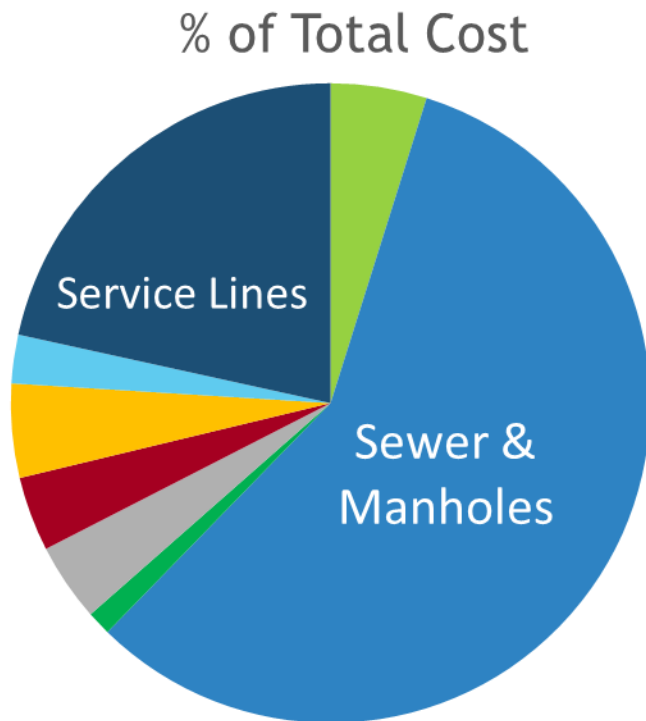
Construction and Restoration

- ▶ 9 months (estimate)
- ▶ DCRSD construction inspector on site
- ▶ Trees, landscaping, lawns will be replaced/restored to original condition
- ▶ Driveways will be repaired with same kind of material (asphalt, concrete, brick)



Cost Estimate

▶ Total Estimated Construction Cost = \$1,760,000



■ Clearing & Restoration

■ Sewer & Manholes

■ Erosion & Sediment Control

■ Streets

■ Driveways

■ Other

■ Storm Sewer

■ Service Lines

Estimate is conservative. Bids above 110% of Engineer's Estimate must be rejected

Option 1: End service lines at right of way -\$100,000

Option 2: Remove trees and install sewer in utility easements -\$200,000

Tentative Assessment Calculation

- ▶ ORC does not specify a methodology, only that it must be apportioned according to the benefit received
- ▶ All parcels with frontage on the right-of-way or easement where the sewer is installed benefit by having access and are in the assessment district
- ▶ DCRSD assigned assessment factor to each parcel based on the distance from foundation to right of way
 - ▶ 0 - 200' = 1.0
 - ▶ 200 - 400' = 0.9
 - ▶ 400 - 600' = 0.8
 - ▶ >600' = 0.7
- ▶ $\text{Parcel Assessment Factor} / \text{Total Assessment Factors} = \% \text{Share}$
- ▶ $\text{Parcel Assessment} = \% \text{Share} \times \text{Total Construction Cost}$

Tentative Assessment Calculation

Distance (ft)	No. of Parcels	Parcel Assessment Factor	Total of Assessment Factors	%Share of Total Cost	Tentative Assessment
0 - 200'	49	1.0	54.1	1.85%	\$32,532
200 - 400'	4	0.9	54.1	1.66%	\$29,279
400 - 600'	1	0.8	54.1	1.48%	\$26,026
>600'	1	0.7	54.1	1.29%	\$22,773

Financial Assistance for Assessment and Tap Fee

- ▶ Owners are required to pay the assessment when construction is complete
- ▶ Owners pay tap fee when they are ready to connect
 - ▶ NEW 50% tap fee for existing home with septic system = \$4,050
- ▶ Cash payment OR pro-rated 20 years
- ▶ Pro-rated assessment and/or tap fee
 - ▶ Collected bi-annually with property taxes
 - ▶ Financed at County's current bond rate (3.67%)
 - ▶ Transfers to new owner if home is sold

Estimated Homeowner Costs

- ▶ Tentative Assessment = \$32,532 (\$1,155 biannually for 20 years)
- ▶ Tap fee = \$4,050 (\$144 biannually for 20 years)
- ▶ Private service line extension to home + any interior plumbing modifications needed = Varies with length & access (\$2,000+)
- ▶ HSTS abandonment = Varies (typ. \$1,000)
- ▶ TOTAL (rounded) = \$39,582+
- ▶ Quarterly sewer bill = \$105 per quarter (2020)

Special Assessment Process (ORC 6117.06)

1. Nov 7, 2019 Resolution ordering plans & tentative assessments
2. Commissioners approve 100% plans, specs, & tentative assessments & set hearing date
3. Public hearing to be scheduled Mon or Thurs @ 10:00 am after regular Commissioner's Session
 - ▶ Notice in newspaper 2x AND by certified mail to the property owners
 - ▶ Endorse or object in person
 - ▶ Written endorsements, objections, requests for deferment (e.g., undeveloped lots) accepted for 5 days
4. Commissioners adopt resolution ratifying plans and tentative assessment and set date for Improvement Resolution
 - ▶ Clerk mails notices to all persons who filed objections, requiring notice of intent to appeal before Improvement Resolution is adopted
5. Board meets to consider and adopt Improvement Resolution
 - ▶ If no appeals are filed after 10 days, improvement may proceed

Timeline

- ▶ **Owner feedback by Dec 6th - 2 weeks**
 - ▶ 100% plans and specs - 6 weeks
 - ▶ Special Assessment Process - 2 months
 - ▶ Bidding & Award - 3 months
 - ▶ Begin Construction - 2 months
 - ▶ Construction Complete - 9 months
 - ▶ Final Assessment Notices sent following construction
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- ▶ = 18+ months to complete

Questions and Comments

Submit written comments at sign-in table or email
jmcgill@co.delaware.oh.us by Dec 6, 2019

