

Woods of Glen Erin Potential HSTS Elimination and Sanitary Sewer Project

Delaware County Regional Sewer District

Delaware General Health District



Welcome and Introductions

Mike Frommer, County Administrator/DCRSD Executive Director

Tiffany Maag, DCRSD Director/Sanitary Engineer



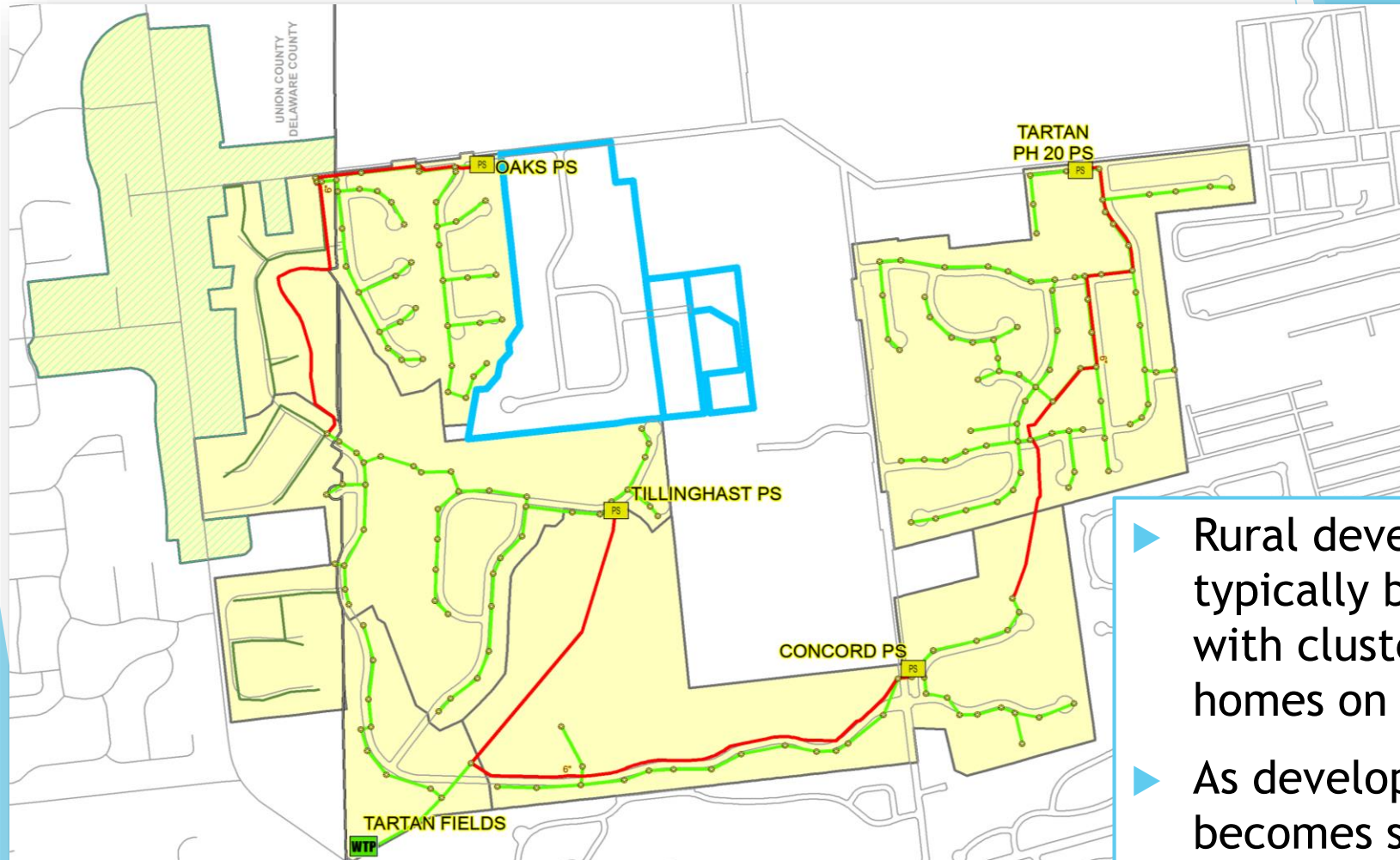
Meeting Purpose and Agenda

- ▶ Concerns with Household Sewage Treatment Systems (HSTS) - current & future
- ▶ Introduce DCRSD and sewer extension process
- ▶ Explain our evaluation
- ▶ Explain homeowner costs & financial assistance
- ▶ Discuss benefits & cost comparison
- ▶ Answer your questions
- ▶ Gather input

Format and Discussion Guidelines

- ▶ Presentation and group questions/answers (6:00 - 7:00)
- ▶ Open house and one-on-one discussion (7:00 - 8:00)
- ▶ Guidelines
 - ▶ Raise hands for questions and comments
 - ▶ Respect each other's time and ideas

Concerns with HSTS - current & future



- ▶ Rural development typically begins with clusters of homes on HSTS
- ▶ As development becomes suburban, centralized sewers are constructed

Concerns with HSTS - current & future

- ▶ Useful life of HSTS is 20-30 years depending on maintenance
- ▶ Some can be repaired, others require installation of a new system if space is available
- ▶ New HSTS can cost \$20k - \$28k depending on the soil conditions and available space
- ▶ If a large portion of the HSTS are failing, Ohio EPA can mandate connection to centralized sewers
- ▶ A couple HSTS have started to fail in the subdivision; this trend will continue

Delaware County Regional Sewer District (DCRSD)

- ▶ Development-Driven System
- ▶ Serve >60% of the Delaware County population
- ▶ 100% funded by users
 - ▶ Capacity/Tap fees \$8,100
 - ▶ Quarterly user fees (Top 10% in Affordability)
- ▶ Work proactively with residents to provide centralized sewers and eliminate HSTS before Ohio EPA mandates action
- ▶ Assessment of project costs collected bi-annually with property taxes over 20 years is a common approach



Ohio Revised Code Chapter 6117.06 contains special assessment process

- ▶ Board of County Commissioners can proceed with project to preserve and protect public health/welfare
 - ▶ Notice of public hearing to all owners
 - ▶ Opportunity to object or endorse
 - ▶ Owners have appeal rights
- ▶ Your response will determine whether we move forward with this formal process

Sanitary Sewer Evaluation, Costs and Benefits

Julie McGill, DCRSD Staff Engineer

Steve Burke, DGHD Environmental Health Director

Dustin Kent, DGHD Program Manager, Residential Services Unit



Woods of Glen Erin Study Area

- ▶ 53 homes
- ▶ Built 1987 - 2016
- ▶ Some HSTS over 30 years old
- ▶ Sewer not feasible until 2005 Oaks Pump Station
- ▶ Treatment at Tartan Fields Water Reclamation Facility on Manley Rd.



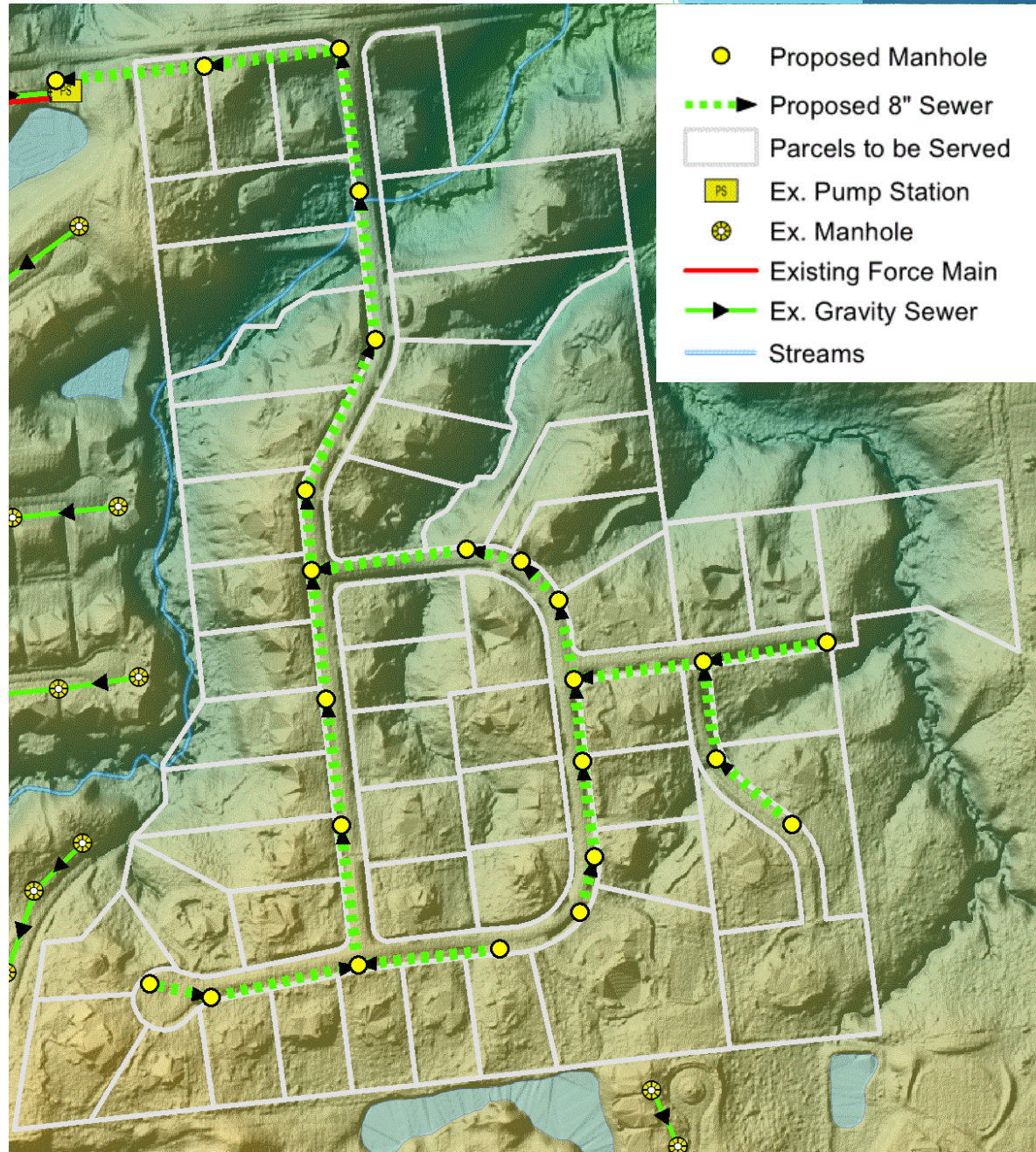
Sewer Design Constraints

- ▶ Stay within existing 60' right of way and 15'-25' utility easements
- ▶ Avoid existing utilities
 - ▶ water, gas, electric, telecommunications
- ▶ Stay outside 20' pavement, where possible
- ▶ Sufficient depth for 1st floor gravity service, if possible



Preliminary Sewer Layout

- ▶ 6,100 LF 8" sewer
- ▶ 24 manholes
- ▶ 350 SY pavement
- ▶ 53 wyes
- ▶ Total Capital Cost: \$990,000
- ▶ Sewer construction after the subdivision is developed is much more costly
- ▶ Construction costs have increased significantly over the last 10 years



Estimated Homeowner Costs

- ▶ Capital (Estimated) = \$18,700 (can be pro-rated 20 years)
- ▶ Tap fee = ~~\$8,100~~ \$4,050 (1-year 50% off, pro-rated)
- ▶ Private service line from home to wye + any interior plumbing modifications needed to connect = Varies with length & access (\$2,000+)
- ▶ HSTS abandonment = Varies (typ. \$1,000) + ~~\$70 permit~~
- ▶ TOTAL (rounded) = \$26,000+
- ▶ Proposed Bi-Annual Assessment of capital cost and tap fee = \$808 (2x per year, 20 years)
- ▶ Quarterly sewer bill = \$105 per quarter (2020)

Homeowner Responsibilities

- ▶ Owners are required to pay the assessment (either cash payment or pro-rated) because the property receives the benefit of having a sewer main available
- ▶ When you are ready to connect:
 - ▶ Tap fee paid or pro-rated (50% off for 1-year)
 - ▶ Hire an approved sewer tapper to complete the connection from home to sanitary sewer (DCRSD will inspect)
 - ▶ Hire contractor to decommission the septic tank (DGHD will inspect)
 - ▶ May require two separate contractors

Financial Assistance

- ▶ 20-Year pro-ration of capital costs and tap fee collected bi-annually with property taxes
 - ▶ = \$808, 2x per year, 20 years (typically 10 years)
 - ▶ Financed at County's current bond rate (3.67%)
 - ▶ Pro-rated amount cannot be paid off early; transfers to new owner if home is sold
- ▶ \$4,050 savings on tap fee for 1 year
- ▶ DCRSD responsible for any pump station upgrades & administration
- ▶ CDBG funding for qualifying owners
 - ▶ Income criteria: at or below 80% of MHI (example: \$61,100 for family of 4)
 - ▶ Assist with private service line/interior plumbing costs

Timeline

- ▶ Design - 8 months
 - ▶ Notices, Public Hearing and Objections/Endorsements - 2 months
 - ▶ County Commissioners adopt resolution - 1 month
 - ▶ Advertise for Bids - 1 month
 - ▶ Bid opening - 2 months
 - ▶ Begin Construction - 2 months
 - ▶ Construction Complete - 9 months
 - ▶ Final Assessment Notices sent following construction
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- ▶ = 25+ months to complete

Delaware General Health District (DGHD)

- ▶ Mission: Promote, protect and improve the health of the community
- ▶ DGHD serves Delaware County (except Westerville, Columbus, and Dublin), Delaware City and Powell
- ▶ DGHD is responsible for inspection and permitting of household sewage treatment systems (HSTS)
 - ▶ Inspect potential new parcels to ensure area is available for HSTS
 - ▶ Review designs and inspect installations for new HSTS
 - ▶ Provides operational permits for the continued use of HSTS

HSTS Permitting and Maintenance

- ▶ Repair and replacement HSTS permits
 - ▶ Soil characteristics?
 - ▶ Space to replace or repair?
 - ▶ Design?
 - ▶ Construction
 - ▶ Putting your yard back together!



Operation & Maintenance (O&M) Program

- ▶ ALL HSTS will be put into an O&M program per Ohio Administrative Code 3701-29-19
- ▶ Timeline was decided by local stakeholder group in 2015
- ▶ Being in the O&M program means:
 - ▶ You must submit annual inspection reports by a registered O&M provider
 - ▶ You must make repairs and/or update your HSTS as needed
- ▶ Homeowner cost to have a contract with an O&M provider varies depending on type of system (\$200-500 per year)

Do I have to connect?

- ▶ DGHD will require residents to connect when:
 - ▶ HSTS is inoperable or malfunctioning and a public sewer system is accessible within 200 feet of the structure
 - ▶ An application for a permit to install a new HSTS is submitted and a public sewer system is accessible within 200 feet of the structure

Benefits of Connecting to Sewer

- ▶ Cleaner waterways and reduced public health risks
- ▶ Eliminates damp yard, odor and seepage from HSTS
- ▶ Better wet weather performance
- ▶ Property is marketable to a wider population, which can increase value
- ▶ Eliminates HSTS limitations for additions, pools, patios, etc.
- ▶ Avoid costs of replacing or updating HSTS to meet current standards
- ▶ Opportunity to invest in a permanent solution instead of repairing/replacing a temporary system

Cost Comparison

► Installation

Sanitary Sewer Installation		Home Sewage Treatment Installation	
Special Assessment of Capital Cost (Estimated)	\$18,700	Soil Evaluation (Approximate)	\$350
Tap Fee (1-year 50% off)	\$8,100 \$4,050	Design Plan	\$500-\$2000
Private Service Line and interior plumbing modifications	Varies (average \$2,000+)	Installation Costs (factors include bedroom count, soil type, available area)	\$18,000-\$25,000
HSTS abandonment	Varies (average \$1,000)	Permits and fees	\$959
TOTAL	\$26,000	TOTAL	\$19,800-\$28,300

Cost Comparison

► Maintenance

Sanitary Sewer Maintenance		Home Sewage Treatment Maintenance	
Quarterly user fee	\$105	Electric consumption	Varies
		Pumping (Approximate)	\$400/5years
		Operation and Maintenance Contract	\$200-\$500/year
		Replacement parts	Varies
TOTAL	\$420 per year consistent payment	TOTAL	\$80-\$580+/year Varies each year

Next Steps - We want your input!

- ▶ Questions and discussion tonight
- ▶ If you want the County to proceed with a detailed design and tentative assessment, return the “Request for Local Sewers by Special Assessment” form to DCRSD by September 12, 2018
 - ▶ Info and form will be mailed to all owners that could not attend
 - ▶ Results will be shared in a letter mailed to all owners approximately one week later
- ▶ If the County proceeds, Notice and Public Hearing Summer 2019

Questions and Discussion



Thank You!

