

Springbrook Estates Sewer Improvement Area
Informational Meeting
Presented By
Allen County Sanitary Engineering Department
August 28, 2013

Overview Of Tonight's Meeting

1. *Project Introduction and Meeting Objective*
2. *History of the Project*
3. *Proposed Sanitary Sewer Layout*
4. *Procedural Options for Completion and Financing the Project*
5. *Cost to Property Owners*
6. *Tentative Project Schedules*
7. *Questions*

Project Introduction and Meeting Objective

A public sanitary sewer project is proposed for the Springbrook Estates Sewer Improvement Area. The project is being initiated due to the following:

- 1) An existing health and water pollution hazard as documented by our department and the Allen County Health Department.**
- 2) Resident complaints.**
- 3) Failing on-lot systems.**

This meeting will provide information for completion of a sanitary sewer project serving approximately 84 property owners located within Springbrook Estates, Northwest Street, SR 65 and SR 115 areas.

The meeting will also allow for a question and answer period following the presentation.

Project History

- October 6, 2011** Sampling and testing of ditches and catch basins were completed by the Allen County Health Department and Allen County Sanitary Engineering Department.
- May 15, 2012** Sampling and testing of ditches and catch basins were completed by the Allen County Health Department and Allen County Sanitary Engineering Department.
- July 13, 2012** The Allen County Health Department recommended the installation of public sanitary sewer improvement to eliminate an existing health and water pollution hazard.
- August 28, 2013** Conduct public Informational Meeting.

Project History – Sampling Locations

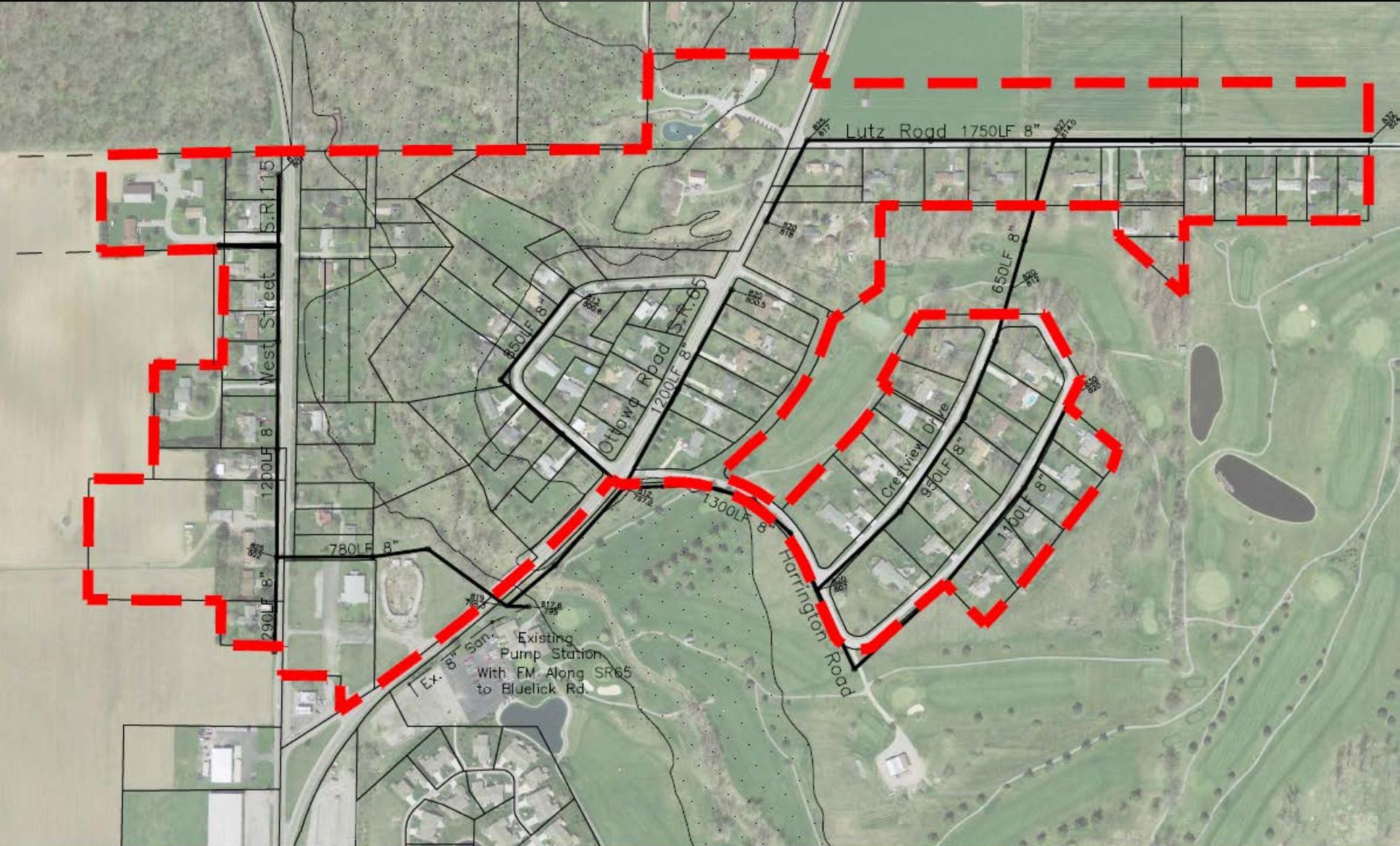


Project History – Sampling Test Results

SAMPLING RESULTS					
October 6, 2011					
Sample No.	Location Description	TSS-18mg/l	CBOD-15mg/l	Fecal-2000/100 ml	Ammonia-1.5mg/l
1	Lutz Road	338	4.0	TNTC	17.1
2	Golf Course Creek	9	4.0	1550	1.84
3	Crestview Drive	7	4.7	2050	4.46
4	Springbrook Drive	264	6.3	92	.29
5	Gracely Drive	16	76	TNTC	17.7
6	N. West Street	9	4.3	328	3.35

SAMPLING RESULTS					
May 15, 2012					
Sample No.	Location Description	TSS-18mg/l	CBOD-15mg/l	Fecal-2000/100 ml	Ammonia-1.5mg/l
7	Lutz Road	1020	40	TNTC	20.3
8	Golf Course Creek	86	44	TNTC	15.9
9	Crestview Drive	52	42	TNTC	10.2
10	Sugar Creek	144	62	TNTC	9.92
11	Gracely Drive	160	200	TNTC	9.92
12	Sugar Creek	10	20	2250	1.85

Proposed Sanitary Sewer Layout



Procedural Options For Completion of the Project

Procedurally the completion of this sanitary sewer project may be completed in one of two following methods:

- 1) ORC 6117 Special Assessment Method – Certifying cost of improvement to the property owners tax duplicate for 20 years.**
- 2) Debt Service Method – Adding cost of improvement to the quarterly sewer bill for 20 years.**

Procedural Options For Completion of the Project (cont.)

Method 1 – ORC Chapter 6117 Assessment District:

- 1) BOCC adopt by resolution the General Plan, and direct Sanitary Engineer to prepare detailed plans, specifications and tentative assessments.**
- 2) Complete detailed plans, specifications and tentative assessments and prepare resolution approving such by BOCC.**
- 3) CAUV notification for Ag District formation.**
- 4) BOCC adopt Resolution of Necessity setting time and place of Project Assessment (PA) Hearing.**
- 5) Conduct PA Hearing.**
- 6) Five-day wait for written objections.**

Procedural Options For Completion of the Project (cont.)

- 7) Respond to all written objections, and give notice when Resolution to Proceed will be considered by BOCC.**
- 8) BOCC adopt Improvement Resolution.**
- 9) Ten-day wait for filing of all appeals to Probate Court.**
- 10) Settle all appeals.**
- 11) BOCC adopt resolution to bid construction of the project.**
- 12) BOCC adopt resolution to award bid.**
- 13) Complete construction of the project.**
- 14) Finalize cost of construction and mail PA billings to property owners.**
- 15) Notify property owners to connect.**
- 16) BOCC adopt resolution to certify assessments to the tax duplicate of the property owners.**

Procedural Options For Completion of the Project (cont.)

Method 2 – Debt Service (DS):

- 1) BOCC adopt by resolution the General Plan, and direct Sanitary Engineer to prepare detailed plans, specifications and tentative cost to property owners.**
- 2) BOCC approve by resolution the detailed plans, specifications and tentative cost to property owners.**
- 3) Conduct a Pre-bid Informational Meeting.**
- 4) BOCC adopt resolution to bid construction of the project.**
- 5) BOCC adopt resolution to award bid.**
- 6) Complete construction of the project.**
- 7) Finalize cost of construction and mail DS billings to property owners.**
- 8) Notify property owners to connect.**

Estimated Cost to Property Owners

Cost to property owners can be broken down as follows:

- 1) Cost for design and construction of sanitary sewer mainline paid back through tax assessments (Method 1) or debt service charges on sanitary sewer bill (Method 2).
- 2) Miscellaneous non-assessed or non-debt served cost:
 - a) Abandonment of septic and connection to sanitary sewer.
 - b) County sewer bill.

Estimated Cost to Property Owners (cont.)

1) Method 1 & 2 – Estimated Principal PA (Project Assessment) or Debt Service (Debt Service)

Estimated Project Cost:

Construction (10,250 lf of sewer @ \$100 per lf)	\$1,025,000
Engineering through design and bid	74,800
Engineering through construction	21,000
Subsurface Report	10,000
Easement acquisition	10,000
Interest on notes during construction	42,000
Miscellaneous	5,000
Financing Issuance	10,000
<u>Contingency (5% Construction Cost)</u>	<u>50,000</u>
Total	\$1,247,800

Principal Estimated PA or DS Per User Equivalency:

$\$1,247,800 \div 84 = \$14,855$ per user equivalency

Estimated Cost to Property Owners (cont.)

2. Miscellaneous Non-Assessed Cost to Property Owners

a.) Abandonment of existing private sewage system/tanks and installation of a sanitary sewer lateral to the project.
Approximate Cost - \$1,500 to \$2,000.

b.) Once a property owner has connected to the sewer line he or she will receive a quarterly sewer bill.

The breakdown of the County quarterly sewer bills are as follows:

Month's Billed	Billing Date	Due Date	Cost
Jan-Feb-Mar	May	June	\$135.00
Apr-May-June	Aug	Sept	\$135.00
July-Aug-Sept	Nov	Dec	\$135.00
Oct-Nov-Dec	Feb	March	\$135.00

Note: Quarterly sewer bill may be paid using electronic fund transfer (EFT) on a monthly or quarterly basis.

Estimated Cost to Property Owners (cont.)

<u>ESTIMATED SUMMARY OF COST</u>				
	Principal Project Cost	On-Lot	Quarterly Sewer Bill	Half Taxes
Method 1 Project Assessment	\$14,855	\$1,500-- \$2,500	\$135	\$480
Method 2 Debt Service	\$14,855	\$1,500-- \$2,500	\$375	NA

Project Funding Assistance Options

The method of completing the project, grant assistance, loan financing will be dependent on the surveyed household income levels of the project area.

The initial step of moving forward with the project will be to complete a house-to-house wage and income survey of all occupants residing within the project area to determine if the project qualifies for grant and/or loan assistance.

Possible financial and service assistance agencies are as follows:



Ohio

Development
Services Agency



Tentative Project Schedule

Method 1 (by Assessment)

Informational Meeting	August 28, 2013
Construction Assessment Hearing	January 2014
Bid Project	June 2014
Begin Construction	August 2014
Complete Construction	March 2015
Construction Assessment Billing	May 2015
First Tax Billing	February 2016

Method 2 (by Debt Service)

Informational Meeting	August 28, 2013
Pre-Construction Info Meeting	October 2014
Bid Project	December 2014
Begin Construction	February 2015
Complete Construction	September 2015
Principal Debt Service Billing	November 2015
First Debt Service Billing	December 2015

Questions