

## Old Town Sanitary Sewers

- 2014 Lake County Health Dept. receives complaints in Old Town area and begins investigation for e-coli in storm run off drainage
- 2017 & 2018 Health Dept. begins to contact residents of the affected Old Town area to request access to properties. Smoke testing is conducted to assist with locating potential illegal connections and direction of storm lines.

# Old Town Sanitary Sewers

- 2019 Lake County Health Department turned stormwater investigation over to Ohio EPA
- August 2019 – EPA Findings and Orders requiring the City of Kirtland to install sanitary sewers in affected Old Town area
- September 2019 - City of Kirtland City Council passes legislation authorizing Mayor to negotiate timeline and terms of sanitary sewer lines with Ohio EPA
- September 2019 – City of Kirtland signs F&O and submits to Ohio EPA

## Old Town Sanitary Sewers

- January 2020 – City of Kirtland notified by Ohio EPA that F&O signed prior to negotiations
- January 2020 – Ohio EPA accepts City of Kirtland’s request to negotiate
- March 2020 – Ohio EPA proposes new timeline for Findings & Orders
- July 2020 – Ohio EPA and City of Kirtland agree to Ohio EPA Findings & Orders timeline
- September 2020 – City of Kirtland signs EPA Findings & Orders – “Clock Starts”

# Project Area

## ■ Streets Included      Benefit Units

➤ Eisenhower Dr.	14
➤ Elm St.	35
➤ Bluff St.	2
➤ Coudry St.	10
➤ Maple St.	17
➤ Joseph St	43
➤ Fairview Ave.	25
➤ Lot Split Restrictions*	-13
<b>➤ Estimated Total Benefit Units</b>	<b>133</b>

\*Lot split restrictions are deducted on the assumption that parcels large enough to split into two (2) conforming parcels in the R-1 zoning district will be deed restricted, prohibiting future lot splits.



# Project Phases

## Phase I

- Eisenhower Dr.
- Elm St. (To Maple)

## Phase II

- Elm St. (Maple to S. End)
- Coudry St.
- Maple St.
- Joseph St
- Fairview Ave.



# Preliminary Costs

Estimated Total Project Costs	\$3,200,000
Finance Charges	\$1,899,000 20 Years @ 5%
Estimated Total to Finance	<b>\$5,099,000</b>

Benefit Units (BU) 133

	20-Yr / 5%
Estimated Total Assessment	\$38,338
Estimated Annual Assessment	\$1,917
Estimated MonthlyAssessment	\$160

## Estimated Up-Front Costs

Est. Septic Abandonment	\$2,000.00
Est. Connect to Lateral (100 ft @ \$30/ft)	\$3,000.00
LCDU Tap-Fees	\$5,571.64
LCDU Inspection Fee (One-Time)	\$100.00
<b>Estimated Up-Front Costs:</b>	<b>\$10,671.64</b>

Note: The City has applied for additional grant funding through the American Recovery Plan Act (ARPA) and will be investigating other grant opportunities which may reduce the above estimated assessment cost.

# Project Schedule

## Kirtland Old Town Sanitary Sewers Expected Project Schedule

Phase I & II Project Design and EPA Review	Ongoing	-	December 2021
Phase I Construction	May 2022	-	April 2023
Phase II Construction	March 2023	-	August 2024
Deadline for Residential Connections to the Sewer			September 2025*

\* Per OEPA Findings & Orders, all connections to the new sewer must be made by September 17, 2025

Note: In order to establish a final count of benefit units for the project, any lot splits, consolidations or deed restrictions must be completed by DECEMBER 1, 2021.

# Assessment Procedure

- Informational meetings are held.
- Detailed drawings and cost estimates are developed.
- Residents will be notified by mail of the public hearing.
  - January 2022
- This notice will include a tentative assessment.

## **Assessment Procedure (continued)**

- Formal public hearing is held where objections and endorsements will be heard.
  - February 2022
- Construction will be completed in two phases
  - between May 2022 and August of 2024.

## **Assessment Procedure (continued)**

- Property owners will receive a final assessment notice in the mail in the spring of 2025.
- There is a 30-day cash payment period. Property owners can pay for all, a portion of or none of the assessment during the cash payment period.
- After 30 day cash period, unpaid assessments plus interest will be placed on real estate taxes to be collected over a 20 year period.

## **Assessment Procedure (continued)**

- The actual project costs will be assessed to the property taxes and the first payment will be due approximately one year after the project is completed. This is projected to be in January 2026

## Construction and Connection

- The contractor hired by the City will install the pipe in the right of way and lateral connections to the edge of right of way.
- After the pipe is approved, the homeowner will acquire a permit from Lake County Department of Utilities.
- The home owner's contractor will make the connection between the house and right of way.

# QUESTIONS?