



CLERMONT COUNTY GENERAL HEALTH DISTRICT

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<http://www.clermonthealthdistrict.org>

October 30, 2012

Dear Newtonsville Area Homeowner:

The issues surrounding failing onsite septic systems and the need for centralized sewers in the Village of Newtonsville goes back to at least 1986 if not earlier. The topic comes up every few years, there's a flurry of interest and activity and so far every time the issue has quietly been dropped because there is no easy and inexpensive answer. Few would disagree with the statement that there is a sewage problem in the Village of Newtonsville. It is the opinion of the Clermont County Health District that Newtonsville needs a small community sewage treatment system to safely and effectively treat the waste water generated in the area. The Board of Health feels strongly that the situation has gone on long enough and now is the time to make the decision to either replace all of the failing systems or to move forward with centralized sewers.

To that end, Health District staff spent several weeks during the month of April 2011, surveying the sewage treatment systems in and adjoining the Village of Newtonsville. This project was undertaken to establish a base line of system failures and to ascertain if only a few systems were causing the majority of the problems or if the number of failures was significant. Post cards explaining the reason for the survey and the process were sent to the property owners. Owners were informed that the survey assessment was voluntary and if they did not want an assessment done they could contact the Health District to opt out of the survey.

A very simple pass/fail criterion was used. If sewage was found above ground the system was deemed failing. There were a total of 171 systems surveyed. Of those systems 97 passed and 53 failed. The remaining 21 system assessments were canceled at the owner's request. Those owners were informed that if their systems were not assessed it would be assumed that they were having problems. When the canceled and failing systems are added together the failure rate is 43%. Without the canceled assessments the failure rate is still 35%. To put this in perspective, the average failure rate of all systems in the county since 2004 is 14%. In the past year the overall failure rate for the county has declined to only 8%. To check the status of your system, go to www.clermonthealthdistrict.org click on Basic System Assessments and then click on Search BSA Inspections Online. Enter your address and search. You can then see the status of your system.

The onsite system failure rate in Newtonsville is significantly higher than all other parts of the county. Add that failure rate to the fact that many of these systems are located on small lots and that makes the onsite system replacement option very difficult. The Health District fully understands that sewers are an expensive option, but so are new onsite septic systems. A replacement septic system will cost between \$17,000 and \$23,000. A homeowner that is replacing a system will have to finance that cost on their own if they don't have the cash on hand. In addition to the initial installation costs for these new systems they must be maintained under a service contract and, if the system discharges, it must be sampled once a year. Service contracts cost about \$300 annually and sampling costs will add around \$175 per year for a total of \$475. A minimum sewer bill is only \$133.20 per year.

The Health District has been working closely with the Water Resources Department to develop a plan for sewerage Newtonsville. This letter is being mailed to all potentially affected homeowners in order to provide the detailed information you need to understand the options being presented and to solicit your input. Please take a moment to consider the information provided and respond to the enclosed sewer assessment survey. After all of the feedback is received we will get back to all of the homeowners with next steps.

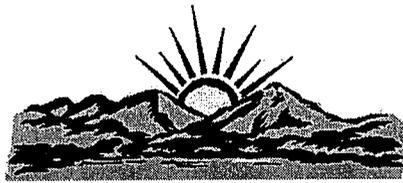
If you have any questions concerning the onsite systems evaluations please feel free to contact me at 513-732-7606 or rwildey@clermontcountyohio.gov.

Sincerely,



Robert Wildey, RS
Director of Water and Waste
Clermont County General Health District

Cc: M. Lambert
L. Bloom
C. Rowland



BOARD OF COUNTY COMMISSIONERS

CLERMONT COUNTY, OHIO

ROBERT L. PROUD

EDWIN H. HUMPHREY

DAVID H. UIBLE

October 23, 2012

In re: Village of Newtonsville and Surrounding/Adjacent Area – Public Sanitary Sewers.

Dear Property Owner:

The Clermont County Water Resources Department (CCWRD) manages the construction, operation, and maintenance of public sewers within the Clermont County Sewer District service area. Often times, residents who are not benefitted by public sewer petition the County to extend public sewer to their property. Sewer petition projects are typically financed by special assessment of benefitted properties.

Currently, the Water Resources Department estimates that a sewer petition project within the Village of Newtonsville and surrounding/adjacent area would require special assessments to benefitted properties of approximately \$20,000 per benefitted property. This is a preliminary estimate and is subject to change upon a more thorough design and analysis. Special assessments can be paid in cash or levied against the benefitted property tax over a 20 or 30 year period.

A map showing the tentative benefitted area, examples of a 20 and 30 year assessment amortization schedule, and a list of Frequently Asked Questions can be reviewed on the CCWRD website at:

<http://wrd.clermontcountyohio.gov/CurrentNews.aspx>

At this time, the Water Resources Department would like to know the public's interest in a Sanitary Sewer Assessment Project for the Village of Newtonsville and surrounding/adjacent area. Attached to this letter, is a single property petition form. If you are interested in the county installing a public sanitary sewer system, please complete the petition form and return it to me by November 26, 2012. The form can be submitted by fax 513-732-7310, regular mail 4400 Haskell Lane, Batavia, Ohio 45103, or email: crowland@clermontcountyohio.gov

Your signature on the petition form does not give up your right to object to this project in the future. Prior to the project moving forward, at least (1) Public Informational Meeting and (1) Public Hearing will be held for anyone to submit additional comments concerning this project.

CLERMONT COUNTY WATER RESOURCES DEPARTMENT

SANITARY ENGINEERING DIVISION

4400 HASKELL LANE, BATAVIA, OHIO 45103

TELEPHONE: (513) 732-8864 FAX: (513) 732-7310

If you are not interested in a public sanitary sewer system, please indicate on the back of the petition form and return it to me in the manner described above.

Should you have any questions relative to this potential project, please do not hesitate to contact me at (513) 732-8098.

Sincerely,

Chris Rowland

CHRIS ROWLAND, P.E.
Assistant Sanitary Engineer

Cc: K. Pringle
S. Rabolt
L. Bloom
M. Lambert
R. Wildey
file

PETITION FOR SANITARY SEWER SERVICE
(Single Property Petition)

TO: Board of County Commissioners
Clermont County, Ohio

Honorable Commissioners:

We the undersigned, being the owners of all the lots and lands to be benefited by, and to be assessed for, the following sanitary sewer extension and/or improvement, do hereby petition your Board, under the provisions of Section 6117.28 of the Ohio Revised Code and related sections, to provide construction, maintenance, and operation of sanitary sewer lines and appurtenances to provide sanitary sewer for:

Benefitted Property Address _____

We hereby petition your Board to assess the costs of construction of this improvement against our lands, which represents all of the property to be benefited thereby, give our consent to prepare the necessary plans, specifications, and estimates of cost construction thereof and to make a tentative assessment upon the benefited properties.

SIGNATURE Property Owner(s)	PRINTED NAME	ADDRESS	DATE

Comments: _____

Preferred Assessment Length: _____ 20 Year _____ 30 Year
(Check one)

VILLAGE OF NEWTONSVILLE AND SURROUNDING/ADJACENT AREA

OBJECTION TO THE INSTALLATION OF PUBLIC SEWERS

With all projects in Clermont County, the opinions and comments of the benefitted property owners/residents are important to us. To assist the County Commissioners and CCWRD in determining how to proceed, if you are against the installation of a public sewer system in the Village of Newtonsville and Surrounding/Adjacent Area, please indicate so below:

Property Address _____

Opposed to the installation and assessment for a public sewer system in the Village of Newtonsville and Surrounding/Adjacent Area. (Check box)

SIGNATURE Property Owner(s)	PRINTED NAME	ADDRESS	DATE

Comments: _____

