

VILLAGE OF NEWTONSVILLE
PUBLIC INFORMATIONAL
MEETING
MARCH 12, 2013

PRESENTED BY
THE CLERMONT COUNTY
GENERAL HEALTH DISTRICT &
WATER RESOURCES DEPARTMENT

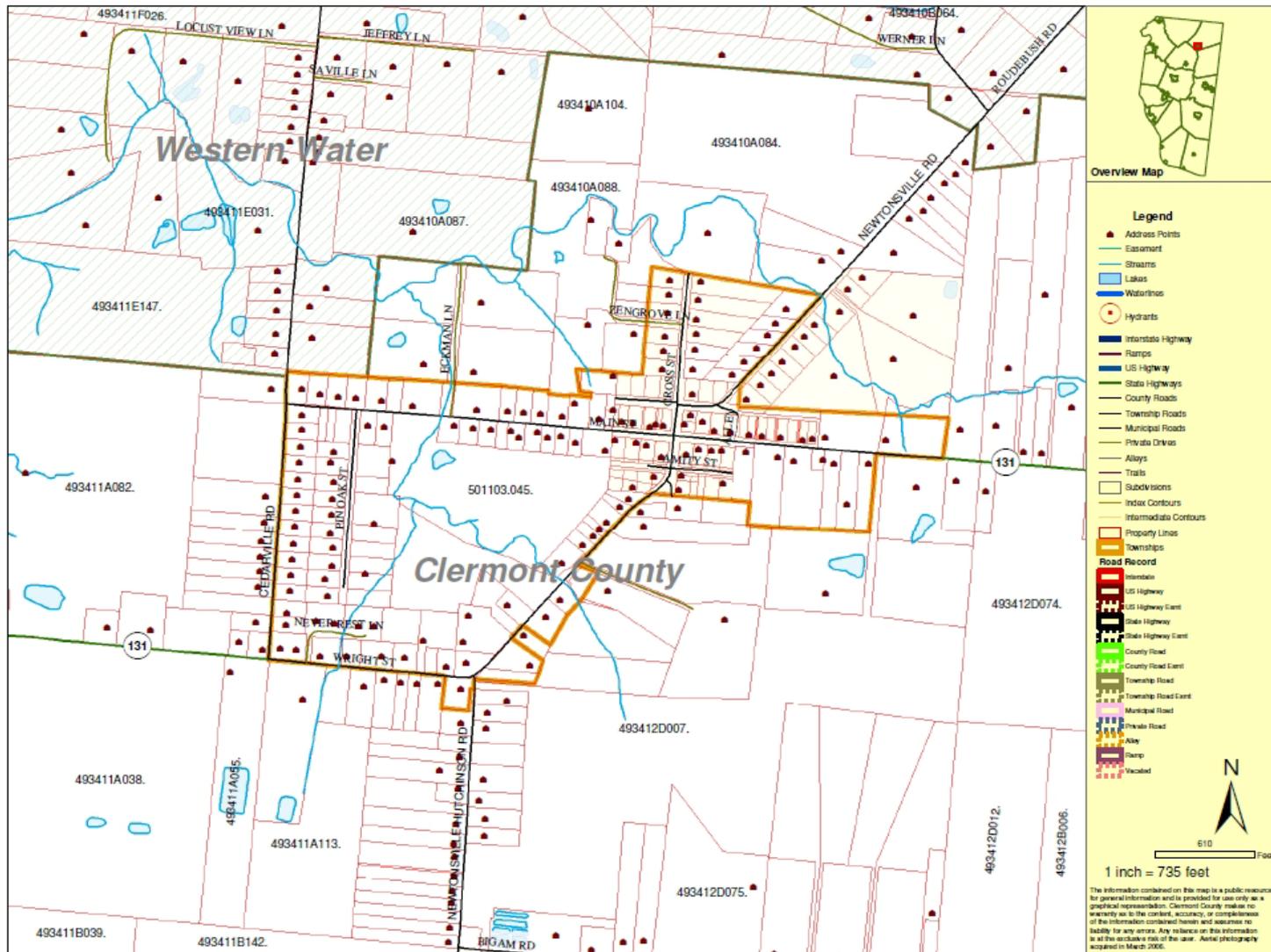
NEWTONSVILLE SEPTIC SYSTEM SURVEY

CONDUCTED APRIL 2011

Start of the Survey

- During the month of April 2011, Health District staff spent several weeks assessing the Sewage Treatment Systems in and adjoining the village of Newtonsville. This project was undertaken to establish a base line of system operating conditions 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 assessment was voluntary and if they did not want an assessment done they could contact the Health District to opt out.

Newtonsville and Outlying Parcels



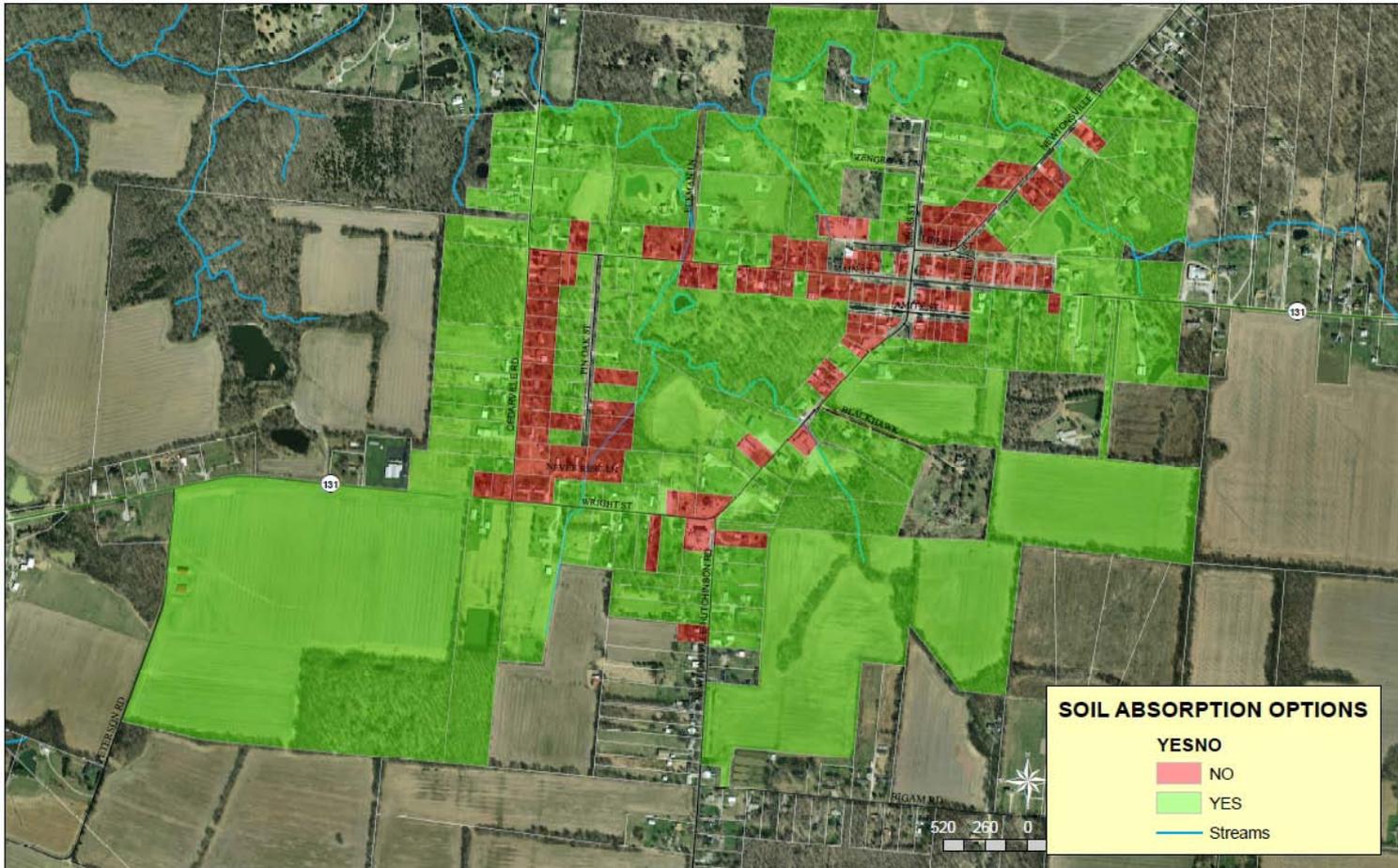
What is a Failure?

- The pass/fail criteria was simple, if sewage was found on the surface of the ground or a component was inoperable the system was deemed failing. Staff went door to door in the area and had to use their investigative skills to determine when a system was failing and in some cases which system the sewage was originating from. As part of the survey liquid powder tracing dye was used to identify which system the sewage was coming from, but staff soon found out that due to the wet conditions the dye occasionally became too diluted to be an effective determination of failure. In those instances staff would rely on visual and olfactory senses to determine system failure.

Newtonsville by the Numbers

- 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%.
- This is a significant failure rate. Add that failure rate to the fact that many of these systems are located on small lots and it is a recipe that calls for a solution other than new onsite sewage treatment systems. It is the opinion of the Water and Waste staff that Newtonsville needs a small community sewage treatment system to safely and effectively treat the waste water generated in the area.

Soil Absorption Vs. Discharge



Short Term Vs. Long Term

- If the Health District is forced to pursue replacing failing onsite systems with new ones there will be approximately 103 out of 171 lots that will require a discharging system. Many of these lots will need to discharge to the road ditch.
- Cost of onsite system replacement will not be an inexpensive proposition. Assuming that all of the 74 failing systems were to be replaced at an average cost of \$17,000 to \$23,000 each, that would total between \$1,258,000 and \$1,702,000. Unfortunately none of those funds will be able to be placed on the homeowner's taxes.
- Once the systems are installed keeping them under the state law required service contract will cost an additional \$300 per year. For discharging systems annual sampling will add a further \$175 to the yearly maintenance of the systems. That's a total of \$475 per year which is significantly more than the average sewer bill of \$276. These costs are before any repairs that may be needed.

In Conclusion

- The Health District understands that sewage treatment in Newtonsville is a complicated and expensive issue, but we feel that the best long term solution for the entire village is some form of centralized waste treatment system.

PUBLIC SEWER
VILLAGE OF NEWTONSVILLE
& SURROUNDING/ADJACENT
AREA

CLERMONT COUNTY WATER RESOURCES
DEPARTMENT
MARCH 12, 2013

History of Newtonsville Sewer Project

- 1996 Wastewater Master Plan identified Newtonsville as a top priority in the Stonelick Creek Facility Planning Area (FPA) based on on-site septic problems identified by the General Health District.
- 1997 Board of County Commissioners (BCC) approved the Resolution (34-97) Revising the Capital Improvement Plan (CIP) for the Wastewater System, adding the Newtonsville Sewer Project. BCC also approved contract with Santoro Engineering for design of collection & treatment system.
- 10/14/97 A Public Informational Meeting (PIM) with property owners took place at the fair grounds.
- 1998-1999 Submission of Preliminary Engineering Design Reports & Facilities Plan. Preliminary cost estimates indicated a total project cost between \$4 and \$5 million, which made estimated assessments unaffordable to residents.
- 2000 Stream Sampling to pursue validation of water quality improvement potential in Stonelick Creek & EFLM
- 2005 Newtonsville Council requested the BCC give high priority to the construction of sewers in the Village of Newtonsville. Determination was made to revisit the issue upon completion of the Consent Decree.
- 2006 & 2007 The Office of Environmental Quality (OEQ) conducted sampling in the Newtonsville area to substantiate the severity of the public health risk to residents.
- 2010/2011 Grant Funding Options pursued by the County, including CDBG, ODOD, and a Revitalization Grant.

History of Newtonsville Sewer Project

- September 2012 The General Health District and the Water Resources Department met with the Village of Newtonsville Council to discuss the current conditions of the individual septic systems in the village and the possibility of a public sewer system.
- October 2012 An information mailer was sent to the property owners in the village and adjacent/surrounding area. The mailer included general information from both the General Health District and the Water Resources Department and a petition/comment submittal form. It was requested that the petition/comment submittal forms be returned by Nov. 26, 2012.
- March 12, 2013 A Public Informational Meeting (PIM) was scheduled to present information and answer any property owner questions. An additional comment sheet was included with this meeting notification.

Total Petitions Received Supporting Public Sewer: 36 Petitions, representing 63 properties

Total Comments Received Opposed to Public Sewer: 15 Comment Sheets, representing 29 properties

There are 270 properties/lots represented by approximately 165 owners.

Project Funding

- Loans – OPWC, OWDA, WPCLF, USDA/Rural Development
- Grant – OPWC
- Grant – WPCLF Principal Forgiveness
- Grant – US Army Corps 594 Program
- Grant – ODOD
- CCWRD Contribution
- Special Assessment of Benefitted Properties

Financial Assistance (Individual)

1. Community Development Block Grant (CDBG)
2. USDA Rural Development
3. BCC Certification of Assessment to Tax Bill
4. BCC Current Agricultural Use Valuation (CAUV) Deferment
5. BCC General Deferment – Maximum 75%

Sewer Assessment Projects

- ❑ ORC 6117.06 – Special Assessment of Benefitted Properties
- ❑ Typical sewer assessments are initiated by the receipt of signed Petition for Sanitary Sewers, signed by a group of residents
- ❑ The project is added to the 5-Year Capital Improvement Plan
- ❑ The project is managed from preliminary design through detail design, including correspondence with property owners and at least one public meeting
- ❑ A series of Resolutions are presented to the Board of County Commissioners, which schedule a Public Hearing
- ❑ Following the Public Hearing, if the project Proceeds, right-of-way acquisition and permitting begins
- ❑ Once project is constructed, final assessments are determined based on actual costs. Assessments are levied, if not paid in full, 20 to 30 years.
- ❑ Average / Typical Sewer Assessment is estimated at \$20,000 (does not include cost to connect home/building to sewer)
- ❑ Newtonsville Project is expected to take approximately 3-4 years from receipt of petition to construction

Proposed Assessment Method

- Project can be assessed by benefitted Front Footage, acreage, per parcel, per appraisal value, or any combination. Must be Fair and Equitable.
- Due to the size, shape and multiple parcel ownership, the front footage method is recommended.
- Front Footage Method:
 - Each property is assessed by it's benefitted front footage (footage along the sewer main).
 - There is a minimum assessment frontage of 100 feet.
 - For properties that are corner lots (frontage on two sides), a 200 ft credit is given for one side.

Traditional 30 Year Assessment

Assesment:		\$20,000.00			
Interest Rate:		5.0%			
Period in Years:		30			
Payment	Year	Yearly Principle Balance	Principle Payment	Interest	Total Payment
1	2014	\$20,000.00	\$666.67	\$1,000.00	\$1,666.67
2	2015	\$19,333.33	\$666.67	\$966.67	\$1,633.33
3	2016	\$18,666.67	\$666.67	\$933.33	\$1,600.00
4	2017	\$18,000.00	\$666.67	\$900.00	\$1,566.67
5	2018	\$17,333.33	\$666.67	\$866.67	\$1,533.33
6	2019	\$16,666.67	\$666.67	\$833.33	\$1,500.00
7	2020	\$16,000.00	\$666.67	\$800.00	\$1,466.67
8	2021	\$15,333.33	\$666.67	\$766.67	\$1,433.33
9	2022	\$14,666.67	\$666.67	\$733.33	\$1,400.00
10	2023	\$14,000.00	\$666.67	\$700.00	\$1,366.67
11	2024	\$13,333.33	\$666.67	\$666.67	\$1,333.33
12	2025	\$12,666.67	\$666.67	\$633.33	\$1,300.00
13	2026	\$12,000.00	\$666.67	\$600.00	\$1,266.67
14	2027	\$11,333.33	\$666.67	\$566.67	\$1,233.33
15	2028	\$10,666.67	\$666.67	\$533.33	\$1,200.00
16	2029	\$10,000.00	\$666.67	\$500.00	\$1,166.67
17	2030	\$9,333.33	\$666.67	\$466.67	\$1,133.33
18	2031	\$8,666.67	\$666.67	\$433.33	\$1,100.00
19	2032	\$8,000.00	\$666.67	\$400.00	\$1,066.67
20	2033	\$7,333.33	\$666.67	\$366.67	\$1,033.33
21	2034	\$6,666.67	\$666.67	\$333.33	\$1,000.00
22	2035	\$6,000.00	\$666.67	\$300.00	\$966.67
23	2036	\$5,333.33	\$666.67	\$266.67	\$933.33
24	2037	\$4,666.67	\$666.67	\$233.33	\$900.00
25	2038	\$4,000.00	\$666.67	\$200.00	\$866.67
26	2039	\$3,333.33	\$666.67	\$166.67	\$833.33
27	2040	\$2,666.67	\$666.67	\$133.33	\$800.00
28	2041	\$2,000.00	\$666.67	\$100.00	\$766.67
29	2042	\$1,333.33	\$666.67	\$66.67	\$733.33
30	2043	\$666.67	\$666.67	\$33.33	\$700.00
		TOTAL	\$20,000.00	\$15,500.00	\$35,500.00

Principal Payment \$666.67

Challenges

- Public Support – Petition / Assessment Project
- Funding – Grants, Loans, Special Assessment
- Permits (NPDES)
- Location of WWTP
- Right-of-Way Acquisition

Possible Time Table (If Proceeding)

□ Submission of Petition	Jan., 2013
□ Project added to CIP	Mar., 2013
□ 1 st PIM	Mar., 2013
□ Consultant selected	May, 2013
□ Permitting (NPDES)	2013
□ Preliminary Design (40%)	Nov., 2013
□ Pre-Final Design (95%)	July, 2014
□ 2 nd PIM	Aug., 2014
□ Public Hearing	Oct., 2014
□ Permitting (PTI, others)	Feb., 2015
□ Final Design (100%)	Mar., 2015
□ Placed out for Bids	Apr., 2015
□ Bid Award	July, 2015
□ Construction Complete (18months)	Jan., 2017
□ Sewers available for connection	Feb., 2017



Questions / Comments

Comments Sheets Requested by April 1, 2013



Thank You