

GOMER SEWER IMPROVEMENT AREA

Project Informational Update Meeting

February 27, 2020, 6:30 p.m.

Allen County Sanitary Engineering Department

3230 North Cole Street

Overview of Tonight's Meeting

- I. History Update of Project
- II. Project Layout & Pump Information
- III. Project Cost, Funding Assistance and Financing
- IV. Easement Acquisition
- V. Post-Construction Connection Procedure
- VI. Next Steps and Tentative Schedule
- VII. Questions and Answers

I. History of Project

- During 2010 - OEPA obtained stream samples within the Gomer area. The results of the samples confirmed an excess level of E-coli present and that nuisance conditions existed indicating violations of water quality standards.
- July 10, 2012 - OEPA sent a letter to the Allen County Commissioners regarding their findings in the Gomer area. OEPA requested the Commissioners respond in writing as to how the water quality violations will be addressed.
- September 20, 2012 - July 15, 2013, July 29, 2013 and August 5, 2013: Allen County conducted additional Pike Run stream testing to determine the scope of the problem and to confirm water quality standards were being violated.

I. History of Project

- **August 2013 - Kohli & Kaliher Associates, Inc. was authorized by the Allen County Commissioners to complete a General Study to determine how best to serve the Gomer Project Area.**
- **April 2015 - Kohli & Kaliher Associates, Inc. completed a General Study of the area to determine the most cost effective method to address water quality violations.**
- **July 21, 2016 - Letter was sent to property owners updating project status.**
- **June 20, 2017 – A public informational meeting was held with property owners.**
- **May 25, 2018 – Letter was sent to property owners updating project status and notification of income survey.**

I. History of Project

- May 30, 2019 - Letter of Conditions (LOC) was issued by USDA for award of a \$1.3 mill grant and \$1.2 mill loan.
- November 18, 2019 – Update letter was sent to property owners outlining a new project schedule due to lack of funding from CDBG.
- What has taken place since the November update letter:
We are making a change in regards to how we will be serving the property owners. Service for most of the property owners was originally designed to be by gravity service lines with the far east end of the project being served by low pressure pump systems. However, escalating project cost to build a gravity system is causing us to serve the whole project area by low pressure pump collection systems.

II. Project Layout & Pump Information



OPTION F - ALL LOW PRESSURE COLLECTION
W/ PUMP STATION TO AMERICAN II WWTP

- ✕ Valve
- Clean Out
- Proposed Pressure System
- Proposed Force Main

SCALE IN FEET 0 300 600 0 5 10	
PROJECT CONNER SEWER IMPROVEMENT AREA ALLEN COUNTY, OHIO	
STUDY SEWER SYSTEM STUDY	
DATE 11-10-14	DRAWN BY JRM
CHECKED BY JRM	DESIGNED BY JRM

II. Project Layout & Pump Information

Low Pressure Collection Systems:

In addition to using these systems in rocky, hilly and wet areas our department will use these in areas where gravity collection systems are cost prohibitive, or in areas where major development expansion is not expected.



II. Project Layout & Pump Information

Typical E1 Installation Pics:



II. Project Layout & Pump Information

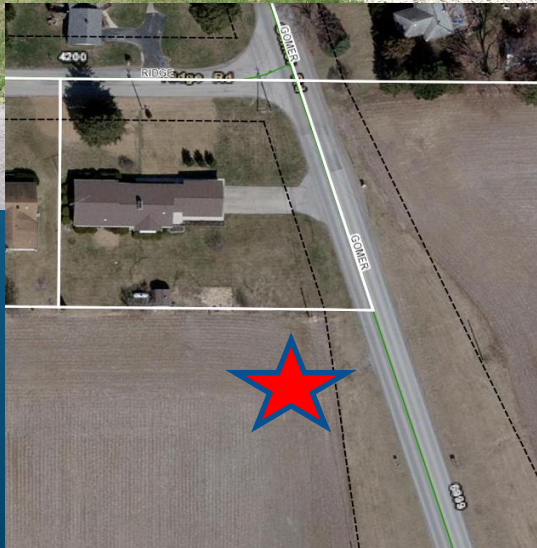
*To avoid blockages and damage to the pump, the following items should **NOT** be placed into any sewer system:*

Glass, metal, abrasives, seafood shells, socks, rags, plastic, sanitary napkins, explosives, flammable materials, lubricating oils, greases, personal wipes and stormwater (no sump pumps or storm tiles).



II. Project Layout & Pump Information

High Pressure Pump Station Pics:



III. Project Cost, Funding Assistance and Financing

Funding Assistance:

Funding has been established from the following agencies:

- ❖ A \$1.3 mill grant and \$1.2 mill loan has been tentatively secured from United States Department of Agriculture.



- ❖ An application will be submitted to the Ohio Development Services Agency Community Development Block Grant (CDBG) program once a Permit to Install (PTI) has been secured from the Ohio Environmental Agency. There is potential for an additional \$750,000 grant.

Ohio

Development
Services Agency

III. Project Cost, Funding Assistance and Financing

- ❖ An application will be submitted to the Ohio Water Development Authority (OWDA) for a \$250,000 grant once bids are submitted.



- ❖ A request will be made to the Board of County Commissioners to provide a \$150,000 Revolving Loan Fund Grant.

VII. CDBG Procedure and Connection Assistance

- | | |
|--|--------------|
| A. Must be a documented health issue | Complete |
| B. Complete income survey to qualify | Complete |
| C. First public hearing on CDBG | Complete |
| D. Second public hearing on specific grant | Tonight |
| E. BOCC authorize submission of CDBG app | June 2020 |
| F. Submit CDBG application | June 2020 |
| G. Advise of grant determination, mail apps to property owners for lateral construction assistance . | October 2020 |
| H. Qualify lateral assistance applications | Spring 2021 |

III. Project Cost, Funding Assistance and Financing

GOMER SEWER IMPROVEMENT USE AND SOURCE

<u>USE</u>	July 10, 2019	February 27, 2020
Construction	\$ 2,816,430.00	\$ 2,911,778.00
Engineering	\$ 284,600.00	\$ 284,600.00
Land Acquisition	\$ 20,000.00	\$ 20,000.00
Resident Project Representative	\$ 60,000.00	\$ 60,000.00
Administrative	\$ 50,000.00	\$ 50,000.00
Miscellaneous	\$ 40,000.00	\$ 40,000.00
Contingency	\$ 281,643.00	\$ 291,778.00
TOTAL	\$ 3,552,673.00	\$ 3,657,332.00

III. Project Cost, Funding Assistance and Financing

<u>SOURCE</u>	July 10, 2019	February 27, 2020
USDA Grant	\$ 1,300,000.00	\$ 1,300,000.00
USDA Loan-Property Owner Debt Service	\$ 1,200,000.00	\$ 1,154,659.00
CDBG	\$ 750,000.00	\$ 750,000.00
OWDA Grant	\$ 250,000.00	\$ 250,000.00
Sanitary Engineering Dept.	\$ 52,673.00	\$ 52,673.00
RLF-Board of County Commissioners	0	\$ 150,000.00
TOTAL	\$ 3,552,673.00	\$ 3,657,332.00

III. Project Cost, Funding Assistance and Financing

1. Estimated Costs to Property Owners

- Total Equivalent Single Family Units (ESFUs) is 150.03 with 146 pumps to be used to serve property structures. Therefore, the apportioned principal cost per is estimated to be \$7,696 ($\$1,154,659 \div 150.03$). The residential monthly debt service with interest (3.375%) is estimated to be \$29.23 per property owner, which will be placed on sewer bill as a debt service for 40 years (35yrs-\$31.25, 30yrs-\$34.02, 25yrs-\$38.03, 20yrs-\$44.14).
- Abandonment of existing sewage tanks and installation of sanitary sewer lateral and potential house plumbing modifications. Approximate cost - \$500 to \$1,500. This is an out-of-pocket cost to property owner. Financial assistance may be available for qualifying income property owners.

III. Project Cost, Funding Assistance and Financing

- Once connected to project each customer will receive a quarterly sewer bill from the County to pay for the operation and maintenance of the County's collection and treatment infrastructure. The cost per quarter at the present time is \$148.50 for a single residential property.

III. Project Cost, Funding Assistance and Financing

ESTIMATED SUMMARY OF COST

Principal Project Cost per Household, 40-yr (monthly debt service)	On-Lot (out-of-pocket)	Quarterly Sewer Bill
\$7,696 ¹ (\$29.23 per mo.)	\$500--\$1,500 ²	\$148.50

¹The Principal Project Cost per Household may be paid in cash, or charged to sewer bill as a debt service for a period of 40 years with interest at 3.375%. Interest cannot exceed 3.375%, but can go down based USDA market conditions.

²There may be assistance through CDBG or others to assist with cost for LMI qualified property owners. Information will be given later for these funds.

IV. Easement Acquisition

E1 Pump Station Easements

The County will need to secure construction, operation and maintenance easement agreements from each property for the installation and maintenance of the low pressure pumping systems serving each home.

These easement agreements are necessary for the County to take ownership of the pump stations so the property owners are not responsible for any future maintenance expense. The quarterly sewer bill paid to the County will provide all replacement and repair of the pump station and force main to the roadway.

IV. Easement Acquisition

Other Easements

In addition to the E1 pump station easement agreements there may be some cases where the County will need to secure easements to install the public force main along the roadway.

The County is asking for the cooperation of the residents to donate the easements, thereby reducing the cost of the project. The cost of acquisition of easements is factored back into the overall cost of the project. Therefore, all property owners in the project will pay for the added cost of easement acquisition.

V. Post-Construction Connection Procedure

- **Connection Notice** – Will be mailed to each property owner from the ACSE Department for connection to the project.
- **Allen County Health District Home Inspection** – A permit will need to be obtained (no-charge) from Allen County Health District to have their homes interior plumbing inspected by the health district prior obtaining a permit from the ACSE Department.
- **Property Owners obtain a no-charge Capital Permit** from the ACSE Department. The Allen County Health District's inspection form will be required to be presented at the time the Capital Permit is obtained from the ACSE Department.

V. Post-Construction Connection Procedure

- **Contractor Connection** - The property owner will need to have their contractor connect the sanitary sewer leaving the house to the low pressure pump station. The property owner or their contractor will need to contact the ACSE Department 24 hours in advance of the property owner's contractor commencing work to connect. All work by the contractor will need to be visually inspected prior to the contractor backfilling.

VI. Next Steps and Tentative Schedule

A. Info Meeting/CDBG 2nd Public Hearing – February 27, 2020

B. Bid project – December 2020

C. Start construction – Spring 2021

D. Complete construction – December 2021

E. Final billing and connection notice – February/March 2022

F. Wrap-up Meeting – April 2022

G. Complete final cleanup and reseedling – Spring/Summer 2022

VII. Questions & Answers

