

A Septic-to-Sanitary Sewer System Conversion Packet



Information Meeting

June 9, 2014

Mayfield Village Civic Center
6622 Wilson Mills Road
Mayfield Village, OH 44143
440-461-2210

INTRODUCTION

In 1995, the Village created and disseminated its first *Sewer System Conversion Packet*. Since then, we have refined our data and gained insight with each successive sewer project. This conversion packet is designed for the residents of Eastgate and Meadowood Drive. It has what the Village believes is the most up to date information regarding the sewers we are installing on those two streets starting in 2014.

WHAT PROPERTIES ARE AFFECTED?

All properties on Eastgate and Meadowood Drive are affected. No property has been charged for more than one unit of benefit. That is to say that even if a house rests on more than one parcel, all assessments have been calculated on one benefiting household so everyone on all two streets will be assessed the same amount. ***Important to note: The actual assessment levied on all properties is a fraction of the actual cost of the project. The Village has and will continue to subsidize the conversion of septic tanks to sanitary sewers throughout the Village.***

PROJECT SCOPE AND TIMETABLE:

Q. What is the scope of the project?

A. The project incorporates the conversion of septic tanks to sanitary sewers along Eastgate and Meadowood Drive.

Q. What is the estimated cost of the project?

A. \$2,700,000.00 (includes replacement of waterline)

Q. When will construction start?

A. September of 2014.

Q. When will construction end?

A. Summer of 2015 with any landscaping remaining to be completed.

Q. What is the estimated life of the improvement?

A. Fifty years.

Q. What are the actual assessment costs?

A. **If a homeowner elects to pay the assessment off in one payment, the assessment will be \$7,200.00. However, most homeowners elect to pay the assessment over 20 years. In this case, the assessment will be \$480.00 per year or roughly \$40.00 per month.**

Q. When do I need to make the decision to elect?

A. Most likely decisions will have to be made by mid-August, 2015, the date by which the Village must report to the County the project assessment costs. Up to this point of certification, all homeowners will be given the opportunity to elect whether to pay off the special assessment all at once or over twenty years when the project is completed. Once you make the decision, your assessment will either be collected in whole or certified for collection over twenty years.

Q. How will the assessment be collected?

A. The assessment will be collected with your property taxes twice a year. If you pay your property taxes with your mortgage through the bank you will notice an increase in your mortgage payments. Part of that increase will be for the \$40 extra a month for the sewer assessment. There will also be an increase in the mortgage payment because the County Sanitary Engineer collects the maintenance fees with the property taxes as well. Those maintenance fees will be discussed further below.

INSTALLATION OF SEWER LATERALS:

Q. What is a sewer lateral?

A. After the new 8" sewer *main* is installed in front of each property, a smaller pipe (referred to as a *lateral*) must be laid from each house to the main. This task of connecting the house to the street main is often known as "tying-in" to the sewer.

Q. Who is responsible for installing the laterals and how much will they cost?

A. Homeowners are individually responsible for the cost of installing sewer laterals from the right-of-way to their house. The Village is prohibited by law from paying for these laterals. Costs vary from home to home, because many factors come into play (such as a home's setback, soil conditions and the locations of existing sewerage delivery systems). Since the Village does not have this cost information, homeowners must obtain estimates from qualified sewer contractors. The cost is typically calculated by the number of lineal feet between the house connection and the main.

O. How much did laterals cost in Worton Park, S.O.M. Center and White Roads and Highland, Metro Park and Zorn?

- A. Homeowners contracted with individual contractors in these projects. One contractor in particular was charging \$20.00 per foot to install laterals in the Worton Park area. The presence of bedrock close to the surface in the Worton Park neighborhood made it difficult and more expensive to install laterals. Other factors which contributed to the cost of a lateral was the setback from the road, whether or not sanitary connections were in the front or the rear of the house and whether or not there were basements with sanitary connections. Some homes on S.O.M. Center Road -- where the homes are set further back and where there are more basements -- were quoted prices of \$30 per foot for the installation of sewer laterals. Homes on Highland, Metro Park and Zorn were quoted prices of \$40 to \$45 per foot.

Q. What other costs will sanitary sewers require?

- A. Village Homeowners with sanitary sewers are required to pay an operation and maintenance fee to the Cuyahoga County Sanitary Engineer's Office of \$4.00 per lineal foot of frontage (e.g. \$400.00 per year for a home with 100 foot frontage). Questions about this fee can be answered at the Cuyahoga County Sanitary Engineer's Office at (216) 443-8237. Edward Premen is the contact person. Payments for the treatment of sewerage are made to the Northeast Ohio Regional Sewer District (NEORS) and are based on water consumption. Currently, for Mayfield Village, the rate is \$64.55 per 1,000 cubic feet of water consumption. Assuming an annual consumption of 12,000 cubic feet, a homeowner would face four quarterly payments of \$193.65 for an annual total of \$774.60. The customer service number at NEORS is (216) 881-8247.

Q. When will I have to pay for the various components of sanitary sewers?

- A. Special Assessments for the sewer project itself will be certified in September, 2015 and will appear on the first property tax bill that you receive in December, 2015 and due for payment around mid-January, 2016. At that time, half of the annual assessment may be paid with the remainder paid with your second bill in June, 2016. If your property taxes are paid with your mortgage to the financial institution holding your mortgage, you will see an increase in your monthly payments either in 2016 or 2017 depending on how your lending institution calculates your escrow.

You will need to hire your own contractor for your lateral tie-in and make the arrangements necessary for that cost. Your actual tie in typically must be completed no later than 90 days after the sewer is complete. Therefore, if the Cuyahoga County Sanitary Engineer approves the project in August, 2015, you typically will have until November, 2015 to complete your tie-in.

COST COMPONENTS OF CONVERTING TO SANITARY SEWERS

COMPONENT	UNIT OF MEASURE	UNIT COST	NUMBER OF UNITS	TOTAL ANNUAL COST	TOTAL MONTHLY COST	BILLING PERIOD AND FORM	APPROPRIATE AGENCY
SPECIAL ASSESSMENT	Cost of Construction	\$7,200 one-time payment or \$480 annual installment	One	One time cost or annual installments	\$40	Direct payment or semi-annually on tax bill	Mayfield Village (440) 461-2210
SEWER LATERAL TIE-IN	Lineal feet from street to service connection at house	\$50 to \$60 per foot	Varies	One time cost	N/A	Negotiated with Individual Contractor	Individual Contractor
OPERATION AND MAINTENANCE FEES	Lineal feet of frontage	\$4.00 per lineal foot	Varies	Lineal Feet times Unit Cost	Varies	Semi-Annually on Tax Bill	Cuyahoga County Sanitary Engineer's Office (216) 443-8237
SEWERAGE TREATMENT CHARGES	Individual water consumption per 1,000 cubic feet	\$64.55 per 1,000 cubic feet of water consumed	Varies	Water consumed times rate	Varies	Quarterly from NEORS D	Northeast Ohio Regional Sewer District (NEORS D) (216) 881-8247

GLOSSARY OF TERMS

Assessments: Assessments are the proportional costs of an improvement, such as a sewer, which are charged to properties which stand to benefit from it. Before a project is started, residents are sent a tentative or estimated assessment. When a project is complete, a resident or business has the option of paying the entire assessment at one time or having the assessment paid over twenty years. If a person elects to pay for the assessment over time, then interest is worked into the payments and the yearly payments are added to a resident's property tax bill.

Trunk Line: The North County Line Trunk Sewer is the sewer pipe which will measure anywhere from 12 to 30 inches in diameter and will run along White and S.O.M. Center Roads. Sewer mains for the streets situated north of Wilson Mills Road will eventually tie into the trunk line.

Sewer Mains: Every street or road will have an eight (8) inch sewer pipe running the length of the street and into the trunk line. If these mains are not constructed already, they will one day be constructed and tied into the trunk line. Residents served by sewer mains are responsible for the costs of those sewers. These costs are generally paid through the direct assessments levied on the homes and businesses located on the street.

Sewer Laterals (Tie-ins): Once a sewer main runs in front of your house, a four (4) to six (6) inch pipe has to be laid from your house to the main. This pipe is called a lateral. Laterals are necessary to tap in to the sewer line. They are the responsibility of individual property owners (from the right-of-way to the house). Individual property owners will have to hire a sewer contractor to do this job and work out financial arrangements for payment with the contractor.