

A Septic-to-Sanitary Sewer System Conversion Packet



Information Meeting
March 27, 2018

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

INTRODUCTION

In 1995, the Village undertook its first septic to sanitary sewer conversion and created and disseminated its first *Sewer System Conversion Packet*. Over the last 20 years, we have refined our data and gained insight with each successive sewer project. This conversion packet is designed for the residents of Robley Lane, Thornapple Drive and Wilson Mills Road. It contains what the Village believes is the most up-to-date information regarding the sanitary sewers we are installing on these streets during 2018.

WHAT PROPERTIES ARE AFFECTED?

All properties on Robley Lane and certain properties on Thornapple Drive and Wilson Mills Road are affected. No property will be 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 these streets will be assessed the same amount. ***Please note: The assessments levied on all properties is a fraction of the actual cost of the project. The Village has subsidized the conversion of septic tanks to sanitary sewers throughout the Village, and will do so for this project as well.***

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 Robley Lane and certain parts of Thornapple Drive and Wilson Mills Road.

Q. What is the estimated cost of the project?

A. \$3,000,000.00 (includes replacement of waterline on Robley Lane and Thornapple Drive)

Q. When will construction start?

A. April of 2018.

Q. When will construction end?

A. Fall of 2018 with any landscaping remaining to be completed by Spring 2019.

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, totaling \$9,600.00.

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

A. Your decision will have to be made upon completion of the project. All homeowners will be given the opportunity to elect whether to pay off the special assessment all at once or over 20 years. Once the decision is made, your assessment will either be collected in whole or certified for collection over 20 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.

Q. The most recently completed sewer conversion project was on Eastgate Drive and Meadowood Road in 2015. How much did homeowners pay for laterals on Eastgate and Meadowood?

A. Homeowners on Eastgate and Meadowood pooled their purchasing power. Slab homes had an average cost of \$60 to \$70 per foot. Homes with basements had an average cost of \$75 to \$100 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 (NEORSD) and are based on water consumption. Currently, for Mayfield Village, the rate is \$89.60 per 1,000 cubic feet of water consumption. Assuming an annual consumption of 12,000 cubic feet, a homeowner would face monthly payments of approximately \$89.60 for an annual total of \$1,075.20. The customer service number at NEORSD 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 once the project is completed and will appear on the first property tax bill that you receive in December 2019 and due for payment around mid-January 2020. At that time, half of the annual assessment may be paid with the remainder paid with your second bill in June 2020. 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 2020 or 2021 depending on how your lending institution calculates your escrow.

You will need to hire your own contractor for your lateral connection and make the arrangements necessary to cover that cost. Your connection must be made no later than six months after the sewer is complete. Therefore, if the Cuyahoga County Sanitary Engineer approves the project in November 2018, you will have until May 2019 to complete your lateral connection.

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 | Average cost of \$60 to \$70 per foot for slab homes; \$75 to \$100 per foot for homes with a basement | 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 | \$89.60 per 1,000 cubic feet of water consumed | Varies | Water consumed times rate | Varies | Monthly 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, residents have the option of paying the entire assessment at one time or having the assessment paid over 20 years. If a resident elects to pay for the assessment over time, 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 measuring anywhere from 12 to 30 inches in diameter running along White and S.O.M. Center Roads. Sewer mains for all streets situated north of Wilson Mills Road must tie into the trunk line.

Sewer Mains: Every street or road has or will have an eight (8) inch sewer pipe running the length of the street and 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 make the arrangements necessary to cover that cost.