

Elizabeth, Joseph, Puth, & Detroit Sanitary Sewer Improvements, Phase 2

Frequently Asked Questions

Q1: Where can I get additional information?

A1: Additional information can be viewed or downloaded from the Avon Utilities page on the City of Avon website, www.cityofavon.com. The direct web address to the Utilities page is:

www.cityofavon.com/463/Utilities---Water-Sewer

Q2: If I want to speak to a person concerning the project, who can I contact?

A2: You can contact Avon City Engineer Ryan Cummins, P.E. at 440-399-0815 or Melissa Bukowski, P.E. at 440-399-0836.

Q3: Why is this project taking place?

A3: The Elizabeth, Joseph, Puth, and Detroit (EJPD) Sanitary Sewer Project is an Ohio Environmental Protection Agency (OEPA) mandated project. The OEPA audited the area and documented illicit discharge levels far exceeding the allowable, thus creating a public health nuisance. As such, the City of Avon is required to abate the pollution and correct the unsanitary conditions. This requirement was memorialized in an OEPA Findings and Orders decree issued in April of 2013.

Q4: Why can't the OEPA mandate be addressed by everyone replacing their septic systems?

A4: The OEPA assessed this potential but noted in the Findings and Orders decree that in general the existing residential lots are not suitable for new or upgraded on-lot individual sewage disposal systems due to their size and soil conditions.

Q5: The project was supposed to be completed several years ago. What caused the delay?

A5: The proposed improvements have undergone several revisions in attempt to employ additional cost saving measures. The current Improvement Plans present the most economical option while still providing sanitary sewer service to each parcel.

Q6: Where will the new sanitary sewers connect into the existing sanitary sewers?

A6: The new sanitary sewer will connect into the existing sanitary sewer in two locations, the Jaycox Sanitary Trunk Sewer to the west and the West Wickham Subdivision to the east.



Q7: How will the proposed sewer get from the connection points to the subject streets?

A7: The proposed sanitary sewer will be installed within a proposed 20-foot wide easement on the south side of Detroit from the connection points to the subject streets.

Q8: I own property along Detroit. Will I be contacted about the proposed easement?

A8: Yes. The City has engaged O.R. Colan Associates to conduct the appraisals and acquisition services. A representative from O.R. Colan will contact you in the near future to begin this process.

Q9: Is the addition of a Center Turn Lane and resurfacing of Detroit Road part of the EJPD project?

A9: No. The addition of a center turn lane and resurfacing of Detroit Road is a separate project being planned and undertaken in conjunction with the Ohio Department of Transportation. The turn lane improvements and resurfacing of Detroit Road is scheduled to occur in 2021, after EJPD is complete.

Q10: What type of easement is being acquired?

A10: The proposed easements are being acquired as Highway Easements not as Sanitary Easements as the easement rights obtained will also serve the Detroit Road resurfacing and turning lane improvement project.

Q11: When is construction expected to begin on the EPJD project?

A11: Construction is anticipated to begin in April of 2020 and be substantially complete by December of 2020.

Q12: How long do I have to tie-in my home?

A12: You have 6 months after the City of Avon accepts the sanitary sewer as complete to tie in your home. The sanitary sewer is anticipated to be deemed complete by the City in December of 2020. The tie-in process is governed by Lorain County Public Health. Additional information can be obtained by contacting Lorain County Public Health at 440-322-6367.

Q13: If the sewer system is installed on my street, do I have to connect?

A13: Yes, you are required by law to connect into the sanitary sewer system once the City of Avon determines the system to be complete and Lorain County Public Health deems the sanitary sewer to be available to your property.



Q14: What is the total project cost?

A14: The total project cost is currently estimated to be \$4,268,099.30.

Q15: The project includes sanitary sewer, storm sewer, water line, and roadway repairs. Is all of this included in the assessment?

A15: No. The residents are only getting assessed for a portion of the sanitary sewer installation.

Q16: How much is the sanitary sewer portion?

A16: The sanitary sewer portion is \$2,018,490.43.

Q17: What is a sanitary special assessment?

A17: A sanitary special assessment is a proportional cost, based on the costs to plan and construct the sanitary sewer system, charged to properties that benefit from its installation.

Q18: How much of the sanitary sewer cost is being assessed to the benefitted properties?

A18: The Resolution of Necessity adopted by City Council (R-22-19) capped the assessment at \$12,000.00 per Benefitted Unit. Based on the number of Benefitted Units within the project area (107), the total amount being assessed to the benefitted properties (103) for the installation of the sanitary sewer system is \$1,284,000.00.

Q19: Who is paying the difference between the total cost of the sanitary sewer system and what is being assessed?

A19: With the cost of the sanitary sewer system being an estimated \$2,019,490.43 and the residents paying a total of \$1,284,000 this means that the City of Avon will be picking up approximately \$609,000.00 of the sanitary sewer installation costs. In total, the City of Avon is paying \$2,984,099.30 of the \$4,268,099.30 project cost.

Q20: Are all properties being assessed the same?

A20: All single-family parcels that cannot be further subdivided by code are paying the same. Parcels that could be subdivided will be charged for the potential number of sublots that could be created which front on impacted streets.

Q21: Can I pay the assessment amount and not have it placed on my property tax?

A21: Yes, after the project has been completed property owners will be notified of such and are given a minimum of 30 days to pay the assessment in full with no interest costs applied. If the assessment is not paid within the 30 days, the assessment will automatically be placed on the property tax as a special assessment.



Q22: What is the annual assessment charge including interest?

A22: Each benefitted unit has a set assessment rate of \$12,000, but interest will be added to those that do not pay the assessment before bonding. Assuming a 3% interest rate and 20-year life, the total interest on \$12,000 is \$4,045.01. In addition, the Lorain County Auditor's Office charges a 2% fee each year, or \$320.90 in total. This equates to a total interest/fee amount of \$4,365.91. In summary, the annual assessment charge is as follows:

Total Annual Assessment Charge = $(\$12,000.00 + \$4,365.91) \div 20 \text{ years} = \818.30

Q23: Can I pay off the assessed amount before the 20 years?

A23: Yes. However, once the bonds have been sold the entire principal plus interest must be paid. There is no incentive to pay the assessment off early.

Q24: What if I disagree with how the assessment applies to my property?

A24: All assessed property owners, upon being notified of the assessment, will have a time period where they can request a hearing in front of the Assessment Equalization Board which would be empaneled to hear and rule on any such concerns.

Q25: What will happen if I do not pay the assessment?

A25: If the assessment is not paid, a lien will be placed against your property.

Q26: What happens if I sell my property with this assessment on it?

A26: The assessment will be transferred to the new property owner.

Q27: What is the resident responsible for installing?

A27: The resident is responsible for installing the sanitary sewer lateral from the home to the sanitary sewer cleanout at the right-of-way. The resident is also responsible for abandoning the existing septic system per the Lorain County Health Department requirements.

Q28: What is a sanitary sewer lateral?

A28: A sanitary sewer lateral is a pipe that connects a home or commercial building to the public sewer system. It is owned and maintained by the property owner.

Q29: What is a sanitary sewer cleanout?

A29: A sanitary sewer cleanout is a point of access where the sewer lateral can be serviced. It is a pipe stack 6 inches in diameter that has a tight-fitting metal or plastic cap. The project contractor will install a cleanout at the right-of-way so property owners can easily tie-in their sanitary sewer laterals.



Q30: How much money will it cost me to connect my house to the sewer main?

A30: Please refer to the attached sheet entitled “Estimated Tap-In Fees/Costs Residents are Responsible for After Assessment To Connect To The New Sanitary Sewer”

Q31: What steps should I follow to connect to the new sewer?

A31: The following steps should be taken:

1. Identify a contractor, who is registered with the Avon Building Department, to do the work if you do not have equipment and expertise to perform the work correctly and safely.
2. Go to the Avon City Hall and pay the Avon tap-in-fee and the Jaycox Surcharge fee (if not previously paid). There is not an Avon Lake tap-in fee for existing homes.
3. Contact Lorain County Public Health to obtain a Septic System Abandonment Permit.
4. Contact the Utility Department 48 hours in advance of the sewer lateral pipe installation to arrange for inspections.
5. Install the sewer lateral pipe back to the home and tie it in under the inspection of the Avon Utility Department.
6. Part of the Utility Department inspection is to verify that there are no non-sanitary flows going to the sanitary sewer. If such illegal connections are found, they will have to be corrected by the resident at that time.
7. If any internal plumbing is being reconfigured, contact the Avon Building Department in advance for possible permits and inspections.
8. Have the existing septic tank pumped out and crushed under the inspection of Lorain County Public Health

Q32: Does the City have a list of contractors in the area qualified to install laterals?

A32: Yes, the City can provide a list of all contractors registered with the City that perform this type of work.

Q33: Will you repair my driveway if it is damaged?

A33: Yes, your driveway will be restored to original or better condition if it is damaged during construction. This would apply to sidewalks too for those residents who have them.

Q34: Will the roads be closed during construction? Will I be able to use my driveway?

A34: The roads will be open to local traffic only during construction. Residents will always have driveway access. If work is occurring in front of your home that would temporarily impact access to your driveway the Contractor will give you notice 24 hours in advance.