



Sewage System Summary Sherman Lake

Kalamazoo County, Michigan

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**Health & Community Services
Department**

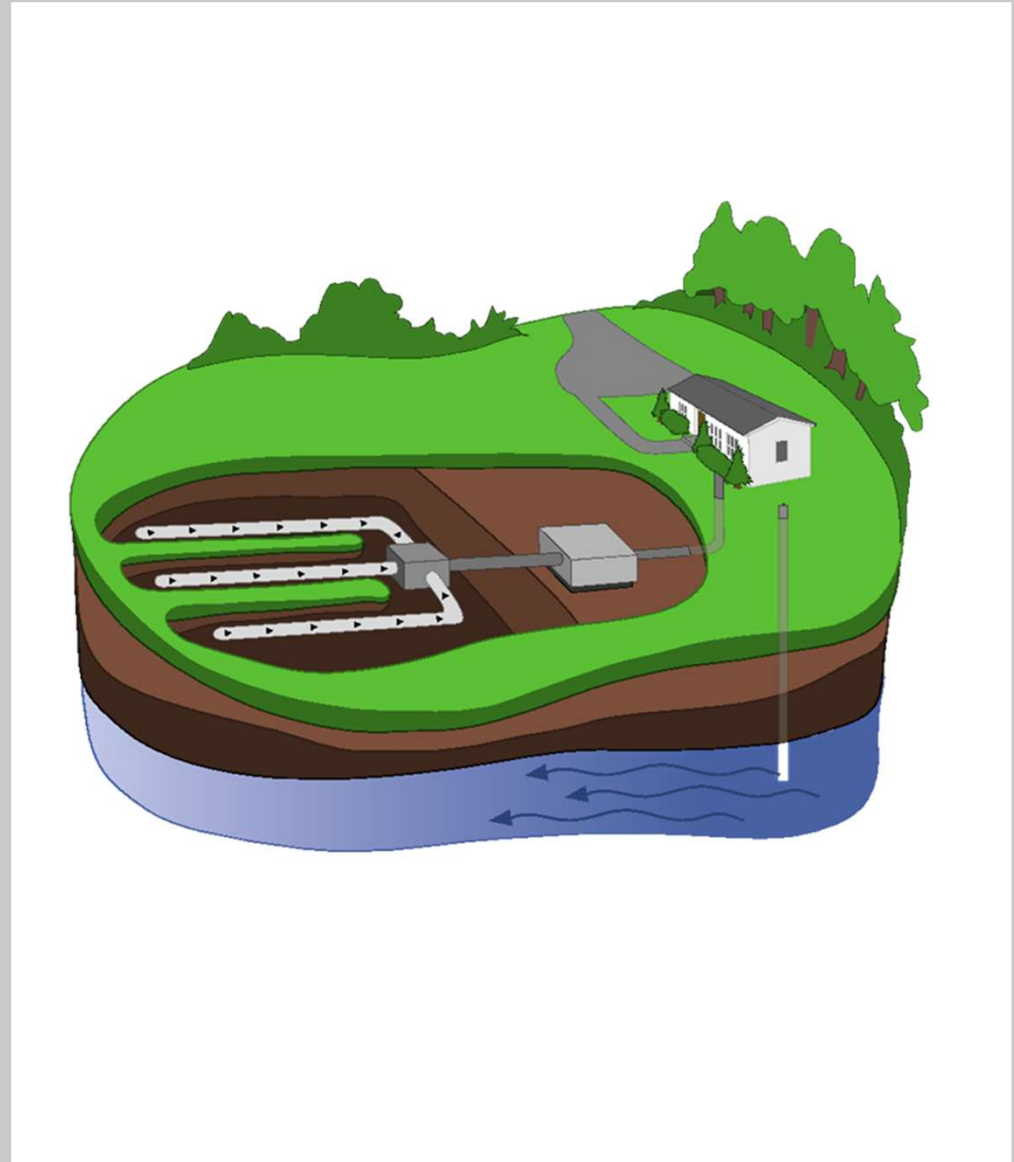
The Basics...What is a sewage system?

- Wastewater treatment system for individual homes, businesses, duplexes, etc.
- A method to treat wastewater onsite from plumbing produced by bathrooms, kitchen drains, dishwasher, and laundry.

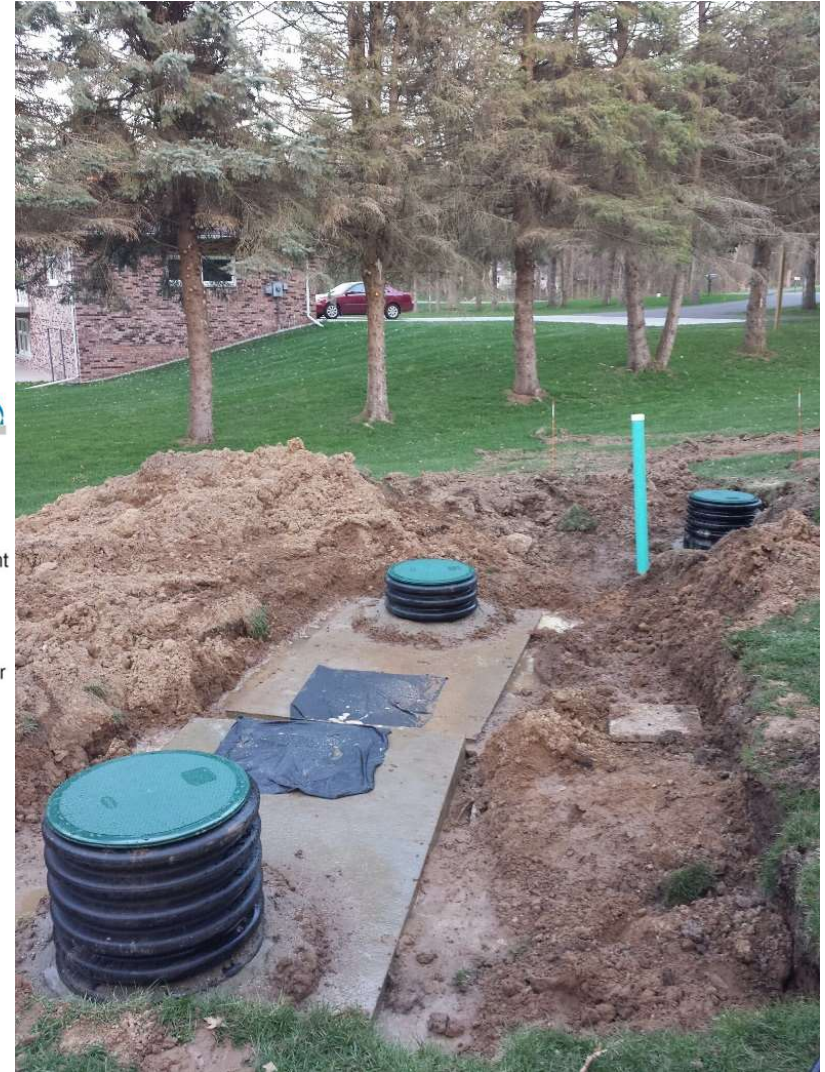
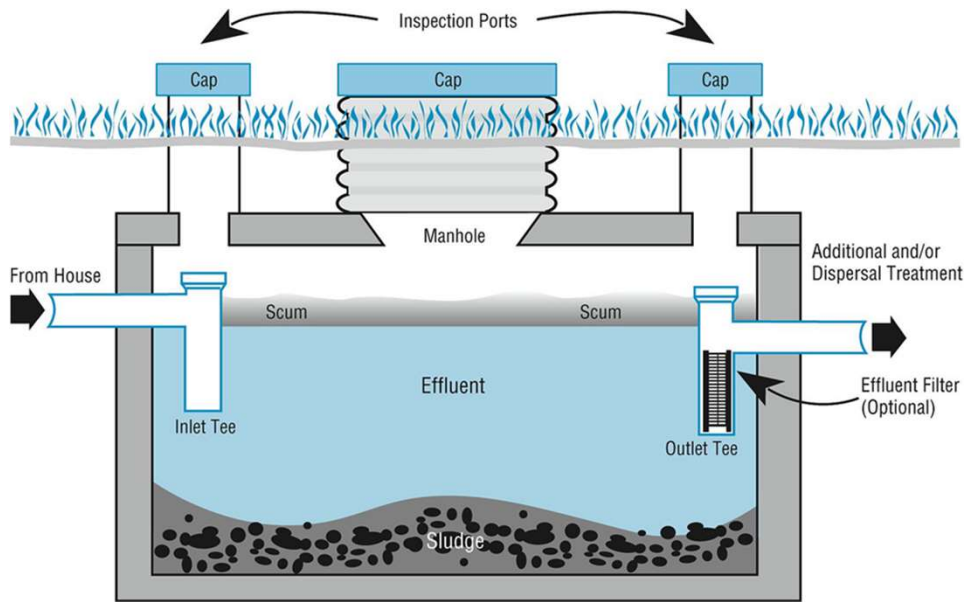


The Basics... continued

- A properly sized sewage system can take up 600 to 1200 square feet of area (on average).
- A properly maintained sewage system can
 - Protect property value
 - Protect drinking water quality
 - Protect community health



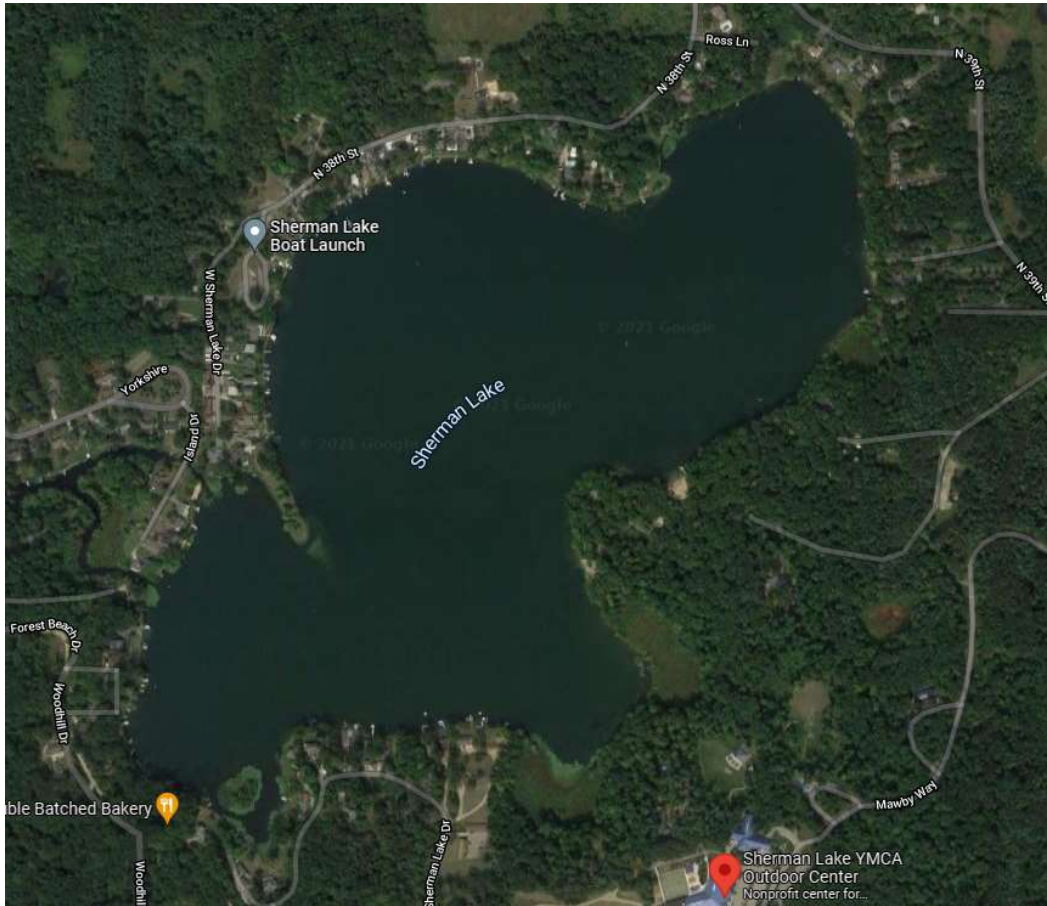
Septic Tank



Absorption Area



Sherman Lake...by the numbers



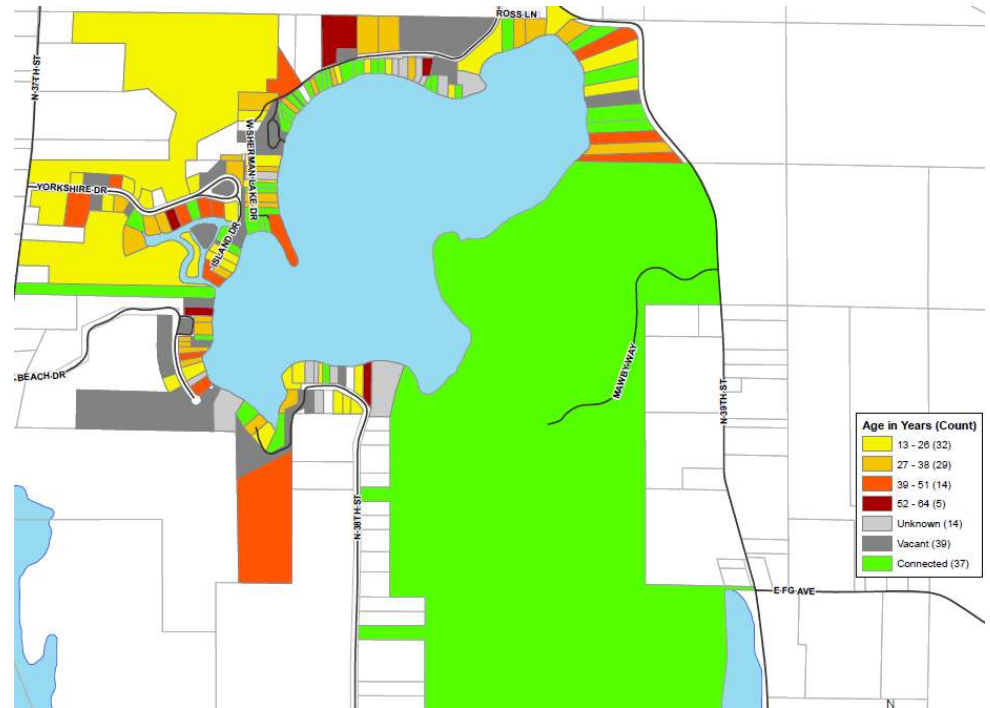
- 135 Parcels
 - 42 parcels vacant
- 93 parcels with an onsite septic system
- 10 parcels (10%) with no septic system records or information

From Google Maps

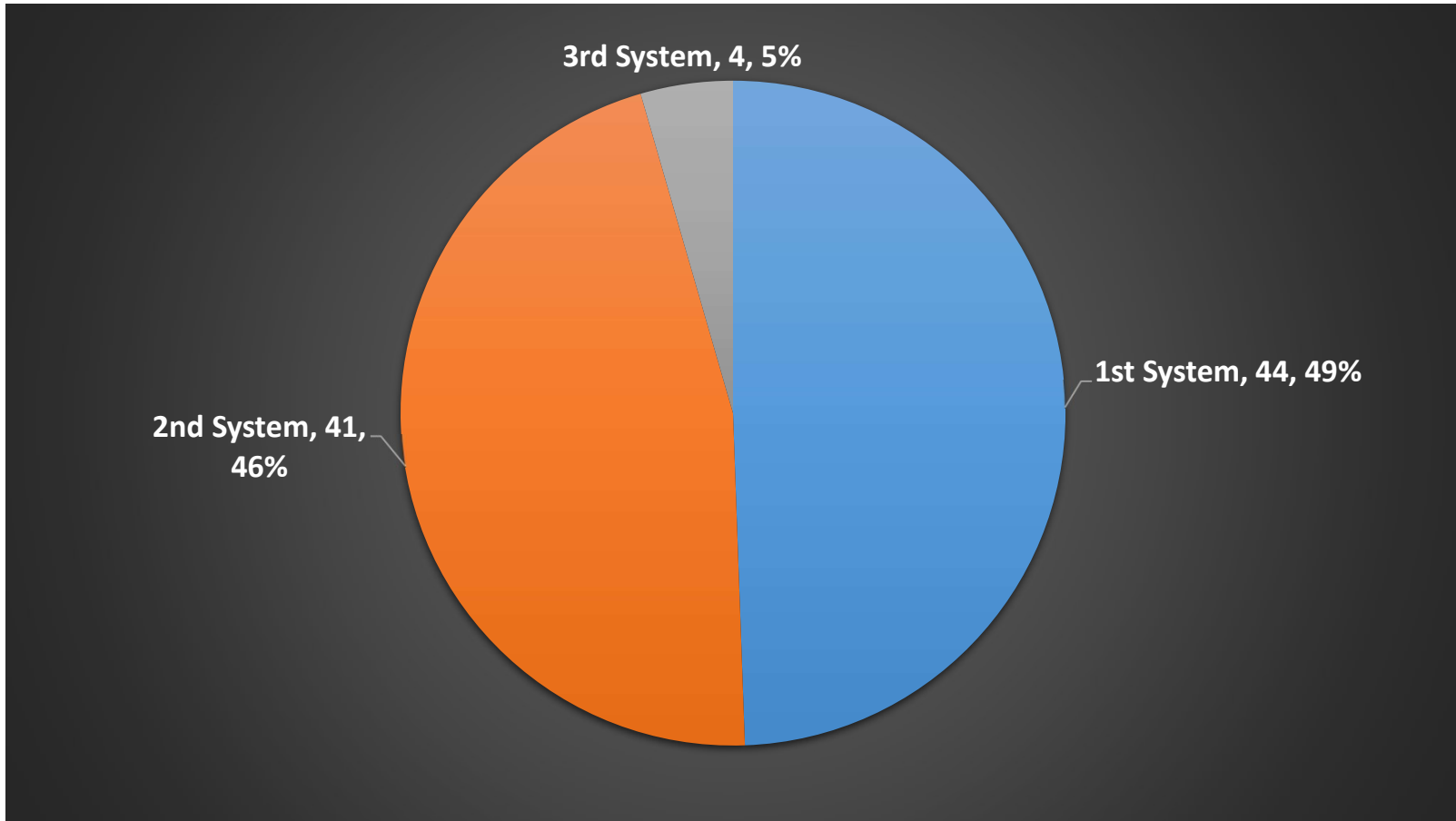


By the numbers...continued

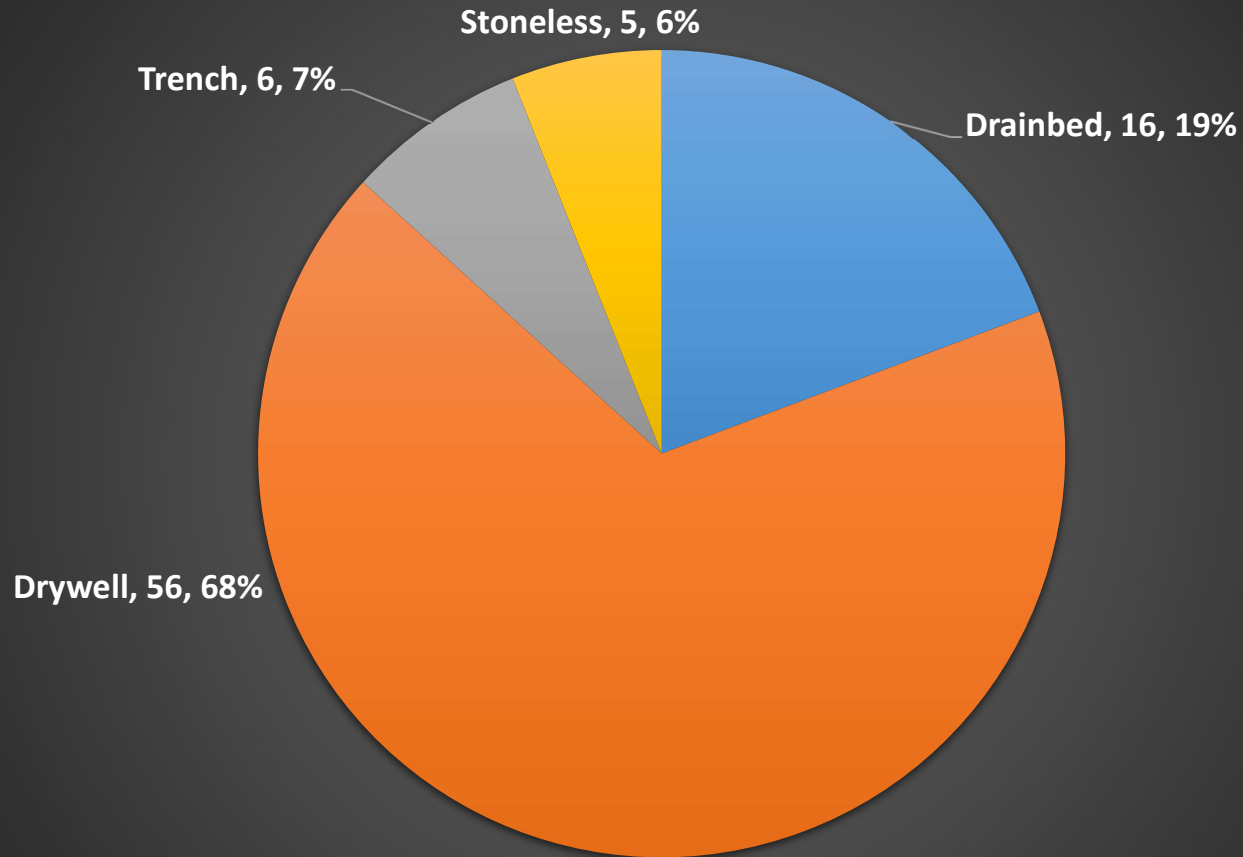
- Current septic system
 - 1950s – 60s: 5 (5%)
 - 1970s: 7 (8%)
 - 1980s: 20 (22%)
 - 1990s: 29 (31%)
 - 2000s: 18 (19%)
 - Unknown year: 14 (15%)
- *More than half (53%) of the systems are 20 to 40 years old.*



Multiple Septic Systems



Types of Systems – Current STS



Why is all this important?

- Small lot sizes lead to replacement challenges.
- Many of the sewage systems do not comply with the current Kalamazoo County Sanitary Code.
 - Drywells are prohibited for new construction.
 - Replacement drywells are only allowed through a variance under the current Sanitary Code.
 - Drywells do not provide adequate protection to our groundwater resources.
- If sewer available and within 200' of home, then no permit would be issued from Environmental Health



Thank
You



SHERMAN LAKE SEWER SPECIAL ASSESSMENT

1/11/22

State of Michigan Declared Necessity

- **MCL 333.12752 Public sanitary sewer systems; declaration of necessity.**
- Public sanitary sewer systems are essential to the health, safety, and welfare of the people of the state. Septic tank disposal systems are subject to failure due to soil conditions or other reasons. Failure or potential failure of septic tank disposal systems poses a threat to the public health, safety, and welfare; presents a potential for ill health, transmission of disease, mortality, and economic blight; and constitutes a threat to the quality of surface and subsurface waters of this state. **The connection to available public sanitary sewer systems at the earliest, reasonable date is a matter for the protection of the public health, safety, and welfare and necessary in the public interest which is declared as a matter of legislative determination.**

Available Sewer

- **333.12751**

(c) "Available public sanitary sewer system" means a public sanitary sewer system located in a right of way, easement, highway, street, or public way which crosses, adjoins, or abuts upon the property and passing not more than 200 feet at the nearest point from a structure in which sanitary sewage originates.

Mandatory Connection

- Per the Ross Township Board Authorization and state law. Mandatory connection to the Sherman Lake available public sanitary sewer 18 months after publication of a notice of availability of the public sanitary sewer system in a newspaper of general circulation in the Township. This publication is to occur March 1, 2022.
- Two different fees to connect to the public sewer system. Tap-in-fee and connection costs (materials and labor to bring line to the house).
- Financing help will be provided to those that want it to assist with tap-in-fee and the project connection to the house.
- Poverty assistance should also be available.

Mandatory Connection Options

- Pay tap-in-fee to the system and arrange for your own connection to occur within 18 months of March 1, 2022.
- Agree to being included in Special Assessment project.
- Agree to installment payments on the tap-in-fee. Can't specially assess for tap-in-fee. Installment payments will be offered for this fee with a lien to secure payback.

SPECIAL ASSESSMENT

- Special assessment project will be offered to pay for connection from sewer main to house. This will include equipment (i.e. grinder pump and pipe) and installation. This will be a public project from the main line to the house. As part of project home owner will need to give an easement for the line to the house.
- The special assessment will allow 20 year payback term at very low interest rate.
- The Township will set a special assessment project District to include only those properties that voluntarily want to be included in the project with 20 year installment payback.
- Voluntary special assessment project benefits by negotiating bulk purchase discount on the equipment and discount on the contractor installation charge.

SPECIAL ASSESSMENT

- The Township will set up the special assessment and then bond for the money up front to pay for the project. The special assessment on the properties pays off the bond over 20 years.
- The amount can always be paid off early by a property owner with only payment of accrued interest to date of payoff.
- Property owner can also pay off before payments are due without any interest and still reap the benefits of negotiated bulk purchases.

SPECIAL ASSESSMENT

- If a property sells the special assessment does not have to be paid off in full. The lien for payment attaches each year to the property.
- There can be a poverty exemption that allows special assessment payments to be deferred in whole or in part and a lien on the property to collect upon any sale or death of owner.

SPECIAL ASSESSMENT

- Properties in district get benefit of low bulk project costs. The more properties voluntarily in the lower we can try to get the costs.
- We need to know as soon as possible how many property owners want to take advantage of the benefits of the special assessment district.
- Preliminary sign up and then later a more formal agreement to move forward with the special assessment process.