

# STANDISH TOWNSHIP WATER & SEWER SYSTEM

## FREQUENTLY ASKED QUESTIONS

1. What type of Sewer System is going to be built?

A low-pressure sewer system with individual grinder pumps is being constructed throughout the Whites Beach area in Standish Township.

2. When will the Sanitary Sewer be constructed?

The Sanitary sewer will be constructed from May 2021 thru August of 2022

3. When will the Water System be constructed?

The Water System will be constructed from May 2021 thru August of 2022.

4. What type of Water System is going to be built?

The water system will distribute water via 6" to 8" mains located in the public right of way and easement areas. The main's will be directionally drilled and pulled underground. In this way minimal disturbance to the surface will occur.

5. Where should I place my Grinder Station & Meter Pit?

Please refer to the Meter Pit and Grinder Station Location Selection Guidelines sheet for all details. The homeowner is responsible for selecting a location for the Grinder Station and Meter Pits. If not located by the resident the contractor will determine a location within the public right of way or easement area to place the pits. Residents must sign an easement if they locate these structures on their properties. If you have not yet signed an Easement, Contact Townley Engineering to complete this process.

6. What does a grinder pump station look like?

The visible parts are a 30-inch-diameter black cover on a tube rising above the ground surface. Due to high water levels in the area all grinder pump stations will have a minimum cover (top of grinder station) elevation of 585.20. This will prevent the intake of surface water in the event of flooding. In some cases, depending on the elevation of the property, that station cover may sit 1'-2' above grade. The elevation of the cover cannot be changed. The station can be concealed by landscaping after installation by the owner. All residents had the chance before construction to locate the water meter pit and the grinder station. Location of the pit on private property requires an easement to be signed from the owner. If not located by a resident, the contractor and engineer will place the stations within the public right of way / easement. This may result in higher connection costs for owners as the utilities will be farther away from dwellings.

7. How does the grinder pump station operate?

For single family residences EOne suggests that the pump will run a total of 10-30 minutes per day. It is designed to run in cycles of approximately 1-2 minutes each time. The pump will only run when the tank fills above 32 gallons. The alarm will sound if the capacity of the tank surpasses 47 gallons. Residents should contact Standish Township DPW if this alarm sounds. During this time stop using water.

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8. What can happen if the electrical power goes out?

It is important to recognize that the grinder pump system will not operate without power. As homeowners use water during an outage the tank will continue to fill. The alarm alerting homeowners to a full tank will not sound with no power. Until power is restored the grinder pump will not run and the tank will not empty. Homeowners should not use water usage during power outages.

9. Could wastewater from the Public sanitary sewer main back up into the house?

No. A check valve in the system prevents backflow from the main. If a backup does occur there are a few likely possibilities. Power outage, damage to power supply cable, broken/clogged grinder pump, or household line blockage. If a backup does occur it is most likely between the Grinder Station and the house. Contact Standish Township DPW if problems persist.

10. Where will the sewers be constructed?

Sanitary mains will be constructed within the road right-of-way, and in areas where easements were signed. The sewer mains are to be installed by directional drilling. The pipe is then pulled through these bore holes and surface destruction is minimized.

11. What will be done to repair damage to property during construction?

The Contractor will restore the property to its original condition. This will be monitored via before/after video.

12. What is the probable cost?

The total project cost will be assessed based upon the number of residential equivalent units (REUs) applicable to each parcel. The greater the number of REUs within the service area, the lower the cost per benefiting parcel. The system will be financed in three ways. Monthly Ready to Serve charges will be assessed to all those connected to the system. Special assessments will occur annually. The final source of income for the system will be the Commodity charge for use of the water and sewer. This is based on individual use of the system. It is expected that the Annual Assessment for this water and sewer project will be approximately \$260 per year, not including interest.

13. How would assessments be paid?

Payments would be made annually through the winter tax bills over a period of forty (40) years.

14. What is the property owner required to do to make the sewer connection?

After the grinder station has been installed by the Townships contractor the owner has to connect to the new sewer system. This is a three-step process. A contractor can be hired to complete this process. First, the owner will disconnect and abandon their septic system per Arenac County Health department guidelines. Typically, the process involves pumping out the existing tank and backfilling

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With sand or dirt. Second, the owner will connect the station to electric power. The electric handout delves further into this topic. Lastly, the disconnected sewer service line running from the residence will be connected the grinder station. The plumbing handout delves further into this topic. After this the unit will be ready to use.

15. What is the property owner required to do to make the water connection?

After the water meter pit has been installed by the Townships contractor the owner **must** connect to the new water system. The owner or their contractor will need to run a new 1" Diameter copper or HDPE water service from the meter pit to the residence. The existing can be kept for outdoor use, but the residents must be connected to the municipal water system.

16. What costs are not included in the project cost?

The process outlined above in #14 & #15 will need to be paid for by the property owner. These costs are separate from the special assessment, ready to serve, and commodity charges for both systems. According to EOne, the grinder pump manufacturer, the monthly electrical cost to run the pump for a Single-Family residence is approximately \$1.30.

17. Are assessment cost tax deductible?

The principal payments are not tax deductible. However, the interest payments may be. Please check with your tax preparer regarding this issue.

18. What if an assessed property is to be sold?

Some purchaser's bank or Mortgage Company will require the assessment be paid off at closing and others will not.

19. Can the assessment be paid off immediately, or can extra payments be made?

Yes, you will be notified of the exact amount of the assessment prior to it being added to your tax bill. In the event you pay this assessment in full within the time allowed, you will not have to pay interest and no amount will be added to your taxes. If the full amount is not paid, the remaining principal and interest will be added to your tax bill until it is paid in full.

20. How long do I have before I must connect to the new water and sewer systems?

All users must connect to the water and sewer systems within six months of construction completion.