

MONROE TOWNSHIP WATER AND SEWER DISTRICT

Public Meeting Sept. 26, 2013

Country Estates East

Water & Sewer Projects

Board of Trustees

- President: William Rodenberg
- Vice-President: Dale Voisard
- Treasurer: Rick Mains, CPA
- Secretary: David D. Dexter, NSPE, F.ASPE
- Member: James Flesher
- Monroe Township Trustee Representative: Ron Thuma (non-voting)

- Mark Cameron, PS – Sands Decker CPS
- John Albers, Esquire – Albers and Albers
- Christy Butera, PE – City Engineer, Tipp City
- Barry McMillen – Chief Plumbing Inspector – Miami County Health Department
- Gerry Tipton, Registered Sanitarian – Miami County Health Department

INTRODUCTION

- Regional district established by court order in 2009 upon petition, Monroe Township Trustees
- Provide safe and clean public utilities; potable water & sanitary sewer for the residents of the district; some lacking adequate water or failing on-lot septic systems
- District's Engineering services by Sands Decker CPS Consulting Engineers, Mark Cameron
- District's legal counsel by Albers & Albers, John Albers

Country Estates East

District 1

- Summary of progress to date
- Discussion of need, central water services
 - Problems with well water quality & quantity
- Discussion of need, central sanitary sewer services
 - Problems associated with on-lot septic systems
- District has concluded contract for water services with Tipp City & sewer is anticipated
 - No forced annexation

Project Design

Sands Decker CPS Consulting

- Description of Design
 - Preliminary systems layouts with associated fire hydrant and manhole locations
- Easements needed for utility routing
- Construction sequence and logistics
 - Water and sewer laterals stubbed into the property

Project Design

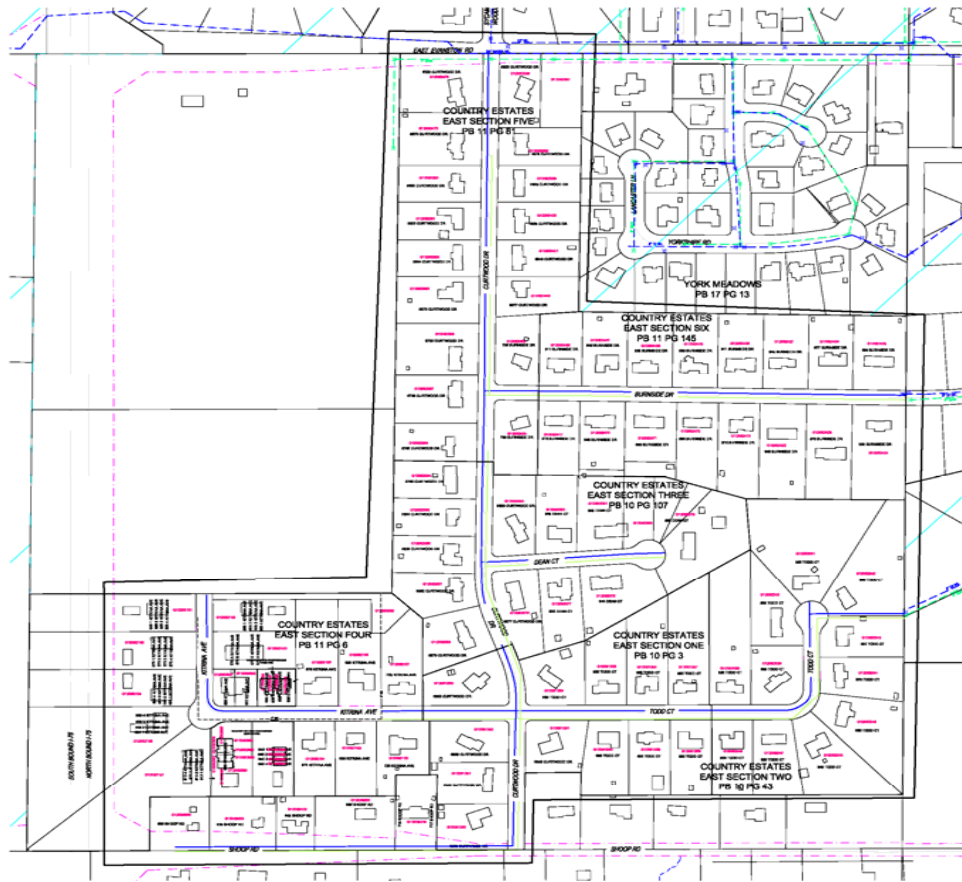
Sands Decker CPS Consulting

- Property owner responsibilities
 - Service line (lateral) connection
 - Proper abandonment of the on-site septic system
 - Appropriate containment between public and private systems
 - Appropriate separation of the property's well system

Project Costs

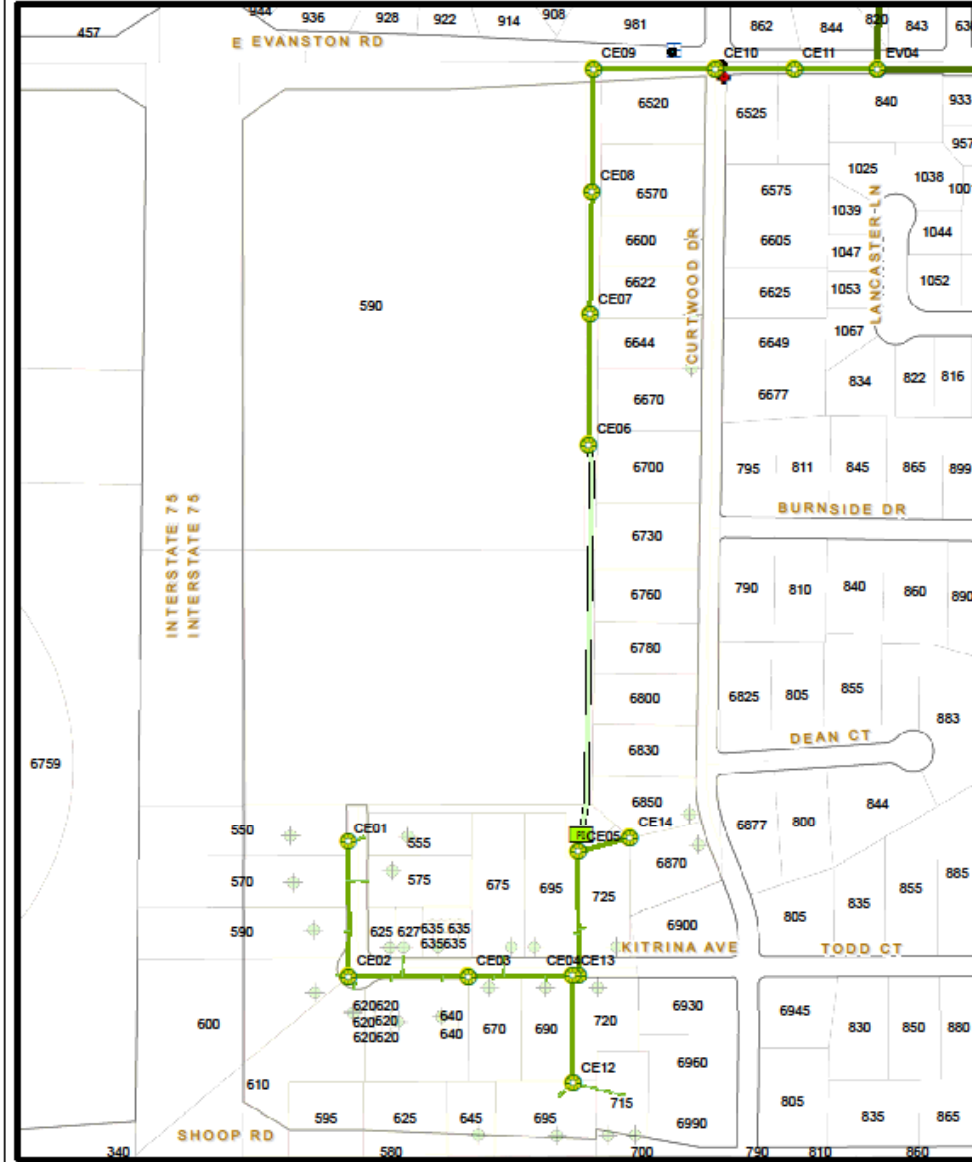
Sands Decker CPS Consulting

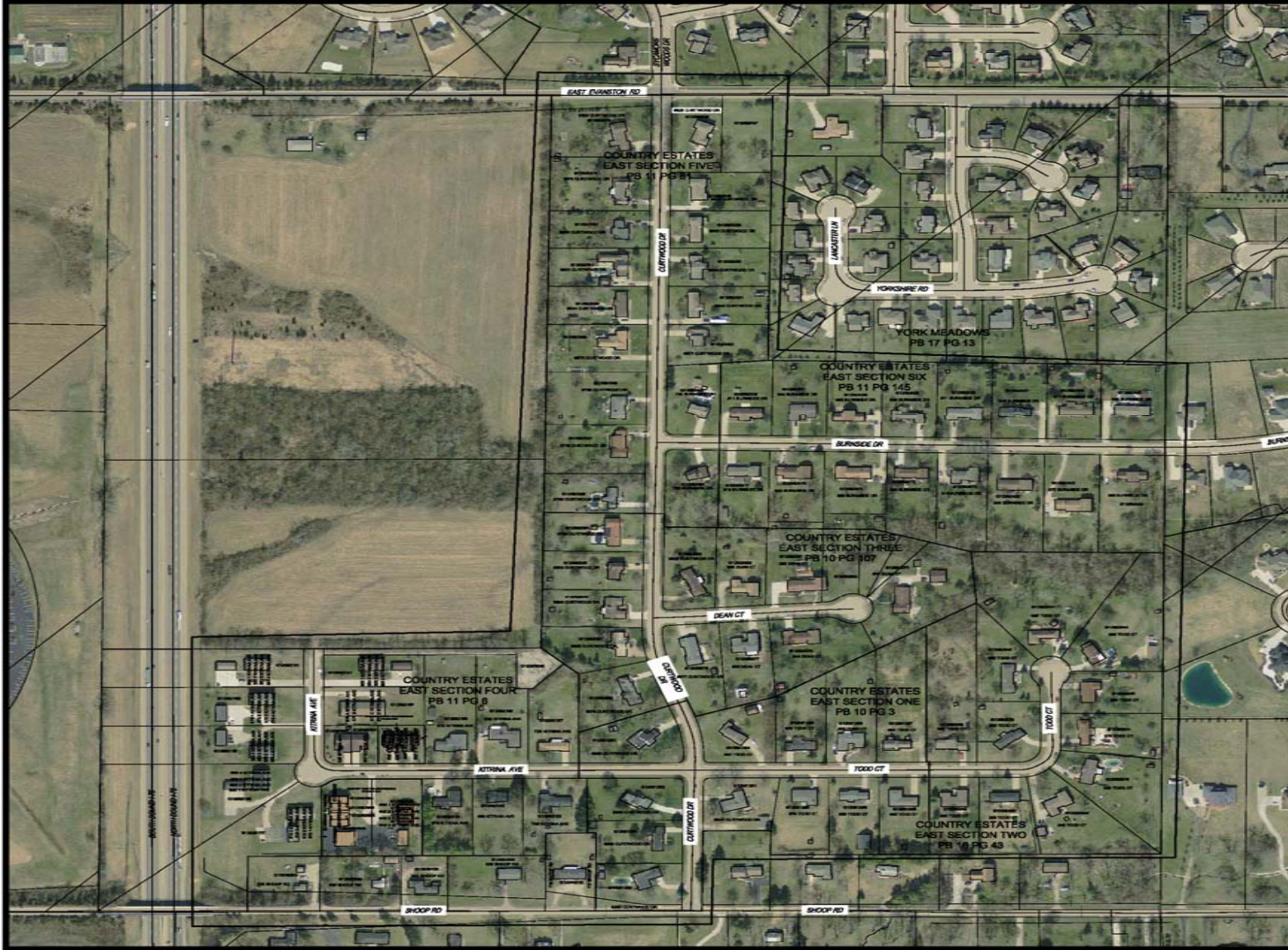
- Estimated construction costs of waterline project
- Estimated construction costs of the sanitary sewer project
- Estimated construction costs of both water & sanitary sewer projects at the same time, cost savings, if any
- Grants, low interest loans (OWDA Community Assistance Loan)

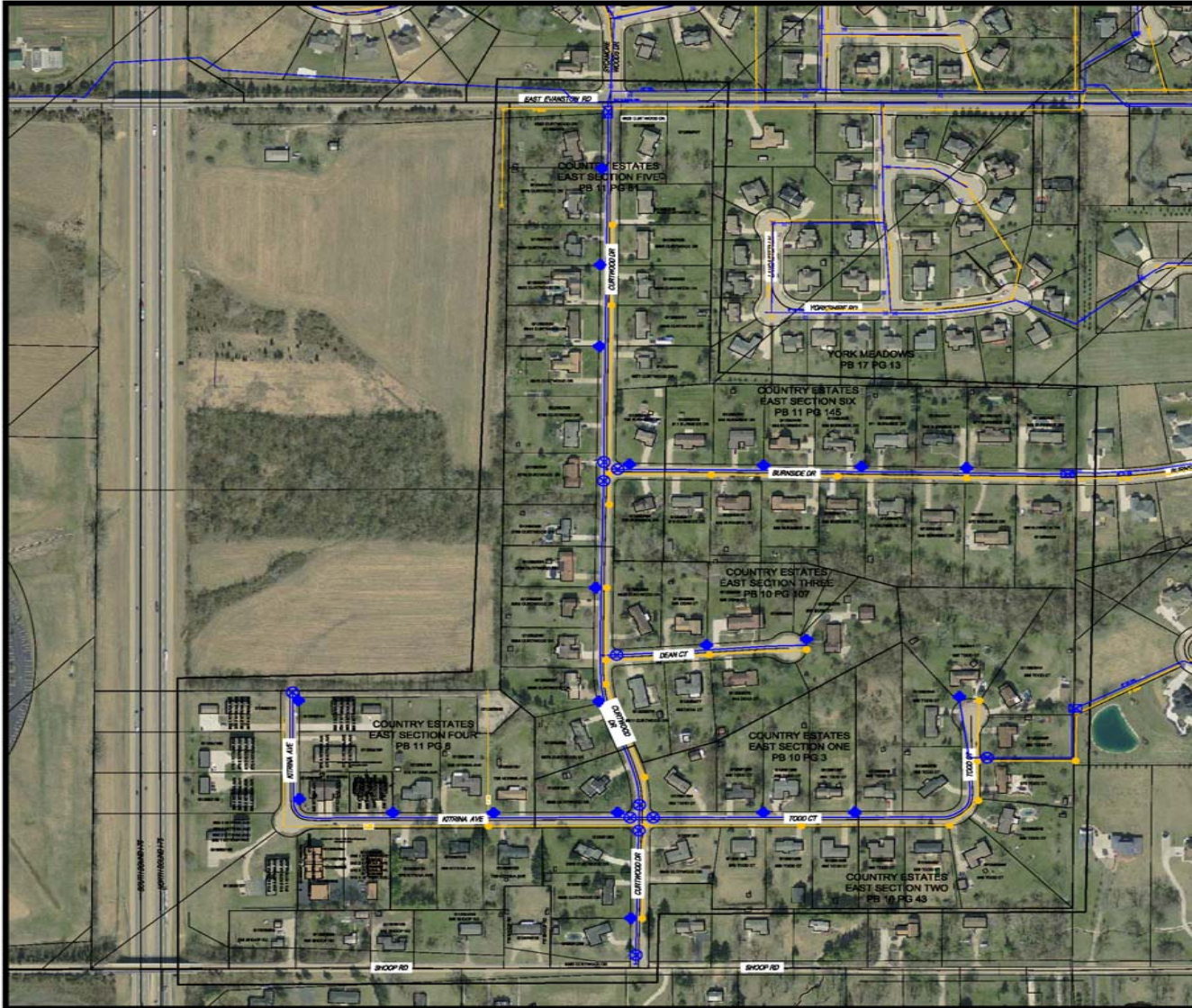


KITRINA / CURTWOOD

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Projected Assessments

Sands Decker CPS Consulting

- General discussion Special Assessments – John Albers, Attorney
- Estimated assessments, water project
- Estimated assessments, sewer project
- Estimated assessments, combined projects

WATERLINE ONLY		30 yr
(Based on 109.5 ESFU's for Water service only)	Total Project Cost \$858,394	
2 year planning loan interest @ 2.2% (for \$178,100)	\$4,110	
1.5 yr Construction period interest @ 2.2% (for total)	\$15,100	
TOTAL	\$877,604	
Total Cost per ESFU at 109.5 ESFU's		\$8,015
Annual Payment / Assesment per ESFU		\$267
Count of 75 Single Family Residences at 400 gpd (OEPA) = 75 ESFU's		
Count of 46 2-bdrm Apts at 300 gpd (OEPA) = 34.5 ESFU's		
TOTAL WATER = 109.5 ESFU's		

SANITARY SEWER ONLY		30 yr
(Based on 64 parcels for sanitary service only)	Total Project Cost \$793,283	
2 year planning loan interest @ 2.2% (for \$178,100)	\$4,110	
1.5 yr Construction period interest @ 2.2% (for total)	\$13,960	
TOTAL	\$811,353	
Cost per Parcel at 64 equal parcels		\$12,677
Annual Payment / Assesment		\$423

WATERLINE & SANITARY WHEN COMBINED PROJECTS			30 yr
(With 109.5 ESFU's for Water service only)	Water Cost \$813,532*		
(With 64 parcels for sanitary service only)	San Cost \$755,507*		
* Includes 1/2 of General Costs			
2 Year planning loan interest @ 2.2% (for \$356,200)	\$8,220	4,110	
1.5 Year Construction period interest @ 2.2% (for total)	\$27,470	13,735	
TOTAL PROJECT COST (no interest) = \$1,569,038	\$849,222	\$773,352	
Total Water Assesment per ESFU (at 109.5 ESFU's *)			\$7,755
Annual Water Payment / Assesment per ESFU			\$259
Total Sanitary Assesment per Parcel at 64 equal parcels			\$12,084
Annual Sanitary Payment / Assesment per Parcel			\$403
Count of 75 Single Family Residences at 400 gpd (OEPA) = 75 ESFU's			
Count of 46 2-bdrm Apts at 300 gpd (OEPA) = 34.5 ESFU's			
TOTAL WATER = 109.5 ESFU's			
TOTAL ANNUAL'S FOR WATER & SEWER COMBINED			\$661
			\$55.11
	PER MONTH		

Project Benefits

Sands Decker CPS Consulting

- Safe and plentiful potable water supply
- Safe removal and disposal of sanitary sewage from the property
 - Increased property values
 - Easier property resale with public utilities
 - Improved fire protection - fire hydrants
 - Homeowner insurance savings
- No need to absorb the cost of well or on-site septic system replacement

Legal Issues

Albers & Albers, LLC

- Connection requirements
 - Public water service
 - Public sanitary sewer service
- Retaining existing well for irrigation or other uses
- Legal processes to complete the project

Fees and User Rates

Sands Decker CPS Consulting

- Tap-in fees associated with utility connection
- Rates associated with water and sewer services
- Projected monthly rates for sewer, water & maintenance:
 - 3,000 - gallons or approx. 400 cu. ft. \$64.00
 - 2 - cents per gallon or 15 – cents per cubic foot
 - 5,000 - gallons or approx. 668 cu. Ft. \$75.00
 - 7.48 gallons per cu. Ft.
 - 1.5 – cents per gallon or 13 – cents per cubic foot

Conclusion

Board members and Consultants

- Describe - Homeowner ballot
 - Explanation of ballot
 - Time frame for return of ballot
- Homeowner questions
- Concluding remarks