

Come home to Pierpont



Striving for a vibrant
rural community with a strong
social and economic center

Purpose of this meeting

Realizing future economic revitalization: Pierpont
Revitalization Plan and downtown Pierpont waste
disposal and treatment situation and options



Pierpont Revitalization Committee

Lois Wright Morton

Duane Marcy

Cameron Wright

Kim Marcy

Marty Holden

Jake Hudson

Kelly Kanicki

6:30 Welcome. **Lois Wright Morton**

Realizing future economic revitalization, a Pierpont Township shared goal.
A look at downtown Pierpont.

6:50 Issues of lot limitations.

Randy Barnes, Sanitarian, Ashtabula County Health Depart.

7:00 Ashtabula County Health Department household sewage treatment system permits & timeline for compliance.

Ray Saporito, Ashtabula County Health Commissioner

7:15 Downtown Pierpont commercial business scenarios. **Cameron Wright**

7:30 Downtown Pierpont sanitary sewer footprint, engineering and cost estimates.

Nick Sanford, Director, Ashtabula County Environmental Services;

Lesley Gordon, P.E. CT Consultants

7:50 Grants and funding sources to reduce sanitary sewer overall and individual costs.

Janice Switzer, Director, Ashtabula County Community Services & Planning

Nick Sanford, Director, Ashtabula County Environmental Services

8:00 Public comment. **Lois Wright Morton** moderator

8:45 Closure and observations. Speakers' response to public comments.



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- 5) The moderator makes decisions of procedure; and enforces decorum and proper conduct.

Pierpont Township Revitalization & Development Plan

pierponttownship.com

A rural agri-based consumer economy

Destination enterprises

Input markets
Consumer markets
retail, production, community-based

Agricultural equipment & rural lifestyle goods & services
Mahindra tractor & equip
utility vehicles,
excavation, lumber

Local & artisan foods: processing & retail
Cheeses, meats,
maple syrup, bakery

Small & medium scale farms
Yoders greenhouse,
grain crops, specialty
crops, beef, hay, dairy,
forest products, etc.

Antiques, arts & small manufacturing
Artistic Woodworks,
wood & metal working,
custom leather, steel
siding, machining, etc)

Supporting services & infrastructure

*social (fire dept/EMS, church,
post office, parks & recreation)

*infrastructure (broadband, sewer
other public utilities)

*road system (SR 7; SR 167, road conditions)

Eating establishments
Coffee shop, diner,
breakfast house,
pizza shop

Target demographics

- Small acreage farmers & landowners
- Consumers who shop local foods & products
- Local residents

Auxiliary enterprises

- Williams-Ducro's funeral home
- Twigs & Crows
- Richcreek gas station
- Reiters' Insurance
- convenience food store
- general merchandise store
- ATM banking
- fitness & wellness center
- residential housing
- bed & breakfast
- Western Reserve Animal Clinic

The challenge and goal

A revitalized Pierpont that stimulates and unifies the township economy, strengthens social ties and renews the community.

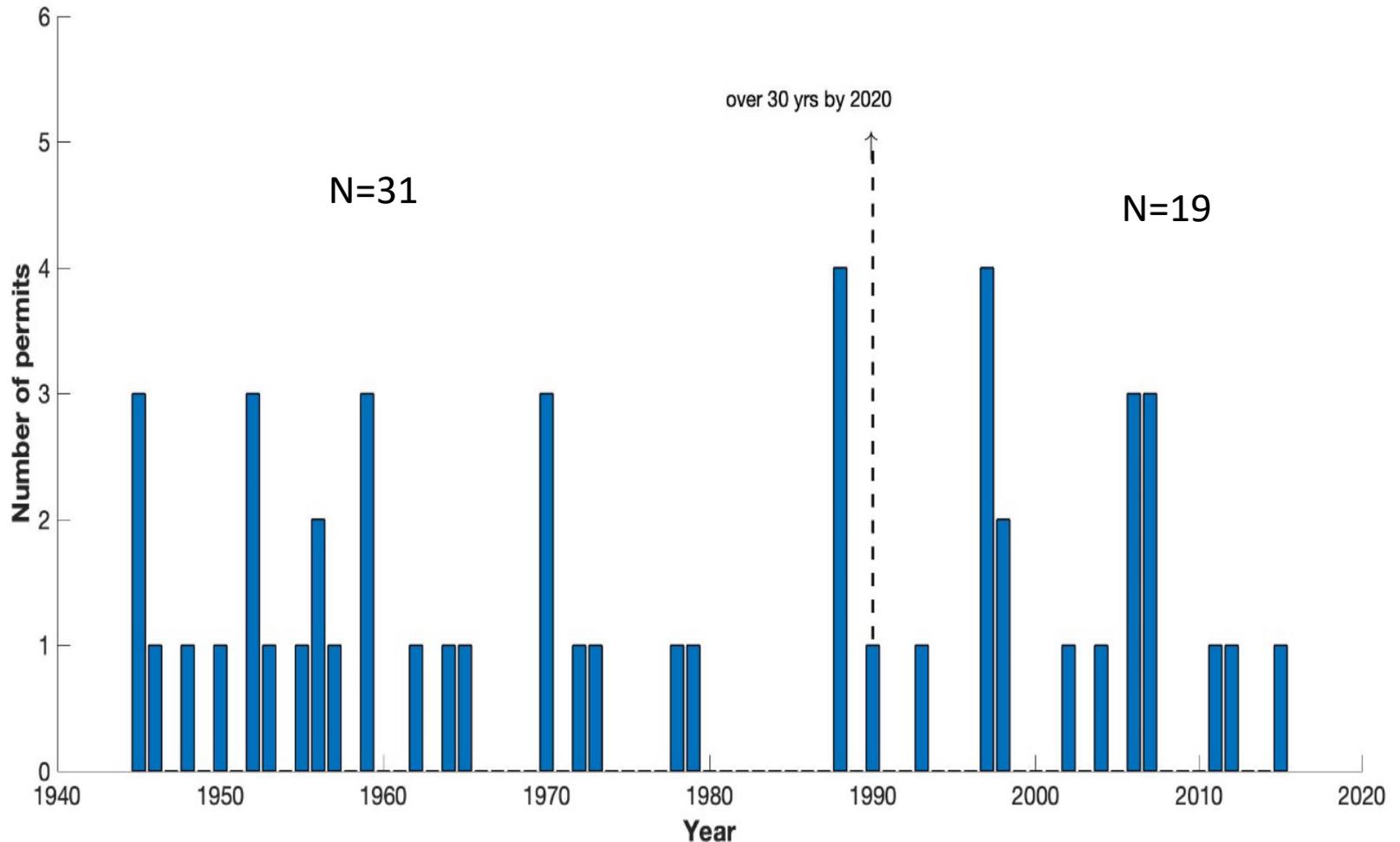
A look at downtown Pierpont



74 houses/commercial buildings
12 vacant parcels with building potential

60% of landowners do not live downtown

...of the 74 houses & commercial buildings,
50 of the structures have health department permits;
24 have no permit on record



Section 5.3 Downtown Pierpont private septic systems

55 [31+24] septic systems or **74% (55/74) of current downtown septic systems** will likely need constructed, repaired or replaced in the next 5 to 10 years.



at \$20,000 per system the aggregated cost would be \$1.1 Million (55 x \$20,000);



adding the **12 vacant lot parcels that could potentially have at minimum one business or residence apiece, there could be an additional cost of \$570,000** assuming 6 of the 12 are residential (\$20,000 x 6=\$120,000) and 6 are commercial OEPA permitted systems (\$75,000 x 6=\$450,000).



total potential aggregated cost to downtown landowners could be \$1.67 Million (\$1.1 M +\$570,000).

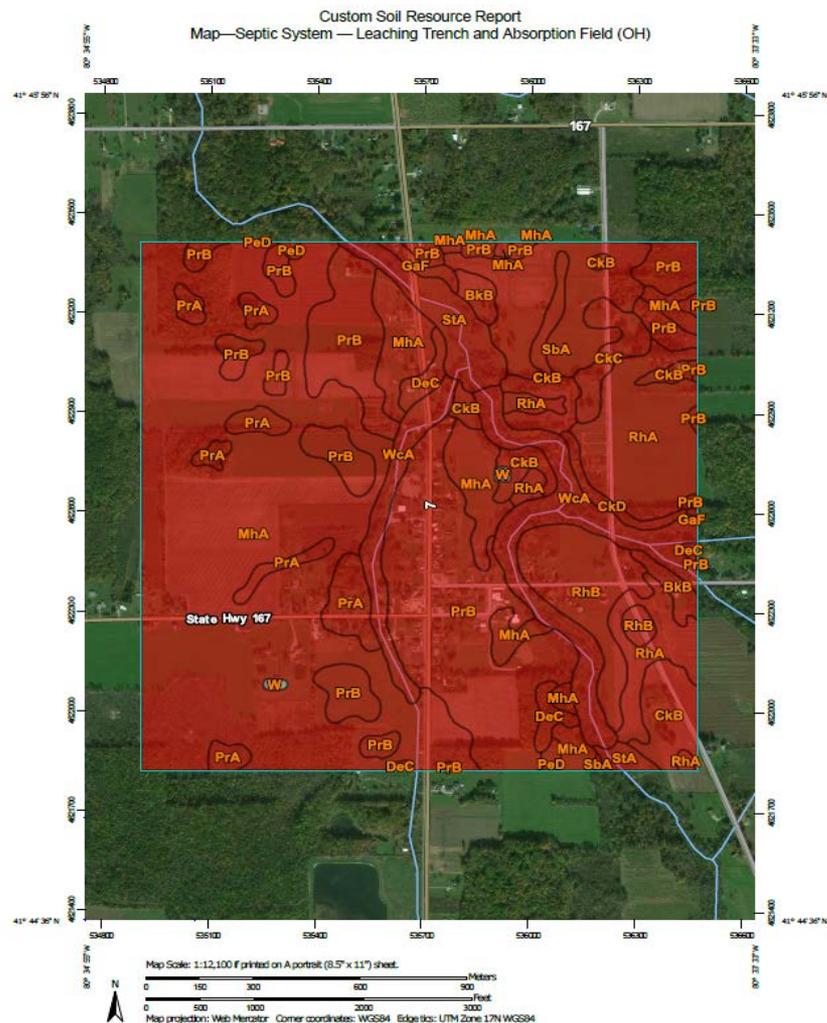
Issues of lot limitations

Randy Barnes, Sanitarian

Ashtabula County Health Department

Lot Limitations:

- 1) Size
- 2) Soils
- 3) Seasonal water table
- 4) Slope
- 5) Setback distances



Section 5.5.3. Pierpont Revitalization Plan

Residential



New construction

- a. 2 acres
- b. 200' road frontage
- c. Hire soil scientist and system designer



Existing home

- a. On lot – Hire soil scientist and system designer
- b. Off lot – NPDES system requirements/cost
 - * Yearly service contract
 - * Yearly effluent sampling
 - * Electric expense
 - * Replace UV bulb/Motors

Commercial

Ohio EPA dictates system requirements



Household Sewage Treatment Systems Permits & Timeline for Compliance

Ray Saporito, Ashtabula County Health Commissioner

Ohio Home Sewage Treatment System Rules
Become Effective January 1, 2015

Section 3701-29-19 of the Ohio Home Sewage Treatment System Rules
requires:

1. Health Departments to develop a program for implementing an Operation and Maintenance Program (O &M) for all home sewage treatment systems installed prior to January 1, 2015.
2. Health Departments are to work with stakeholders to develop a timeline and process for such a program concerning home sewage treatment systems installed prior to January 1, 2015.

TIMELINE FOR ASHTABULA COUNTY HEALTH DEPARTMENT OPERATION AND MAINTENANCE PROGRAM

Conduct Operation & Maintenance activities on...

2017...all home sewage treatment systems permitted since January 1, 2007.

2019...all existing home sewage treatment systems involved with proposed residential building additions and okay to use home sewage treatment systems.

2020...all lot splits involving a dwelling with an existing home sewage treatment system.

2022 ...all home sewage treatment system requested real estate inspections.

2025...all aeration treatment units more than 25 years old. *

2027...all aeration treatment units that are less than 25 years old that are not included in other O&M categories.**

2030 ...all non-aeration treatment units that discharge and are less than 35 years old.****

2032 ...all non-aeration treatment units that discharge and are more than 35 years old.***

2034 ...50% of non-discharging home sewage treatment systems not included in other O&M categories.

2037...remaining 50% of non-discharging home sewage treatment systems not included in other O&M categories.

* Applies to aeration treatment units installed before 2000; ** Applies to aeration treatment units installed after 2000;

*** Applies to non-aeration units installed before 1995; **** Applies to non-aeration units installed after 1995

5.3.5. Downtown Pierpont commercial business



Any new or expanding business in Pierpont is required to be approved by the Ohio EPA before construction is begun.

Antidegradation Review by Ohio EPA to examine the following:

- A) Location of the nearest sanitary sewer system
- B) Suitability of soils for soil-based treatment
- C) Area for land application
- D) Adequate receiving stream available (seasonal streams will not work)
- E) Site topography
- F) Economics and costs associated with various treatment methods

Many commercial lots in Pierpont do not have the size or soil qualities to install an on-site non-discharging system. Additionally those same lots also don't have the size to develop a discharging system or access to an adequate receiving stream.

**Downtown Pierpont sanitary sewer
footprint, engineering and cost
estimates**

Nick Sanford, Director, Ashtabula County
Department Environmental Services (ACDES)
Lesley Gordon, P.E. CT Consultants

Ashtabula County Department of Environmental Services (ACDES)

ORC 6117 Ashtabula County Sewer District established in 1972 encompassing all unincorporated areas (townships); Administered by Ashtabula County Board of Commissioners through the county Department of Environmental Services (ACDES), formerly County Sanitary Engineering Department (1972-1995)

ACDES staff: director, ~22 employees, and contracts for services of a sanitary engineer through a consulting firm. Owns, operates, & maintains 5 OEPA permitted wastewater treatment plants; 30 pumping stations; and ~ 70 miles of sewer mains.

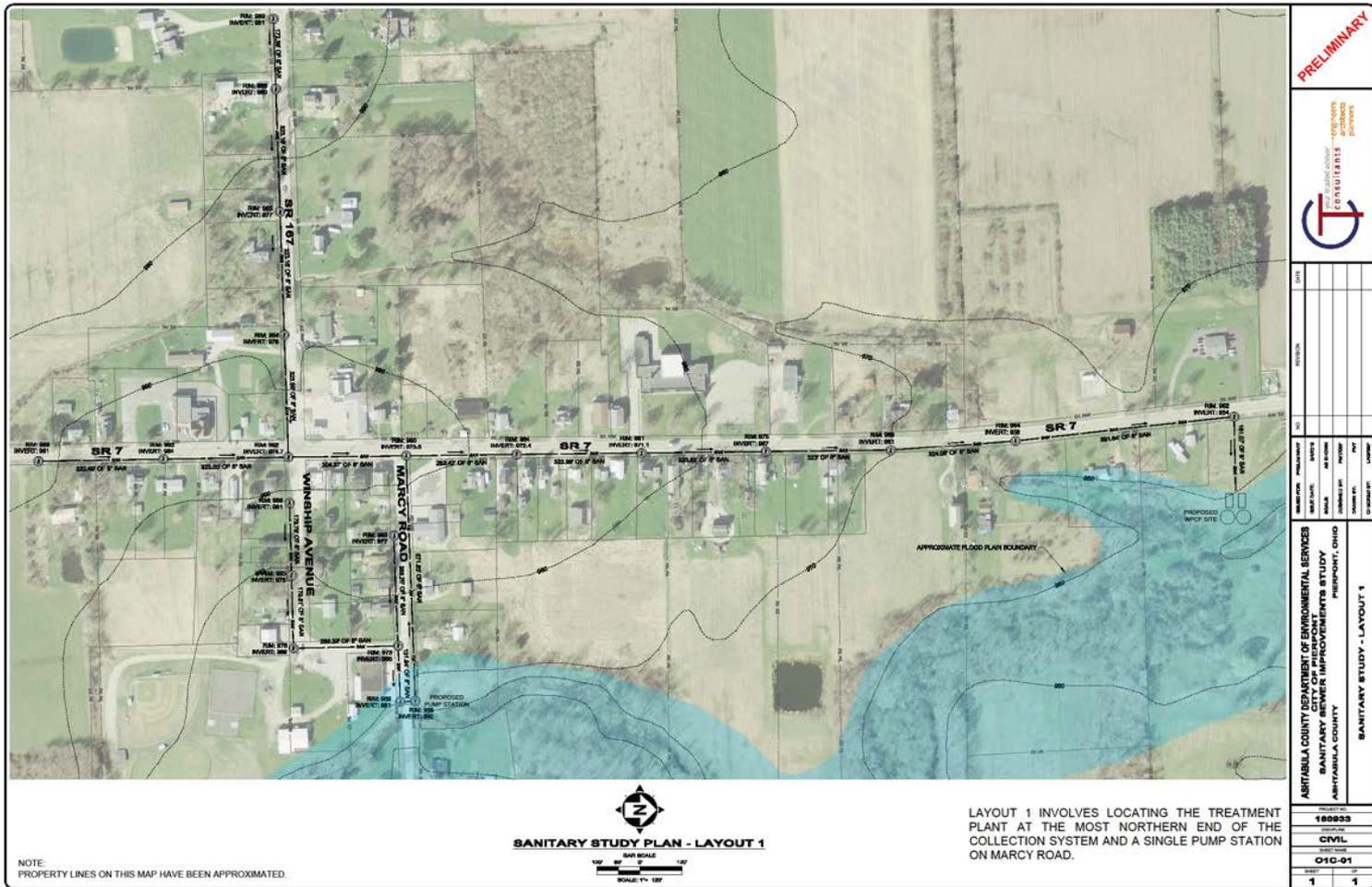
New public sewers paid for by public grants, low interest loans, assessment of benefiting properties.

Board of Commissioners establish rates and charges at recommendation of ACDES director and sanitary engineer [ORC 6117.02]

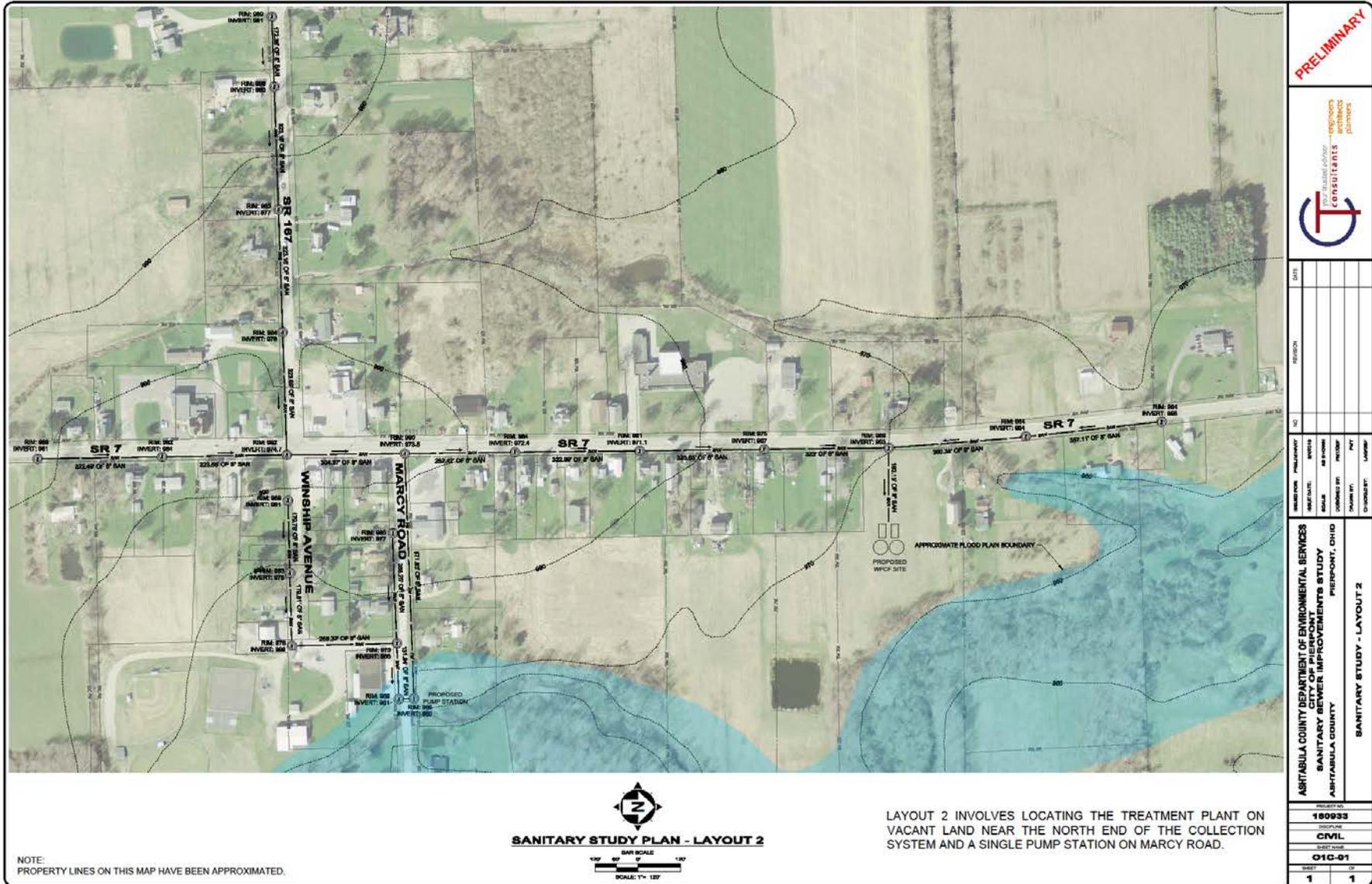
Operation, maintenance, replacement of infrastructure paid for by monthly utility bills.

Proposed downtown sewer footprint

Treatment facility siting, gravity flow for main laterals
 Best locations on east side of SR 7 and East Branch of the Ashtabula River, an Ohio Scenic River. Above the 100 year flood plain



Another example of siting option



NOTE:
PROPERTY LINES ON THIS MAP HAVE BEEN APPROXIMATED.

SANITARY STUDY PLAN - LAYOUT 2

LAYOUT 2 INVOLVES LOCATING THE TREATMENT PLANT ON VACANT LAND NEAR THE NORTH END OF THE COLLECTION SYSTEM AND A SINGLE PUMP STATION ON MARCY ROAD.

PRELIMINARY



DATE	
REVISION	
NO.	
DATE	
BY	
CHECKED BY	
DATE	
DESIGNED BY	
DATE	
DRAWN BY	
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DESIGNED BY	

ASHTABULA COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES
 CITY OF PIERCEPTON
 SANITARY SEWER IMPROVEMENTS STUDY
 ASHTABULA COUNTY
 PIERCEPTON, OHIO

SANITARY STUDY - LAYOUT 2

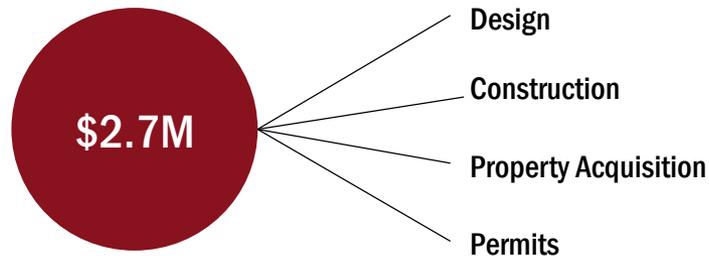
PROJECT NO.	180933
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DATE	01-01
SHEET	1
OF	1





Cost to Residents/Owners

1. Project Cost – Assessment Portion



- > Divided equally among the Benefited Parcels (82)
 - Assessment = Approximately \$33,000
- > Paid through tax bill over 20-30 years
 - Can be less if the project receives grants
 - Project cost is an estimate right now

2. Individual Cost for Private Property

- > Abandoning existing septic systems and running a lateral from the house to the right-of way
- > Residents can qualify for financing depending on income
- > Estimated at \$7,500



3. Monthly Sewer Bill Estimated \$55-\$70

- > Covers operation of the treatment plant and collection system.

**Grants and funding sources to reduce
sanitary sewer property assessments
and individual hookup costs**

Janice Switzer, Director,
Ashtabula County Community Services & Planning

Ashtabula County

Community Services & Planning

Role: Assist Ashtabula County and local communities to find funding to reduce the cost of infrastructure improvements.

If funds are secured that require income eligibility, CSP will determine individual household eligibility.

Types of Funding

- Grants – reduce cost of project to be assessed.
- Loans – finance the project interest rates vary, the lower the better for overall project cost.
- Principal Forgiveness Loans – 0% loans (in essence are a grant).

Funding Factors

- Median Household Income (MHI)
Pierpont Twp \$51,891; Ohio \$52,407
- Area % Low and Moderate Income Households as provided by HUD
 - 2010 Pierpont Twp – 39.11%
 - 2015 Pierpont Twp – 62.92%
- Utility rate as % of MHI - \$64.86 would be 1.5%
- Health & Welfare need – OEPA Findings & Orders given highest priority

Possible Grants

Construction



Agency/Grant	Eligible Applicant	Application Due	Maximum Amount
OWDA/Un-sewered Community	County	Open Cycle	\$500,000
ODSA/CDBG Allocation	County	6/14/19 6/12/21	\$75,000
ODSA/CDBG Residential Public Infrastructure Grant	County	Open Cycle beginning 7/1/19	\$650,000
ODSA/CDBG Critical Infrastructure*	County	6/14/19; 11/1/19; 2/2/20	\$500,000
Appalachian Regional Commission	County	Early May	\$250,000
ODSA/CDBG Economic Development	County	Open Cycle beginning 7/1/19	\$10K per job created/retained

Possible Loans

Planning/Design/Construction



Agency/Loan	Applicant	Application	Rate
OEPA/ Water Pollution Control Loan Fund (WPCLF)	County	Priority Nomination due August 1	Varies
OWDA/RLF	County	Open Cycle	Varies – Community Assistance Program
USDA/ Rural Development	County	Open Cycle	Grant Loan – rates unfavorable
OPWC/Issue I	County	Usually June	0% but very limited to new construction

Possible Individual Grants/Loans

Construct lateral/Abandon septic
Income Eligibility Required



Agency/Program	Applicant	Application	Maximum Amt	Grant/Loan
OEPA/HSTS	County, then individual applies to CSP	Usually August	\$100,000	0% principle forgiveness loan
ODSA/ RPIG	County, then individual applies to CSP	Open Cycle	\$100,000	Grant
ODSA/CHIP Home Repair	County, then individual applies to CSP	May 3, 2019	\$8,500 per household	Grant
USDA/Section 504 Home Repair	Individual	Open Cycle	\$7,500 \$20,000	Grant if over 62 1% Loan

Grants goal:
reduce costs to residents & owners

Reduce property assessments for project cost estimate

from \$33,000  \$17,000 per benefited parcel

Reduce/eliminate existing septic abandonment & lateral hookup from ROW to house cost estimates

\$7,500  Low income* 100%
Moderate income* 70-80%

Reduce monthly sewer bill

**Bring new businesses
and residents to downtown
Pierpont to share costs**

Public Comment



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