

Septic Sewer Informational Session # 2
August 14, 2007

Agenda

- I. Welcome and Introductions – Matt Brett
- II. Meeting Overview - Matt Brett
- III. Septic Presentation – Bill Wendel
- IV. Septic Question and Answer
- V. Sewer Information Presentation – Gus Saikaly
- VI. Sewer Question and Answer
- VII. General Question and Answer
- VIII. Adjourn

**VILLAGE OF SOUTH RUSSELL
5205 CHILlicoTHE ROAD
SOUTH RUSSELL, OHIO 44022
440-338-6700
FAX 440-338-8776**

On June 26th, South Russell Village conducted the first of three informational sessions pertaining to septic systems and sewers. The session was productive and well attended, and introduced some basic information that prompted good questions from the attendees. The village is providing these sessions based upon the requests of residents in the eastern section of the village. The purpose of these sessions is to provide our residents with the most up-to-date information regarding the alternatives of either staying with existing septic systems or potentially switching to public sewers.

This session will provide more detailed information regarding both alternatives, including current and forecasted legislative changes, estimated costs, and other associated information regarding both septic systems and sewers.

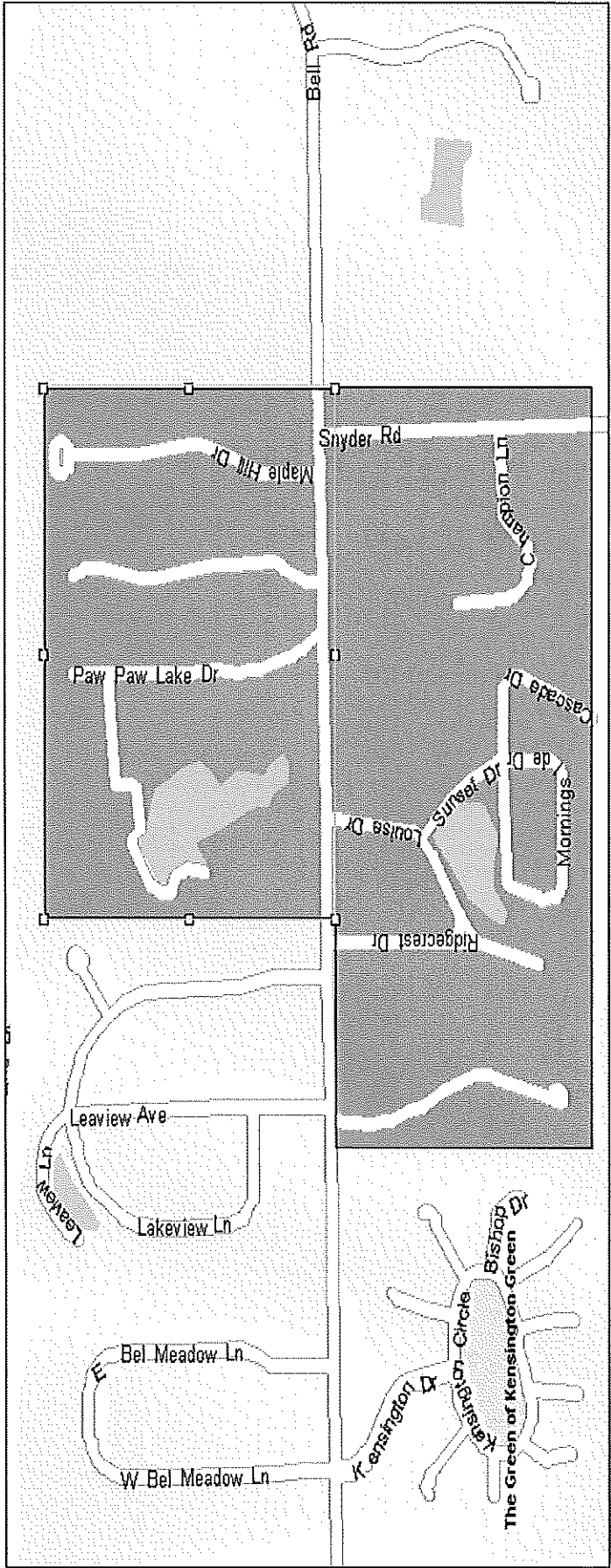
The presenters will be:

Introduction	Matt Brett – Mayor, South Russell Village
Septic Systems	Bill Wendel – Geauga County Health Dept.
Sewer Systems	Gus Saikaly – Geauga County Water Resources

The area of the village identified includes:

- Bell Road (with septic systems to Snyder Road)
- Sun Ridge Lane
- Lake Louise
- Paw Paw Lake
- Bramble Farms
- Silver Springs
- Maple Hill
- Snyder Road
- Champion Lane

We have forecasted that we will conduct a total of three of these informational sessions to provide as much access to information as possible. Tentatively, we have anticipated that at the conclusion of these informational sessions, the village would conduct a vote of the identified residents to determine if the desire is to stay with existing septic systems or convert to sewers. Therefore, your involvement is critical.



I just wanted to give you an update as to what type of sewage systems we allow in Geauga County. The Board of Health as adopted the sewage regulations prior to the 2007 sewage rules. That means we will be allowing the installation of leaching trenches. If someone WANTS to install a "drip system" or a "mound" system, they may do so, if they follow the Ohio Department of Health design criteria.

What does this mean to the residents in Geauga County:

A few major changes that need to be mentioned:

1. We HAD a requirement of 300 feet of leaching trench per bedroom in severe soils. (The trench was 18 inches deep and 18 inches wide.)
We now require 400 feet of leaching trench per bedroom.
Please note: the trench is 12 inches deep and 18 inches wide.

Therefore, the cost of the sewage system may be slightly increased but not significant!

2. Lot which are 0-2% slope cannot install a leaching trench system UNLESS the soil professional feels the soil is suitable. This information must be in writing from the soil professional. (We have found that IF WE ARE to see a problem with a leaching trench system it WILL MOST LIKELY be on a 0-2% slope.

3. There still is a NPDES Permit required by OEPA for any OFF-LOT DISCHARGING type systems.
The OEPA has claimed jurisdiction over the surface waters of the state (Clean Waters Act-- Federal Law) and the local health department has no recourse. The OEPA has CHOSEN to implement this NPDES Program (they did NOT have to, but they decided to take that action). The NPDES stands for the National Pollution Discharging Elimination System.

Therefore, the resident can come to the Health District and have the lot evaluated and if the field sanitarian, after reviewing the soils information and conducting a site evaluation, determines the lot CANNOT support some kind of on-lot sewage system, the homeowner will be directed to OEPA for the system type allowed. Once OEPA issues the NPDES permit and outlines the systems allowed, the health department can issue the installation and operation permit.

This is just a quick update to the major changes and I hope it gives you some guidance. If you have any specific questions please contact us and we will assist you.

Take care

Bob Weisdack

Septic moratorium battle begins anew

By JOAN DEMIRJIAN

After successfully obtaining a moratorium on new state regulations dealing with septic systems, state Sen. Timothy J. Grendell, R-Chester, is taking action to head off a readoption of the state rules.

There is an effort by the Ohio Department of Health to circumvent the moratorium that was adopted in the state budget bill in July on the state rules that went into affect Jan. 1.

They have been opposed by Mr. Grendell and the Geauga County Health District, in part because they would increase the cost of septic systems by several thousand dollars, he said, and they are not necessary.

A majority of Geauga County properties use septic systems. Many are aging and will require replacements, according to officials. There has been a concern that the new state rules would make selling homes difficult and replacements too expensive for most people, they said.

When Ohio Gov. Ted Strickland approved House Bill 119 in July, it included a line item placing the moratorium on the new state regulations.

Mr. Grendell drafted most of the language for the amendment in H.B. 119. It returned regulatory control of household septic systems to county health boards and created a statewide study commission to re-examine the household-septic situation.

It returns the responsibility to the local county health board to protect homeowners from the state's "overreaching septic rules," Mr. Grendell said.

However, he is now concerned that the Ohio Department of Health is "intimidating" local health boards, through a "so-called guidance letter, to readopt the new rules that were thrown out," he said.

It is an effort to ignore H.B. 119, and he is discussing the possibility of litigation to assure that the language in the bill is not "bureaucratically circumvented," Mr. Grendell said.

The new rules would have mandated homeowners to replace old systems with costly drip or sand-mound systems, he

said. "They're trying to tell local health departments they can't use the trench systems, because they create a public nuisance." When properly installed, the trench systems have been reliable, he said.

"This is just the ODH again attempting to enforce its prejudice against trench systems," Mr. Grendell said of the less costly leach-field systems.

Gauga County has demonstrated that systems can be operated without creating a public nuisance, he said. There is no evidence that the systems will cause a public nuisance, he said.

Mr. Grendell also took issue with the state health department's comments on the economic impact of the high cost of septic systems. The implication is that the health departments can "consider and ignore. This is absolutely wrong," he said.

Gauga County will not fall for the state health department's tactics, Mr. Grendell said. "There is no doubt in my mind that they are trying to circumvent H.B. 119," he said. "They can't give up wanting to go to a more expensive system. In their mind, we are not doing enough to treat waste, and that's not true."

If the trench system works, homeowners should not have to install the more expensive systems, Mr. Grendell said. "If you can get there with a Chevy, you don't need a Lexus. I believe there are people in the industry who are making money on the more expensive systems, and they are pushing them."

He said he has seen a personal financial interest in the outcome of the debate among some people in the industry.

"I'm not going to undo what we've tried to do to help people," Mr. Grendell said of his efforts to support the local health department.

"We have a good health board and Geauga County Commissioners, and our prosecutor's office has supported the health department," he said.

Homeowners will benefit from the moratorium in H.B. 119, Mr. Grendell said.

Geauga County Health District
geaugacountyhealth.org

Ohio Department of Health
odh.state.oh.us

Ohio Environmental Protection Agency
epa.ohio.gov



Systems installed 1985 to Present: 93% passing inspection
2-1000 gal tanks and split leaching trench

Systems installed late 1960 to 1985: 60%-70% passing inspection
2-1000 gal tanks and 500'ET trenches

Systems installed prior to late 1960's: 10% passing
1-1000 gal tank and filter bed

Permits issued 58 (this includes voluntary upgrades)

FSP requests 62

Inspections done 45

 Passing 42

 Failing 3

For Sale of Property Inspection

House must be occupied for at least the 60 days prior to the inspection.

Do not pump the tanks.

If the house is vacant the sale can still occur, however we recommend that monies be escrowed to cover the cost of a new system.

Submit request form (Please read the entire form)

Submit fee \$200 on lot
 \$250 off lot

Call to schedule inspection once paperwork and check has been processed by office.

Procedure to obtain permit to install a new system:

Call soils professional to conduct soil analysis of property - these individuals set their own fees.

Call sewage system installer to work up a site plan drawing - these individuals set their own fees.

Call Health District Sanitarian to conduct a Lot Evaluation - \$125.00

We will consider all possible options for on lot systems before recommending off lot discharging systems. In which case we would issue a letter to the homeowner disapproving on lot system. It is then the homeowner's responsibility to apply to OEPA for an NPDES permit for off lot system. \$200 fee to OEPA.

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Sewage Permit fee to install on lot or off lot: \$700.00 to GCHD

Leaching trench system 10,000 – 15,000 sq ft (on lot)

Most amount of disturbance to land

Cost approx \$15,000 *

Drip or Mound system

Usually less area but not always & usually less disturbance to land (on lot)

Cost approx \$25,000 *

Off lot discharging system

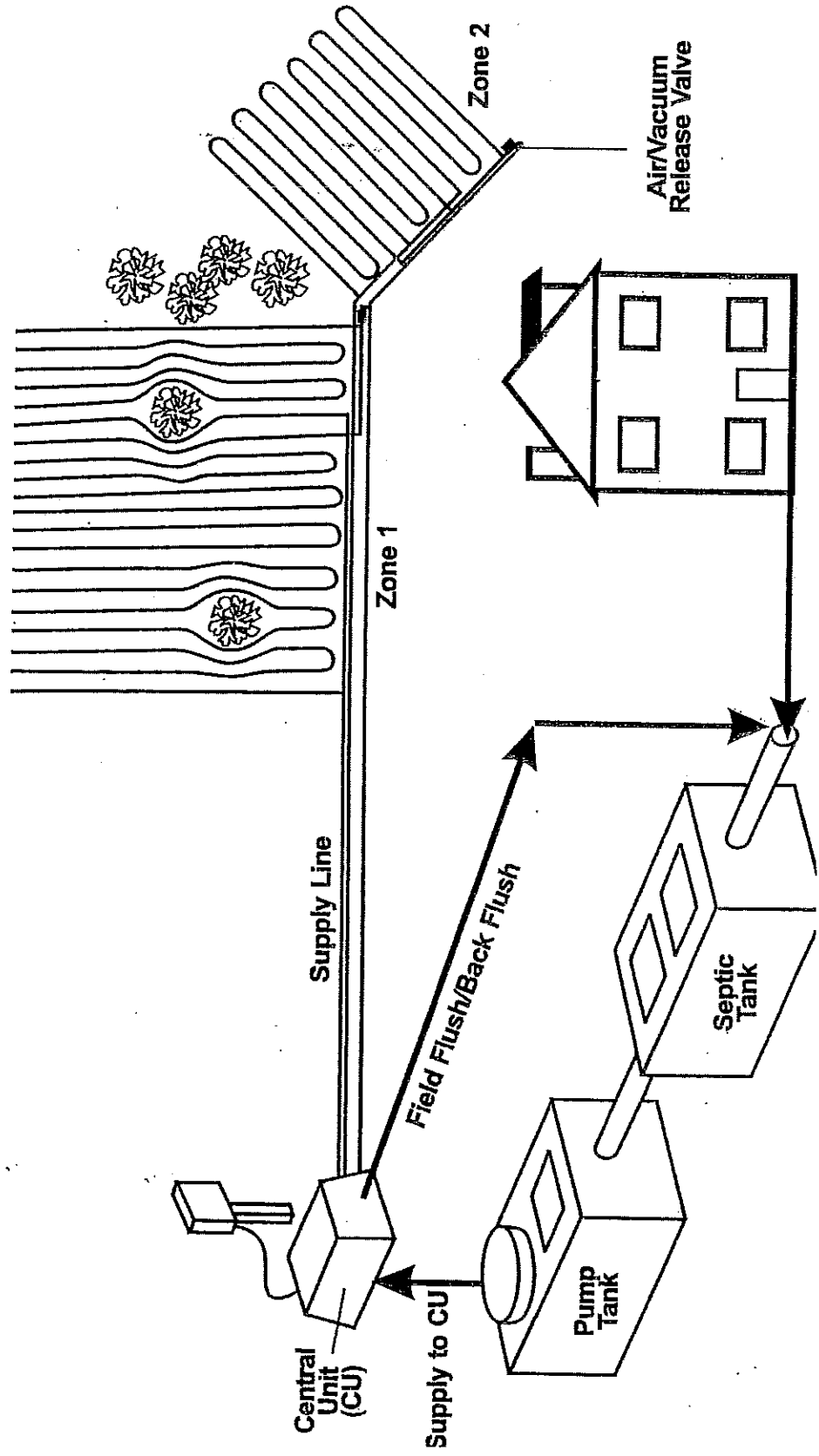
Least amount of area disturbed

Type of system depends on ODH and OEPA approval

Cost approx \$15,000*

* It should be noted that the above costs associated with the various types of systems are only rough estimates. The installers set their own prices and there are many variables, which can affect the costs associated with the installation.

Figure 4-19. Dripline layout on a site with trees



Source: Adapted from American Manufacturing, 2001.

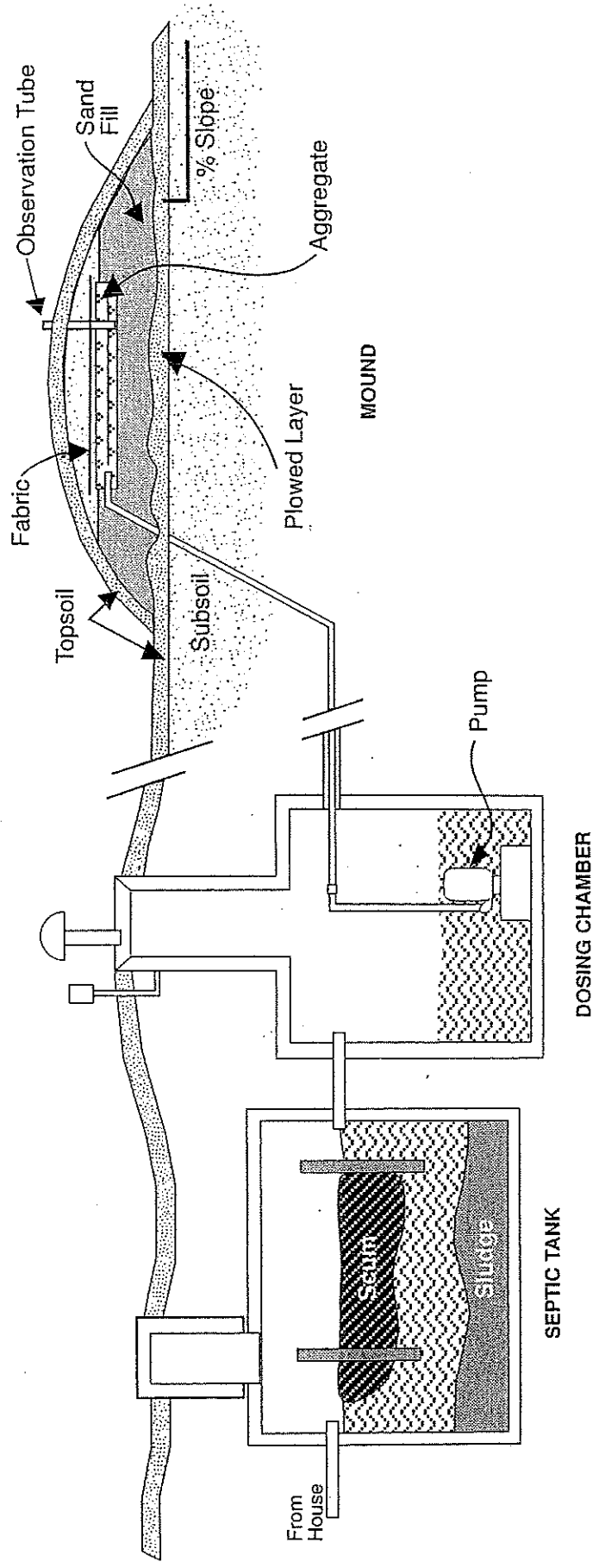
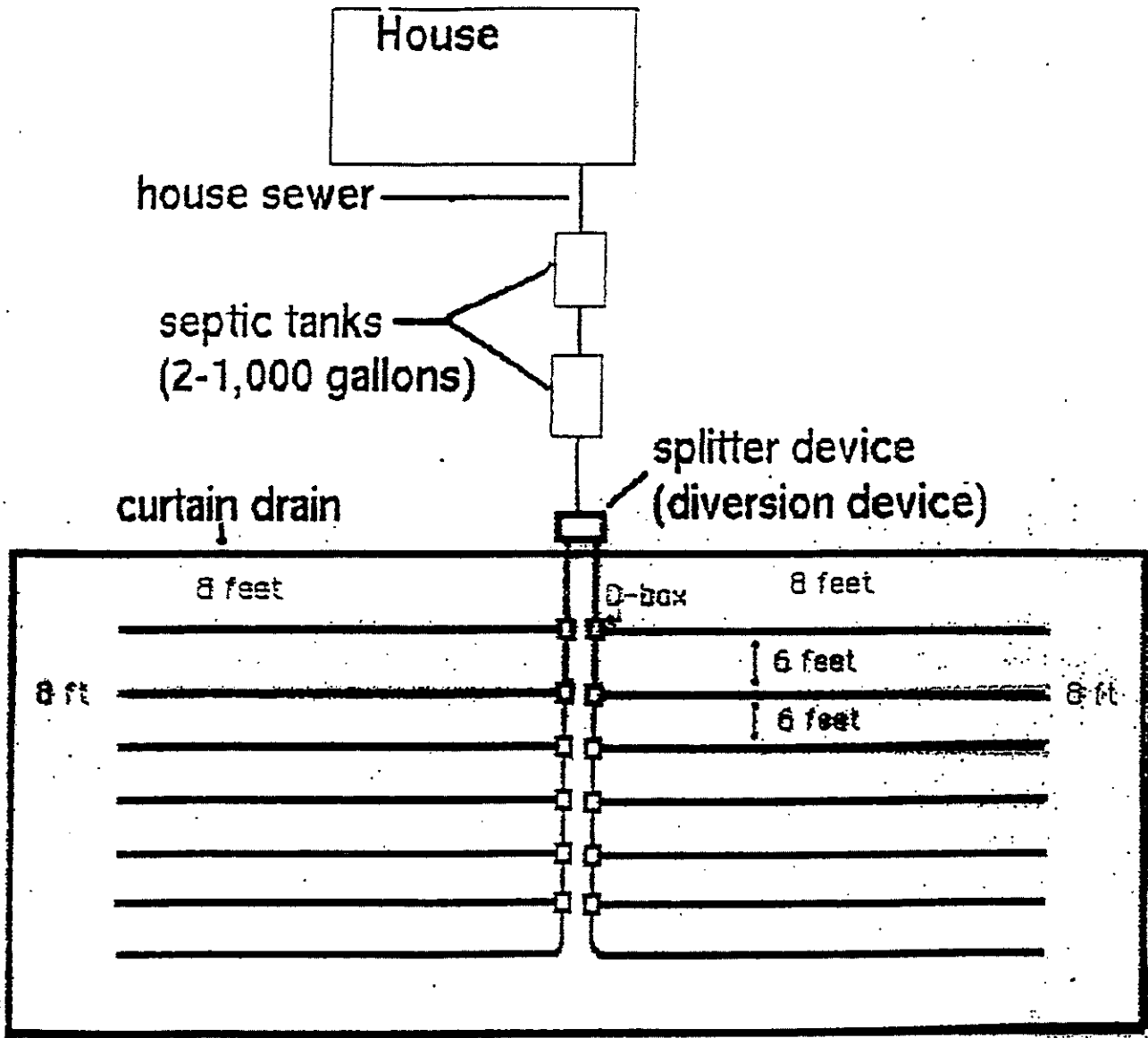
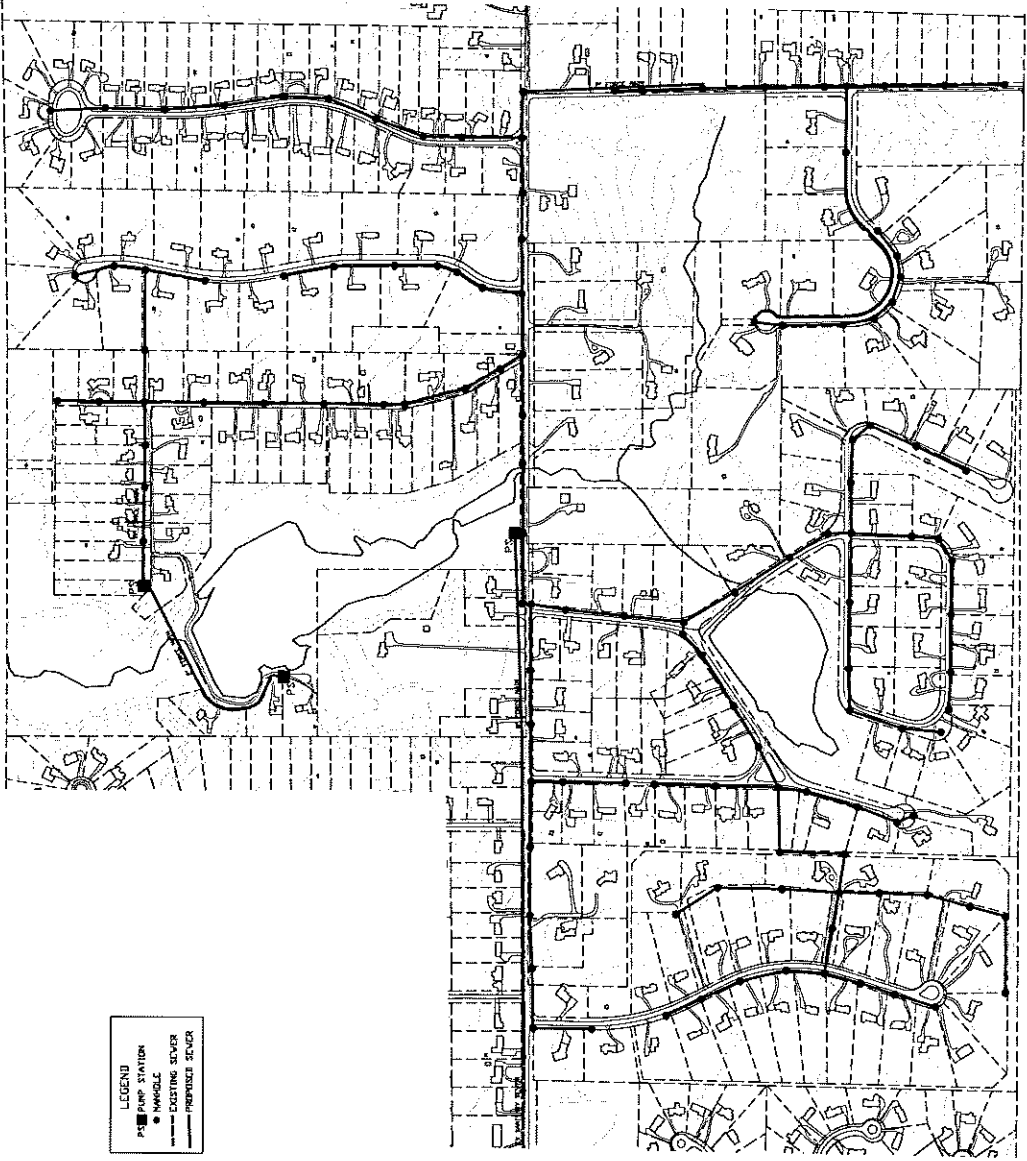


Figure 2 Schematic of the Mound System.



HBD

VILLAGE OF SOUTH RUSSELL SANITARY SEWER PLAN



Village of South Russell
Potential Sanitary Sewer System Process – Time Estimates
Informational Session #2
August 14, 2007

- **Planning Phase**
Meetings with property owners- Development of preliminary engineering and preliminary cost estimates
Time: 14 weeks
Decision to sewer or not to sewer.

- **Engineering Phase**
Secure consulting firm
Design and associated work
OhioEPA approvals
Time: 58 weeks
- Assessment process
Time: 16 weeks
- **Construction Phase**
Bidding and contract awards
Construction
Time: 70 weeks

- **Final assessment**
Time: 6 weeks

- **Connect to sewer**
Time: 6 months

**VILLAGE OF SOUTH RUSSELL
PRELIMINARY COST OF CONSTRUCTION
FOR
AREA WEST OF SNYDER RD
INCLUDING SNYDER RD AND CHAMPION LANE**

DESIGN PHASE	
Engineering Sewers	\$ 90,000.00
Topographical Map	\$ 10,000.00
Geotechnical	\$ 20,000.00
EPA Permit	\$ 23,900.00
Land Acquisition	\$ 5,000.00
Advertisting	\$ 4,000.00
	<u>\$ 152,900.00</u>
CONTRUCTION PHASE	
Inspection	\$ 72,000.00
Construction Eng'ing	\$ 15,000.00
Construction Cost	\$ 3,645,500.00
Contingency	\$ 364,600.00
	<u>\$ 4,097,100.00</u>
CLOSING PHASE	
Administration	\$ 15,000.00
Legal Fees	\$ 15,000.00
Constrution Interest	\$ 182,300.00
	<u>\$ 212,300.00</u>
Preliminary Design & Construction Cost	\$4,462,300.00
2007 Tap in Fee per Unit	\$6,000.00
Preliminary Cost per Residential Unit	\$23,430.86

Septic/Sewer Informational Meeting
August 14, 2007

Name (optional) _____ Phone (optional) _____

Address (optional) _____

Question / Comment / Feedback _____

Please return this form to the Comments Box or Village Hall – 5205 Chillicothe Road