

RUSSELL TWP FIRE-RESCUE STATION

APRIL 25, 2009

The meeting was called to order at 10:05 a.m. by Chairman James Dickinson. Trustee James Mueller and Kristina Port were present.

Mr. Dickinson welcomed guests and residents to the meeting. Mr. Gerry Morgan, Assistant Sanitary Engineer, was present to assist with the discussion and to help resolve questions. Individual attendees introduced themselves and identified their interests in the waste water sewer project.

Mr. Dickinson explained that the project is being spearheaded by the Township Trustees because the Administration Building and the Old Fire Station need prompt solutions. He explained that the Township's cost initially was estimated to be between \$85,000 and \$90,000.00. The current proposal for a larger sewer project costs more than the initial project that addressed only the Townships needs. Mr. Dickinson said that it is worth it for the taxpayers to pay extra to solve the larger sewer issues.

Mr. Dickinson's goal for this meeting was to get a commitment from property owners as to whether or not they would participate in the project. He also wanted to explain how the project costs would be allocated between the participants. Mr. Morgan explained that the project cost allocations were based on front footage. Property deeds were used to determine each property owner's amount of frontage.

Mrs. Tanner identified a cost allocation error on the spreadsheets for her property at the corner of SR 87 & 306.

Mr. Morgan explained to the property owners that there are other means for allocating costs of projects like this one. He said the County advocated the frontage calculation method.

Mr. Mueller inquired about the capacity available now and the capacity available after the project ties in at the Russell Lane plant. Mr. Morgan said about 75% of the design capacity is now used. He estimated that after the Township sewer project tied in about 80% of the capacity would be used.

Mr. Morgan explained that some property owners were included in the cost allocation spreadsheets because they do have the right to tie in to the proposed sewer project.

Mr. Dickinson explained that if the project is done privately it would be cheaper because bidding and prevailing wage requirements would be eliminated. Costs could be assessed over a 20 year period. Sources for these funds would likely be USDA or Ohio Water Department. Historically projects like these qualify for 3% to 4½% interest rates. If done privately, the check would go to the County Water Resources Department. The County would own the sewer lines and treatment plant.

If the Township does the project the Township would pay and the property owners would get assessed annually.

Mr. Mueller asked about the quality of the treatment plant and of the likelihood that the EPA would require upgrades or repairs in the future. The Russell Lane plant is a tertiary

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plant. Mr. Morgan responded that the County has not yet asked for property owners to pay for upgrades. The Russell Lane plant meets EPA discharge requirements at all times.

One usage unit is equivalent to one residential house usage. An estimate for a tap in fee is based on approximately \$5,800.00 per usage unit. Usage units are based on 270 gallons per day. Residential fees differ from commercial sites as food processing and other commercial activities increase costs. Further, the \$6,000 to \$10,000 cost for pipe tap-in cannot go on the tax duplicate. It must be paid at the time of work.

The north side of SR 87 was chosen for the sewer because the existing sewer is on the north side and more property owner/participants are on the north side. There will be fewer road crossings with the sewer on the north side of SR 87. One difficulty is the cost of moving or working around ODOT traffic signalization hardware at the northwest corner of State Routes 87 and 306. Concern was expressed that the project may not receive final approvals for work on the northwest corner of SR 87 and SR 306.

One property owner asked what happens to people who do not choose to participate. Mr. Morgan reiterated that only the Health Department can require a property to tie in.

Mr. Dickinson expressed an interest in hearing real commitments. Mr. Paulitsch said he was willing to participate in the project and he expressed interest in bidding on the project. Mr. Dickinson intends to submit letters to the property owners asking for written commitment.

Mr. Mueller expressed his interest in a forced pressure line. He said that a forced pressure line does not preclude property owners from participating in the future.

Ms. Port said she does not want the Township to become a public utility. She said that there is a density issue. She anticipates the EPA making business owners improve and strengthen business districts by building infrastructure.

The project timeline was discussed briefly. Construction plans need to be finished. The County will have to review the plans. After Mr. Morgan reviews the plans and signs off on them then the EPA will review the plans. Engineering deadlines will be necessary.

Upon the motion by Mr. Mueller and seconded by Ms. Port the meeting was adjourned at 11:02 a.m.

Respectfully submitted,

James Dickinson, Chairman

Melissa Palmer,
Administrative Secretary,
Board of Trustees