

City of Kirtland

9301 Chillicothe Road
Kirtland, Ohio 44094

City of Faith and Beauty

(440) 256-3332
Fax (440) 256-9301
www.kirtlandohio.com

Timeline Leading to Ohio EPA Mandated Sanitary Sewers

- 2014 Lake County Health Department receives complaints in Old Town area and begins investigation for e-coli in storm run-off drainage
- 2017 & 2018 Health Department begins to contact residents of the affected Old Town area to request access to properties. Smoke testing is conducted to assist with locating potential illegal connections and direction of storm lines
- 2019 Lake County Health Department turned stormwater investigation over to Ohio EPA
- August 2019 – EPA Findings and Orders requiring the City of Kirtland to install sanitary sewers in affected Old Town area
- September 2019 - City of Kirtland City Council passes legislation authorizing Mayor to negotiate timeline and terms of sanitary sewer lines with Ohio EPA
- September 2019 – City of Kirtland signs Findings & Orders and submits to Ohio EPA
- January 2020 – City of Kirtland notified by Ohio EPA that Findings & Orders signed prior to negotiations
- January 2020 – Ohio EPA accepts City of Kirtland’s request to negotiate
- March 2020 – Ohio EPA proposes new timeline for Findings & Orders
- July 2020 – Ohio EPA and City of Kirtland agree to Ohio EPA Findings & Orders timeline
- September 2020 – City of Kirtland signs EPA Findings & Orders and the Clock Starts

City of Kirtland

City of Faith and Beauty

9301 Chillicothe Road
Kirtland, Ohio 44094

(440) 256-3332
Fax (440) 256-9301
www.kirtlandohio.com

Streets Included

Eisenhower Drive	16 properties
Elm Street	32 properties
Coudry Street	9 properties
Maple Street	15 properties
Joseph Street	40 properties
Fairview Avenue	22 properties
<i>Vacant – Buildable Parcels*</i>	<i>-12</i>
Estimated Total Benefit Units	122

**Vacant – Buildable parcels are deducted on the assumption that all will be consolidated with adjacent occupied land.*

Project Phases

- Phase I
- Eisenhower Drive
- Elm Street (To Maple)
- Phase II
- Elm Street (Maple to S. End)
- Coudry Street
- Maple Street
- Joseph Street
- Fairview Avenue

Kirtland Old Town Sanitary Sewers Expected Project Schedule

Phase I & II Project Design and EPA Review	Present - December 2021
Phase I Construction	March 2022 – April 2023
Phase II Construction	March 2023 – August 2024
Deadline for Residential Connections	September 2025

City of Kirtland

9301 Chillicothe Road
Kirtland, Ohio 44094

City of Faith and Beauty

(440) 256-3332
Fax (440) 256-9301
www.kirtlandohio.com

Preliminary Anticipated Costs

Estimated Total Project Costs	\$3,200,000
Estimated OWDA Loan Fees	\$11,000
Estimated Total to Finance	\$3,211,000
Finance Charges	\$694,000 20 Years @ 2%
Total with Finance Charges	\$3,905,000

Benefit Units (BU) 122

	20-Yr / 2%
Estimated Total Assessment	\$32,008
Estimated Annual Assessment	\$1,600
Estimated Monthly Assessment	\$133

LCDU Tap-In Fees

WWTP Capacity Charge	5.705
Markell FM Tap-In Fee	1.3477
Markell PS Tap-in Fee	6.4558
SR306 Sewer Oversizing Tap-in Fee	0.4206
\$ Per GPD	13.9291

Estimated Up-Front Costs

Est. Septic Abandonment	\$2,000.00
Est. Connect to Lateral (100 ft @ \$30/ft)	\$3,000.00
LCDU Tap-Fees X 400 GPD	\$5,571.64
LCDU Inspection Fee (One-Time)	\$100.00
Estimated Up-Front Costs:	\$10,671.64

Note: If the City qualifies, longer term loans may be available which would decrease the annual and monthly assessment amount but increase the total assessment amount.

City of Kirtland

9301 Chillicothe Road
Kirtland, Ohio 44094

City of Faith and Beauty

(440) 256-3332
Fax (440) 256-9301
www.kirtlandohio.com

Assessment Procedure

- Informational meetings are held
- Detailed drawings and cost estimates will be developed
- Residents will be notified by mail of the public hearing
- This notice will include a tentative assessment
- Formal public hearing to be held where objections and endorsements will be heard
- The improvement is constructed
- The project costs will be assessed to the property taxes and the first payment will be due approximately one year after the project is completed.

Construction & Connection

- The contractor hired by the City will install the pipe in the right of way and lateral connections to the edge of right of way
- After the pipe is approved, the homeowner will obtain a permit from Lake County Department of Utilities
- The homeowners' contractor will make the connection between the house and right of way

Please see the Old Town presentation on the city website's "*Resident Info - Announcement*" page for answers to the following Frequently Asked Questions.

- Q: When is the deadline for residents with multiple parcels to file with the zoning department in order to have their parcels combined? Will the process require a resident seeking to combine multiple lots to have a survey done of both lots? How much does it cost to file for the zoning application?
A: *Early to Mid-Summer 2021. A: Most instances won't require a survey A: TBD – Special relief being considered by City.*
- Q: Where will the sanitary line be located? Is it a consistent location on every street within the project scope?
A: *Down the center of each affected street.*
- Will storm sewers be installed? If so, what side of the road?
A: *Storm sewers will not be installed.*
- Because every lot is different, who decides where the tee to "tie-in" to the sewer will be located; which side of the resident's lot?
A: *Property owner will mark where they prefer the "T" as construction begins.*
- Will backwater (back flow) valves be required during the "tie-in" process?
A: *No*
- What is the cost of the project?
A: *See above cost tables marked "preliminary."*
- When will assessments to the residents begin? Who will the residents pay?
A: *After the project is complete, property owners will receive a final assessment notice in the mail. There will be a 30-day cash payment period. Property owners can pay, for all, part or none of the assessment during the cash payment period. After the 30-day cash period, unpaid assessments plus interest will be placed on real estate taxes to be collected over the payback period. The first payment will be due approximately **one year after the project is completed.** We estimate this to be January 2026.*

City of Kirtland

City of Faith and Beauty

9301 Chillicothe Road
Kirtland, Ohio 44094

(440) 256-3332
Fax (440) 256-9301
www.kirtlandohio.com

- What is the city's contribution to the project?
A: The City of Kirtland will pay for the paving of the affected roads as construction is completed.
- Is the project being financed? By whom? What are the terms? Length of Term?
A: Yes, the project will be financed through use of OPWC funds and the EPA Water Pollution Control Loan Fund.
- How much is the tie-in fee to Lake County? When is that paid?
A: The capacity fee (connection fee) is paid prior to connection to the public sewer. The capacity fee is currently \$5,671.64.
- Are parcels owned by the church exempt?
A: No. Parcels owned by any church or other non-profits are not exempt.
- As the project is an EPA mandate, who is responsible for the residents' property to be restored? Example: grass, landscape, decking, hardscape, sheds etc.
A: Because the sewer lines are to be constructed in the center of the road, disturbance to properties should be minimal. The residents will work with their individual contractors to minimize damage to landscape and hardscapes while contractors complete tie-ins to resident homes.
- Who is responsible for completing the Sewage Treatment System (STS) Abandonment Permit/Report?
A: The property owner will be responsible.
- When will the bid package be available for public view?
A: Once the final design has been accepted by the Ohio EPA. Fall of 2021. Once accepted by the EPA, the bid package will be drawn and made for available to contractors and the public.
- Are the roads going to be replaced after the sewer lines are installed or will this be a cut and patch approach?
A: The roads of the affected streets will be repaved.
- Are there opportunities to receive any additional funding for this project?
A: The City continues to seek funding opportunities to help mitigate the costs for both the property owners and for the city.

City of Kirtland

City of Faith and Beauty

9301 Chillicothe Road
Kirtland, Ohio 44094

(440) 256-3332
Fax (440) 256-9301
www.kirtlandohio.com

- Sidewalks... With tens of thousands of tourists visiting the Temple yearly. Are any safety, tourism, or historical restoration or beautification dollars available? In short, is there any funding or grant money that could be used to improve our neighborhood during this multiple-phase project?

A: The city will be looking into a “Safe Routes to School” grant and other available funding to install sidewalks as part of the project.

If you are unable to access the city website or cannot attend the Zoom Public Forum, please contact City Hall at 256-3332 Ext. 5 to schedule a phone call or individual meeting.