

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **WATER AND SEWER COMMITTEE** met on February 21, 2024 to discuss West Park capital project review and update on specific addresses identified by West Park Block Watch.

We recommend

— INFORMATIONAL MEETING

— KALB PRESENTATION TO BE ATTACHED TO MINUTES

Aye Nay

Grant Russel MOTION
Grant Russel, Chairman

Aye Nay

Brian Bauman SECOND
Brian Bauman

Aye Nay

Dan DeArment LEGISLATION: _____
Dan DeArment

DATED: February 21, 2024

Aye Nay

ABSENT
Randy Greeno

**COMMITTEE:
WATER & SEWER**

Aye Nay

Josh Palmer
Josh Palmer

COMMITTEE REPORT

THE CITY COUNCIL OF THE CITY OF FINDLAY, OHIO

The **WATER AND SEWER COMMITTEE** met on February 21, 2024 to discuss the Hancock County Commissioners request concerning Eastgate (Hickory Lane) Subdivision sanitary sewer.

We recommend EAST VIEW
THE COUNTY ^{TO} CONTINUE TO EXPLORE GRANT FUNDING FOR THE CONSTRUCTION OF AN 8" ϕ GRAVITY SEWER ESTIMATED TO COST \$800K - \$850K. ~~THE~~ THE COMMITTEE WAS GENERALLY IN SUPPORT OF THE ENGINEERING CONCEPT

Aye Nay Grant Russel MOTION
Grant Russel, Chairman

Aye Nay Brian Bauman
Brian Bauman

Aye Nay Dan DeArment SECOND
Dan DeArment

Aye Nay ABSENT
Randy Greeno

Aye Nay Josh Palmer
Josh Palmer

LEGISLATION: _____

DATED: February 21, 2024

COMMITTEE:
WATER & SEWER

Committee Members:

- Grant Russel, at-large – Committee Chair
- Brian Bauman, Ward 5
- Dan DeArment, Ward 4
- Randy Greeno, at-large
- Joshua Palmer, Ward 7

Staff:

- Rob Martin, Safety Service Director
- Jeremy Kalb, City Engineer
- Jason Phillips, Water Treatment Superintendent
- Dave Beach, WPC Supervisor
- Jaclynn Hohman, Project Manager for Office of Mayor

Meeting Start Time: 4:31 p.m.

Meeting End Time: 6:33 p.m.

Guests:

- Don Rasmussen, City of Findlay Law Director
- Holly Frische, Ward 1 Council Rep
- Mike Pepple, Hancock County Commissioner
- Christine Carrigan, Hancock County Assistant Clerk
- Cindy Land, Hancock County Prosecutors Office
- Karim Baroudi, Hancock Public Health
- Kurty Schroeder, Hancock Public Health
- Robin Welly, West Park Block Watch

Agenda:

Call to Order

- Meeting is being streamed to the City of Findlay YouTube channel

Roll Call

- Excuse Randy Greeno (Russel / DeArment); approved 4-0

Approval of Minutes

- Approval of February 5, 2024 meeting minutes (Bauman / DeArment); approved 4-0

New Items

1. Eastgate Subdivision Sanitary Sewer Request

- Hancock County Commissioner Pepple presented an overview of situation
 - 15 properties on Hickory Lane using grinder pumps and pressurized system that feeds into City sanitary sewer; system has aged requiring significant updates
 - System is owned and maintained by the County, relying on contractors for maintenance
 - County worked with Northwest Water & Sewer (NWS) to analyze the problem; NWS suggested three options:
 - 1 – replace all 15 grinder pumps; this has been started with three pumps replaced to-date
 - 2 – replace system with a gravity system that continues to feed into the City sanitary

system; costs would be significant; this is the optimal solution

3 - contact City about assumption of the entire system

- City Engineer Kalb provided a more detailed description and analysis of the system
 - Feeds into a city manhole in the Beechwood subdivision
 - Based upon estimates the County received from Bluffton Aeration, system requires approximately \$71,000-72,000 worth of work for the grinder pump system
 - A gravity system is physically possible and preferred; would continue tie-in to the city system at the Beechwood subdivision; would not present capacity problems for the city system
- Christine Carrigan was introduced as the County Commissioners' point person on this project
 - Carrigan said three grinder pumps were recently replaced
- A discussion about easements required to install a gravity system
 - Cindy Land stated that the County has easements, acknowledging that more (larger) easements would be necessary to accommodate the gravity system; Land described the property owners on Hickory as eager to resolve this situation and anticipated their cooperation with obtaining necessary easements
- Councilman Bauman raised the issue of tap fees; Kalb explained the city tap fees as \$105
- Councilman DeArment asked about the cost to tie into the system above and beyond tap fees; Kalb provided a rough estimate of \$4,000-5,000 based upon distance to the hook-up and soil conditions; Land mentioned that need-based grants available to ease that burden up to 50%
- Kalb provided a very rough estimate (+/- 25%) of \$800,000-850,000 to create an 8-inch gravity system; Russel estimated that with tap fees and connection costs the entire project is now in the \$1million range; Land said the county is checking with Hancock Regional Planning Commission (HRPC) on available grant funding for a gravity system
- DeArment spoke in favor of the City ultimately assuming responsibility of the system saying that he views the city as "working toward a yes" on this issue
- Land made comparisons of this situation to when the city and county collaborated to extend sanitary sewers to Van Buren and Arcadia; the County retained ownership while the costs of the systems were paid with the city assuming maintenance responsibilities as soon as the system was operational

- Russel compared this situation to the Spring Lake subdivision system with the obvious difference being that the Ohio EPA was involved as a responsible (and funding) party for the Spring Lake subdivision whereas the County has ownership of the Eastgate system; Russel could also see the parallels with the Van Buren & Arcadia projects as presented by Land
- Russel confirmed that continued discussions were appropriate and asked to be included in future discussions and emails; Pepple concurred noting the Carrigan would be point person for the County

Motion:

- Recommend the County to continue to explore grant funding for the construction of an 8" zero gravity sewer estimated to cost \$800k-\$850k. The committee was generally in support of the engineering concept. (Russel; DeArment); approved (4-0)

2. West Park Utility Update

Russel introduced welcomed guests and thanked Robin Welly, President of the West Park Block Watch for her efforts in getting this meeting started. Russel proceeded to outline a rough agenda for the meeting:

1. City Engineer Kalb to present an overview of all current utility related capital projects affecting the West Park neighborhood
2. Kalb to provide a high-level discussion of findings into problems reported by the West Park Block Watch in a November 27, 2023 email concerning the following properties/issues:
 - Byal Ave:
 - 1621 Back up & slow drains
 - 1412 Slow drains
 - 1328 Low pressure
 - Logan Ave:
 - 1331 Low pressure
 - 1335 Low pressure & slow drains
 - 1413 Slow drains
 - Foraker Ave:
 - 1546 Low pressure
 - 1806 Slow drains
 - 1800 end Low pressure
 - Carlin Street:
 - 1700 Low pressure & Cloudy
 - Baker's Acres Subdivision:
 - Low pressure

- Robin Welly addressed the committee. Stated her goal is for every existing homeowner to have access to municipal sewer. Wants a moratorium on any new builds until this is remedied.
- Kalb made his presentation (included as part of these minutes) with questions throughout by members of the committee.
- Kalb discussed that tap fees could be potentially waved but he can not perform work on private property. The committee confirmed that the property owners are aware of the costs associated with the potential project.
- Russel questioned Welly if she feels that the project will satisfy what the West Park Group is asking for. She said that she is satisfied but can't speak for the whole group.
- Kalb discussed that the billing will be reviewed for all properties to make sure they are getting charged appropriately based on whether they are tied into sanitary or not. He said this will happen in the near future.
- Kalb expanded on the challenges with the grading for pipes in the area.
- Bauman asked Kalb and Beach to address the claims of raw sewage. Beach was aware of a report, they checked it, and found no issue. Said they would look into it further. Kalb said it could be grey water.

Motion:

- Recommend that the meeting be considered an informational meeting; that Kalb's presentation be made a part of the minutes (Russel; Palmer); approved (4-0)

Adjournment

Grant C Russel

Grant Russel, Water & Sewer Committee Chair



WEST PARK UTILITIES




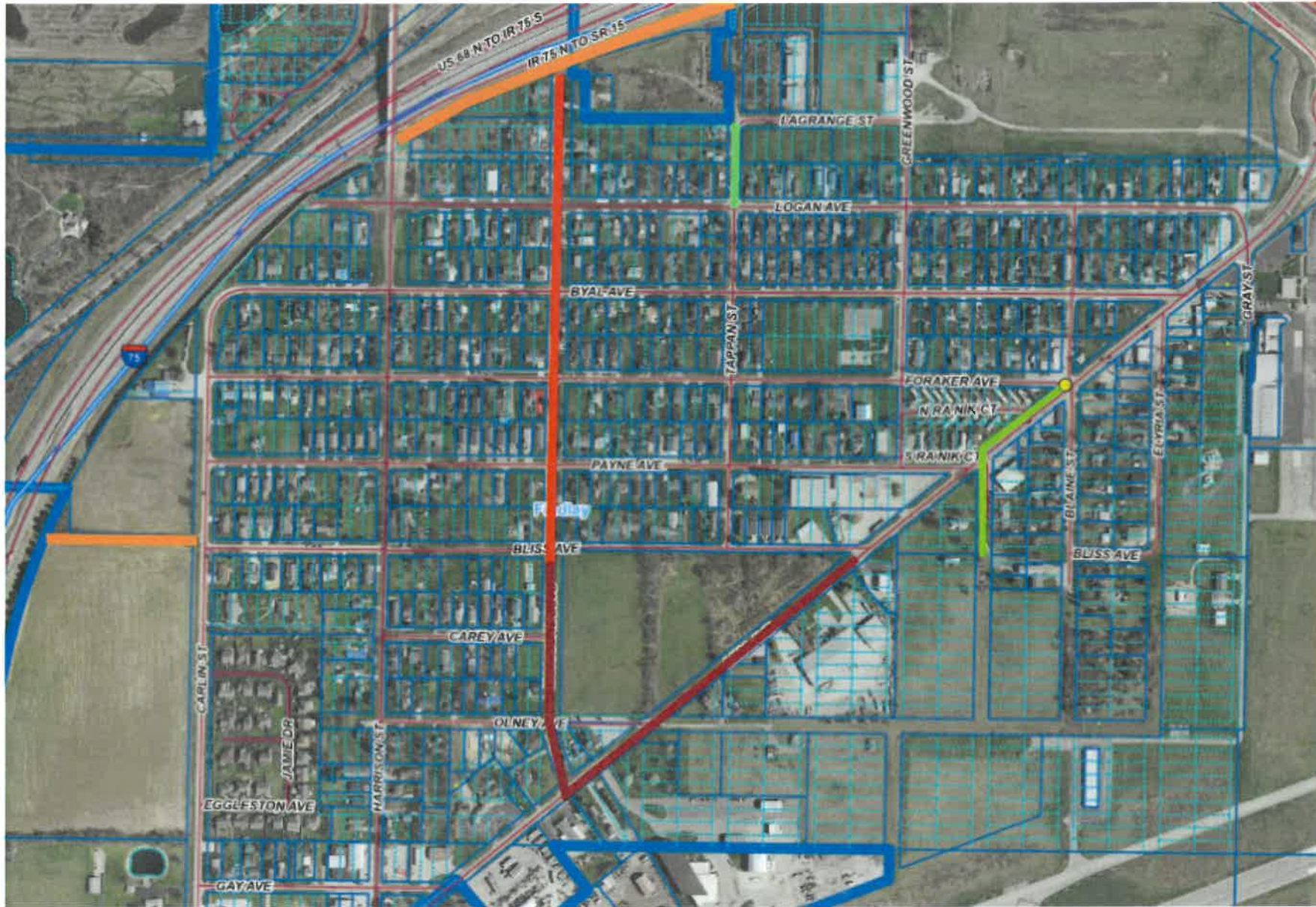
Upcoming Projects

- **Over the next two years the City has four construction projects scheduled for the West Park Subdivision**
 - Two Waterline Replacement / Upgrade Projects
 - One Sanitary Sewer Extension Project
 - One Ditch Cleaning Project

 - **Waterline Projects**
 - **Morrical Boulevard Waterline Replacement Phase I**
 - Upgrading of an existing 6-inch water line to a 12-inch mainline
 - **Morrical Boulevard Waterline Replacement Phase II**
 - Continuation of the waterline upgrade from Phase I

 - **Sanitary Sewer Projects**
 - Sanitary Sewer Service Extension in various areas of the subdivision

 - **Ditch Cleaning**
 - Investigation of areas needing cleaned outside of the County Maintained ditches
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Waterline Projects

▪ **Morrical Boulevard Waterline Replacement Phase I**

- Project Goal: Upgrade the existing 6-inch line on Morrival Boulevard to a 12-inch mainline
 - Currently there is a 10-inch line that runs under I75 that transitions to a 6-inch line
 - The subdivision is currently being fed from a 12-inch line on Lima Avenue and then reduced 6-inch line from I75.
 - The proposed project will extend a new 12-inch line into the area which will create two large feeds that will create a looped system
- Project Limits: Morrival Boulevard from I75 to the south side of Bliss Avenue
- Project Timeline: Design completed by early summer of 2024, Bid in July of 2024, Construction start fall of 2024 and Completion planned for spring 2025
- Project Cost: \$650,000
- Project Funding: City of Findlay Local Water Funds and Ohio Public Works Commission (OPWC)

▪ **Morrival Boulevard Waterline Replacement Phase II**


- Project Goal: Complete the 12-inch loop to the existing 12-inch mainline on Lima Avenue
 - Project Limits: Morrival Boulevard from Bliss Avenue to Lima Avenue
 - Project Timeline: Design completed by early summer of 2025, Bid in July of 2025, Construction start in the fall of 2025 and Completion planned for spring 2026
 - Project Cost: \$720,000
 - Project Funding: City of Findlay Local Water Funds and Ohio Public Works Commission (OPWC)
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Sewer Projects

▪ **Sanitary Sewer Extension in Various Areas**

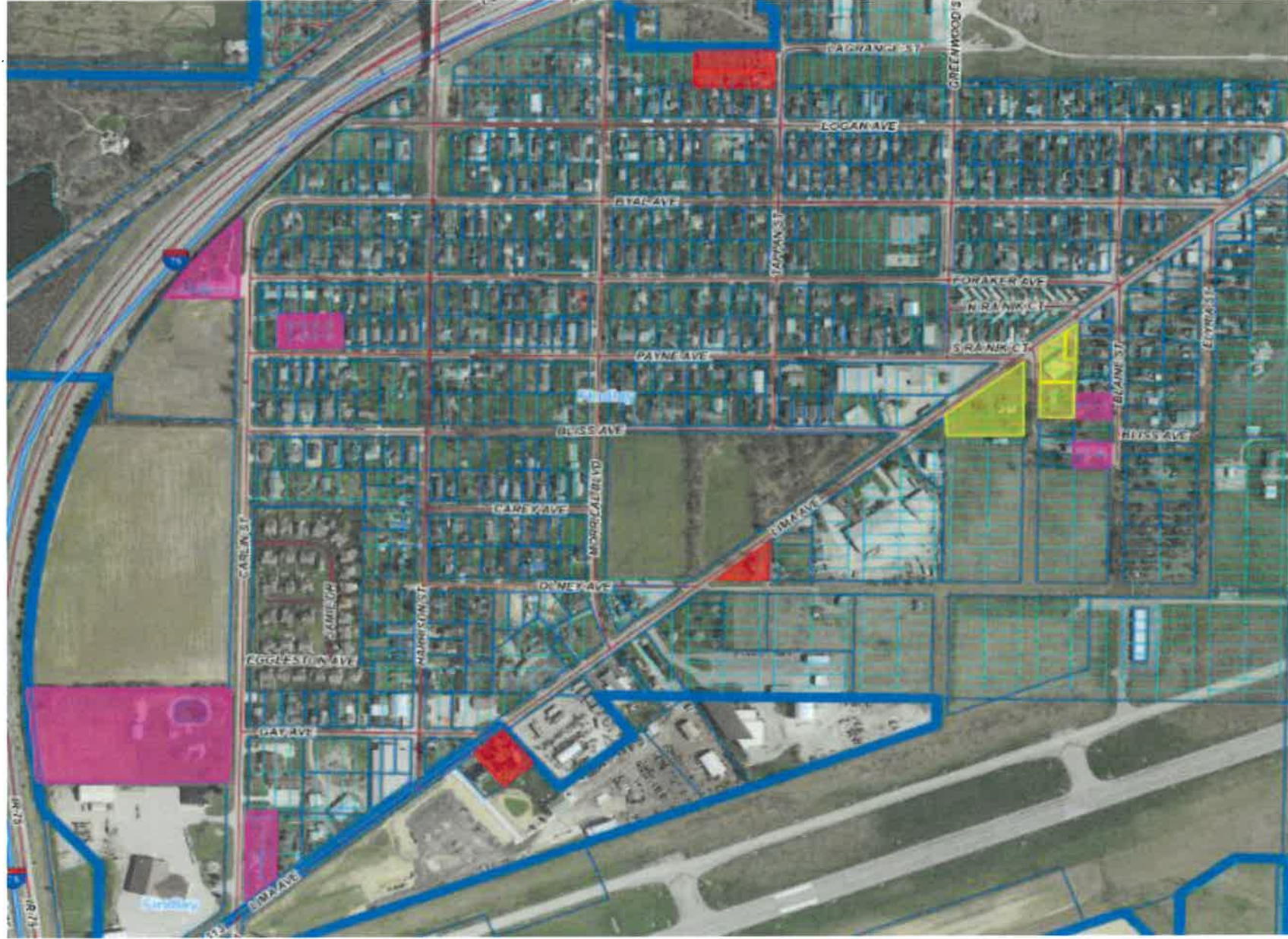
- Project Goal: The City of Findlay has been contacted by concerned citizens from the West Park Subdivision to extend sanitary sewer service to properties that have septic systems
- Project Limits: Newell Street, Lima Avenue and Tappan Street
- Project Timeline: Newell Street design is complete, finalizing design for Lima Avenue and Tappan Street. Design is expected to be finalized in spring of 2024, Construction in summer of 2024 and project completed by end of 2024
- Project Cost: \$635,000
- Project Funding: City of Findlay Local Sewer Funds

▪ **Ditch Cleaning**

- Project Goal: Open up and clean any ditches that have an effect on the storm outlet of the West Park Subdivision
 - Project Limits: Outlet ditches at north pond, east-west ditch at the west side of Carlin.
 - Project Timeline: Surveying/Investigation in 2024, If applicable Project Development late 2024, Construction in 2025
 - Project Cost: \$35,000
 - Project Funding: City of Findlay Local Storm Sewer Funds
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Sanitary Sewer Extension

- Project Information
 - Through historical data, sewer televising, and information provided by the HPH, the City was able to identify Septic Systems in the West Park Subdivision
 - The City has identified 13 properties that are not connected to the City Sanitary Sewer (Map on Next Slide)
 - 4 of those properties have a design prepared for construction
 - 5 properties have a sanitary sewer at the property that is readily available for connection
 - 4 properties will need a sanitary designed to reach from a City mainline to the property
 - One major problem identified is the depth of the sanitary sewer and the inability to have it gravity flow and connect to 4 properties
 - The Engineering Department is exploring options of where a possible connection point could be so that the property owner would not need a grinder pump to reach the mainline



Sanitary Sewer Extension

- Once all properties are identified, the sanitary sewer design can be completed and sent out for bid
- As part of the project, the City will be running a mainline in the street right of way and place laterals with cleanouts at each property for the property to connect to
 - The cleanouts will be placed at the City right of way for lateral extensions to the residents
- After a 60 day waiting period the sewer will be able to be tested and lateral taps may be made
- The ODH Sanitary Code requires residential homes to connect to a sanitary sewer if it is within an accessible distance
- The tap permit and inspection will be through the City of Findlay
- The sanitary connection will ultimately be decided and enforced by Hancock Public Health
- When an owner is ready to connect, a permit can be completed at the City Engineering Department and proper tap fees may be paid at that time
- It is the homeowner responsibility to hire a licensed sanitary tap contractor to run a new line from the house to the cleanout at the right of way
- Fees:
 - City Tap Fee (includes Impact and Capacity Fee): \$582.00
 - Estimated Cost for Private Contractor to Perform the lateral installation: \$7,500-\$15,000
 - This cost will depend on the distance, depth, and the amount of rock that is encountered.

Additional Concerns from Residents

▪ Backed Up or Slow Draining Sewer

- From the addresses that were provided to us on November 27, 2023, with the properties not being all in the same area and/ or street and consecutive neighbors are not experiencing the same problem, this most likely is an individual concern for the property owner
- Usually when a mainline is not flowing properly or is backed up, all of the residents on that line will be experiencing the same problem with the people on the downstream end experiencing it first
- After this concern was brought to the City's attention, the Sewer Department went out to the area to investigate any back ups. No back ups or plugged lines were identified

▪ Low Water Pressure

- With some of the upcoming projects (Morrical Boulevard Waterline) these concerns may be alleviated due to the increase flow anticipated for the West Park Subdivision
- Like the Sewer concerns the incidents were sporadic in nature so this could potentially be mineral build up in the property owners lines
- The City recently received a call from the North End of the City regarding low water pressure and after the investigation it was found that the waterlines in the house were full of minerals that caused the pressure to drop

▪ Cloudy Water

- Based on the locations that are experiencing cloudy water, this is most likely due to air bubbles that are trapped at the end of a dead end line
 - The identified areas of concerns are currently at a dead end waterline and are the last service on the line which may lead to air bubbles being trapped
 - The cloudy water does not indicate that there is a water quality issue, but it may indicate trapped air bubbles
- 