

December 7, 2015

Public Works Department



# Public Water and Sanitary Sewer Utility Extensions

# Topics

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## Background

- Collaborative and iterative public process
- Several proposals and recommendations presented over the years
- November 16, 2015 staff proposals and recommendations:
  1. Approve Ordinance 93-15 amending Chapters 51 and 52 revising the connection requirements for the sanitary sewer and water systems.
  2. Direct staff to initiate the connection process with those property owners of developed parcels that are currently within 100 feet of public sanitary sewer and/or water services.
  3. Adopt the Public Water Utility and Sanitary Sewer Utility Extensions to Existing Developed Property Policy.





## Water Connections

- Section 52.00 of Dublin City Code currently provides:
  - Once the City extends the public water system to within 100 feet of the property line, property owners are required to connect within 90 days at their expense. Property owners may prove hardship or extraordinary circumstances or excessive costs to make the required connection, the City Manager, with concurrence of City Council, may grant relief from such required connection...
- Benchmarking – State, Franklin County Public Health (FCPH), several local agencies do NOT require connection
- Any risk associated with a private well would most likely pose a risk to the private property owner as opposed to the general public
- Staff recommends repealing this section of the Dublin City Code



## Sanitary Sewer Connections

- Section 51.40 of the Codified Ordinances of the City of Dublin, Ohio
  - Once the City extends the public sewer system to within 100 feet of the property line, property owners are required to connect within 90 days at their expense. Property owners may prove hardship or extraordinary circumstances or excessive costs to make the required connection, the City Manager, with concurrence of City Council, may grant relief from such required connection...
  
- Benchmarking – State, FCPH, local agencies.
  
- Inoperable or malfunctioning HSTS pose a potential public health risk



## Sanitary Sewer Connections

- FCPH has authority under Ohio Administrative Code to require connection to accessible public sanitary sewer systems.
- FCPH has processes in place, including due process, and their enforcement practices in the past have been reasonable.
- Staff recommends repealing this section of the Dublin City Code. Dublin would continue to work with FCPH to:
  - inspect HSTS on a regular basis,
  - require connection when the HSTS is inoperable or malfunctioning and a public sewer system is accessible within 200 feet of the structure,
  - require connection when an application for a permit for installation of a new HSTS is submitted to FCPH and a public sewer system is accessible within 200 feet of the structure.



## Policy

- ❖ Largely the same as the version presented on November 16, 2015.
- ❖ References to Dublin City Code requiring connection to the public utility systems have been removed throughout.

### Purpose

- Establish equitable, documented, uniform, and systematic mechanism for planning

### Process may be initiated either by:

1. Five-Year CIP Planned Extensions
2. Petition for Extension by Property Owners



## Five-Year CIP Planned Utility Extensions

- Staff has reviewed, prioritized, and developed a 15 year implementation plan for utility extensions by taking the following factors into consideration:
  - Public Health and Safety
  - Future Development Potential
  - Potential to Leverage a Programmed Capital Improvement Project
  - Cost Effectiveness
  - Cost Estimate and Available Resources
  - Other Factors
  
- Funding has been identified in the 2016-2020 CIP for the design and construction of extensions to several areas



## Petition for Extension by Property Owners

- Property owners would submit Utility Extension Application including Petition signed by no less than 85% of property owners in the Extension Area
- Affidavit indicates property owners' willingness to connect and donate easements
- Applications due by March 1<sup>st</sup> of any given year for consideration in the annual update of the CIP
- City evaluates and determines if application is complete and valid
- City Manager provides recommendation to City Council as part of annual CIP process



## Implementation of Programmed Utility Extension Projects

- City funds 100% of the design and construction cost of public utility extensions
- Property owners are responsible for all private connection costs
  - Tap fees and capacity charges
  - Private services lines from public utility main lines to their structure
  - Any modifications to existing interior plumbing necessary to connect
- Petitioning Property Owners must pay tap fees and capacity charges prior to City advertising construction contract for the construction of public lines – City will withdraw funding for the project if all Petitioners don't pay
- As an incentive, property owners receive a waiver of 50% of Dublin's tap fees and capacity charges so long as connection is made within a two year timeframe of notification that the public utility services are available.



## Monitoring and Reporting

Report submitted to City Council annually as a part of the CIP process:

- Number and quantity of known private HSTS in the City;
- number and quantity of known private domestic water wells in the City;
- list of properties that have public sanitary sewer and water services available but are not connected;
- updated map of Extension Areas;
- updated preliminary estimates for public utility extensions;
- recommendations on Utility Extension Applications received before 3/1;
- recommended Extension Areas for the next Five-Year CIP update; and
- communications notifying Property Owners located within Extension Areas to receive utility extensions during upcoming CIP timeframe.



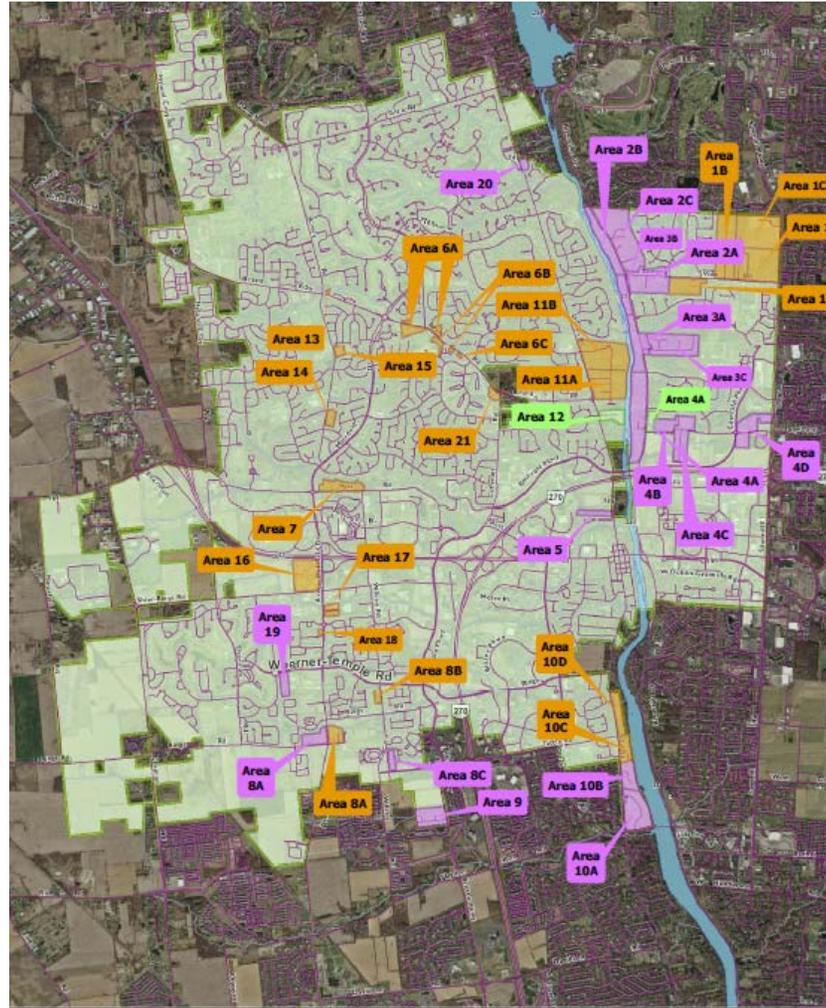
## Communication

- ❖ Information will be posted on website
  - ❖ Policy,
  - ❖ maps,
  - ❖ 15 year implementation plan,
  - ❖ connection processes,
  - ❖ staff contacts
  
- ❖ Annual notification and information to property owners in Extension Areas that are programmed within the 5-year CIP
  
- ❖ Face-to-face meetings with affected property owners



## Goals

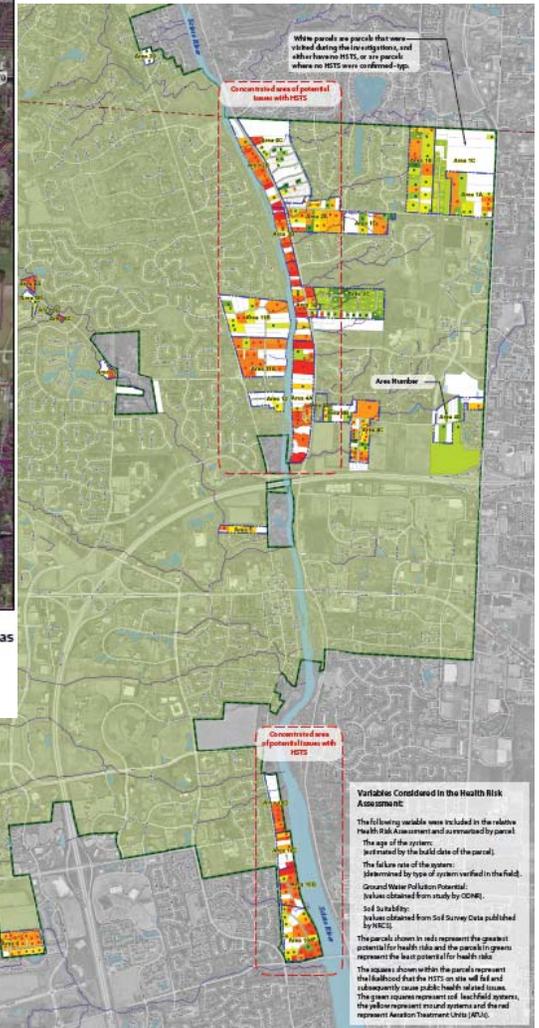
- ✓ Protect public health, safety, and welfare of residents
- ✓ Provide access to the Public Sanitary Sewer and Water Systems throughout Dublin
- ✓ Equitable, documented, uniform, systematic process for extending Public Sanitary Sewer and Water Systems
- ✓ Code language that reinforces the Policy direction established by Council that can be effectively administered



Water/Sewer Extension Areas  
General Location Map  
August 3, 2015



Utility Extension Areas  
 Sewer Only  
 Sewer and Water  
 Water Only



## Recommendations for Council Action

Staff believes this proposed approach will achieve all the previously referenced overarching goals and recommends City Council take the following actions:

1. Approve Ordinance 93-15 repealing Sections 51.40 and 52.00 of the Codified Ordinances which currently require connection to the sanitary sewer and water systems.
2. Adopt the attached version of the Public Water Utility and Sanitary Sewer Utility Extensions to Existing Developed Property Policy.



Thank you!

