

**To:** Members of Dublin City Council  
**From:** Dana L. McDaniel, City Manager  
**Date:** April 19, 2022  
**Initiated By:** Robert E. Ranc, Jr., Deputy City Manager/Chief Operating Officer  
Matthew L. Stiffler, Director of Finance  
Paul A. Hammersmith, PE, Director of Engineering/City Engineer  
C. Aaron Stanford, PE, Deputy Director of Engineering - Utilities  
**Re:** Public Water and Sanitary Sewer Utility Extensions to Existing Developed Property Policy Review and Update – Recommendations for Policy Revisions

## **Background**

The Public Water and Sanitary Sewer Utility Extensions to Existing Developed Property Policy (Policy) was adopted by City Council (Council) on December 7, 2015. The overall goal of the Policy is to provide a process by which the City will identify, prioritize, program, and implement the design and construction of public utility service extensions to areas without current access to public water and sanitary sewer utilities.

This Policy was referred by Council on June 28, 2021 to the Public Services Committee (PSC) for review and feedback on any desired Policy revisions. The Policy and associated information was presented at three (3) separate PSC meetings.

At these meetings, the PSC reviewed and discussed potential updates and revisions to the Policy. The staff memos and presentations from those meetings are included in BoardPaq for Council's reference. At the PSC meetings, staff outlined the current state of the Program in terms of implementing the 15-year extension plan included with the Policy at its adoption.

## **Public Services Committee Meeting – August 23, 2021**

At the August 23, 2021 PSC meeting, staff's presentation and the subsequent Committee discussions focused on a review of the Policy, an overview of completed water and sanitary sewer extension projects, timing of construction and prioritization of future sanitary sewer and water extension projects, issues and barriers to program implementation, and a review of options regarding potential revisions to the Policy. The identified barriers to implementation were lack of desire to connect by the affected residents, concerns over costs to the homeowner to connect to the public utilities, and the ability to implement the plan without adequate connections.

The Committee members asked staff to provide additional information to assist in making a recommendation to City Council regarding potential changes to the Policy

## **Public Services Committee Meeting - October 13, 2021**

Staff brought the Policy back to the PSC with the requested additional information on October 13, 2021.

The requested information included:

- The cost of connection to homeowners
- Inclusion of the typical costs of construction and connection to the homeowner
- Commitment to connect for upcoming projects
- Updated information on actual connections to several completed projects
- Public construction cost of extension projects per household/business and per parcel
- Financing options
- Other funding options

The staff also updated the PSC on the status of the Health Risk Assessment for Household Sewage Treatment Systems performed by Franklin County Public Health and Franklin Soil and Water Conservation District. The PSC requested that the Policy be reviewed after the completion of the Health Risk Assessment so that it would be considered with any potential Policy revisions.

### **Public Services Committee Meeting – March 22, 2022**

Upon its completion in February 2022, staff presented the updated Health Risk Assessment for Household Sewage Treatment Systems (HSTS) completed in partnership with Franklin Soil and Water Conservation District (FSWCD) and Franklin County Public Health (FCPH). The Assessment reviewed the conditions of all HSTS's within Dublin in early 2022. The completed assessment provides the City with an updated health risk analysis, identified that all systems are operating properly, and identified any issues with existing systems. Overall, the updated assessment revealed the current health and safety risks associated with existing HSTS's essentially remains unchanged from the assessment performed in 2015 and did not change health risk priorities for upcoming projects. The priority areas for utility extension projects in terms of mitigating health risks remains to be areas along the Scioto River corridor.

Additionally, staff presented several options for PSC consideration and discussion regarding potential Policy revisions as follows:

- Consider Suspension of the Program
- Consider Re-Prioritization of Utility Extension Projects
- Consider Requiring Connections to Water and Sanitary Sewer Utility Extensions
- Funding Support to Homeowners
- Further Encourage Connections

### **Financial Considerations**

Throughout the development of the Policy revisions, there were a number of financial considerations/options that were explored. Solutions proposed and discussed by staff and the PSC during the meetings included:

- A voluntary assessment program
- Special assessments
- Providing City financing for resident connection and service line construction costs
- Waiving/reducing Dublin's connection fees
- Waiving/reducing all fees including Columbus' connection fees

After researching several of the solutions above, most of the proposed solutions were deemed non-viable as legal issues (public money for private gain), the administrative burden, and financial costs associated with several of these solutions was estimated to be significant.

It was determined that a complete waiver of the Dublin connection fee with no time limit (presently, the 50 percent waiver is only effective for a two-year period) was likely the least financially impactful solution from both a financial and administrative burden perspective. Engineering staff worked with the Finance Department to evaluate the cost of waiving the remaining 50 percent connection fee. The estimated financial impact was approximately \$50,000 or less in fee refunds for water and sanitary sewer taps combined. Over the life of the extension program (15+ years for full construction build out), the estimated financial impact included the loss of connection fee revenue for several hundred parcels located in extension areas. This represents an estimated reduction in revenue totaling approximately \$500,000 - \$700,000 over the next 20 – 30 years. This figure represents an annual approximate loss of \$17,000 - \$24,000 as compared to combined enterprise fund capacity and tap fee annual revenues totaling almost \$4 million. Given the extended timeframe for full implementation and the policy's footprint, this policy change is not expected to significantly impact the financial health of the Water or Sewer Fund.

### **Public Services Committee Recommendation**

After discussion and deliberations, the PSC made the following recommendations for policy revisions to Council:

1. Continue the Policy to extend public water and sanitary sewer services to existing developed property within the City.
2. Continue to prioritize utility extension projects based on the health risks assessment.
3. Waive 100 percent of the City connection fees and make the waiver permanent to encourage connections.
4. Encourage connections to the public water and sanitary sewer systems by providing information regarding overall City investment, benefits of connection, and directing residents to any other available funding assistance programs.

### **Recommendation**

The Public Services Committee and staff recommends the four (4) above listed actions regarding revisions to the Policy. Staff has prepared an Amended Public Water Utility and Sanitary Sewer Utility Extensions to Existing Developed Property Policy that has been updated to reflect these recommendations for Council's consideration and adoption.



**Public Water Utility and Sanitary Sewer Utility Extensions to Existing Developed  
Property Policy  
City of Dublin, Ohio, USA  
As adopted by Dublin City Council on December 7, 2015  
and as amended by City Council on April 25, 2022**

**I. Background**

Dublin City Council desires to protect the public health, safety, and welfare of the Dublin community. The majority of Dublin's developed properties are serviced by public water and sanitary sewer services; yet, there are developed areas within the City of Dublin that are not serviced by public water and sanitary sewer services. Furthermore, it is the intent of City Council to provide residential properties with reasonable access to safe drinking water and minimize the potential threat to public health and welfare that may be associated with private household sewage treatment systems (HSTS). Public health concerns may arise with regard to failing septic tanks, failing aeration systems, possible water well contamination and/or poorly functioning private on-site water and sanitary sewer systems.

**II. Purpose**

The purpose of this policy (hereinafter referred to as "Policy") is to establish an equitable, documented, uniform, and systematic mechanism by which the City of Dublin can plan and extend its public water and/or sanitary sewer utility services to those developed areas not currently served by the same that are within the City of Dublin corporation limits. City Council has determined that this Policy serves a public purpose and will benefit all citizens of the City of Dublin.

This policy replaces all previous policies related to the extension of water or sanitary sewer services to existing residential neighborhood and/or individual private parcels or properties.

**III. Definitions**

*Affected Property* shall mean each individual lot, parcel of record, or dwelling unit within the Extension Area that would benefit from public utility service.

*Affected Property Owners* shall mean the title holders and record owners of Affected Property within the Extension Area that is recorded by the County Auditor of the appropriate county.

*Extension Area* shall mean an area of parcels, subdivision, or development defined by the City of Dublin and located wholly within the City of Dublin that does not have public water and/or public sanitary sewer services. An Extension Area shall include all lots bordering a public street as shown on the General Location Map of the Water/Sanitary Sewer Extension Areas as identified in Exhibit "A".

*Petition Representative* is an owner of an Affected Property for which a Utility Extension Application and Utility Extension Petition is being submitted and who is responsible for the circulation and submission of the Utility Extension Application and Utility Extension Petition.

*Private Connection Costs* means the costs to Affected Property Owners for pipes, labor, connection fees (current tap fees and capacity charges), and other appurtenances that may be necessary to properly connect a dwelling unit to the public water and/or sanitary sewer system.

*Project* shall mean the design, construction, installation, and extension of the public water and/or sanitary sewer facilities and all action necessary to administer the same.

*Utility Extension Application* shall mean a written request to extend public water and/or sanitary sewer services to an Extension Area, which shall in every case include a Utility Extension Petition signed by no less than eighty-five percent (85%) of the Affected Property Owners.

*Utility Extension Petition* shall be submitted by the Petition Representative and shall contain the printed name, address, signature and date of at least eighty-five (85%) of the Affected Property Owners who desire to have public water and/or sanitary sewer utilities extended to their Affected Property by the City of Dublin, Ohio. The Utility Extension Petition will provide a list of terms with which the Petitioners acknowledge and agree. If an Affected Property Owner controls more than one Affected Property in the Extension Area, s/he must sign for each Affected Property separately on the Utility Extension Petition.

#### **IV. Extension of Only Water or Sanitary Sewer**

The extension of public water or sanitary sewer utilities, but not both, is applicable only when the City Manager determines that the Affected Property is served by one utility and not the other. Any Affected Property Owner who does not have both public water and sewer shall not be eligible to receive just one (1) utility service.

**V. Initiation Processes**

**a. City’s Five-Year Capital Improvements Program (CIP) Planned Utility Extensions**

Dublin City Council may decide to extend public utility mains to provide public water and/or sanitary sewer services to an Extension Area. City Council’s decision to extend utility services would typically be based on protecting the public health, safety, and welfare of the community as well as the opportunity to leverage a planned CIP project.

**b. Petition for Extension by Affected Property Owners**

Affected Property Owners may request the City Council to extend public utilities to and within an Extension Area. The request shall be initiated by the Petition Representative submitting a signed Utility Extension Application to the City Manager.

Affected Property Owners may submit a Utility Extension Application to the City Manager no later than March 1 of each year for consideration and possible inclusion in the City’s next update of the five-year CIP, which is generally adopted in September of each year. The completed Utility Extension Application must include:

- A cover letter outlining the request for the public utility extension;
- A completed Utility Extension Petition supporting the request, signed by no less than eighty-five percent (85%) of the Affected Property Owners;
- A properly executed Affidavit by the Petition Representative indicating the Affected Property Owners’ commitments to connect to the utilities as well as donate, at no expense to the City, all necessary easements for the placement of the public water and/or sanitary sewer utility services.
- Identification of the Extension Area desiring extension of public utility services with a list of all Affected Property addresses; and
- An indication whether an extension of public water or sanitary sewer services is requested, or both.

**VI. Utility Extension Prioritization Factors**

The City Manager shall take the following factors into consideration when prioritizing public utility extensions:

- a. **Public Health and Safety Risk Potential** – Although interest in utility extensions expressed by Affected Property Owners is part of the decision-making process, a greater goal of this Policy is the protection of the public health and welfare of the community.
  - i. Whether any environmental and/or public health issues may arise by not extending public water and/or sanitary sewer services;
  - ii. Whether there is any potential for depletion or contamination of groundwater at or near an Affected Property;

- iii. Whether any of the Affected Properties in the Extension Area contain any failing HSTS or non-functioning and/or contaminated domestic water wells as the result of changes to the aquifer from which the well draws water;
  - iv. Whether there are any other factors or issues that may negatively impact the public health, safety, and welfare of Dublin residents or the community at large.
- b. **Future Development Potential** – In areas within Dublin where future development can occur and, as a result, will require the extension of public water and/or sanitary sewer utility lines, the City would typically expect the future development to extend the lines.
- c. **Potential to Leverage a Planned Transportation or Utility CIP Project** – In Extension Areas where a planned transportation or utility CIP project is programmed and, as a result, efficiencies could be realized to extend the public water and/or sanitary sewer lines as a part of that project, the City should coordinate the timing of such utility extension with those CIP projects.
- d. **Cost Effectiveness** – Whether there are other remedies to repair or otherwise extend the life of the Affected Property Owner’s on-site HSTS and/or private domestic water source system, or to replace said system, as a more cost effective means than extending public utilities.
- e. **Cost Estimate and Available Resources** – The City will develop a preliminary design in order to estimate the project costs and any significant issues associated with potential utility extensions.
- f. **Other Considerations** - Whether there are any other factors, issues, or considerations that may negatively impact the environment, public health, or public utility systems.

## VII. Annual Monitoring and Reporting Requirements

The City Manager will submit a Public Water Utility and Sanitary Sewer Utility Extensions to Existing Developed Property Policy Report to City Council as a part of the annual review of the City’s five-year CIP and will include:

- Number and quantity of known private HSTS in the City;
- Number and quantity of known private water systems in the City;
- Updated list of properties that have public sanitary sewer and water services available but are not connected;
- Updated map of Extension Areas;
- Updated preliminary project cost estimate for the design and construction of public water and/or sanitary sewer utility service extensions;

- Recommendation reports related to any Utility Extension Applications received prior to March 1 of that year;
- Recommended Extension Areas to program for the next five-year CIP update; and
- Copies of communications providing notices to Affected Property Owners located within Extension Areas proposed to receive utility extensions during the upcoming CIP timeframe.

In addition, condition assessments of private HSTS will be performed periodically and a report will be provided to Council.

### **VIII. Advanced Notification to Affected Property Owners of Programmed Utility Extension Projects**

In the event City Council programs a utility extension project in the five-year CIP, staff shall send correspondence to the Affected Property Owners in the Extension Area notifying them of the City's intent to proceed with the utility extensions and informing them of the process for connection to the utility systems. The City will provide information regarding the City's overall investment, the benefits of connection to the public system, and will direct residents to any other available funding assistance programs.

### **IX. Implementation of Programmed Utility Extension Projects**

- a. **City Design of Public Utility Extensions** - The City will fund and prepare plans to extend public water and sanitary sewer utility services into the Extension Area. The timing and funding will be determined by City Council.
- b. **Affected Property Owners' Connection to the Public Utility Lines** – Affected Property Owners shall be responsible for all Private Connection Costs including payment of tap fees and capacity charges to the City of Columbus. Affected Property Owners shall also be responsible for all expenses necessary for the installation of all private service lines from the public utility main lines to their structure and any modifications to existing interior plumbing necessary to connect to the public utility lines.
  - i. Petitioning Property Owners
    1. Property owners petitioning for utility extensions shall pay their required tap fees and capacity charges in full, prior to the City advertising the construction contract for bids for the utility extension.
    2. The City shall withdraw funding for a utility extension in cases where petitioning Affected Property Owners fail to pay the required tap fees and capacity charges prior to the City advertising the construction contract for bids.
  - ii. As an incentive to connect, Affected Property Owners will be eligible for a waiver of one hundred percent (100%) of the City of Dublin's current tap

fees and capacity charges. The City of Columbus' connection charges will not be eligible for this waiver.

- iii. Any property owner that has made connection(s) to completed projects for this program will be eligible for a refund of the City of Dublin tap fees and capacity charges previously paid for water and sanitary sewer service.

**c. City Construction of Public Utility Extensions** - The City will fund and construct utility extensions into the Extension Area. The timing and funding of the Project will be as determined by City Council.

- i. **Alignment and Location of Proposed Utility Extensions** - The City reserves the right to choose the alignment and location of the requested utility extensions. The City shall not be obligated to replace landscaping, irrigation systems, or any other privately owned obstructions within the existing right-of-way or utility easement at the time of construction, nor will the City be obligated to compensate property owners for the removal of such obstructions.
- ii. Once the construction of a Project is complete, the City will notify the Affected Property Owners in writing that the Project is complete and the public utility services are available and informing them of the process for connection to the utility systems.

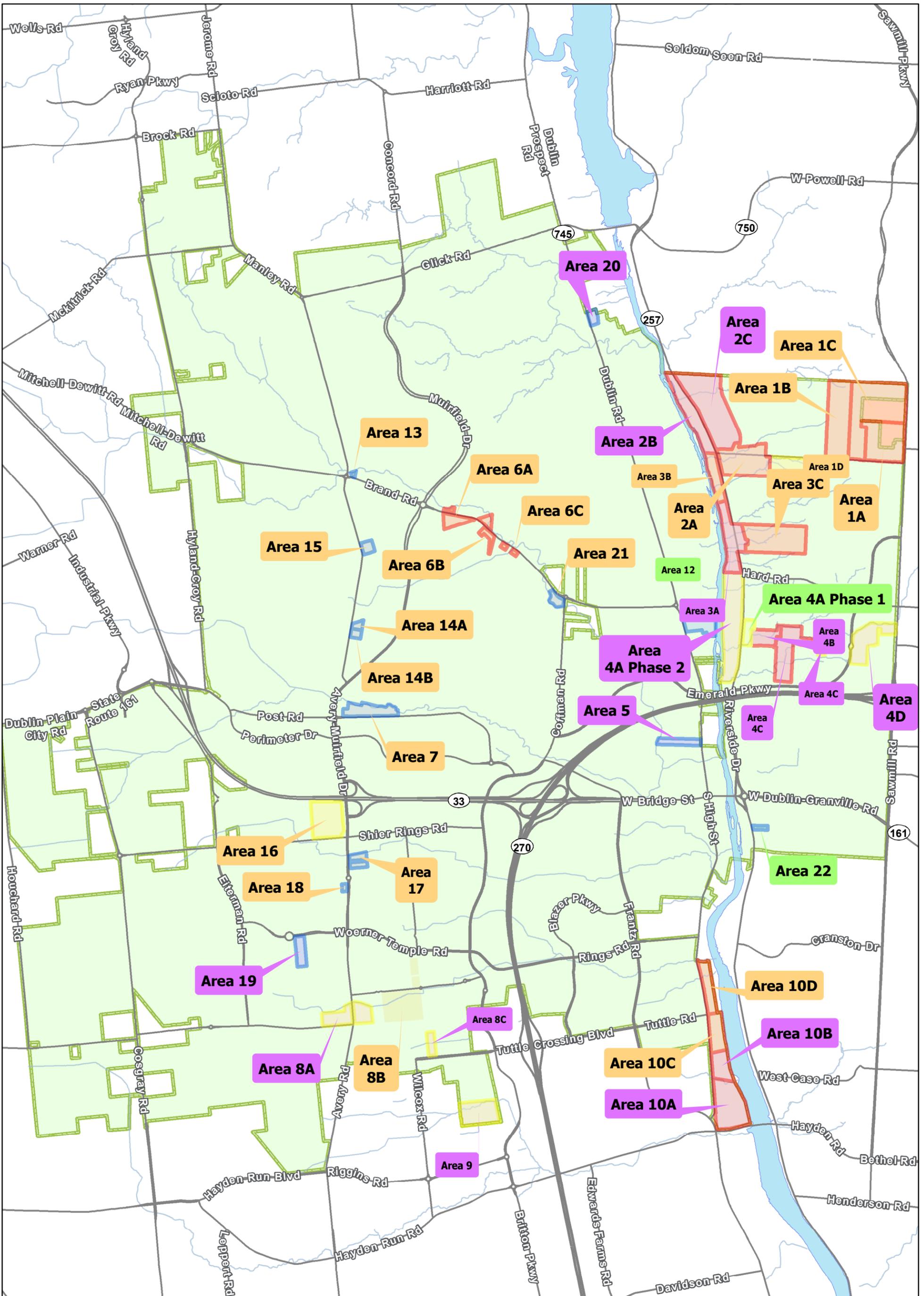
## **X. Other**

At any time, City Council reserves the right, without setting precedence, to extend public utility services for the public health, safety and welfare of residents or the community at large by the means it deems necessary.

Nothing in this Policy shall be deemed to abridge the authority and powers granted unto the City of Dublin and its City Council by law.

### Exhibits Listing

A – General Location Map of the Public Water/Sanitary Sewer Extension Areas



**Water/Sewer Extension Study**  
**General Location Map**  
**April, 2022**

- Utility Extension Type**
- Sewer Only
  - Sewer and Water
  - Water Only

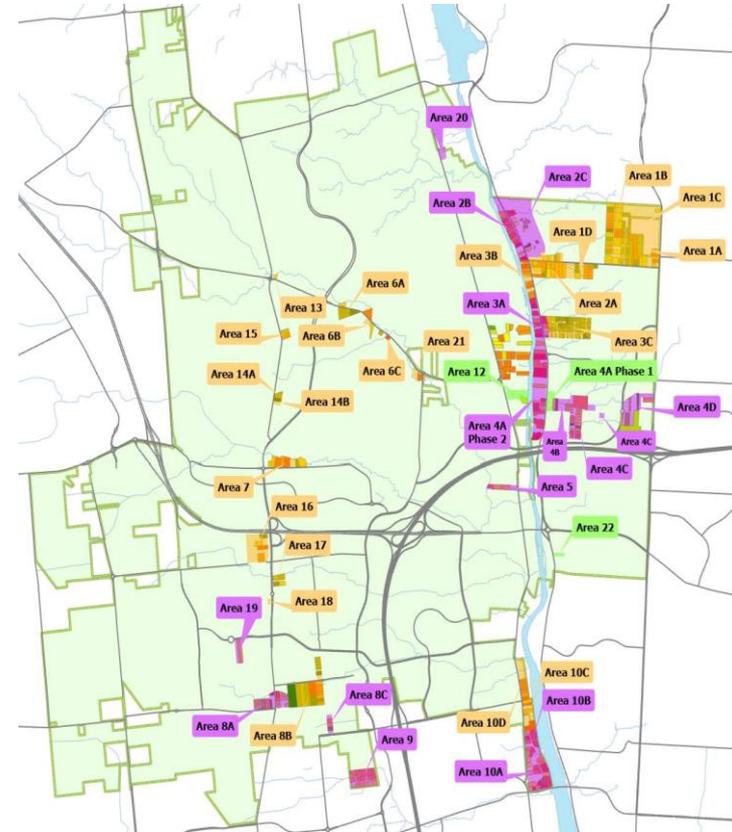
# Utility Extension Policy Revisions

Division of Engineering

April 25, 2022



- The Public Water and Sanitary Sewer Extensions to Existing Developed Property Policy (Policy) was adopted on December 7, 2015
- Council referred the Policy for review by the Public Services Committee (PSC) on June 28, 2021
- The PSC reviewed the Policy at August 23, 2021, October 13, 2021, and March 22, 2022 Public Services Committee meeting
- PSC recommended revisions to the Policy at their March meeting
- Amended Policy before Council for their consideration



# Updated Sewer and Water Connection Data

## Sanitary Sewer Connections

Area	# of Potential Connections	# of Connections	Connection Rate
Area 11A	12	6	50%
Area 11B	13	6	46%
Area 4B	6	1	17%
Area 4C	26	14	54%
Area 1C	22	2	9%
<b>Totals</b>	<b>79</b>	<b>29</b>	<b>37%</b>

## Water Connections

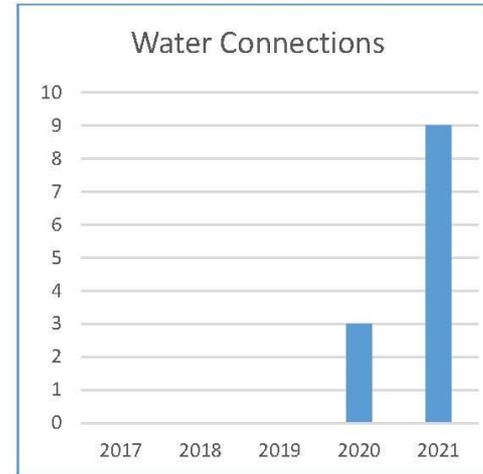
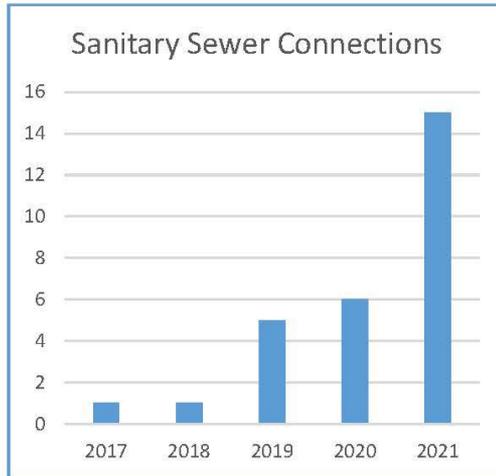
Area	# of Potential Connections	# of Connections	Connection Rate
Area 11A	0	0	N/A
Area 11B	0	0	N/A
Area 4B	0	0	N/A
Area 4C	26	12	46%
Area 1C	0	0	N/A
<b>Totals</b>	<b>26</b>	<b>12</b>	<b>46%</b>



# Updated Sewer and Water Connection Data

## Water and Sanitary Connections

Year	Sanitary Sewer	Water	Total
2017	1	0	1
2018	1	0	1
2019	5	0	5
2020	6	3	9
2021	15	9	24
2022	1	0	1

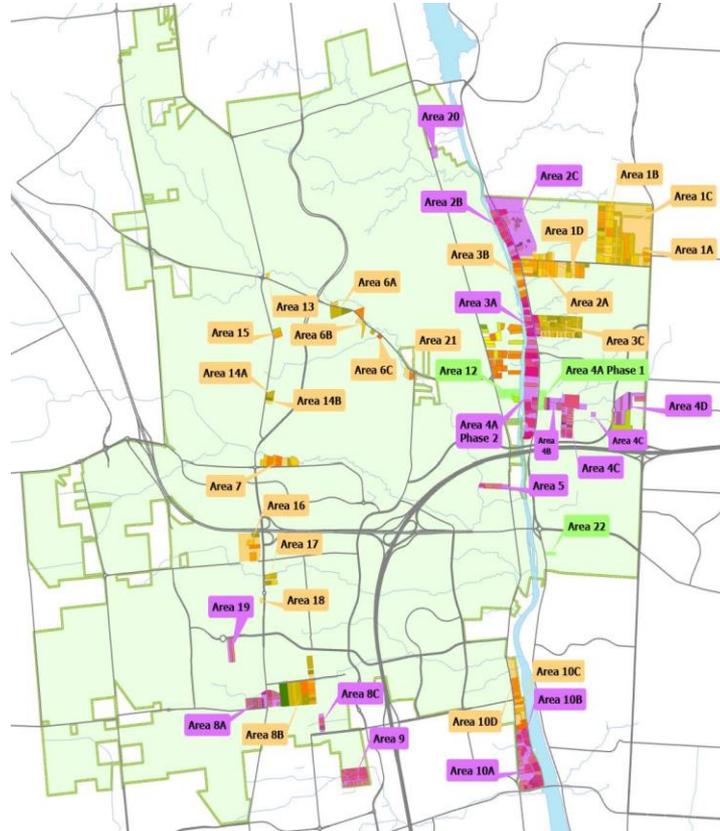


# Health Risk Assessment Summary

- Overall, Health Risk Assessment (HRA) found that systems are operating properly
- Some nuisance issues identified in existing systems
  - Non-approved after market motor
  - Missing lid for system
  - Debris covering system
- Areas with heightened risk scores:
  - Between Riverside Drive and Scioto River, from Emerald Pkwy to the Delaware County line
  - Between Dublin Road and Scioto River, south of Tuttle Road and Hayden Run Road
- Updated HRA did not change health risk priorities for upcoming projects



# Updated Health Risk Assessment Map



# Financial Considerations

A number of Financial Considerations were explored during the Policy evaluation including:

- A voluntary assessment program
- Special assessments
- Providing City financing for connection and construction costs
- Waiving/reducing Dublin's connection fees
- Waiving/reducing all fees including Columbus' connection fees



# Policy Revision Options

Several options for Policy revisions were presented to the PSC, including:

- Consider suspension of the Program
- Consider re-prioritization of Utility Extension Projects
- Consider requiring connections to water and sanitary sewer utility extensions
- Funding support to homeowners
- Further encourage connections



# Public Services Committee Recommend Policy Revisions

1. Continue the Policy to extend public water and sanitary sewer services to existing developed property within the City.
2. Continue to prioritize utility extension projects based on the health risks assessment.
3. Waive 100% of the City connection fees and make the waiver permanent to encourage connections.
4. Encourage connections to the public water and sanitary sewer systems by providing information regarding overall City investment, benefits of connection, and directing residents to any other available funding assistance programs.



- Council consideration and adoption of the Amended Policy



Public Water Utility and Sanitary Sewer Utility Extensions to Existing Developed Property Policy  
City of Dublin, Ohio, USA  
As adopted by Dublin City Council on December 7, 2015  
and as amended by City Council on April 25, 2022

#### I. Background

Dublin City Council desires to protect the public health, safety, and welfare of the Dublin community. The majority of Dublin's developed properties are serviced by public water and sanitary sewer services yet, there are developed areas within the City of Dublin that are not serviced by public water and sanitary sewer services. Furthermore, it is the Intent of City Council to provide residential properties with reasonable access to safe drinking water and minimize the potential threat to public health and welfare that may be associated with private household sewage treatment systems (HSTS). Public health concerns may arise with regard to failing septic tanks, failing aeration systems, possible water well contamination and/or poorly functioning private on-site water and sanitary sewer systems.

#### II. Purpose

The purpose of this policy (hereinafter referred to as "Policy") is to establish an equitable, documented, uniform, and systematic mechanism by which the City of Dublin can plan and extend its public water and/or sanitary sewer utility services to those developed areas not currently served by the same that are within the City of Dublin corporation limits. City Council has determined that this Policy serves a public purpose and will benefit all citizens of the City of Dublin.

This policy replaces all previous policies related to the extension of water or sanitary sewer services to existing residential neighborhood and/or individual private parcels or properties.

#### III. Definitions

*Affected Property* shall mean each individual lot, parcel of record, or dwelling unit within the Extension Area that would benefit from public utility service.



# Questions / Feedback



**To:** Public Services Committee

**From:** Dana L. McDaniel, City Manager

**Date:** March 16, 2022

**Initiated By:** Robert E. Ranc, Jr., Deputy City Manager/Chief Operating Officer  
Paul A. Hammersmith, PE, Director of Engineering/City Engineer  
C. Aaron Stanford, PE, Deputy Director of Engineering - Utilities

**Re:** Public Water and Sanitary Sewer Utility Extensions to Existing Developed Property Policy Review and Update – Considerations for Policy Revisions

## Background

The Public Water and Sanitary Sewer Utility Extensions to Existing Developed Property Policy (Policy) was referred by City Council to the Public Services Committee (PSC). The overall goal of the Policy is to provide a process by which the City will identify, prioritize, program, and implement the design and construction of public utility service extensions to areas without current access to public water and sanitary sewer utilities.

The Policy requires an annual report be prepared and submitted to Dublin City Council (Council) for their review. This report was submitted to Council on October 12, 2021 and provided several updates to Council. Furthermore, it indicated that after an affirmative vote by Council on June 28, 2021, the Policy was forwarded to the Public Services Committee for review and discussion.

The Policy review and update was first presented at the August 23, 2021 PSC meeting and then at a subsequent meeting of the PSC on October 13, 2021. At these meetings, the PSC reviewed and discussed potential updates to the Policy. The staff memos and presentations from those meetings are attached for the Committee's reference. At the previous PSC meetings, staff outlined the current state of the Program in terms of implementing the 15-year extension plan included with the Policy at its adoption. Several obstacles to the completion of certain projects were identified and other aspects of the Policy and its implementation were discussed.

The re-prioritization of the 15-year connection plan is an important point of consideration. To ensure the 15-year priority list provided in the Policy as adopted in 2015 is still reflective of the health and safety needs as it pertains to existing household sewage treatment systems (HSTS), the Committee requested staff re-evaluate the current HSTS conditions in areas that are planned for upcoming utility extensions. At the October 13, 2021 PSC meeting, staff indicated their intent to continue the review of the Policy once an updated HSTS Evaluation and Health Risk Assessment (Assessment) was completed in early 2022. It was not known whether the updated Assessment would change the prioritization of the previously established utility extension areas.

The Franklin Soil and Water Conservation District (FCSWCD) and Franklin County Public Health (FCPH) recently completed the Assessment and submitted it to City staff on February 8, 2022. Staff has reviewed the information and will present the findings to the PSC at its March 22, 2022 meeting. The updated Assessment provides the City with a current HSTS health risk analysis and scoring that is used to determine the relative weight of health risks in developing utility extension project priorities.

This memo provides a summary of the recently received update to the Assessment, options to consider for Policy revisions, and recommendations by the staff regarding updates to the Policy.

### **Updated Health Risk Assessment for Household Sewage Treatment Systems Details**

As previously indicated, the updated Assessment has been completed in partnership with Franklin Soil and Water Conservation District and Franklin County Public Health (see attached Exhibit 1). The Assessment reviewed the conditions of all HSTS's within Dublin in early 2022. The completed Assessment provides the City with an updated health risk analysis, identified that all systems are operating properly, and identified any issues with existing systems. FCPH will work with the residents on correcting any deficient systems.

The overall health risk score in the Assessment is comprised of factors such as:

- Soil type suitability
- Proximity to streams or the Scioto River
- Age and type of system
- Failure rate of associated system
- Ground water pollution potential

In the detailed map provided as Exhibit 2, there are certain parcels that are notated with a red cross symbol. These parcels are highlighted because, during the most recent inspection by FCPH, certain deficiencies were identified with the existing system. Of the systems that were identified, none were shown to be failing or in need of replacement. Most were listed as having a “nuisance condition”, which were typically minor items of maintenance or repair needed on the system. Some examples of the noted nuisance conditions are:

- Non-approved aftermarket motor
- Missing lid for system
- Debris covering system

FCPH is the permitting and regulating agency for all HSTS's installed in Franklin County. Any system deficiencies that need correction will be communicated to the owner by FCPH, and FCPH will perform a follow up inspection to ensure that repairs or modifications are completed as required.

The Assessment data reveals there are some areas that have a higher health risk score. These areas are generally:

- Between Riverside Drive and the Scioto River, from Emerald Parkway to the Delaware County Line depicted as “Northern Health Risk Assessment Area” (see attached Exhibit 3)
- Between Dublin Road and the Scioto River, south of Tuttle Road to Hayden Run Road depicted as “Southern Health Risk Assessment Area” (see attached Exhibit 4)

These areas have a high concentration of aeration treatment units, poor soils, shallow depths to bedrock, and aging systems. Several of these areas also contain systems that discharge directly to watercourses, storm sewers, and drainage tiles that increase the risk of pollution, and human exposure to untreated sewage and pathogens. These areas would be addressed by public water and sanitary sewer extensions for utility extension Areas 2B, 2C, 3A and 3B for the northern areas, and Areas 10A, 10B, 10C, 10D for the southern areas.

The designs for Areas 10C and 10D (south Dublin Road, Tuttle Road and Mill Road area) are essentially complete but the construction is presently on hold. Initially, these projects were on hold pending the outcome of the Utility Rate Study, which is now complete. However, now these projects have not advanced due to minimal interest by adjacent residents to connecting to the proposed utility lines. Without property owners committing to connect, the City of Columbus will not approve the installation of a “dead end” water main. Having no users on a “dead end” water main creates a serious concern over water quality since the water in the main will not turn over, but rather simply sits in the main. Similarly, the construction of a sanitary sewer and lift station (Areas 4A, Phase 2 and 10D) is not feasible without users connecting to the system and providing sewage discharge into it. The installation of mechanical pumps, which would never operate without flow, is also not prudent. Without utility service users, providing water and sanitary sewer services to properties located in these areas does not make practical sense.

Overall, the updated Assessment reveals the current health and safety risks associated with existing HSTS’s essentially remains unchanged from the Assessment performed in 2015 and did not change health risk priorities for upcoming projects. Once again, the priority areas for utility extension projects in terms of mitigating health risks remains in areas along the Scioto River corridor.

### **Financing Option – Ohio Environmental Protection Agency Water Pollution Control Fund**

Staff has continued to research financing options for assisting homeowners with the costs of connecting to the installed public utility lines.

Recently, staff identified the Ohio Water Pollution Control Fund (WPCLF) as a potential source of funds to assist home with connection costs. The WPCLF is a revolving fund designed to provide low interest rate loans and other forms of assistance for water resource protection and improvement projects. This program, administered by the OEPA, Division of Environmental and Financial Assistance (DEFA), will call for Project Priority List (PPL) nomination forms each year in the late summer. From this PPL, the OEPA will identify projects for funding on an annual basis.

The WPCLF can offer individual property owners reduced interest rates on bank loans to repair or replace failing HSTS’s, or installing a private service lateral to a publically-owner sanitary sewer. These funds are available to and administered by the local County Health Departments. While the available funding for this program allocated to Franklin County is limited, staff intends to explore this program in more detail and, in partnership and coordination with the Director of Finance, determine if this program is something that could benefit homeowners.

### **Options for Policy Revisions**

#### **1. Consider Suspension of the Program**

Staff recommends continuing the Program. This Program benefits public health, safety, and welfare and provides an essential City service to all residents. City Council desires to provide residential properties with reasonable access to safe drinking water and sanitary sewer service to minimize the potential threat to public health and welfare that can be associated with a private HSTS.

## **2. Consider Re-Prioritization of Utility Extension Projects**

Staff has reviewed the current extension projects and performed detailed analysis on construction costs, number of homes and parcels served, and the current project prioritization criteria. In combination with the health risk analysis, there are a few different options for project prioritization as follows:

### ***Option 1 - Prioritize by Highest Health Risk***

Pros

- Addresses the health and safety concerns as soon as possible
- Increases the chance that a HSTS that is required to be replaced will be able to connect to a public sanitary sewer when HSTS fails

Cons

- These areas are problematic in implementation due to the required lift station to serve areas that are at an elevation that would not permit service by gravity
- Adequate connection rate necessary for infrastructure improvements

### ***Option 2 - Prioritize by Project Cost per Home Connection Made Available***

Pros

- Maximizes home connections possible per City funds expended

Cons

- Does not address the health and safety concerns for which the program was created to address

### ***Option 3 - Prioritize by Total Number of Existing Homes that can be Served in an Area***

Pros

- Maximizes potential number of home connections that can be served in an area per City project

Cons

- Does not address the highest health and safety concerns first for which the program was created to address

Staff recommends prioritizing the projects by highest health risk. A table representing this reprioritization criteria is provided for reference.

## **3. Consider Requiring Connections to Water and Sanitary Sewer Utility Extensions**

Reinstate the mandatory connection requirement to public water and sanitary sewer services as previously contained within the Codified Ordinances.

Pros:

- Addresses technical concerns regarding the feasibility of the extensions program

Cons:

- High likelihood of negative response from residents
- Mandates financial requirements for affected property/home owners

Staff does not recommend making connections mandatory.

#### **4. Funding Support to Homeowners**

Staff recommends providing additional funding assistance to the homeowners by making the following changes to the current Policy:

- Increase the City of Dublin Fee Waiver from 50% to 100%
- Remove the 2-year expiration timeframe from the fee waiver and make the fee waiver for City of Dublin capacity fees permanent

#### **5. Further Encourage Connections**

Staff recommends the City should further encourage connections to the public water and sanitary sewer systems by providing information to the homeowners regarding:

- The City's investment in the utility extension projects
- Explaining the benefits of connecting to water and sanitary sewer and the risks associated with not connecting
- Direct home owners residents to available funding assistance programs

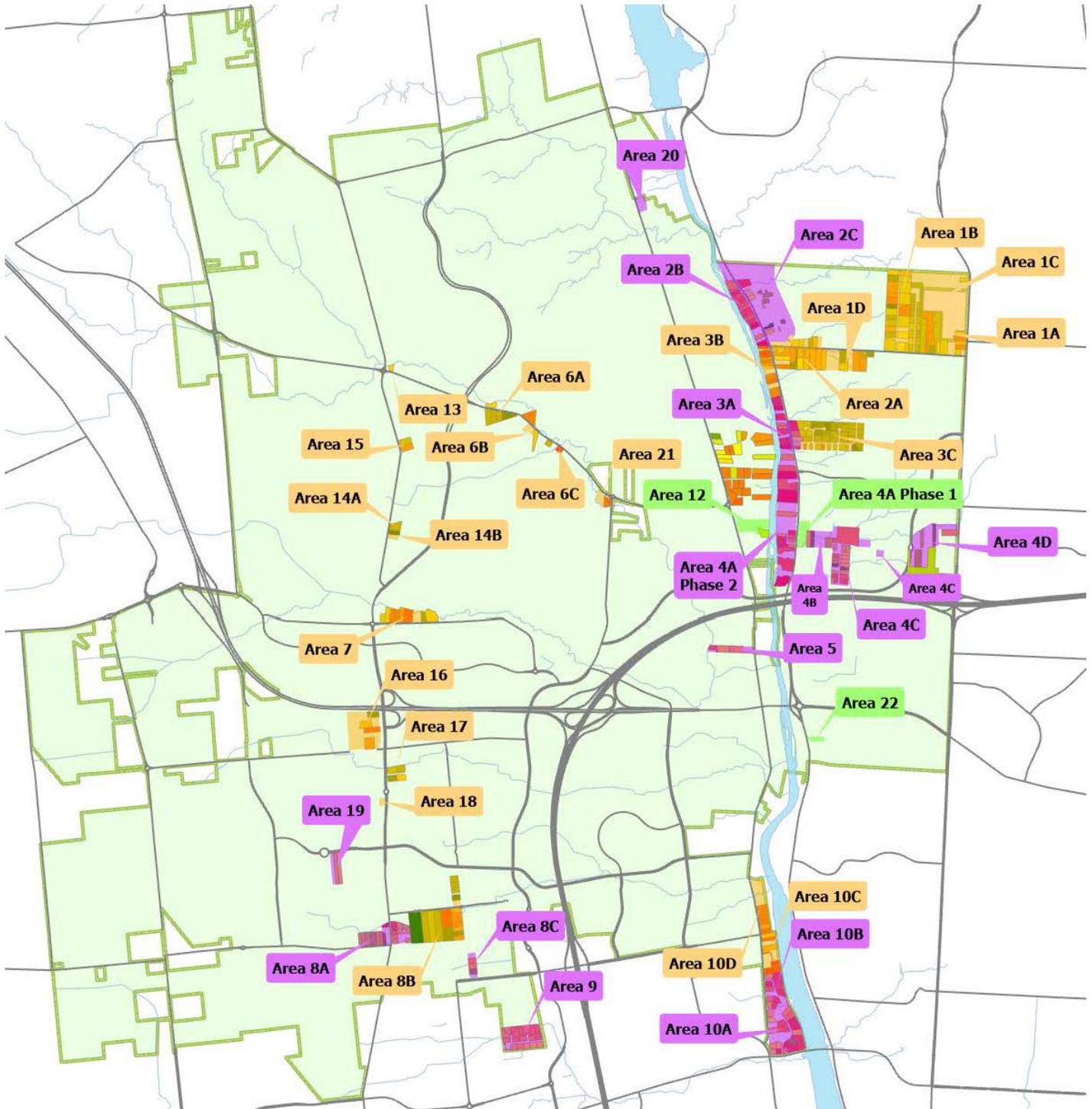
#### **Recommendations**

Staff recommends the following Policy revisions:

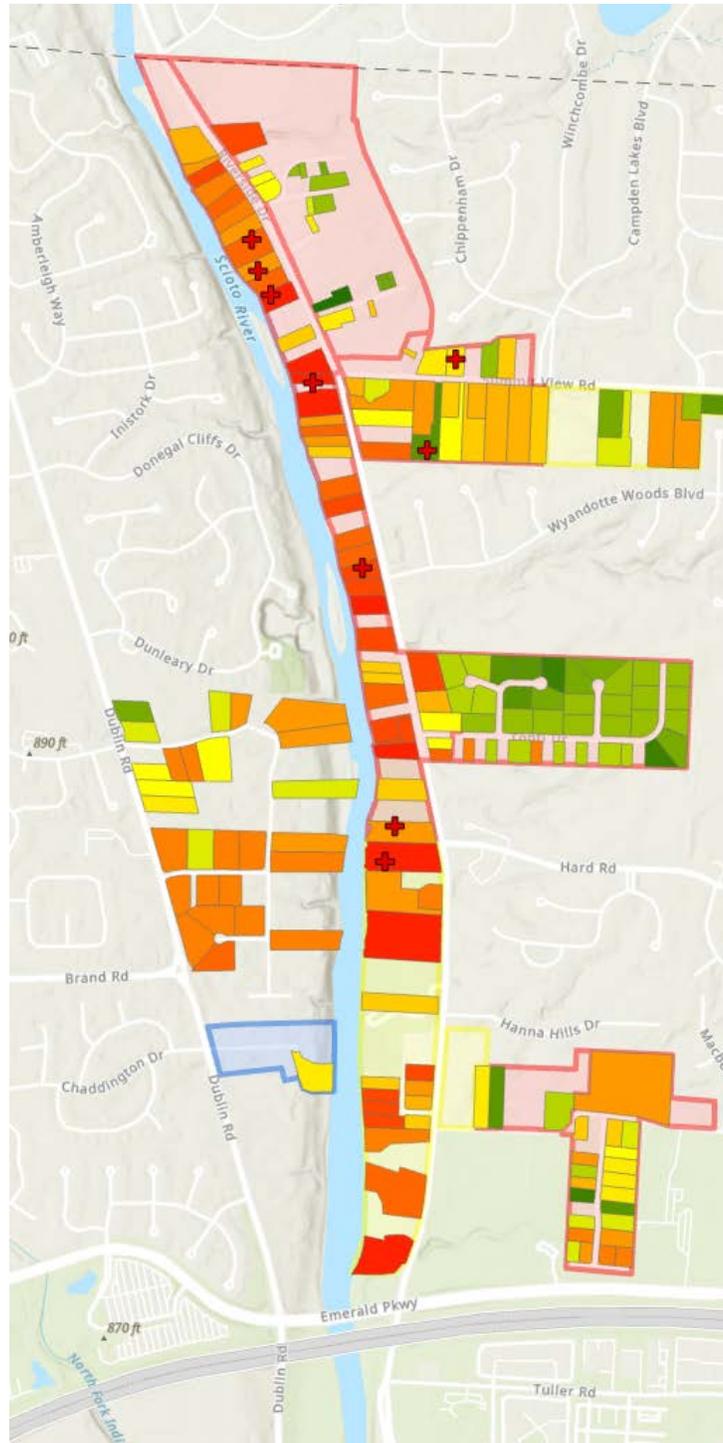
- Continue the Policy to extend public water and sanitary sewer services to existing developed property within the City
- Continue to prioritize utility extension projects based on the health risks assessment
- Waive 100% of the City capacity fees and make the waiver permanent to encourage connections
- Encourage connections to the public water and sanitary sewer systems by providing information regarding overall City investment, benefits of connection, and directing residents to any other available funding assistance programs

These Policy updates/revisions are provided to the Committee to assist in the development of the final recommendations to City Council for formal adoption of a revised Policy. Staff is available for any questions or further discussion regarding the information presented herein, any other topic related to the Policy or the implementation of the Utility Extension Program.

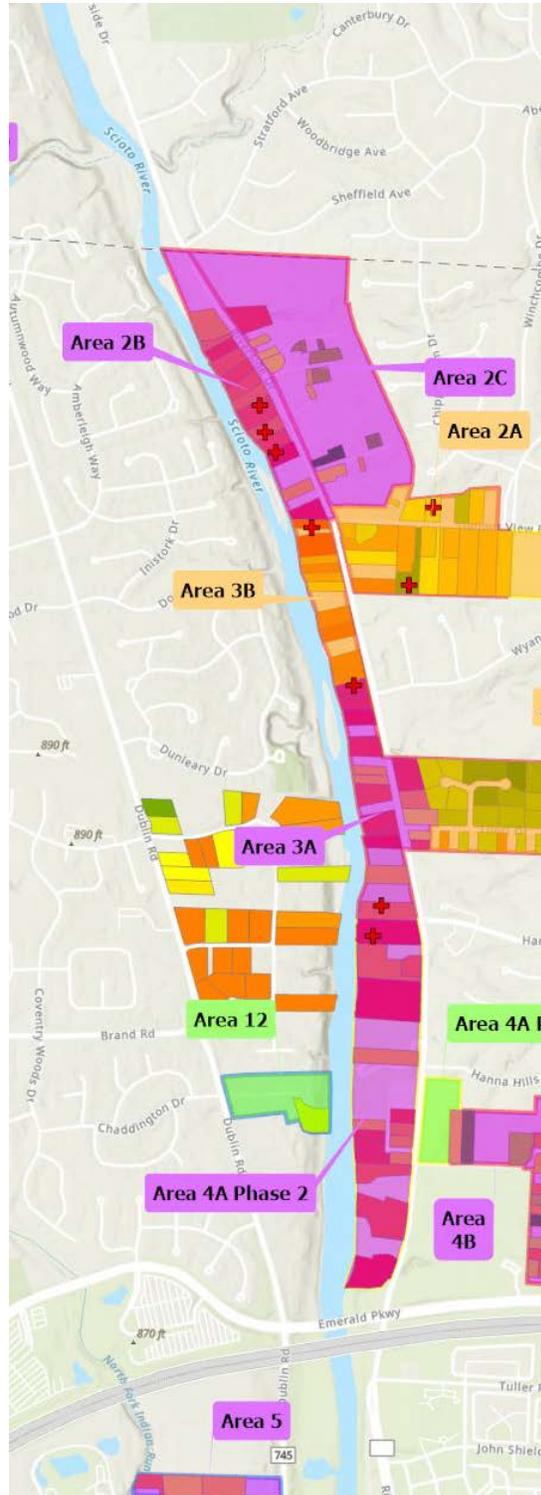
### Exhibit 1: Health Risk Assessment Map



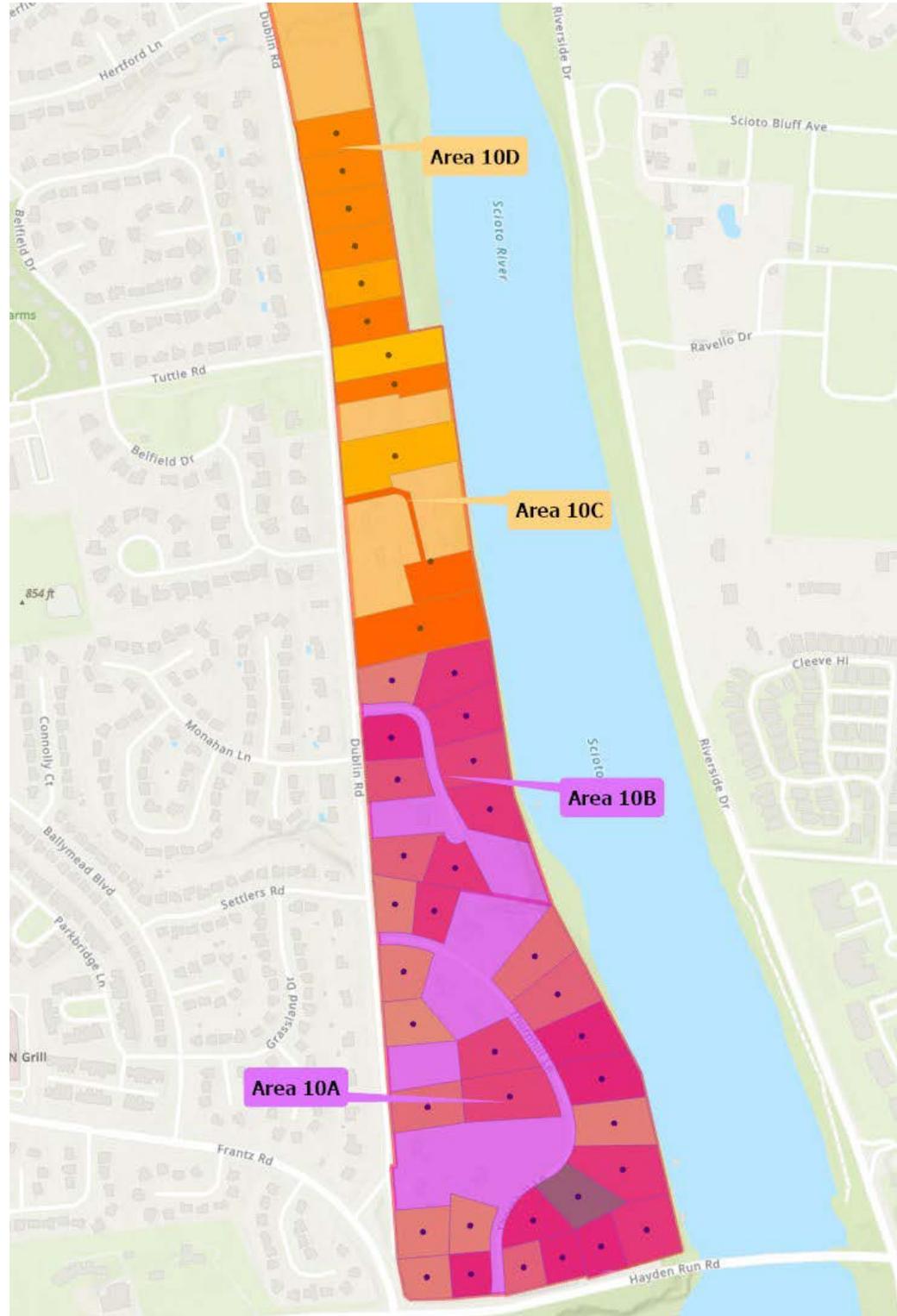
### Exhibit 2: Detailed Health Risk Assessment Map



### Exhibit 3: Northern Health Risk Assessment Area



### Exhibit 4: Southern Health Risk Assessment Area



# Utility Extension Policy

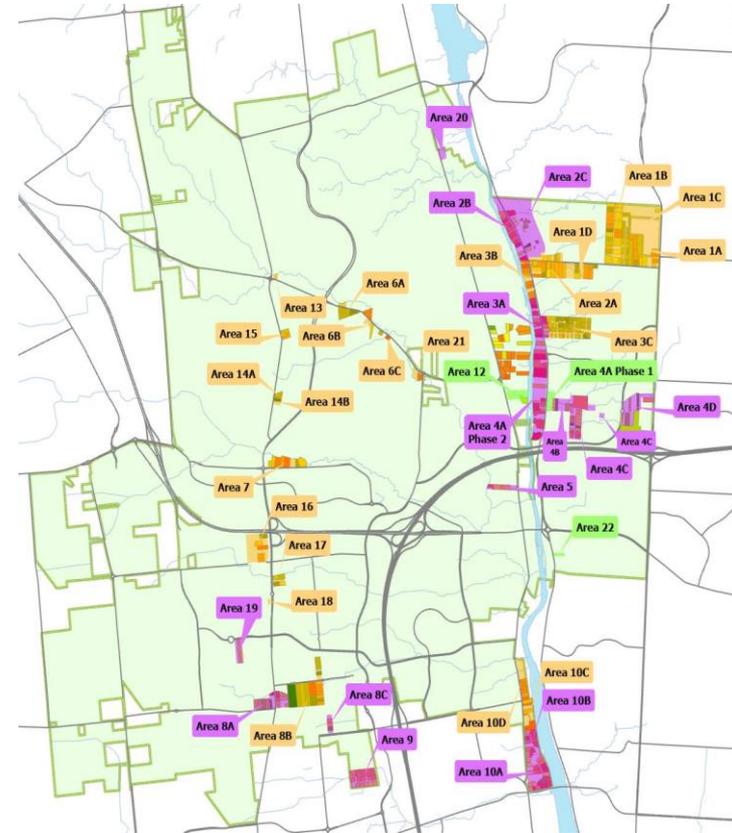
Division of Engineering

March 22, 2022



# Background

- Reviewed policy at August 23, 2021 and October 13, 2021 PSC meeting
- Franklin Soil and Water Conservation District & Franklin County Public Health recently completed updated HSTS health risk assessment



# Updated Sewer and Water Connection Data

## Sanitary Sewer Connections

Area	# of Potential Connections	# of Connections	Connection Rate
Area 11A	12	6	50%
Area 11B	13	6	46%
Area 4B	6	1	17%
Area 4C	26	14	54%
Area 1C	22	2	9%
<b>Totals</b>	<b>79</b>	<b>29</b>	<b>37%</b>

## Water Connections

Area	# of Potential Connections	# of Connections	Connection Rate
Area 11A	0	0	N/A
Area 11B	0	0	N/A
Area 4B	0	0	N/A
Area 4C	26	12	46%
Area 1C	0	0	N/A
<b>Totals</b>	<b>26</b>	<b>12</b>	<b>46%</b>

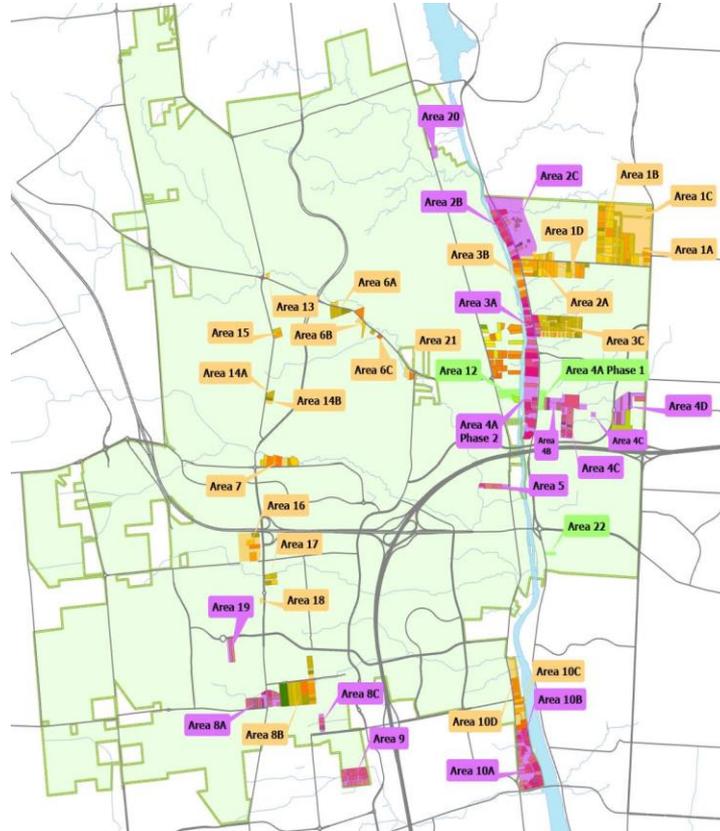


# Health Risk Assessment Summary

- Overall, health risk assessment (HRA) found that all systems are operating properly
- Some nuisance issues identified in existing systems
  - Non-approved after market motor
  - Missing lid for system
  - Debris covering system
- Areas with heightened risk scores:
  - Between Riverside Drive and Scioto River, from Emerald Pkwy to the Delaware County line
  - Between Dublin Road and Scioto River, south of Tuttle Road and Hayden Run Road
- Updated HRA did not change health risk priorities for upcoming projects



# Updated Health Risk Assessment Map



# Options Moving Forward – Continuation of Policy

- Consider suspension of policy due to lack of connections
  - Staff recommends continuing policy to address existing health and safety issues



# Options Moving Forward – Prioritization of Extension Projects

- Consider re-prioritization of utility extension projects
  - Prioritize by highest health risk
    - Pros – Addresses health and safety concerns as soon as possible; Increases chance public sanitary sewer available when HSTS fails
    - Cons – Areas of greatest health risk most difficult to serve (lift stations necessary); Adequate connection rate necessary for infrastructure improvements
  - Prioritize by project cost per number of home connections made possible
    - Pros – Maximizes connections possible per City funds expended
    - Cons – Does not address areas with highest health and safety concerns first
  - Prioritize by total number of existing homes that can be served in an area
    - Pros – Maximizes potential number of connections per project
    - Cons – Does not address areas with highest health and safety concerns first



## Options Moving Forward – Connection Mandate

- Require connections to water and sewer utility extensions
  - Pros – Addresses technical concerns regarding feasibility of extension program
  - Cons – High likelihood of negative response from residents; Mandates financial requirements for affected property owners



## Options Moving Forward – City Funding Support to Homeowners

- Consider waiving 100% of City capacity fee rather than 50%
  - Should homeowners who already connected via the policy be refunded the 50% capacity fee?
- Consider removing the 2 year expiration timeframe for the capacity fee waiver – Make City fee waiver permanent



## Options Moving Forward – Further Encourage Connections

- Provide additional information to homeowners prior to extension projects
  - Explain the City's investment in utility extension projects
  - Explain the benefits of connecting to City water and sanitary sewer utilities and the risks associated with not connecting
- Direct residents to available funding assistance programs



## Staff Recommendations

- Continue policy to provide public water and sanitary sewer extensions
- Continue to prioritize utility extension projects based on health risk assessment
- Waive 100% of City capacity fee and make waiver permanent to encourage connections
- Encourage connections through improved public communication and on-going identification of and assistance with available funding assistance programs



# Questions / Feedback





**To:** Members of Dublin City Council  
**From:** Dana L. McDaniel, City Manager  
**Date:** October 11, 2021  
**Initiated By:** Robert C. Ranc Jr., Deputy City Manager/Chief Operating Officer  
Paul A. Hammersmith, P.E., Director of Engineering/City Engineer  
C. Aaron Stanford, P.E., Deputy Director of Engineering – Utilities  
**Re: Public Water and Sanitary Sewer Utility Extensions to Existing  
Developed Property Policy – Sixth Annual Report**

## Background

Dublin City Council desires to protect the public health, safety, and welfare of the Dublin community. On December 7, 2015, City Council adopted a Policy regarding public water and sanitary sewer utility extensions to areas that do not currently have access to these public services. The Policy outlines a process by which the City will identify, prioritize, program and implement the design and construction of public utility service extensions.

City Staff developed a conceptual implementation plan to design and construct public water and sanitary sewer utility extensions. The first sanitary sewer extension project resulting from the Policy was constructed in 2017/2018 in Areas 11A and 11B (Bellaire Avenue, Bellaire Court and Limerick Lane area). Subsequently, a combined water and sanitary sewer extension project for Areas 4A and 4B (Bright Road, Grandee Cliffs Drive and Jenmar Court area) was completed in the fall of 2020. Presently, a sanitary sewer project is under construction in Area 1C (Summit View Road and Glenree Place). This results in the implementation of three utility extension projects from this Policy providing utility service to five areas within Dublin.

The process to extend public water and sanitary sewer utility services to an Extension Area may be initiated either by the City or by the property owners within an Extension Area as follows:

1. City's Five-Year Capital Improvements Program (CIP) Planned Extensions
2. Petition for Extension by Property Owners

## Summary – Projects, Grant Applications and Public Services Committee

### ***Projects Under Construction and Upcoming Projects***

#### ***Area 1C - Glenree Place and Parts of Summit View Road***

The Sanitary Sewer Extension - Area 1C project, located along Glenree Place, north of Summit View Road, is currently under construction and is to be substantial complete in November of this year. This project will provide access to public sanitary sewer for 23 homes, 1 institutional use (Church) and provide sanitary sewer access to an additional 46 acres of undeveloped land north of Summit View Road and west of Sawmill Road.

The cost as bid to extend sanitary sewer facilities to this area is \$1,415,182.

#### ***Area 1B – Trails End Drive Sanitary Sewer Extension***

The design for the Sanitary Sewer Extension - Area 1B project (Trails End Drive) is currently progressing with the design anticipated to be complete in March of 2022.

On June 22, 2021, a public meeting was conducted with the homeowners served by this project. The project details and schedule were discussed and feedback regarding preferences for potential changes to the neighborhood were requested. Along with comments regarding the roadway layout, many residents requested that the location of the sanitary sewer be revised so the mature trees would not be affected by the project. Multiple residents expressed a willingness to experience additional construction impacts and inconveniences if more trees could be preserved. Engineering staff is currently reviewing the feasibility of adjusting the proposed sanitary sewer location within the right-of-way.

Additionally, an informational letter was sent to the homeowners in early September. In addition to providing information regarding the resident's cost to connect to the utility extensions in Area 1B, staff surveyed the residents regarding their interest in connecting to the sanitary sewer extension. Of the 23 survey letters that were sent, staff received 18 completed surveys. The results of those 18 surveys returned are as follows:

- 13 indicated an intent to connect within 2 years (72% of received responses, 57% of total properties).
- 1 indicated an intent to connect within 5 years (5% of received responses, 4% of total properties).
- 3 indicated no intent to connect (17% of received responses, 13% of total properties).
- 1 had no response due to moving in the near future.

The responses indicate a higher than expected willingness to connect to the planned utility extension and is encouraging regarding the potential public return on investment associated with extending utilities into this area.

This project is scheduled to begin construction in late spring/early summer of 2022 and is estimated to cost a total of \$1,920,000 with \$960,000 of that project cost attributed to the sanitary sewer extension.

### ***Water and Wastewater Infrastructure Grant Applications***

Staff has been actively working to identify funding opportunities to reduce the cost of utility projects to the City of Dublin. The Ohio Department of Development, in partnership with Ohio Environmental Protection Agency, has recently established the Water and Wastewater Infrastructure Grant Program that will provide nearly \$250,000,000 in funding to eligible projects that invest in water and wastewater infrastructure. Grants are available for up to \$250,000 for design projects, and up to \$5,000,000 for construction projects. The City has submitted nine projects to this program. The projects submitted are:

- Sanitary Sewer Extension – Area 1B
- 2022 Sanitary Sewer Lining Program
- Waterline Replacements – Phase VII (Design)
- Deer Run Lift Station and 16-inch Force Main
- Sanitary Manhole Rehabilitation Project (2023)
- Waterline Replacements – Phase VII (Construction)

- Bright Road Watermain Extension
- Deer Run Sanitary Sewer Upsizing – Glick Road Relief Sewer (Design)
- Waterline Replacements – Phase VI

The Deer Run Sanitary Sewer Upsizing – Glick Road Relief Sewer was listed by the Franklin County Engineer as the #4 priority project. The applications are currently under review and the project funding selection is planned to be made in the next 30-45 days.

### ***Public Services Committee Policy Discussion***

On June 28, 2021, staff recommended City Council refer the timing of construction and prioritization of the sanitary sewer and water extensions to these and other unserved areas to the Public Services Committee for review and discussion about any potential revisions to the adopted Public Water Utility and Sanitary Sewer Utility Extensions to Existing Developed Property Policy (Policy).

After an affirmative vote by Council, the Policy was forwarded to the Public Services Committee for review and discussion at their August 23, 2021 meeting. Staff's presentation and the subsequent Committee deliberations focused on a review of the Policy, an overview of completed water and sanitary sewer extension projects, timing of construction and prioritization of future sanitary sewer and water extension projects, issues and barriers to program implementation, and a review of options regarding potential revisions to the Policy.

The Public Services Committee will continue their discussion of the Policy at their October 13, 2021 meeting.

### **Summary – Annual Report Information**

Pursuant to the above-referenced policy, the Sixth annual report is submitted herein to City Council. The following information from Section VII of the Policy is reported on an annual basis.

### ***Private Water Systems and Private Household Sewage Treatment Systems (HSTS) in the City***

The conceptual implementation plan will make public water and sanitary sewer utility services available to properties that do not currently have access to these public services. Over time, properties will connect to these public services resulting in fewer private water systems and HSTS in the City. The data listed below for HSTS, public utility connections, and private water systems on properties throughout Dublin come from a combination of Franklin County Public Health (FCPH), City of Columbus Department of Public Utilities, Ohio Department of Natural Resources (ODNR), and Staff data. To date and since the 2014 inventory, there have been twenty (20) water service connections (8 new water services connection since the 2020 Annual Report) to the public water system and twenty four (24) sanitary service connections (11 new sewer connections since the 2020 Annual Report) to the public sanitary sewer system. The following 2014 inventory figures, while not current, are for parcels that existed at the time of the adoption of the Policy and do not include newly developed subdivisions. These numbers are being actively updated through an ongoing data audit.

- Number and quantity of known private HSTS in the City: 367
- Number and quantity of known private water systems in the City: 326 (Private wells)

Additionally, City Staff is currently working with FCPH to update and refine these inventory figures.

***Existing Developed Properties that have Public Water and Sanitary Sewer Utilities Available but are not connected***

Below are the number of properties that have access to the public water and sanitary sewer services and are not connected to the services provided as of the date of this Report:

- Number of properties within 100 feet of a public water main and not connected: 166
- Number of parcels within 100 feet of a public sanitary sewer and not connected: 169

With the extension of water mains and sanitary sewers to Areas 4B and 4C, an additional twenty-six (26) parcels were added to the list of properties within 100 feet of public water service and thirty-two (32) parcels were added to the list of properties within 100 feet of public sanitary sewer. To date within these areas (and as shown in the next section below), there have been ten (10) connections to the public water system and twelve (12) connections to the sanitary sewer system.

***Connections Made To Completed Projects***

Presently, four (4) Extension Areas have water and sanitary sewer services available through the construction of public utility extension projects. Those Extension Areas are 4B, 4C, 11A, and 11B. In total, these projects have made water service available to twenty-six (26) existing homes and sanitary sewer service available to fifty-seven (57) existing homes.

The following tables and charts provide a breakdown of connections and connection rates per area, and water and sanitary sewer connections over time.

**Water Connections**

<b>Area</b>	<b># of Potential Connections</b>	<b># of Connections</b>	<b>Connection Rate</b>
Area 11A	0	0	N/A
Area 11B	0	0	N/A
Area 4B	0	0	N/A
Area 4C	26	10	38%
<b>Totals</b>	<b>26</b>	<b>10</b>	<b>38%</b>

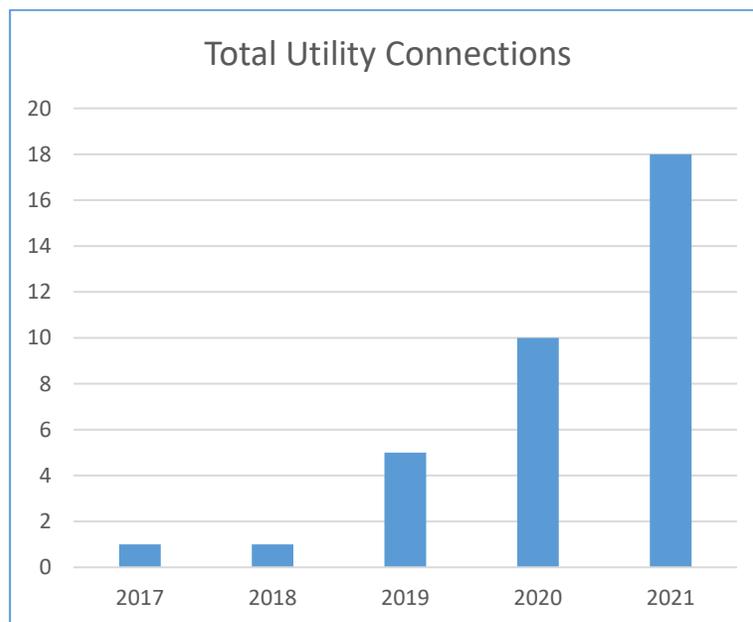
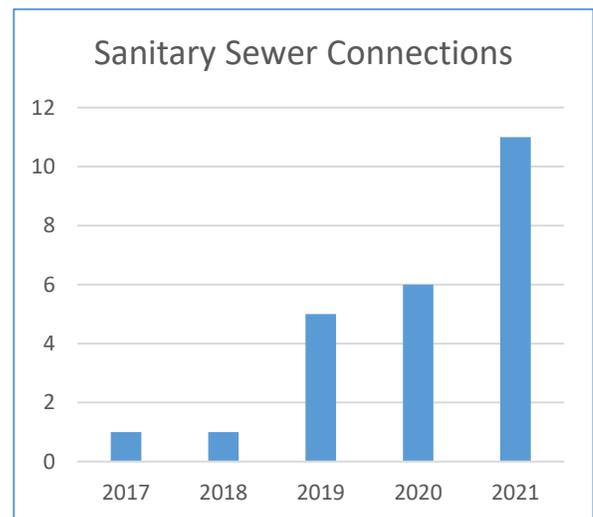
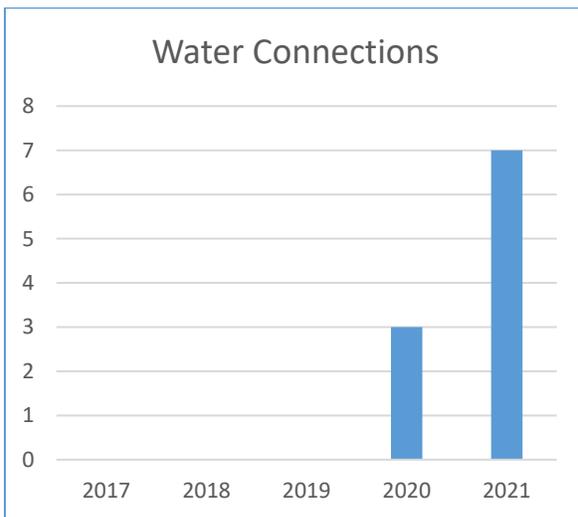
**Sanitary Sewer Connections**

<b>Area</b>	<b># of Potential Connections</b>	<b># of Connections</b>	<b>Connection Rate</b>
Area 11A	12	6	50%
Area 11B	13	5	38%
Area 4B	6	1	17%
Area 4C	26	11	42%
<b>Totals</b>	<b>57</b>	<b>23</b>	<b>40%</b>

### Water and Sanitary Connections

Year	Sanitary Sewer	Water	Total
2017	1	0	1
2018	1	0	1
2019	5	0	5
2020	6	3	10
2021	11	7	18
<b>Total</b>	<b>24</b>	<b>10</b>	<b>34</b>

It should be noted that the 50% reduction in City of Dublin capacity fees has expired for Areas 11A and 11B, while the same reduction will be in effect until the end of 2022 for Areas 4B and 4C.



### ***Extension Area Map and Preliminary Project Cost Estimates for the Design and Construction of Public Water and/or Sanitary Sewer Utility Service Extensions***

As discussed during the 2022-2026 CIP update process and again recently, a water and sanitary sewer Rate Study has been performed with the Finance Department and Engineering Division. The Rate Study is now complete which establishes the utility rate structure necessary to provide sufficient funding for the long-term maintenance of our existing infrastructure. The outcome of that analysis has informed staff in determining the amount, if any, from the General Fund and/or Capital Improvement Tax Fund needed to fund these utility extensions.

The updated Water/Sanitary Sewer Extension Areas General Location Map is attached for reference.

### ***Utility Extension Applications***

Staff has received inquiries about the utility extension petition process but zero (0) Utility Extension applications have been received to date requesting public utility extensions.

### ***5-Year CIP Utility Extension Areas***

The design of the next two utility extension projects to Area 4A, Phase 2 (Riverside Drive, Orchard Crest Court and River Knolls Place area) and Areas 10C and 10D (south Dublin Road, Tuttle Road and Mill Road area) are essentially complete but the construction is presently on hold. Initially, these projects were on hold pending the outcome of the Rate Study, which is now complete. However, more recently, these projects have not advanced due to minimal interest by adjacent residents to connecting to the proposed utility lines. Without property owners committing to connect, the City of Columbus will not approve the installation of a “dead end” water main. Having no users on a “dead end” water main creates a serious concern over water quality since the water in the main will not turn over, but rather simply sits in the main. Similarly, the construction of a sanitary sewer and lift station (Areas 4A, Phase 2 and 10D) is not feasible without users connecting to the system and providing sewage discharge into it. The installation of mechanical pumps, which would never operate without flow, is also not prudent. Without utility service users, providing water and sanitary sewer services to properties located in these areas does not make practical sense.

In order to address these difficulties implementing utility extension projects, at their meeting on June 28, 2021, City Council referred the adopted Public Water Utility and Sanitary Sewer Utility Extensions to Existing Developed Property Policy (Policy) to the Public Services Committee. The Public Services Committee was to examine the timing of construction, prioritization of the water and sanitary sewer extensions to the areas discussed above and other unserved areas, and any potential revisions to the Policy. As indicated previously in the Report, the Policy was before the Public Services Committee for review and discussion at their August 23, 2021 meeting. Staff’s presentation and the subsequent Committee deliberations focused on a review of the Policy, an overview of completed water and sanitary sewer extension projects, timing of construction and prioritization of future sanitary sewer and water extension projects, issues and barriers to program implementation, and a review of options regarding potential revisions to the Policy. The Public Services Committee will continue their discussion of the Policy at their October 13, 2021 meeting.

Additionally, as part of the Public Services Committee review of the Policy, staff plans to revise the implementation plan (likely 20 to 25-years) and present it to Council for their review and consideration. Any proposed revisions to the plan would incorporate the input and recommendations of the Public Services Committee. Staff will review the initial conceptual 15-year implementation plan

and reprioritize the extensions to create the revised implementation plan taking the criteria set forth in Section VI of the Policy 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

***Communications Providing Notices to Affected Property Owners Located within Extension Areas Proposed to Receive Utility Extensions During the Upcoming CIP Timeframe***

The most recent communication to residents located within areas previously proposed to receive utility extensions was in June of 2021 during a public meeting with those residents located within Area 1B (Trails End Drive).

***Condition Assessments of Private HSTS***

Staff routinely collaborates with FCPH to inventory and assess the condition and operation of existing private HSTS within the City limits. Staff has begun the process of obtaining an updated health risk assessment in partnership with Franklin Soil and Water Conservation District and Franklin County Public Health. This assessment will begin in the upcoming weeks and is anticipated to be completed in the first quarter of 2022. The completion of this assessment will provide the City with updated health risk analysis and scoring that can be used to determine the relative weighting of health risk in developing project priorities moving forward.

**Conclusion**

In closing, the Policy continues to be of interest to residents of Dublin and those within the affected areas are generally pleased with the commitment and actions by the City to provide public water and sanitary sewer utility services. With the benefit of time and experience in implementing the first projects related to this Policy, staff has learned valuable lessons about the challenges and barriers to implementing the utility extensions. One such challenge is with the minimal interest by adjacent residents in actually connecting to utility services once installed and available. As discussed previously in this Report, to address this concern and others presented to them, the Public Services Committee is reviewing the Policy to determine if any revisions are needed. Staff anticipates the Committee will present their findings and make recommendations accordingly to City Council in the near future.

Slowly, the number of water and sanitary sewer connections are increasing over time resulting in returns on the City's public investment in utility extensions. The completion of Area 1C later this year, followed by Area 1B in 2022, will result in sanitary sewer service being available to an additional forty-four (44) existing homes. As residents connect to the sanitary sewer, their existing HSTS will be abandoned and the associated health risk removed.

This continues to be an exciting and worthy Policy. Working with the Public Services Committee, and all of City Council, staff looks forward to identifying revisions to the Policy that will improve and support the delivery of public water and sanitary sewer services to unserved areas in the quickest and most economically sustainable manner.



**Water and Sewer Policy Discussion**  
**Public Services Committee**  
**October 13, 2021**



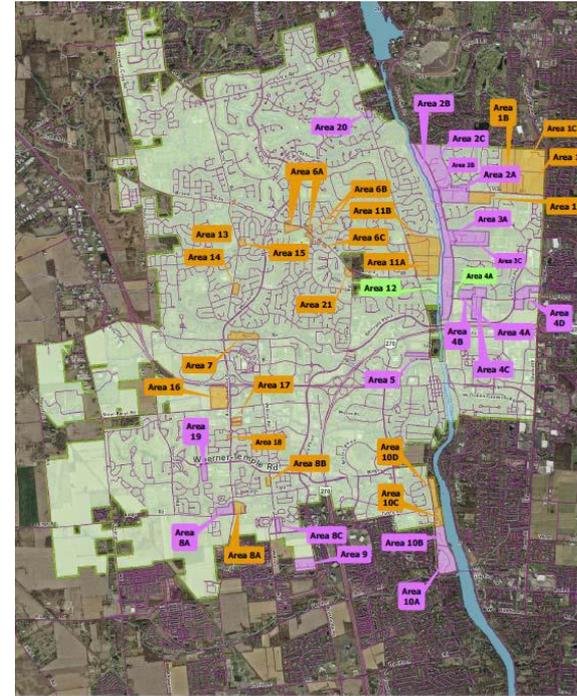
# Background



# Water and Sewer Extension Policy Discussion

## Background

- On August 23, 2021, the Public Services Committee reviewed the Public Water Utility and Sanitary Sewer Utility Extensions to Existing Developed Property Policy (Policy). Staff's presentation and the subsequent Committee deliberations focused on a review of the Policy, an overview of completed water and sanitary sewer extension projects, timing of construction and prioritization of future sanitary sewer and water extension projects, issues and barriers to program implementation, and a review of options regarding potential revisions to the Policy.



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

# Water and Sewer Extension Policy Discussion



Water/Sewer Extension Study  
General Location Map  
August 25, 2020

Utility Extension Type  
Sewer Only  
Sewer and Water  
Water Only



# Water and Sewer Extension Policy Discussion

## Requested Information

### ***Submission of Updated Presentation that included the Cost of Connection to Homeowners***

- The updated presentation was provided to the Committee through BoardPaq by the Clerk of Council on August 24, 2021.

### ***Inclusion of the Typical Costs of Construction and Connection to the Homeowner***

- This specific cost information was included in communications with residents in the upcoming Area 1B Sanitary Sewer Extension project area. This area is scheduled to go to construction in 2022.



# Water and Sewer Extension Policy Discussion

## Requested Information

### ***Commitment to Connect for Upcoming Projects***

Staff surveyed the residents in Area 1B regarding their interest in connecting to the utility extension. Of the 23 survey letters sent, staff received 18 completed surveys. Of those 18 surveys returned:

- Thirteen (13) indicated the intent to connect within two years. (72% of received responses, 57% of total properties)
- One (1) indicated the intent to connect within five years. (5% of received responses, 4% of total properties)
- Three (3) indicated that they did not intend to connect. (17% of received responses, 13% of total properties)
- One (1) had no response due to moving in the near future.



# Water and Sewer Extension Policy Discussion

## *Updated Information on Actual Connections to Completed Projects*

### Sanitary Sewer Connections

Area	# of Potential Connections	# of Connections	Connection Rate
Area 11A	12	6	50%
Area 11B	13	5	38%
Area 4B	6	1	17%
Area 4C	26	11	42%
<b>Totals</b>	<b>57</b>	<b>23</b>	<b>40%</b>

### Water Connections

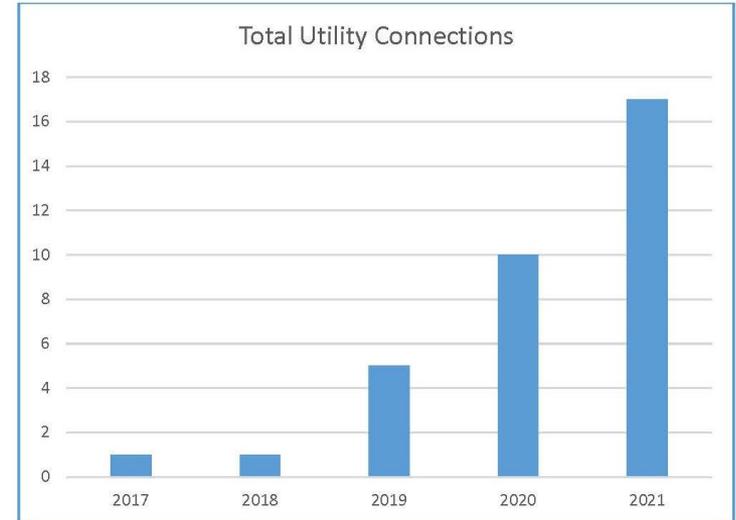
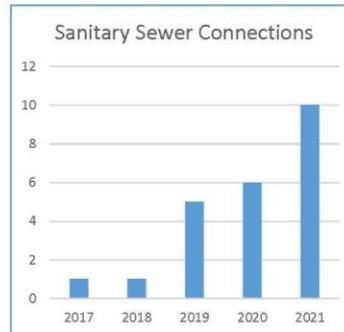
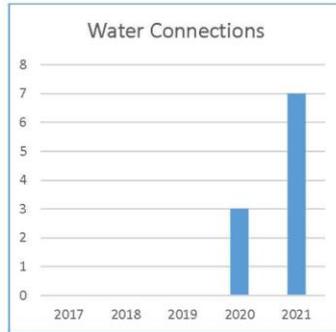
Area	# of Potential Connections	# of Connections	Connection Rate
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Area 11B	0	0	N/A
Area 4B	0	0	N/A
Area 4C	26	10	38%
<b>Totals</b>	<b>26</b>	<b>10</b>	<b>38%</b>



# Water and Sewer Extension Policy Discussion

## Water and Sanitary Connections

Year	Sanitary Sewer	Water	Total
2017	1	0	1
2018	1	0	1
2019	5	0	5
2020	6	3	10
2021	10	7	17



# Water and Sewer Extension Policy Discussion

## Requested Information

### *Updated Health Risk Assessment for Household Sewage Treatment Systems (HSTS)*

- This assessment will begin in late 2021/early 2022 and is anticipated to be completed in the **first quarter of 2022.**



# Water and Sewer Extension Policy Discussion

## Requested Information

### *Request for Public Construction Cost of Extension Projects per Household/Business and per Parcel*

- Cost data sorted by Area
- Cost data sorted by public cost per home/business
- Cost data sorted by cost per parcel



# Water and Sewer Extension Policy Discussion

Water and Sanitary Sewer Extensions - Cost Analysis									
Area	Ex. Residential House	Ex. Commercial Bus.	Parcels	Vacant Parcel(s)	Sewer Construction Cost	Water Construction Cost	Public Sewer/Water Construction Cost	Public Cost per House/Business	Public Cost per Parcel
1a	12	1	15	3	\$ 372,000.00	\$ -	\$ 372,000.00	\$ 28,615.38	\$ 24,800.00
1b	21	0	24	2	\$ 1,061,820.00	\$ -	\$ 1,061,820.00	\$ 30,562.86	\$ 44,242.50
1c	21	1	23	1	\$ 1,415,182.41	\$ -	\$ 1,415,182.41	\$ 64,326.47	\$ 61,529.67
1d	6		6	--	\$ 230,000.00	\$ -	\$ 230,000.00	\$ 38,333.33	\$ 38,333.33
2a	21		38	17	\$ 670,380.00	\$ -	\$ 670,380.00	\$ 17,622.89	\$ 17,641.58
2b	15		17	1	\$ 1,168,024.00	\$ -	\$ 1,168,024.00	\$ 114,941.87	\$ 101,066.33
2c	15		108	93	\$ 901,070.00	\$ 359,910.00	\$ 1,260,980.00	\$ 84,065.33	\$ 11,675.74
3a	13		21	3	\$ 1,588,004.00	\$ 456,154.80	\$ 2,044,158.80	\$ 157,242.98	\$ 97,340.90
3b	11		13		\$ 698,990.00	\$ -	\$ 698,990.00	\$ 63,544.55	\$ 53,768.46
3c	35		41	6	\$ 721,690.00	\$ -	\$ 721,690.00	\$ 20,616.71	\$ 17,402.20
4a	9		11		\$ 368,562.00	\$ -	\$ 368,562.00	\$ 40,951.33	\$ 33,505.64
4B & 4C	31	1	33	1	\$ 1,364,917.00	\$ 627,000.00	\$ 1,991,917.00	\$ 62,247.41	\$ 60,361.11
4d	4		9		\$ 155,260.00	\$ 112,822.00	\$ 268,082.00	\$ 67,020.50	\$ 29,786.89
5	4		5	1	\$ 51,806.00	\$ 25,956.00	\$ 77,762.00	\$ 19,440.50	\$ 15,552.40
6a	7		7		\$ 262,420.00	\$ -	\$ 262,420.00	\$ 37,488.57	\$ 37,488.57
6b	3		4	1	\$ 119,310.00	\$ -	\$ 119,310.00	\$ 39,770.00	\$ 29,827.50
6c	1		1		\$ 126,270.00	\$ -	\$ 126,270.00	\$ 126,270.00	\$ 126,270.00
7	8		10	2	\$ 198,240.00	\$ -	\$ 198,240.00	\$ 24,780.00	\$ 19,824.00
8a	20		25	5	\$ 303,050.00	\$ -	\$ 303,050.00	\$ 15,152.50	\$ 12,122.00
8b	15		15		\$ 269,350.00	\$ -	\$ 269,350.00	\$ 17,956.67	\$ 17,956.67
8c	4		5	1	\$ 290,802.00	\$ 146,022.00	\$ 436,824.00	\$ 109,206.00	\$ 87,364.80
9	19		19		\$ 898,560.00	\$ 622,910.00	\$ 1,491,470.00	\$ 78,498.42	\$ 78,498.42
10a	30		32	2	\$ 835,220.00	\$ 317,122.00	\$ 1,152,342.00	\$ 38,411.40	\$ 36,010.69
10b	10		11		\$ 546,040.00	\$ 142,765.00	\$ 688,805.00	\$ 68,880.50	\$ 62,618.64
10c	9		12	3	\$ 361,890.00	\$ -	\$ 361,890.00	\$ 40,210.00	\$ 30,157.50
10d	8		10	1	\$ 243,000.00	\$ -	\$ 243,000.00	\$ 30,375.00	\$ 24,300.00
11a & 11b	25		27	2	\$ 1,405,669.00	\$ -	\$ 1,405,669.00	\$ 56,226.75	\$ 52,061.81
12	9		9		\$ 144,312.00	\$ 144,312.00	\$ 288,624.00	\$ 32,069.33	\$ 32,069.33
13	1		1	1	\$ 29,110.00	\$ -	\$ 29,110.00	\$ 29,110.00	\$ 29,110.00
14	3		4		\$ 66,200.00	\$ -	\$ 66,200.00	\$ 22,066.67	\$ 16,550.00
15	2		2		\$ 44,390.00	\$ -	\$ 44,390.00	\$ 22,195.00	\$ 22,195.00
16	0	11	11		\$ 199,840.00	\$ -	\$ 199,840.00	\$ 18,167.27	\$ 18,167.27
17	0	4	4		\$ 82,650.00	\$ -	\$ 82,650.00	\$ 20,662.50	\$ 20,662.50
18	0	2	2		\$ 33,650.00	\$ -	\$ 33,650.00	\$ 16,825.00	\$ 16,825.00
19	2		3	1	\$ 178,072.00	\$ 136,982.40	\$ 315,054.40	\$ 157,527.20	\$ 105,018.13
20	3		3		\$ 245,444.00	\$ 189,024.00	\$ 434,468.00	\$ 144,822.67	\$ 144,822.67
21	1		2	1	\$ 75,790.00	\$ -	\$ 75,790.00	\$ 75,790.00	\$ 37,895.00
<b>Totals</b>	<b>398</b>	<b>21</b>	<b>583</b>	<b>148</b>	<b>\$ 17,696,984.00</b>	<b>\$ 3,831,084.20</b>	<b>\$ 21,528,068.41</b>		

Sewer Cost per House/Business	Sewer Cost per Parcel
\$ 55,835.04	\$ 45,000.60



# Water and Sewer Extension Policy Discussion

Water and Sanitary Sewer Extensions - Cost Analysis										
Area	Ex. Residential House	Ex. Commercial Bus.	Parcels	Vacant Parcel(s)	Sewer Construction Cost	Water Construction Cost	Public Sewer/Water Construction Cost	Public Cost per House/Business	Public Cost per Parcel	
8a	20		25	5	\$ 303,050.00	\$ -	\$ 303,050.00	\$ 15,152.50	\$ 12,122.00	
18	0	2	2		\$ 33,650.00	\$ -	\$ 33,650.00	\$ 16,825.00	\$ 16,825.00	
8b	15		15		\$ 269,350.00	\$ -	\$ 269,350.00	\$ 17,956.67	\$ 17,956.67	
16	0	11	11		\$ 199,840.00	\$ -	\$ 199,840.00	\$ 18,167.27	\$ 18,167.27	
5	4		5	1	\$ 51,806.00	\$ 25,956.00	\$ 77,762.00	\$ 19,440.50	\$ 15,552.40	
3c	35		41	6	\$ 721,690.00	\$ -	\$ 721,690.00	\$ 20,619.71	\$ 17,602.20	
17	0	4	4		\$ 82,650.00	\$ -	\$ 82,650.00	\$ 20,662.50	\$ 20,662.50	
14	3		4		\$ 66,200.00	\$ -	\$ 66,200.00	\$ 22,066.67	\$ 16,550.00	
15	2		2		\$ 44,390.00	\$ -	\$ 44,390.00	\$ 22,195.00	\$ 22,195.00	
7	8		10	2	\$ 198,240.00	\$ -	\$ 198,240.00	\$ 24,780.00	\$ 19,824.00	
1a	12	1	15	3	\$ 372,000.00	\$ -	\$ 372,000.00	\$ 28,615.38	\$ 24,800.00	
13	1		1	1	\$ 29,110.00	\$ -	\$ 29,110.00	\$ 29,110.00	\$ 29,110.00	
10d	8		10	1	\$ 243,000.00	\$ -	\$ 243,000.00	\$ 30,375.00	\$ 24,300.00	
2a	21		38	17	\$ 670,380.00	\$ -	\$ 670,380.00	\$ 31,922.86	\$ 17,641.58	
12	9		9		\$ 144,312.00	\$ 144,312.00	\$ 288,624.00	\$ 32,069.33	\$ 32,069.33	
6a	7		7		\$ 262,420.00	\$ -	\$ 262,420.00	\$ 37,488.57	\$ 37,488.57	
1d	6		6	-	\$ 230,000.00	\$ -	\$ 230,000.00	\$ 38,333.33	\$ 38,333.33	
10a	30		32	2	\$ 835,220.00	\$ 317,122.00	\$ 1,152,342.00	\$ 38,411.40	\$ 36,010.69	
6b	3		4	1	\$ 119,310.00	\$ -	\$ 119,310.00	\$ 39,770.00	\$ 29,827.50	
10c	9		12	3	\$ 361,890.00	\$ -	\$ 361,890.00	\$ 40,210.00	\$ 30,157.50	
4a	9		11		\$ 368,562.00	\$ -	\$ 368,562.00	\$ 40,951.33	\$ 33,505.64	
1b	21	0	24	2	\$ 1,061,820.00	\$ -	\$ 1,061,820.00	\$ 50,562.96	\$ 44,242.50	
11a & 11B	25		27	2	\$ 1,405,668.00	\$ -	\$ 1,405,668.00	\$ 56,226.75	\$ 52,061.81	
4B & 4C	31	1	33	1	\$ 1,364,917.00	\$ 627,000.00	\$ 1,991,917.00	\$ 62,247.41	\$ 60,361.12	
3b	11		13		\$ 698,990.00	\$ -	\$ 698,990.00	\$ 63,544.55	\$ 53,768.46	
1c	21	1	23	1	\$ 1,415,182.41	\$ -	\$ 1,415,182.41	\$ 64,538.47	\$ 61,529.87	
4d	4		9		\$ 155,240.00	\$ 112,822.00	\$ 268,062.00	\$ 67,020.50	\$ 29,796.80	
10b	10		11		\$ 546,040.00	\$ 142,765.00	\$ 688,805.00	\$ 68,880.50	\$ 62,618.64	
2f	1		2	1	\$ 75,790.00	\$ -	\$ 75,790.00	\$ 75,790.00	\$ 37,895.00	
9	19		19		\$ 898,560.00	\$ 622,910.00	\$ 1,491,470.00	\$ 78,498.42	\$ 78,498.42	
2c	15		108	93	\$ 901,070.00	\$ 359,910.00	\$ 1,260,980.00	\$ 84,065.33	\$ 11,675.74	
8c	4		5	1	\$ 290,802.00	\$ 146,022.00	\$ 436,824.00	\$ 108,206.00	\$ 87,364.80	
2b	15		17	1	\$ 1,168,024.00	\$ 550,104.00	\$ 1,718,128.00	\$ 114,541.87	\$ 101,066.35	
6c	1		1		\$ 126,270.00	\$ -	\$ 126,270.00	\$ 126,270.00	\$ 126,270.00	
20	3		3		\$ 245,444.00	\$ 189,024.00	\$ 434,468.00	\$ 144,822.67	\$ 144,822.67	
3a	13		21	3	\$ 1,588,004.00	\$ 456,154.80	\$ 2,044,158.80	\$ 157,242.98	\$ 97,340.90	
19	2		3	1	\$ 178,072.00	\$ 136,982.40	\$ 315,054.40	\$ 157,527.20	\$ 105,018.13	
<b>Totals</b>	<b>398</b>	<b>21</b>	<b>583</b>	<b>148</b>	<b>\$ 17,696,984.00</b>	<b>\$ 3,831,084.20</b>	<b>\$ 21,528,068.41</b>			

Sewer Cost per House/Business	Sewer Cost per Parcel
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Water and Sanitary Sewer Extensions - Cost Analysis										
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2c	15		108	93	\$ 901,070.00	\$ 359,910.00	\$ 1,260,980.00	\$ 84,065.33	\$ 11,675.74	
8a	20		25	5	\$ 303,050.00	\$ -	\$ 303,050.00	\$ 15,152.50	\$ 12,122.00	
5	4		5	1	\$ 51,806.00	\$ 25,956.00	\$ 77,762.00	\$ 19,440.50	\$ 15,552.40	
14	3		4		\$ 66,200.00	\$ -	\$ 66,200.00	\$ 22,066.67	\$ 16,550.00	
18	0	2	2	2	\$ 33,650.00	\$ -	\$ 33,650.00	\$ 16,825.00	\$ 16,825.00	
3c	35		41	6	\$ 721,690.00	\$ -	\$ 721,690.00	\$ 20,619.71	\$ 17,602.20	
2a	21		38	17	\$ 670,380.00	\$ -	\$ 670,380.00	\$ 31,922.89	\$ 17,641.58	
8b	15		15		\$ 269,350.00	\$ -	\$ 269,350.00	\$ 17,956.67	\$ 17,956.67	
16	0	11	11		\$ 199,840.00	\$ -	\$ 199,840.00	\$ 18,167.27	\$ 18,167.27	
7	8		10	2	\$ 198,240.00	\$ -	\$ 198,240.00	\$ 24,780.00	\$ 19,824.00	
17	0	4	4		\$ 82,650.00	\$ -	\$ 82,650.00	\$ 20,662.50	\$ 20,662.50	
15	2		2		\$ 44,390.00	\$ -	\$ 44,390.00	\$ 22,195.00	\$ 22,195.00	
10d	8		10	1	\$ 243,000.00	\$ -	\$ 243,000.00	\$ 30,375.00	\$ 24,300.00	
1a	12	1	15	3	\$ 372,000.00	\$ -	\$ 372,000.00	\$ 28,615.38	\$ 24,800.00	
13	1		1	1	\$ 29,110.00	\$ -	\$ 29,110.00	\$ 29,110.00	\$ 29,110.00	
4d	4		9		\$ 155,260.00	\$ 112,822.00	\$ 268,082.00	\$ 67,020.50	\$ 29,796.89	
6b	3		4	1	\$ 119,310.00	\$ -	\$ 119,310.00	\$ 39,770.00	\$ 29,827.50	
10c	9		12	3	\$ 361,890.00	\$ -	\$ 361,890.00	\$ 40,210.00	\$ 30,157.50	
12	9		9		\$ 144,312.00	\$ 144,312.00	\$ 288,624.00	\$ 32,069.33	\$ 32,069.33	
4a	9		11		\$ 368,562.00	\$ -	\$ 368,562.00	\$ 40,951.33	\$ 33,505.64	
10a	30		32	2	\$ 835,220.00	\$ 317,122.00	\$ 1,152,342.00	\$ 38,411.40	\$ 36,010.69	
8a	7		7		\$ 262,420.00	\$ -	\$ 262,420.00	\$ 37,488.57	\$ 37,488.57	
21	1		2	1	\$ 75,790.00	\$ -	\$ 75,790.00	\$ 75,790.00	\$ 37,895.00	
1d	6		6	-	\$ 230,000.00	\$ -	\$ 230,000.00	\$ 38,333.33	\$ 38,333.33	
1b	21	0	24	2	\$ 1,061,820.00	\$ -	\$ 1,061,820.00	\$ 50,562.86	\$ 44,242.50	
11a & 11b	25		27	2	\$ 1,405,668.00	\$ -	\$ 1,405,668.00	\$ 56,226.75	\$ 52,061.81	
3b	11		13		\$ 698,990.00	\$ -	\$ 698,990.00	\$ 63,544.55	\$ 53,768.46	
4B & 4C	31	1	33	1	\$ 1,364,917.00	\$ 627,000.00	\$ 1,991,917.00	\$ 62,247.41	\$ 60,361.12	
3c	21	1	23	1	\$ 1,415,182.00	\$ -	\$ 1,415,182.00	\$ 64,326.47	\$ 61,529.67	
10b	10		11		\$ 546,040.00	\$ 142,765.00	\$ 688,805.00	\$ 68,880.50	\$ 62,618.64	
9	19		19		\$ 868,560.00	\$ 622,910.00	\$ 1,491,470.00	\$ 78,498.42	\$ 78,498.42	
8c	4		5	1	\$ 290,802.00	\$ 146,022.00	\$ 436,824.00	\$ 109,206.00	\$ 87,364.80	
3a	13		21	3	\$ 1,588,004.00	\$ 456,154.80	\$ 2,044,158.80	\$ 157,242.98	\$ 97,940.90	
2b	15		17	1	\$ 1,168,024.00	\$ 550,104.00	\$ 1,718,128.00	\$ 114,541.87	\$ 101,066.35	
19	2		3	1	\$ 178,072.00	\$ 136,982.40	\$ 315,054.40	\$ 157,527.20	\$ 105,018.13	
6c	1		1		\$ 126,270.00	\$ -	\$ 126,270.00	\$ 126,270.00	\$ 126,270.00	
20	3		3		\$ 245,444.00	\$ 189,024.00	\$ 434,468.00	\$ 144,822.67	\$ 144,822.67	
<b>Totals</b>	<b>398</b>	<b>21</b>	<b>583</b>	<b>148</b>	<b>\$ 17,696,984.00</b>	<b>\$ 3,831,084.20</b>	<b>\$ 21,528,068.41</b>			

Sewer Cost per House/Business	Sewer Cost per Parcel
\$ 55,835.04	\$ 45,000.60



# Water and Sewer Extension Policy Discussion

## *Financing/Funding Options*

- ***Applications to the State of Ohio Water and Wastewater Infrastructure Grant Program***
  - Nine (9) projects were submitted for grant funding.
  - Area 1B was included in the submissions.
  - Grant funds received could free up additional funds for other projects
- ***Water Pollution Control Fund – Ohio EPA***
- ***Other Funding Opportunities***
  - Waiver of all City of Dublin Connection Fees
  - Extension of fee waiver time period
  - Potential low interest loans to homeowners
  - Establish Special Improvement Districts



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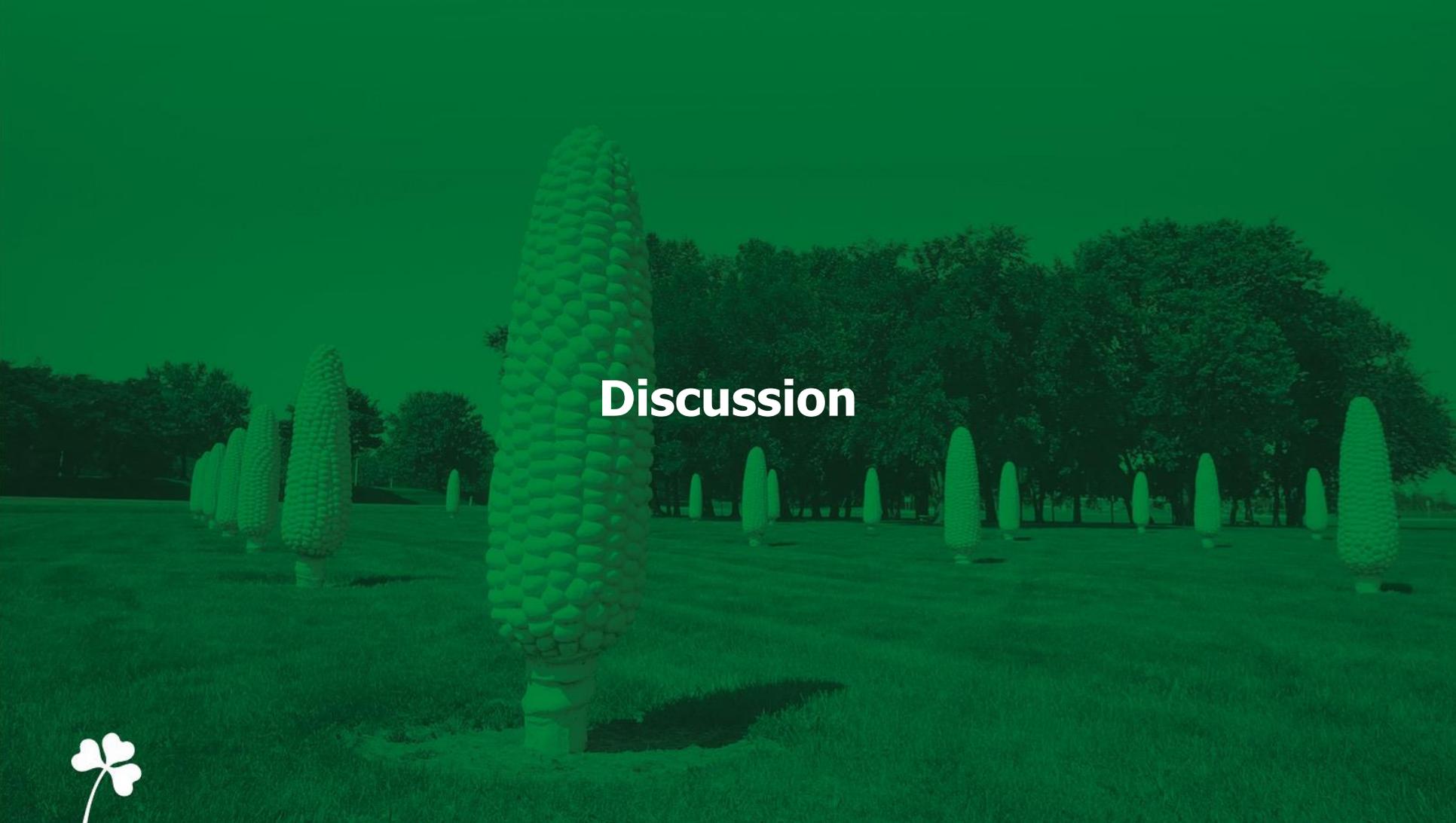


# Water and Sewer Extension Policy Discussion

## *Recommendation*

- Continue to build upon discussion from the August 23<sup>rd</sup> Public Services Committee Meeting.
- Provide the additional information requested.
- HSTS Risk Assessment will begin in 2021 and be completed in early 2022.
- Return to the Committee in early 2022 with the results of the Risk Assessment.
- Develop any recommendations to the Policy and project prioritization.



A photograph of a park or field with several large, stylized corn cobs standing upright in the grass. The cobs are arranged in a line, with the largest one in the foreground. The background features a line of trees under a clear sky. The word "Discussion" is overlaid in white text in the center of the image.

# Discussion



Sorted by Cost per Parcel - Low to High

Water and Sanitary Sewer Extensions - Cost Analysis									
Area	Ex. Residential House	Ex. Commercial Bus.	Parcels	Vacant Parcel(s)	Sewer Construction Cost	Water Construction Cost	Public Sewer/Water Construction Cost	Public Cost per House/Business	Public Cost per Parcel
2c	15		108	93	\$ 901,070.00	\$ 359,910.00	\$ 1,260,980.00	\$ 84,065.33	\$ 11,675.74
8a	20		25	5	\$ 303,050.00	\$ -	\$ 303,050.00	\$ 15,152.50	\$ 12,122.00
5	4		5	1	\$ 51,806.00	\$ 25,956.00	\$ 77,762.00	\$ 19,440.50	\$ 15,552.40
14	3		4		\$ 66,200.00	\$ -	\$ 66,200.00	\$ 22,066.67	\$ 16,550.00
18	0	2	2		\$ 33,650.00	\$ -	\$ 33,650.00	\$ 16,825.00	\$ 16,825.00
3c	35		41	6	\$ 721,690.00	\$ -	\$ 721,690.00	\$ 20,619.71	\$ 17,602.20
2a	21		38	17	\$ 670,380.00	\$ -	\$ 670,380.00	\$ 31,922.86	\$ 17,641.58
8b	15		15		\$ 269,350.00	\$ -	\$ 269,350.00	\$ 17,956.67	\$ 17,956.67
16	0	11	11		\$ 199,840.00	\$ -	\$ 199,840.00	\$ 18,167.27	\$ 18,167.27
7	8		10	2	\$ 198,240.00	\$ -	\$ 198,240.00	\$ 24,780.00	\$ 19,824.00
17	0	4	4		\$ 82,650.00	\$ -	\$ 82,650.00	\$ 20,662.50	\$ 20,662.50
15	2		2		\$ 44,390.00	\$ -	\$ 44,390.00	\$ 22,195.00	\$ 22,195.00
10d	8		10	1	\$ 243,000.00	\$ -	\$ 243,000.00	\$ 30,375.00	\$ 24,300.00
1a	12	1	15	3	\$ 372,000.00	\$ -	\$ 372,000.00	\$ 28,615.38	\$ 24,800.00
13	1		1	1	\$ 29,110.00	\$ -	\$ 29,110.00	\$ 29,110.00	\$ 29,110.00
4d	4		9		\$ 155,260.00	\$ 112,822.00	\$ 268,082.00	\$ 67,020.50	\$ 29,786.89
6b	3		4	1	\$ 119,310.00	\$ -	\$ 119,310.00	\$ 39,770.00	\$ 29,827.50
10c	9		12	3	\$ 361,890.00	\$ -	\$ 361,890.00	\$ 40,210.00	\$ 30,157.50
12	9		9		\$ 144,312.00	\$ 144,312.00	\$ 288,624.00	\$ 32,069.33	\$ 32,069.33
4a	9		11		\$ 368,562.00	\$ -	\$ 368,562.00	\$ 40,951.33	\$ 33,505.64
10a	30		32	2	\$ 835,220.00	\$ 317,122.00	\$ 1,152,342.00	\$ 38,411.40	\$ 36,010.69
6a	7		7		\$ 262,420.00	\$ -	\$ 262,420.00	\$ 37,488.57	\$ 37,488.57
21	1		2	1	\$ 75,790.00	\$ -	\$ 75,790.00	\$ 75,790.00	\$ 37,895.00
1d	6		6	-	\$ 230,000.00	\$ -	\$ 230,000.00	\$ 38,333.33	\$ 38,333.33
1b	21	0	24	2	\$ 1,061,820.00	\$ -	\$ 1,061,820.00	\$ 50,562.86	\$ 44,242.50
11a & 11B	25		27	2	\$ 1,405,669.00	\$ -	\$ 1,405,668.80	\$ 56,226.75	\$ 52,061.81
3b	11		13		\$ 698,990.00	\$ -	\$ 698,990.00	\$ 63,544.55	\$ 53,768.46
4B & 4C	31	1	33	1	\$ 1,364,917.00	\$ 627,000.00	\$ 1,991,917.00	\$ 62,247.41	\$ 60,361.12
1c	21	1	23	1	\$ 1,415,182.00	\$ -	\$ 1,415,182.41	\$ 64,326.47	\$ 61,529.67
10b	10		11		\$ 546,040.00	\$ 142,765.00	\$ 688,805.00	\$ 68,880.50	\$ 62,618.64
9	19		19		\$ 868,560.00	\$ 622,910.00	\$ 1,491,470.00	\$ 78,498.42	\$ 78,498.42
8c	4		5	1	\$ 290,802.00	\$ 146,022.00	\$ 436,824.00	\$ 109,206.00	\$ 87,364.80
3a	13		21	3	\$ 1,588,004.00	\$ 456,154.80	\$ 2,044,158.80	\$ 157,242.98	\$ 97,340.90
2b	15		17	1	\$ 1,168,024.00	\$ 550,104.00	\$ 1,718,128.00	\$ 114,541.87	\$ 101,066.35
19	2		3	1	\$ 178,072.00	\$ 136,982.40	\$ 315,054.40	\$ 157,527.20	\$ 105,018.13
6c	1		1		\$ 126,270.00	\$ -	\$ 126,270.00	\$ 126,270.00	\$ 126,270.00
20	3		3		\$ 245,444.00	\$ 189,024.00	\$ 434,468.00	\$ 144,822.67	\$ 144,822.67
<b>Totals</b>	<b>398</b>	<b>21</b>	<b>583</b>	<b>148</b>	<b>\$ 17,696,984.00</b>	<b>\$ 3,831,084.20</b>	<b>\$ 21,528,068.41</b>		

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8a	20		25	5	\$ 303,050.00	\$ -	\$ 303,050.00	\$ 15,152.50	\$ 12,122.00
18	0	2	2		\$ 33,650.00	\$ -	\$ 33,650.00	\$ 16,825.00	\$ 16,825.00
8b	15		15		\$ 269,350.00	\$ -	\$ 269,350.00	\$ 17,956.67	\$ 17,956.67
16	0	11	11		\$ 199,840.00	\$ -	\$ 199,840.00	\$ 18,167.27	\$ 18,167.27
5	4		5	1	\$ 51,806.00	\$ 25,956.00	\$ 77,762.00	\$ 19,440.50	\$ 15,552.40
3c	35		41	6	\$ 721,690.00	\$ -	\$ 721,690.00	\$ 20,619.71	\$ 17,602.20
17	0	4	4		\$ 82,650.00	\$ -	\$ 82,650.00	\$ 20,662.50	\$ 20,662.50
14	3		4		\$ 66,200.00	\$ -	\$ 66,200.00	\$ 22,066.67	\$ 16,550.00
15	2		2		\$ 44,390.00	\$ -	\$ 44,390.00	\$ 22,195.00	\$ 22,195.00
7	8		10	2	\$ 198,240.00	\$ -	\$ 198,240.00	\$ 24,780.00	\$ 19,824.00
1a	12	1	15	3	\$ 372,000.00	\$ -	\$ 372,000.00	\$ 28,615.38	\$ 24,800.00
13	1		1	1	\$ 29,110.00	\$ -	\$ 29,110.00	\$ 29,110.00	\$ 29,110.00
10d	8		10	1	\$ 243,000.00	\$ -	\$ 243,000.00	\$ 30,375.00	\$ 24,300.00
2a	21		38	17	\$ 670,380.00	\$ -	\$ 670,380.00	\$ 31,922.86	\$ 17,641.58
12	9		9		\$ 144,312.00	\$ 144,312.00	\$ 288,624.00	\$ 32,069.33	\$ 32,069.33
6a	7		7		\$ 262,420.00	\$ -	\$ 262,420.00	\$ 37,488.57	\$ 37,488.57
1d	6		6	-	\$ 230,000.00	\$ -	\$ 230,000.00	\$ 38,333.33	\$ 38,333.33
10a	30		32	2	\$ 835,220.00	\$ 317,122.00	\$ 1,152,342.00	\$ 38,411.40	\$ 36,010.69
6b	3		4	1	\$ 119,310.00	\$ -	\$ 119,310.00	\$ 39,770.00	\$ 29,827.50
10c	9		12	3	\$ 361,890.00	\$ -	\$ 361,890.00	\$ 40,210.00	\$ 30,157.50
4a	9		11		\$ 368,562.00	\$ -	\$ 368,562.00	\$ 40,951.33	\$ 33,505.64
1b	21	0	24	2	\$ 1,061,820.00	\$ -	\$ 1,061,820.00	\$ 50,562.86	\$ 44,242.50
11a & 11B	25		27	2	\$ 1,405,669.00	\$ -	\$ 1,405,668.80	\$ 56,226.75	\$ 52,061.81
4B & 4C	31	1	33	1	\$ 1,364,917.00	\$ 627,000.00	\$ 1,991,917.00	\$ 62,247.41	\$ 60,361.12
3b	11		13		\$ 698,990.00	\$ -	\$ 698,990.00	\$ 63,544.55	\$ 53,768.46
1c	21	1	23	1	\$ 1,415,182.00	\$ -	\$ 1,415,182.41	\$ 64,326.47	\$ 61,529.67
4d	4		9		\$ 155,260.00	\$ 112,822.00	\$ 268,082.00	\$ 67,020.50	\$ 29,786.89
10b	10		11		\$ 546,040.00	\$ 142,765.00	\$ 688,805.00	\$ 68,880.50	\$ 62,618.64
21	1		2	1	\$ 75,790.00	\$ -	\$ 75,790.00	\$ 75,790.00	\$ 37,895.00
9	19		19		\$ 868,560.00	\$ 622,910.00	\$ 1,491,470.00	\$ 78,498.42	\$ 78,498.42
2c	15		108	93	\$ 901,070.00	\$ 359,910.00	\$ 1,260,980.00	\$ 84,065.33	\$ 11,675.74
8c	4		5	1	\$ 290,802.00	\$ 146,022.00	\$ 436,824.00	\$ 109,206.00	\$ 87,364.80
2b	15		17	1	\$ 1,168,024.00	\$ 550,104.00	\$ 1,718,128.00	\$ 114,541.87	\$ 101,066.35
6c	1		1		\$ 126,270.00	\$ -	\$ 126,270.00	\$ 126,270.00	\$ 126,270.00
20	3		3		\$ 245,444.00	\$ 189,024.00	\$ 434,468.00	\$ 144,822.67	\$ 144,822.67
3a	13		21	3	\$ 1,588,004.00	\$ 456,154.80	\$ 2,044,158.80	\$ 157,242.98	\$ 97,340.90
19	2		3	1	\$ 178,072.00	\$ 136,982.40	\$ 315,054.40	\$ 157,527.20	\$ 105,018.13
<b>Totals</b>	<b>398</b>	<b>21</b>	<b>583</b>	<b>148</b>	<b>\$ 17,696,984.00</b>	<b>\$ 3,831,084.20</b>	<b>\$ 21,528,068.41</b>		

Sewer Cost per House/Business	Sewer Cost per Parcel
\$ 55,835.04	\$ 45,000.60

## Water and Sanitary Sewer Extensions - Cost Analysis

Area	Ex. Residential House	Ex. Commercial Bus.	Parcels	Vacant Parcel(s)	Sewer Construction Cost	Water Construction Cost	Public Sewer/Water Construction Cost	Public Cost per House/Business	Public Cost per Parcel
1a	12	1	15	3	\$ 372,000.00	\$ -	\$ 372,000.00	\$ 28,615.38	\$ 24,800.00
1b	21	0	24	2	\$ 1,061,820.00	\$ -	\$ 1,061,820.00	\$ 50,562.86	\$ 44,242.50
1c	21	1	23	1	\$ 1,415,182.00	\$ -	\$ 1,415,182.41	\$ 64,326.47	\$ 61,529.67
1d	6		6	-	\$ 230,000.00	\$ -	\$ 230,000.00	\$ 38,333.33	\$ 38,333.33
2a	21		38	17	\$ 670,380.00	\$ -	\$ 670,380.00	\$ 31,922.86	\$ 17,641.58
2b	15		17	1	\$ 1,168,024.00	\$ 550,104.00	\$ 1,718,128.00	\$ 114,541.87	\$ 101,066.35
2c	15		108	93	\$ 901,070.00	\$ 359,910.00	\$ 1,260,980.00	\$ 84,065.33	\$ 11,675.74
3a	13		21	3	\$ 1,588,004.00	\$ 456,154.80	\$ 2,044,158.80	\$ 157,242.98	\$ 97,340.90
3b	11		13		\$ 698,990.00	\$ -	\$ 698,990.00	\$ 63,544.55	\$ 53,768.46
3c	35		41	6	\$ 721,690.00	\$ -	\$ 721,690.00	\$ 20,619.71	\$ 17,602.20
4a	9		11		\$ 368,562.00		\$ 368,562.00	\$ 40,951.33	\$ 33,505.64
4B & 4C	31	1	33	1	\$ 1,364,917.00	\$ 627,000.00	\$ 1,991,917.00	\$ 62,247.41	\$ 60,361.12
4d	4		9		\$ 155,260.00	\$ 112,822.00	\$ 268,082.00	\$ 67,020.50	\$ 29,786.89
5	4		5	1	\$ 51,806.00	\$ 25,956.00	\$ 77,762.00	\$ 19,440.50	\$ 15,552.40
6a	7		7		\$ 262,420.00	\$ -	\$ 262,420.00	\$ 37,488.57	\$ 37,488.57
6b	3		4	1	\$ 119,310.00	\$ -	\$ 119,310.00	\$ 39,770.00	\$ 29,827.50
6c	1		1		\$ 126,270.00	\$ -	\$ 126,270.00	\$ 126,270.00	\$ 126,270.00
7	8		10	2	\$ 198,240.00	\$ -	\$ 198,240.00	\$ 24,780.00	\$ 19,824.00
8a	20		25	5	\$ 303,050.00	\$ -	\$ 303,050.00	\$ 15,152.50	\$ 12,122.00
8b	15		15		\$ 269,350.00	\$ -	\$ 269,350.00	\$ 17,956.67	\$ 17,956.67
8c	4		5	1	\$ 290,802.00	\$ 146,022.00	\$ 436,824.00	\$ 109,206.00	\$ 87,364.80
9	19		19		\$ 868,560.00	\$ 622,910.00	\$ 1,491,470.00	\$ 78,498.42	\$ 78,498.42
10a	30		32	2	\$ 835,220.00	\$ 317,122.00	\$ 1,152,342.00	\$ 38,411.40	\$ 36,010.69
10b	10		11		\$ 546,040.00	\$ 142,765.00	\$ 688,805.00	\$ 68,880.50	\$ 62,618.64
10c	9		12	3	\$ 361,890.00	\$ -	\$ 361,890.00	\$ 40,210.00	\$ 30,157.50
10d	8		10	1	\$ 243,000.00	\$ -	\$ 243,000.00	\$ 30,375.00	\$ 24,300.00
11a & 11B	25		27	2	\$ 1,405,669.00	\$ -	\$ 1,405,668.80	\$ 56,226.75	\$ 52,061.81
12	9		9		\$ 144,312.00	\$ 144,312.00	\$ 288,624.00	\$ 32,069.33	\$ 32,069.33
13	1		1	1	\$ 29,110.00	\$ -	\$ 29,110.00	\$ 29,110.00	\$ 29,110.00
14	3		4		\$ 66,200.00	\$ -	\$ 66,200.00	\$ 22,066.67	\$ 16,550.00
15	2		2		\$ 44,390.00	\$ -	\$ 44,390.00	\$ 22,195.00	\$ 22,195.00
16	0	11	11		\$ 199,840.00	\$ -	\$ 199,840.00	\$ 18,167.27	\$ 18,167.27
17	0	4	4		\$ 82,650.00	\$ -	\$ 82,650.00	\$ 20,662.50	\$ 20,662.50
18	0	2	2		\$ 33,650.00	\$ -	\$ 33,650.00	\$ 16,825.00	\$ 16,825.00
19	2		3	1	\$ 178,072.00	\$ 136,982.40	\$ 315,054.40	\$ 157,527.20	\$ 105,018.13
20	3		3		\$ 245,444.00	\$ 189,024.00	\$ 434,468.00	\$ 144,822.67	\$ 144,822.67
21	1		2	1	\$ 75,790.00	\$ -	\$ 75,790.00	\$ 75,790.00	\$ 37,895.00
<b>Totals</b>	<b>398</b>	<b>21</b>	<b>583</b>	<b>148</b>	<b>\$ 17,696,984.00</b>	<b>\$ 3,831,084.20</b>	<b>\$ 21,528,068.41</b>		

Sewer Cost per House/Business	Sewer Cost per Parcel
<b>\$ 55,835.04</b>	<b>\$ 45,000.60</b>

## Typical Homeowner Construction and Connection Costs:

CAPACITY FEES	
Item	Cost
City of Dublin Sanitary Capacity Fee (w/50% reduction)	\$ 1,105.00
City of Dublin Inspection Fee	\$ 150.00
City of Columbus Sanitary Capacity Fee	\$ 3,044.00

**Subtotal Sanitary Capacity Fees** **\$ 4,299.00**

HOMEOWNER CONSTRUCTION COSTS		
Item	Cost - low	Cost - high
Sanitary Construction (@\$70-\$120 per foot)	\$ 5,600.00	\$ 14,400.00
HSTS Abandonment	\$ 1,000.00	\$ 3,000.00

**Subtotal of Homeowner Sanitary Construction Costs** **\$ 6,600.00** **\$ 17,400.00**

	Low	High
<b>Total Homeowner Sanitary Connection Costs</b>	<b>\$ 10,899.00</b>	<b>\$ 21,699.00</b>

WATER CAPACITY FEES	
Item	Cost
City of Dublin Water Capacity Fee (w/50% reduction)	\$ 945.00
City of Columbus Water Fees	\$ 1,749.00
Meter Fee	\$ 320.00

**Subtotal Water Capacity Fees** **\$ 3,014.00**

WATER - HOMEOWNER CONSTRUCTION COSTS		
Item	Cost - low	Cost - high
Water Service Construction (@\$60-\$80 per foot)	\$ 4,800.00	\$ 9,600.00
Well Abandonment	\$ 500.00	\$ 1,000.00
Backflow Preventer	\$ 300.00	\$ 400.00

**Subtotal of Homeowner Water Construction Costs** **\$ 5,600.00** **\$ 11,000.00**

	Low	High
<b>Total Homeowner Water Connection Costs</b>	<b>\$ 8,614.00</b>	<b>\$ 14,014.00</b>



August 27, 2021

Subject: Sanitary Sewer Extension – Area 1B Project

Dear Property Owner/Resident,

We at the City of Dublin are excited to share an update on potential future improvements on Trails End Drive. The City is also requesting additional information from you, the property owners/residents of Trails End Drive.

During our public meeting held June 22, 2021, we discussed the proposed project that would extend sanitary sewers and reconstructing the roadway on Trails End Drive. We requested feedback regarding your preferences for potential changes to your neighborhood. The City accepted responses from residents until July 22, 2021. Engineering staff have reviewed your comments and selections.

The comments received were in favor of maintaining a similar roadway layout to that of the existing street. As such, a majority of residents was not in favor of adding a sidewalk or curb and gutter to the roadway. Many residents requested that the location of the sanitary sewer be revised so the mature trees would not be affected by the project. Multiple residents expressed a willingness to experience additional construction impacts and inconveniences if more trees could be preserved. Engineering staff is currently reviewing the feasibility of adjusting the proposed sanitary sewer location within the right-of-way.

The City is seeking further information from you regarding the proposed sanitary sewer extension project. Utility extensions to unserved areas across Dublin are scheduled to occur over the next ten to 15 years. Many of these unserved neighborhoods are anxiously awaiting their opportunity to connect to these public services. The City desires to provide these extensions to interested communities as soon as is reasonable within the City's Capital Improvement Program budget. Therefore, we would like to gather feedback from residents in your neighborhood regarding interest in connecting to the public sanitary system and likelihood to do so.

Having a sanitary sewer in your neighborhood is an exciting opportunity. It provides access to a long-term solution that is more reliable than household sewage treatment systems. Additionally, access to a public sanitation system will likely benefit the neighborhood's home values over time. Sanitary sewer extensions are excellent investments in our City's infrastructure and improve the livelihoods of our residents.

The City funds 100% of the design and construction of the public utility extensions. The private property owners are responsible for:

- Water and Sewer Capacity Fees
- Construction of the service lines from the public utility main.
- Any modifications to existing interior plumbing

As an incentive, property owners receive a waiver of 50% of Dublin's tap fee and capacity charges so long as the connection is made within two years of the completion of the public utility.

The typical range of costs for each homeowner to connect, including the reduction in capacity fees, are:

- Private Water Connection: \$8,600 - \$14,000
- Private Sanitary Connection: \$11,000 - \$22,000

Please note that costs to install the new sanitary sewer service and abandonment /removal of existing household sewage treatment system can vary greatly due to the following factors

1. Size, type and location of treatment system
2. Length of sanitary sewer service.
3. Depth of bedrock on property.
4. Contractor selected

The attachment that follows provides a more detailed breakdown of anticipated costs.

Please fill out the enclosed comment card to help us assess your neighborhood's level of interest in connecting to the public sanitary system. Should you have any comments or questions, please contact Brian Gable or Ken Richardson, whose contact information is below.

Brian Gable - phone 614.410.4641 or email [bgable@dublin.oh.us](mailto:bgable@dublin.oh.us)

Ken Richardson -phone 614.410.4631 or email [krichardson@dublin.oh.us](mailto:krichardson@dublin.oh.us)

Sincerely,



Brian Gable, P.E.  
Deputy Director of Engineering  
Design & Construction



Kenneth B. Richardson, P.E., P.S.  
Senior Civil Engineer

**To:** Public Services Committee  
**From:** Dana L. McDaniel, City Manager  
**Date:** August 16, 2021  
**Initiated By:** Robert E. Ranc, Jr., Deputy City Manager/Chief Operating Officer  
Paul A. Hammersmith, PE, Director of Engineering/City Engineer  
C. Aaron Stanford, PE, Deputy Director of Engineering - Utilities  
**Re:** Public Water and Sanitary Sewer Utility Extensions to Existing Developed Property Policy Review and Update

## **Background**

Dublin City Council desires to protect the public health, safety, and welfare of the Dublin community. To that end, on December 7, 2015, City Council adopted the Public Water Utility and Sanitary Sewer Utility Extensions to Existing Developed Property Policy (Policy). The Policy outlines a process by which the City will identify, prioritize, program, and implement the design and construction of public utility service extensions to developed areas without current access to public water and sanitary sewer utilities.

City staff developed a conceptual implementation plan to design and construct public water and sanitary sewer utility extensions. To date, extension projects are complete in four areas (sanitary sewer extensions to Areas 11A and 11B – which includes Bellaire Avenue, Bellaire Court, and Limerick Lane – and water and sanitary sewer extensions to Areas 4B and 4C, which includes Grandee Cliffs Drive and portions of Bright Road). However, there has been limited interest from property owners in connecting to these extensions.

In 2019, two public meetings were held with interested residents near the Area 4A (Phase 2) and Areas 10C and 10D projects.

### Area 4A (Phase 2)

On March 19, 2019, staff met with residents in Area 4A (Phase 2), which includes the west side of Riverside Drive between Emerald Parkway and Hard Road and the River Knolls subdivision comprised of Orchard Crest Court and River Knolls Place. There were nine (9) residents in attendance (representing 6 of the 17 addresses which received the meeting invite). The overall opinion of the attendees involved in the discussion at the meeting is they are generally opposed to the project, and most attendees indicated they were not planning to connect to either of the utility services. Following the meeting, staff received six (6) comment sheets with the following opinions: one (1) in favor of the project, three (3) opposed to the project, one (1) neutral, and one (1) unanswered. Several attendees at the meeting did not submit a comment sheet.

### Areas 10C and 10D

On April 2, 2019, staff met with residents in Areas 10C and 10D, which are located along the east side of Dublin Road between Locust Hill Lane and Hertford Lane. There were eleven (11) residents in attendance (representing 8 of the 18 addresses which received the meeting invite). The overall opinion of the attendees involved in the discussion at the meeting is they are generally opposed to the project and are not planning to connect to either of the utility services. Following the meeting,

staff received five (5) comment sheets with the following opinions: three (3) in favor of the project (one who has no interest in connecting), one (1) opposed to the project, and one (1) neutral. Several attendees at the meeting did not submit a comment sheet.

### **Summary**

Residents in both areas have two main concerns with the projects. The first concern is the potential construction cost to a home owner in order to connect to the utilities. The second concern is regarding Franklin County Public Health (FCPH) requiring connection to the public sanitary sewer system if their current household sewage treatment system (HSTS) becomes inoperable.

The design of both Area 4A, Phase 2 and Areas 10C and 10D are essentially complete but the construction is presently on hold. These projects have not advanced due to minimal interest by adjacent residents to connect to the proposed utility lines. The lack of interest from property owners in connecting to the potential utility extensions causes significant operational challenges. Without property owners committing to connect, the City of Columbus will not approve the installation of a "dead end" water main. Having no users on a "dead end" water main creates a serious concern over water quality, since the water in the main will not turn over but rather simply sits in the main. Similarly, the construction of a sanitary sewer and lift station (Areas 4A, Phase 2 and 10D) is not feasible without users connecting to the system and providing sewage discharge into the system. The installation of mechanical pumps, which would never operate without flow, is also not prudent. Without utility service users, providing water and sanitary sewer services to properties located in these areas is not practical.

Staff anticipates the limited interest in connecting to the completed extensions, as well as the concerns voiced by the residents in Areas 4A (Phase 2), 10C, and 10D, will persist as the City continues to implement the water and sanitary sewer extension policy. The hesitation and/or opposition from property owners to connect to the extended utilities will continue to cause operational challenges and prevent the City from achieving the goals of the policy with respect to public health and safety.

Staff will be preparing the sixth annual report to City Council on the Public Water and Sanitary Sewer Utility Extensions to Existing Developed Property Policy. This report should include any recommended revisions to the initial conceptual 15-year implementation plan taking into consideration both the criteria set forth in Section VI of the Policy and the recommendations of the Public Services Committee, as adopted by City Council. On June 22, 2021, City Council referred the policy to the Public Services Committee to examine the timing of construction, prioritization, and potential revisions. Staff will provide the committee with a review of the policy, including an overview of completed projects, upcoming projects, the challenges with implementing the policy, and potential revisions to the policy.

### **Discussion Topics**

1. Review of adopted Utility Extension Policy.
2. Overview of completed water and sanitary sewer extension projects.
3. Timing of construction and prioritization of the future sanitary sewer and water extensions to these and other unserved areas.

4. Issues and barriers to program implementation.
5. Review options regarding potential revisions to the Policy.



**Water and Sewer Policy Discussion**  
**Public Services Committee**  
**August 23, 2021**



# Background

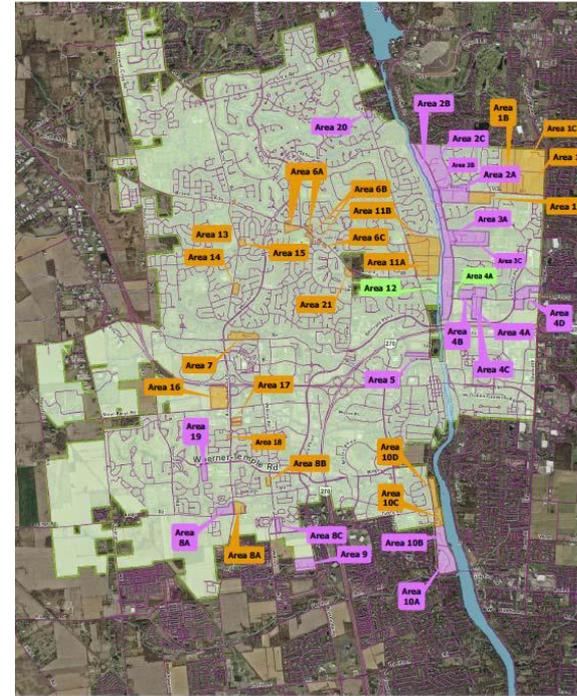


# Water and Sewer Extension Policy Discussion

## Background

On December 7, 2015, City Council adopted a Policy regarding public water and sanitary sewer utility extensions to areas that do not currently have access to these public services. The Policy outlines a process by which the City will identify, prioritize, program and implement the design and construction of public utility service extensions.

At the same time that this Policy was adopted, the City removed the connection requirement for water and sanitary sewer from Code (Ordinance 93-15).



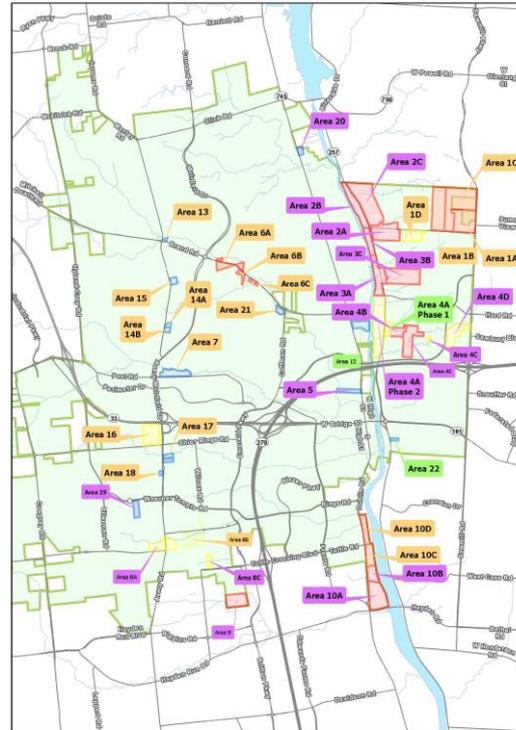
Water/Sewer Extension Areas  
General Location Map  
August 3, 2015



Utility Extension Areas  
 Sewer Only  
 Sewer and Water  
 Water Only



# Water and Sewer Extension Policy Discussion



Water/Sewer Extension Study  
General Location Map  
August 25, 2020

Utility Extension Type  
 Sewer Only  
 Sewer and Water  
 Water Only





# Water and Sewer Extension Policy Discussion

## Background

At the time of adoption, a 15 year implementation plan was also developed. This plan is updated annually and reported to City Council. It is also used to program these extension projects into our Five-Year CIP.

The City funds 100% of the design and construction of the public utility extensions.

The private property owners are responsible for:

- Water and Sewer Capacity Fees
- Construction of the service lines from the public utility main.
- Any modifications to existing interior plumbing

As an incentive, property owners receive a waiver of 50% of Dublin's tap fee and capacity charges so long as the connection is made within two years of the completion of the public utility.



### Public Water Utility and Sanitary Sewer Utility Extension 15-Year Conceptual Implementation Plan

City staff has developed a 15-year conceptual implementation plan to design and construct public water utility and sanitary sewer utility extensions to developed properties that do not currently have access to these services. City Council approved the following design and construction of extensions as part of the 2016-2020 CIP as follows:

CIP YEAR	Area	Sanitary Sewer	Water	Criteria
2016	13, 11A, 11B, 12	\$115,000	\$35,000	The design of extensions to areas 13, 11A, 11B, and 12 would occur in 2016 as well as any necessary land acquisition.
2017	13	\$34,000	-	Opportunity to leverage the ET1406 Avery Road/Brand Road Intersection Improvement Project.
	11A & 11B	\$424,000	-	Opportunity to leverage the EF0201 Limerick Lane Stormwater Improvements Project.
	12	-	\$139,000	Opportunity to leverage the AW1001 Waterline Replacement Project.
2018	8A, 8B & 8C	\$805,000	\$701,000	Opportunity to leverage the ET0103 Tuttle Crossing Blvd. Extension Project.
2019	4A	\$285,000	\$752,000	Start on east side of Scioto River as area has higher potential for health risk.
	10C & 10D	\$416,000	-	Start on west side of Scioto River as area has higher potential for health risk.
2020	15	\$43,000	-	Opportunity to leverage the potential Stormwater Improvements Project.
	3A, 3B & 3C	\$2,692,000	\$556,000	Area has higher potential for health risks and extension would benefit greater number of parcels. Area 3 must be constructed prior to Area 2.

These preliminary cost estimates include detailed engineering and surveying. Costs not included in the estimates are any potential land acquisitions, private utility relocation, landscaping, rock excavation, permits, capacity fees, and private service line connectors. These estimates are in 2015 dollars.



# Water and Sewer Extension Policy Discussion



## DIVISION OF BUILDING STANDARDS 2021 CAPACITY CHARGES

5200 Emerald Parkway | Dublin, Ohio 43017  
Phone: 614.410.4670 | Fax: 614.761.6566 | Inspection Line 614.410.4680

### Schedule A

#### Water Capacity Charges

Collected by the City of Dublin

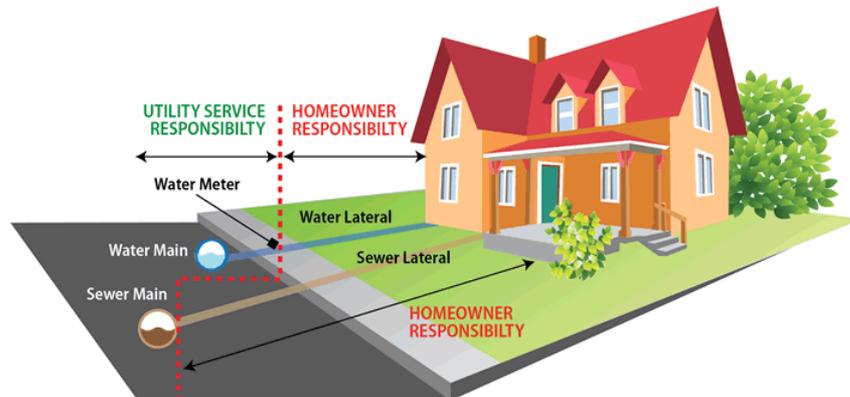
Tap Size	Domestic Water*	Fire Protection*
.75"	\$1,890.00	\$378.00
1.0"	\$3,090.00	\$618.00
1.5"	\$7,370.00	\$1,474.00
2.0"	\$13,110.00	\$2,622.00
3.0"	\$23,070.00	\$5,614.00
4.0"	\$44,790.00	\$8,958.00
6.0"	\$99,650.00	\$19,930.00
8.0"	\$180,920.00	\$36,184.00
10.0"	\$274,690.00	\$54,938.00
12.0"	\$384,550.00	\$76,910.00
16.0"	\$428,720.00	\$85,744.00

\*Fees do not include the water capacity charges charged by the City of Columbus.  
Please contact the City of Columbus Division of Water (614) 645-7330 or visit  
<http://://utilities.columbus.gov/DocListing.aspx?id=36844>

#### Sewer Capacity Charges

Collected by the City of Dublin

Tap Size (fee based on water tap size)	Dublin Sewer Capacity	Dublin Inspection Fee	Columbus Sewer Capacity	Total Due to City of Dublin
.75"	\$2,210.00	\$150.00	\$3,044.00	\$5,404.00
1.0"	\$3,580.00	\$150.00	\$5,074.00	\$8,804.00
1.5"	\$9,180.00	\$150.00	\$10,147.00	\$19,477.00
2.0"	\$15,900.00	\$150.00	\$16,236.00	\$32,286.00
3.0"	\$33,150.00	\$150.00	\$32,472.00	\$65,772.00
4.0"	\$51,740.00	\$150.00	\$50,737.00	\$102,627.00
6.0"	\$117,600.00	\$150.00	\$101,475.00	\$219,225.00
8.0"	\$206,980.00	\$150.00	\$162,360.00	\$369,490.00
10.0"	\$322,560.00	\$150.00	\$233,392.00	\$556,102.00
12.0"	\$464,580.00	\$150.00	\$436,342.00	\$901,072.00
16.0"	\$517,660.00	\$150.00	\$484,194.00	\$1,002,004.00



# Water and Sewer Extension Policy Discussion

WATER CAPACITY FEES	
Item	Cost
City of Dublin Water Capacity Fee (w/50% reduction)	\$ 945.00
City of Columbus Water Fees	\$ 1,749.00
Meter Fee	\$ 320.00

**Subtotal Water Capacity Fees** \$ 3,014.00

WATER - HOMEOWNER CONSTRUCTION COSTS		
Item	Cost - low	Cost - high
Water Service Construction (@\$60-\$80 per foot)	\$ 4,800.00	\$ 9,600.00
Well Abandonment	\$ 500.00	\$ 1,000.00
Backflow Preventer	\$ 300.00	\$ 400.00

**Subtotal of Homeowner Water Construction Costs** \$ 5,600.00 \$ 11,000.00

	Low	High
<b>Total Homeowner Water Connection Costs</b>	<b>\$ 8,614.00</b>	<b>\$ 14,014.00</b>

CAPACITY FEES	
Item	Cost
City of Dublin Sanitary Capacity Fee (w/50% reduction)	\$ 1,105.00
City of Dublin Inspection Fee	\$ 150.00
City of Columbus Sanitary Capacity Fee	\$ 3,044.00

**Subtotal Sanitary Capacity Fees** \$ 4,299.00

HOMEOWNER CONSTRUCTION COSTS		
Item	Cost - low	Cost - high
Sanitary Construction (@\$70-\$120 per foot)	\$ 5,600.00	\$ 14,400.00
HSTS Abandonment	\$ 1,000.00	\$ 3,000.00

**Subtotal of Homeowner Sanitary Construction Costs** \$ 6,600.00 \$ 17,400.00

	Low	High
<b>Total Homeowner Sanitary Connection Costs</b>	<b>\$ 10,899.00</b>	<b>\$ 21,699.00</b>



# Water and Sewer Extension Policy Discussion

CAPACITY FEES	
Item	Cost
City of Dublin Water Capacity Fee (w/50% reduction)	\$ 945.00
City of Dublin Sanitary Capacity Fee (w/50% reduction)	\$ 1,105.00
City of Dublin Inspection Fee	\$ 150.00
City of Columbus Sanitary Capacity Fee	\$ 3,044.00
City of Columbus Water Fees	\$ 1,749.00
Meter Fee	\$ 320.00

**Subtotal Capacity Fees** \$ 7,313.00

HOMEOWNER CONSTRUCTION COSTS		
Item	Cost - low	Cost - high
Sanitary Construction (@\$70-\$120 per foot)	\$ 5,600.00	\$ 14,400.00
Water Service Construction (@\$60-\$80 per foot)	\$ 4,800.00	\$ 9,600.00
HSTS Abandonment	\$ 1,000.00	\$ 3,000.00
Well Abandonment	\$ 500.00	\$ 1,000.00
Backflow Preventer	\$ 300.00	\$ 400.00

**Subtotal of Homeowner Construction Costs** \$ 12,200.00 \$ 28,400.00

**Total Homeowner Connection Costs** \$ 19,513.00 \$ 35,713.00



**Completed Extension Projects to Date**

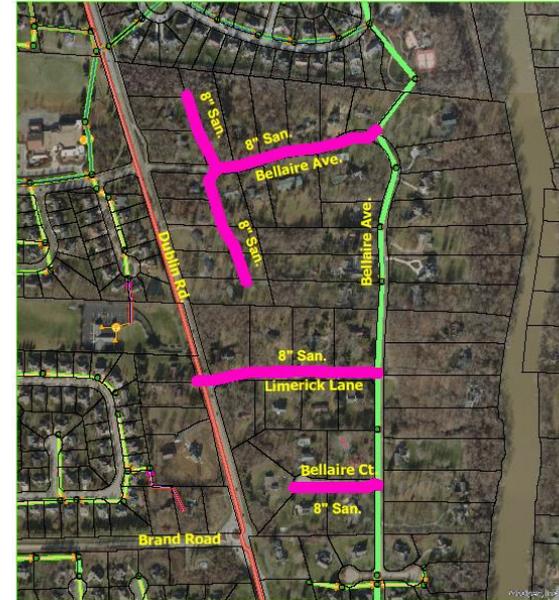


## Completed Extension Projects

### AREAS 11A and 11B

- The first sanitary sewer extension project resulting from the Policy was constructed in 2018 in Areas 11A and 11B (Bellaire Avenue, Bellaire Court and Limerick Lane area).
- Construction Cost: \$1,405,668
- This extension serves 45 properties.
- To date there have been 12 connections to this sewer.
- The 2 year period of the Dublin fee reduction has passed.

Location Map



# Water and Sewer Extension Policy Discussion

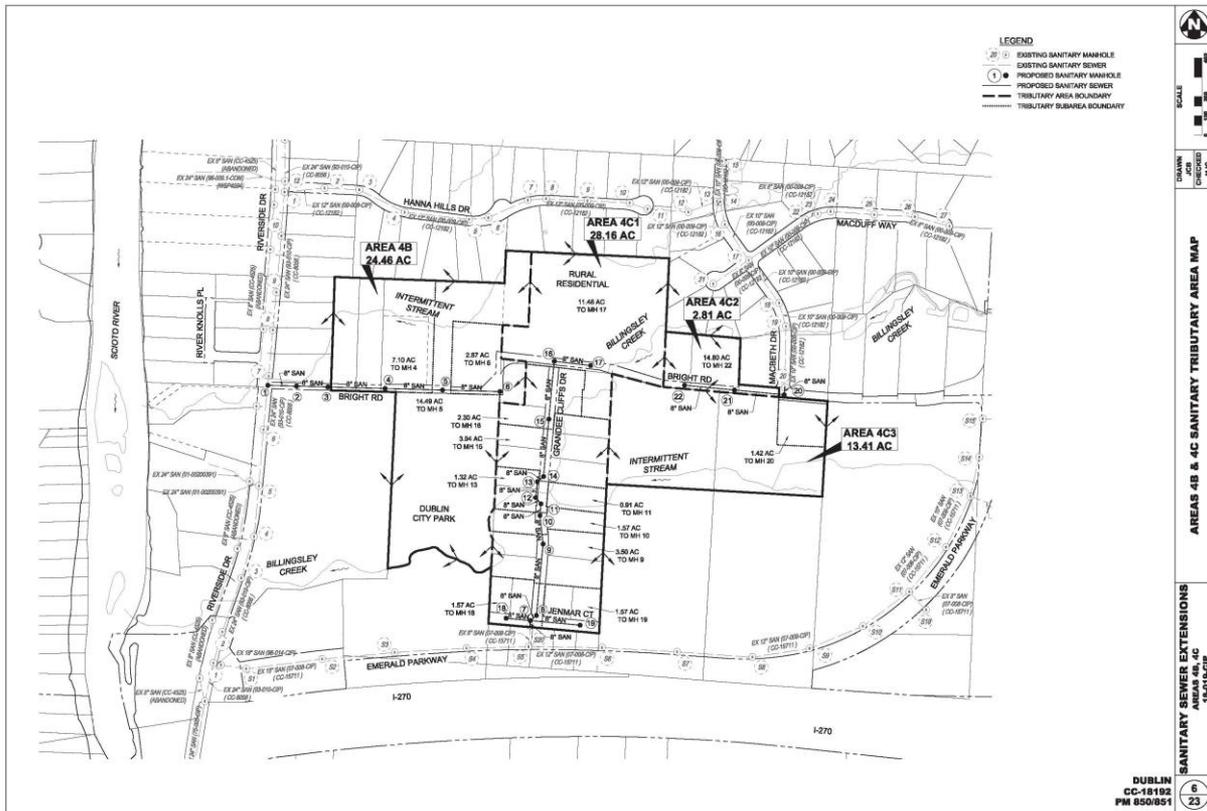
## Completed Extension Projects

### AREAS 4B and 4C

- Extension of water and sanitary sewer.
- Areas included Grandee Cliffs Drive and portions of Bright Road.
- Construction Cost: \$2,774,554
- This extension serves 19 properties along Grandee Cliffs and 9 properties along Bright Road
- To date there have been 11 connections to the systems.
- The 2 year period of the Dublin fee reduction began at the end of 2020.



# Water and Sewer Extension Policy Discussion



# Current and Upcoming Extension Projects



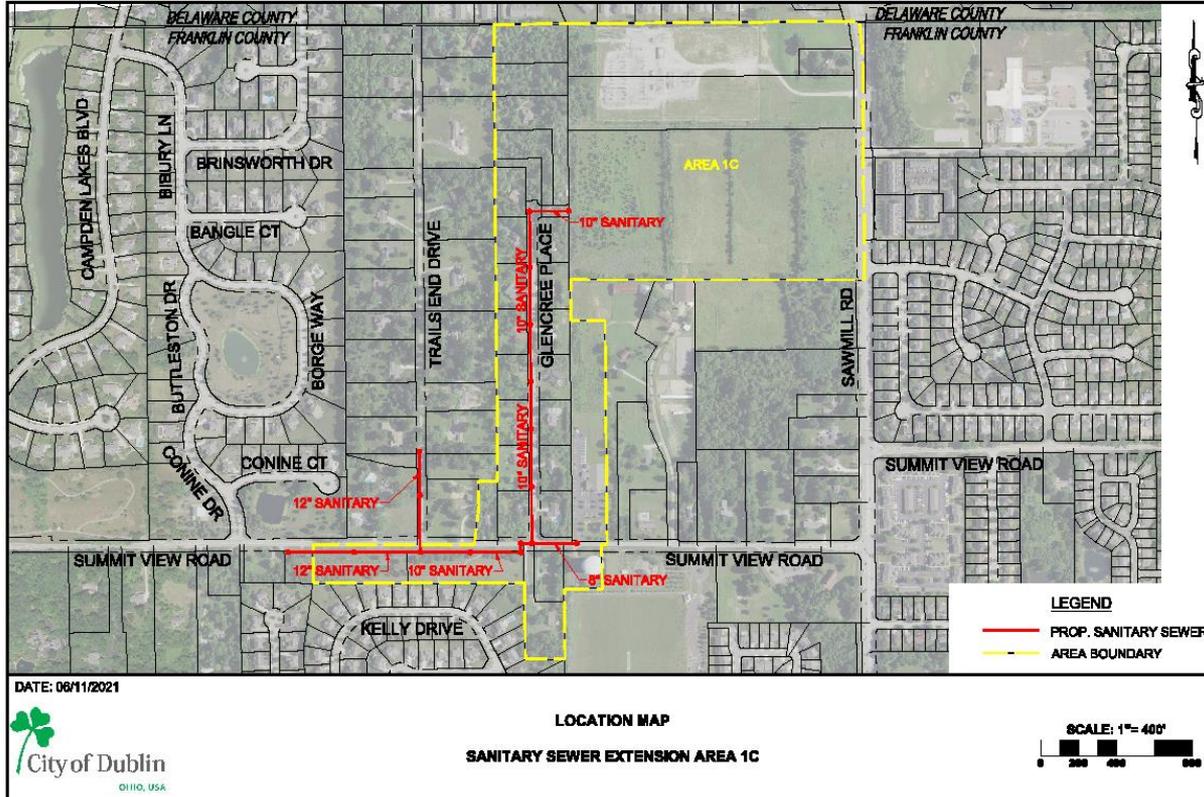
# Water and Sewer Extension Policy Discussion

## Current Extension Project

- Sanitary Sewer Extension – Area 1C
- Location: Summit View Road and Glen Cree Place and 300 feet of Trails End Drive, north of Summit View Road.
- This extension will provide service to 19 parcels.
- Cost of Sanitary Extension: \$1,415,182
- Construction underway and expected to be completed by the end of 2021.



# Water and Sewer Extension Policy Discussion



## Upcoming Extension Projects

- Sanitary Sewer Extension – Area 1B
- Location: Trails End Drive
- This extension will provide service to 22 parcels.
- Cost of Sanitary Extension: \$1,100,000
- Design underway and expected to be constructed in 2022.



# Current Issues and Barriers



# Water and Sewer Extension Policy Discussion

## Current Issues and Barriers

- In 2019 Staff met with residents in Area 4A (Phase 2), Area 10C, and Area 10D. The residents were generally opposed to the projects and were not interested in connecting to the public utilities for all three areas.
- Generally, the main concerns with the projects were:
  - No commitment to connections due to financial costs.
    - Estimated cost to property owner for connection to water and sanitary sewer utilities is \$20,000 - \$35,000 (includes City of Dublin fees, City of Columbus fees, and lateral cost to connect to main).
  - Franklin County Public Health would require connection to the public sanitary sewer if their current household sewage treatment system becomes inoperable.
- Design of these areas are essentially complete, but plan approval is not possible on these projects without commitment to connections.
  - Water – No approval possible
  - Sewer – Not practical for mechanical reasons



# Water and Sewer Extension Policy Discussion

## Current Issues and Barriers

- The lack of expected residential connections to extended water and sewer infrastructure is effecting the 15-year plan for program implementation.
- When current household sewer treatment systems (HSTS) fail, if there is not public sewer available, residents will be forced to install a new and updated HSTS. Once this investment is made the likelihood of connection to the public system greatly reduces.
  - Cost of new HSTS comparable to connection cost
  - HSTS replacement may not be possible for some properties
- No connection requirement impacts the connection rate.



# Water and Sewer Extension Policy Discussion

CIP YEAR	Area	Sanitary Sewer	Pump /Lift Station?	Water	Dead End Waterline?	Notes
<b>Completed Projects</b>						
2017	14A					Construction complete
2018	11A and 11B					Construction complete
2020	4B and 4C					Construction complete
<b>In Process</b>						
2019	4A, Phase 2	\$285,000	Y	\$752,000	Y	Design nearly complete – lack of interest in connections restricts ability to construct (City of Columbus requirements and operational issues).
2019	10C and 10D	\$416,000	Y	\$0	N	Design nearly complete – lack of interest in connections restricts ability to construct (City of Columbus requirements and operational issues).
2019	4A, Phase 1	Sanitary sewer is already available to this area.	N	\$750,000		Design included with the Riverside Drive East Shared-Use Path, Section 1 project.
2020	1B and 1C	\$180,000 (design)	N	Water is already available to these areas.	N	Design advanced to be prepared to construct in 2021 if necessary given HSTS damage risk from AEP project at the residences.
<b>2021 – 2025 CIP</b>						
2021	1B and 1C	\$1,850,000 (construction)	N	Water is already available to these areas.	N	Project advanced in 2020 to be prepared to construct in 2021 if necessary given HSTS damage risk from AEP project at the residences.
2022	15	\$43,000	N	-	N	Opportunity to leverage the potential Stormwater Improvements Project.
2023	3A, 3B and 3C	\$2,892,000	Y (A&B)	\$556,000	Y	Area has higher potential for health risks and extension would benefit greater number of parcels, Area 3 must be constructed prior to Area 2.
2024	2A, 2B and 2C	\$1,944,000	Y	\$1,093,000	Y	Continue north along east side of Scioto River as area has higher potential for health risk. <b>Area 2 must follow construction of Area 3.</b>
2025	9	\$244,000	N	\$682,000	Y	Area has medium potential for health risk.
2025	10B	\$655,000	Y	\$174,000	Y	Continue north along west side of Scioto River as area has higher potential for health risk.



# Water and Sewer Extension Policy Discussion

YEAR	Area	Sanitary Sewer		Water		Criteria
					Future (Beyond 2025)	
2026	10A	\$932,000	Y	\$383,000	N	Begin west side of Scioto River as area has higher potential for health risk and extension would benefit greater number of parcels.
2027	1A	\$372,000	N	-	N	Area has development potential.
2027	7	\$198,000	N	-	N	Area has medium potential for health risk.
2028	1D	\$170,000	N	-	N	
2028	5	\$30,000	N	\$28,000	Y	Area has medium potential for health risk.
2028	16	\$234,000	N	-	N	Area has development potential.
2029	17	\$94,000	N	-	N	Area has development potential.
2029	18	\$35,000	N	-	N	Area has development potential.
2029	19	\$44,000	N	\$169,000	N	Area has development potential.
2030	8A, 8B & 8C	\$805,000	N	\$701,000	N	Opportunity to leverage the ET0103 Tuttle Crossing Blvd. Extension Project. Area has medium potential for health risk.
2030	13	\$34,000	N	-	N	
2031	6A, 6B & 6C	\$523,000	N	-	N	Area has medium potential for health risk.
2031	12	-	N	\$139,000		
2031	14B	\$67,000	N	-	N	Area has lower potential for health risk.
2032	4D	\$156,000	N	\$140,000	N	Area has lower potential for health risk and development potential.
2032	20	\$63,000	N	\$230,000	N	Area has lower potential for health risk.
2032	21	\$75,000	N	-	N	Area has lower potential for health risk.



# Water and Sewer Extension Policy Discussion

## Exploring other Funding Sources:

- The Ohio General Assembly funded the Water and Wastewater Infrastructure Grant program in House Bill 168.
- The Ohio Water and Wastewater Infrastructure Grant Program will award approximately \$250 million to provide safe, reliable drinking water in areas that lack infrastructure, bring sewage treatment capacity to unsewered areas, and develop regional infrastructure to serve multiple communities.

## INVESTING in Ohio's FUTURE

### The Water and Wastewater Infrastructure Grant

The Water and Wastewater Infrastructure Grant will provide nearly \$250,000,000 to help Ohio communities make necessary investments in water and wastewater infrastructure. Projects receiving funds will improve access to clean drinking water and wastewater infrastructure.

The program is being administered by the Ohio Department of Development (Development) in partnership with the Ohio Environmental Protection Agency (Ohio EPA).

#### Eligible Applicants

Public entities within a political subdivision with the authority to own and operate public water and sewer systems and non-profit, non-community public water systems may submit an application. Political subdivision means a county, township, municipal corporation, or other body corporate and politic responsible for governmental activities in a geographic area smaller than that of the state.

County engineers are to provide a prioritized list of projects for Development's consideration. County engineers can go to [investinginohiosfuture.ohio.gov](https://investinginohiosfuture.ohio.gov) to provide Development their prioritized list. To be eligible for funding, an application will need to be completed whether a project is or is not on the prioritized list.

#### Eligible Projects

There are two types of eligible projects, design or construction.

Design projects should be submitted after an eligible applicant has completed the preliminary planning phase of a project. Eligible design projects can receive a maximum award of \$250,000.

Eligible construction projects can receive a maximum grant amount of \$5 million. At the discretion of the Director of Development, additional grant funding may be awarded for an individual project due to lack of matching funds and other inhibiting factors. Maximum project awards in these circumstances shall not exceed \$10 million and are solely at the discretion of the Director.

Examples of infrastructure construction projects could include, but are not limited to:

- Sewer/wastewater treatment plant (WWTP) improvements/expansion
- New/replacement sanitary sewer lines
- Excess sanitary sewer infiltration/inflow correction
- Improvements to public drinking water treatment facilities
- Drinking water line improvements or extensions
- Repair, replacement, and construction of drinking water storage towers



# Options



## Options

- Amend policy to reprioritize areas that do not have lift stations or have dead end water mains.
  - Pros
    - Infrastructure is in place and service is available when needed.
    - Continues the implementation of projects in the 15-year plan.
  - Cons
    - Service to higher health risk areas are delayed.
    - Delays service to areas that were previously a higher priority.
- Reduction of costs to residents through additional City fee reduction.
  - Pros
    - May incentivize more residents to connect to the extended infrastructure
  - Cons
    - City covers more of the cost of the infrastructure expansion
    - Equity concerns for resident that have already connected to previously-completed extensions

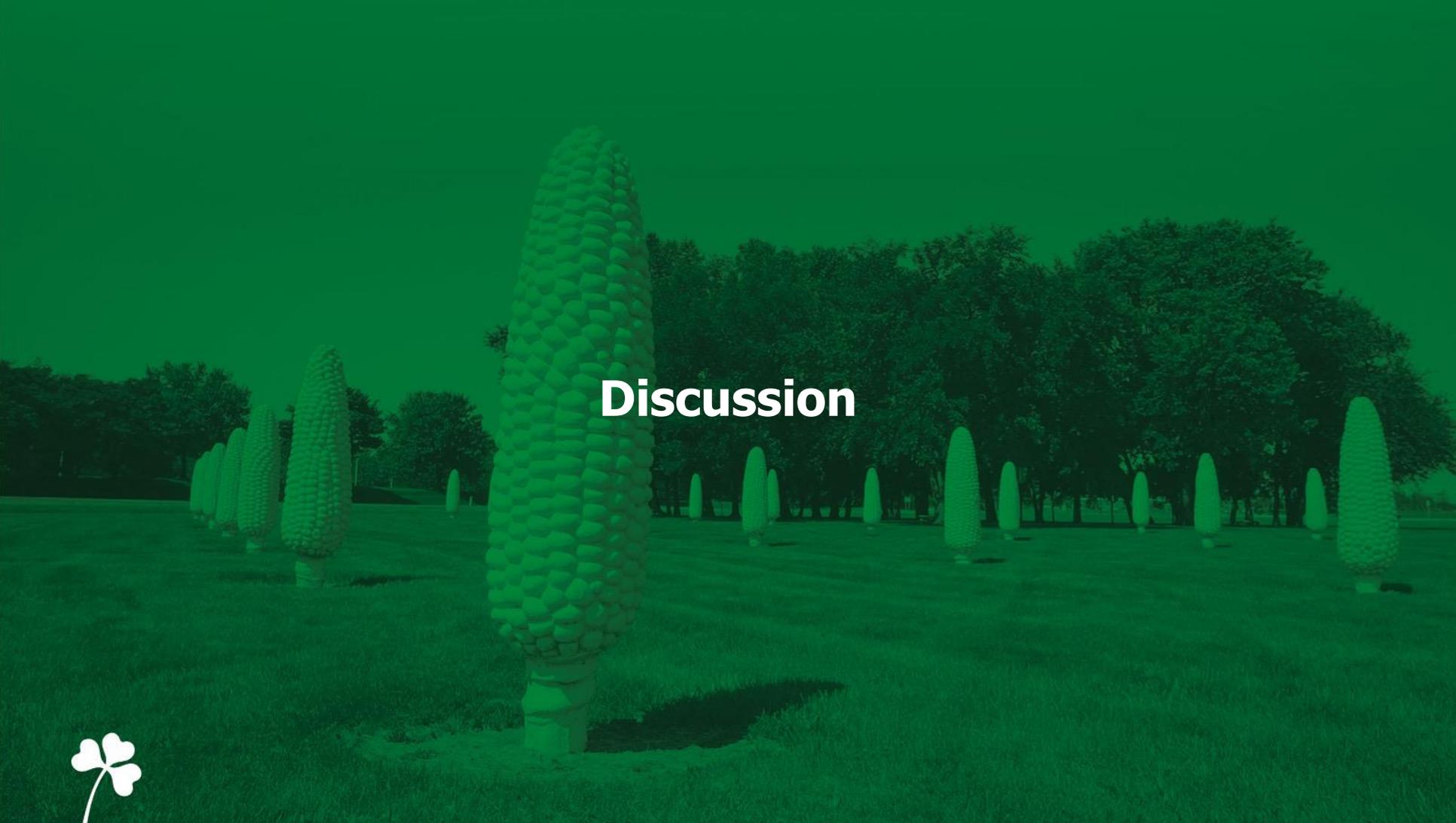


# Water and Sewer Extension Policy Discussion

## Options (cont.)

- Compel connection by reinstating the connection requirement.
  - Pros
    - Addresses all technical concerns regarding feasibility of extension program
  - Cons
    - High likelihood of negative response from affected property owners
    - Mandates financial requirements for affected property owners
- Suspension of the Program
  - Pros
    - Reduced capital expenditure on future extensions
  - Cons
    - Does not address the health and safety concerns for which the program was created to address
    - Could increase number of HSTS in the City



A large sculpture of a corn cob stands prominently in the center of a grassy field. It is surrounded by several smaller, similar sculptures of varying sizes, scattered across the landscape. In the background, a dense line of trees is visible under a clear sky. The entire scene is overlaid with a semi-transparent green filter.

# Discussion

