

Geddes Ave Project
FAQs and Comments from August 11, 2010 Public Meeting

Project Scope: To provide sanitary sewer service to Geddes Ave properties currently not served. To also evaluate other possible area infrastructure improvements and to include those if they benefit the community and the funding is available.

Project Limits: At a minimum, this project will serve addresses 2651 – 3053 Geddes Ave. Other areas may be included and this is yet to be determined.

Project Schedule: Construction is expected in 2011.

Project Cost: Yet to be determined.

FAQs:

1. **Why is this project necessary?** To provide municipal sanitary sewer service to properties currently not served. Some properties are known to have failing septic systems and are not permitted to replace their septic system due to the conditions of the site. Septic systems are regulated by the Washtenaw County Environmental Health Department. A failed septic system is a health hazard. More information on septic systems and the County's requirements can be found on the County's webpage:
http://www.ewashtenaw.org/government/departments/environmental_health/wells_septic/eh_septic.html
2. **Will I be required to connect to the new sewer if my septic system is working properly?** Yes, if you are a City resident and the sewer fronts your property. By City Code (2:42.2), City of Ann Arbor properties within 200 feet of the new sewer will be required to connect their sewer lead to the sanitary main within 90 days once notice is given that the sewer is available. Ann Arbor Township properties will not be required to connect unless the County Health Department deems it necessary or if the property annexes into the City.
3. **Will I be required to connect to City water?** If the water main is extended to areas currently not served by water, City of Ann Arbor properties within 200 feet must connect to the new water main within 90 days once notice is given that the water main is available. Ann Arbor Township properties will not be required to connect unless the County Health Department deems it necessary or if the property annexes into the City.
4. **What will be the cost to connect to City sanitary sewer?** Here is a rough breakdown of expected costs. Please note that these costs are only estimates and will likely change over time.
 - Improvement Charge for Sanitary (2010 amount): \$21,930
 - Connection Charge (2010 amount) assuming 1" water tap: \$2,235
 - Sanitary Tap Fee (2010 amount): \$455
 - Construction of Private Lead and Abandonment of Existing Septic System: Varies greatly based on site conditions – call private contractors for estimates. Contractors may pass along savings if constructing more than one property. The expected range is \$5,000-\$25,000.

5. **If a water main is extended, what will be the cost to connect to City water?** Here is a rough breakdown of expected costs. Please note that these costs are only estimates and will likely change over time.
 - Improvement Charge for Water(2010 amount): \$14,129
 - Connection Charge (2010 amount) assuming 1" water tap: \$2,620
 - Meter Set Fee (2010 amount) assuming 1" water tap: \$460
 - Water Tap Fee (2010 amount) assuming 1" water tap: \$515 if owner's contractor digs trench or \$5,275 if City digs trench
 - Construction of Private Water Lead: Varies greatly based on site conditions – call private contractors for estimates. Contractors may pass along savings if constructing more than one property. The expected range is \$2,000-\$15,000.
6. **Can I set up a payment program to pay the fees over time?** Improvement Charges may be paid in one lump sum or over a 15-year time period. If the improvement charges are paid over this time period, interest is charged equal to 1% over the average interest paid by the city for bonds sold to fund the improvements. This rate is currently 5.44% for sewer and 5.27% for water per annum (2010 interest rates). All other City fees and charges must be paid in one lump sum.
7. **Can Ann Arbor Township properties connect to the City utilities?** Yes. However, the property owner must first initiate the annexation process and then enter into an Outside City Service Agreement with the City (there is a \$40/agreement fee to record the agreement with the Washtenaw County Register of Deeds). Please contact Bev Selvig at BSelvig@a2gov.org or 734-794-6310 x43103 for more information.
8. **How is the project funded?** The sewer portion of the project will be funded by sanitary sewer bonds and collected improvement charges. If other improvements are included as part of this project, they will be paid for by appropriate funds. For example, road resurfacing outside of the sewer limits would be funded by the City's Street Millage funds.
9. **How are the sewer bonds funded?** They are funded by sanitary sewer fees that are collected as part of residents' utility bills.
10. **How long is the construction period?** This will be determined once the scope is finalized. However, at this time, the City expects the construction for the sanitary sewer to take place in one construction season (i.e., 4 to 8 months).
11. **Who benefits from this project?** Property-owners who are able to connect to the sewer and eliminate their septic system benefit (septic systems fail over time). The groundwater and adjacent neighbors benefit from elimination of sewage into the environment.
12. **Has the City performed a cost-benefit analysis for this project?** No. Cost estimates have not been prepared as the scope of work is still tentative.
13. **How many people have requested service?** One property has requested service, however, the project has been planned for years due to the expected need to replace septic systems in the area.
14. **Is there a way to serve properties individually?** The new sewer must be extended from (connect to) the existing sewer system. This means that the pipe will be laid adjacent to properties that lie between the end point of the new sewer and the tie-in point of the existing. As a result, more than one property will be served. Also, if the City is mobilizing to construct the sewer to one point, it makes sense to extend it as necessary to reduce costs and neighborhood

impacts from a future construction. Since septic systems fail over time, it's fiscally responsible to extend the sewer as far as necessary at one time.

15. **Are property taxes increased when connected to the sewer system?** The property owner will be required to pay the costs related to the sewer connection (see 4 above), however, other City property taxes will not change as a result of the connection.
16. **Is there a connection between the storm sewer and sanitary sewer?** No. The City of Ann Arbor has separate systems for sanitary and storm. Sanitary pipes convey sewage to the Wastewater Treatment System off of Dixboro Road for treatment. Storm pipes convey rain water to the Huron River.
17. **Are there any plans to widen Geddes Ave?** There are no plans to widen Geddes for more vehicular lanes. The Non-Motorized Plan (adopted by Council) does call for the addition of on-street bike lanes and also improvement to the side path. However, the decision to make these improvements will depend upon community support and available funding.

Input Received at August 11, 2010 Meeting

1. Improve the side path and maintain it.
2. Don't widen Geddes Ave.
3. Make sure that the outlet sewer has enough capacity for the increased flow.
4. Detour routes must be carefully planned: Riverview does not have a public outlet access to the north. Vinewood already has too much traffic traveling too fast.
5. Look for alternative connections/routes. (The neighbors on the north side of Geddes Ave between Huntington and Apple Way may evaluate privately constructing a sewer along the back of the lots to be dedicated to the City.)
6. Any impact to trees needs to be studied and communicated to residents. Save trees.
7. Some Riverview residents favor extending the sewer up Riverview and others oppose it.