

<<date>>

<<Name>>

<<mailing address>>

<<city>>, <<state>> <<ZIP_Code>>

RE: Summary of Public Meeting & Public Hearing for proposed Sanitary Sewer Project in Liberty Center

Dear <<Name>>:

As you may be aware, the Wells County Regional Sewer District (WCRSD) hosted an informational meeting and public hearing on July 15th, 2020 to discuss the possibility of extending public sewer service into your area. This project is being explored as an effort to eliminate the prevalent failed or failing septic systems as evidenced by Health Department water sampling and testing. Solutions for water contamination issues as required by the Indiana Department of Environmental Management (IDEM). Your name did not appear on the sign-in sheet from the meeting. Therefore, this letter is being sent to you to outline the content of the informational meeting and keep you informed of the proposed project.

History of Proposed Projects:

The information was presented regarding the history of the Wells County Regional Sewer District, past projects and status of the current proposed septic elimination projects.

The McKinney/Paxson Area was the first project pursued to remedy non-compliance issues with IDEM in 2001. In September of 2005, the Wells County Commissioners formed a Regional Sewer District to manage wastewater infrastructure needs in several areas of the County. The Wells County Regional Sewer District (WCRSD) was formed in June 2009. The WCRSD is governed by 5 appointed members, commonly referred to as the Board of Trustees. The current board members include: Mike Mossburg-President, Lewis A. Brown, Leon Berning, Andy Stoller, and Bruce K. Stinson.

The McKinney/Paxon Project has since then been completed and transitioned to the City of Bluffton. However, additional prospective projects have been delayed due to the absence of an Interlocal Agreement with the City of Bluffton & Funding.

Summary Regarding Current Situation:

As stated above, prospective projects have been delayed due to the absence of an Interlocal Agreement & Funding. An Agreement has now been signed with the City of Bluffton for the treatment of wastewater from WCRSD customers. Following the execution of the agreement, the WCRSD has also secured initial project funding.

By reviewing septic permit files, the Health Department discovered that only 5 of the 122 homes/properties within the proposed Liberty Center project area have permits on file. Proper permitting is specified by Indiana Code for Residential On-Site Sewage Systems IAC 6-8.3, and defines system types, specifications, distances, permitting and other requirements. The reason for the lack of permits in Liberty Center, is due to the fact that permit and filing requirements were not in place prior to the 1970's. Most systems in the Liberty Center project area are not septic systems. Many are holding tanks and discharge pipes only.

Water quality testing conducted by the Wells County Department of Health on July 8th, 2020 revealed that in the following areas, there is significant waste water pollution. The storm inlets on the corner of 300 W. and Walnut as well as Railroad Street East each proved E.coli counts greater than 241,960 PPM/100mL and the storm inlet on East Street proved an E.coli count of 86,640 PPM/100mL. These findings are significant, due to the fact that the allowable parts per million is 235 PPM/100mL for recreational areas, and 0 for drinking water.

Solutions for Failed or Non-Compliant Systems & Costs

Replacement of an Individual Onsite Systems include the following requirements:

- Minimum lot size must be met
- Appropriate soil types required
- Installation cost \$13,000 - \$20,000+ and maintenance costs
- Appropriate for large and rural properties

Septic Elimination via installation of Sanitary Sewer:

- Geographic proximity to existing infrastructure or treatment plant is critical

- Buildings count and density is considered
- Initial connection costs and monthly service charges
- Appropriate for smaller lots with higher county/density of homes
- Maintenance is obligation of the service provider

Benefits of Sanitary Sewer – Types of Systems:

There are many benefits of modern sanitary sewer systems:

- Sewer systems can withstand heavy loads and storm surges that overwhelm individual home systems
- Increased salability of property
- Removes challenges in obtaining building permits
- Greatly reduces risk of the spread of diseases and pathogens into nearby drinking water wells
- Does not rely on soil filtration for wastewater treatment

Types of Systems:

- Conventional Gravity Systems
 - A conventional gravity wastewater system consists of a septic tank, drain-field, and is positioned to have gravity carry waste to the wastewater treatment plant.
- Low Pressure Systems
 - A low-pressure wastewater system consists of individual Grinder Pump stations at each home, and Lift Stations that assist in transporting waste to the wastewater treatment plant.

Connection Costs – Homeowner Responsibilities:

When construction of the new sanitary sewer collection system is complete, a Notice to Connect will be issued by the WCRSD to property owners. This notice will provide property owners 90 days from the date of the notice to connect to the new sanitary sewer. The connection process of the sewer is such: a new sewer lateral from the home or building to the WCRSD Sewer or Grinder Pump will be installed. Once the new lateral has been implemented, the current onsite tank will be decommissioned, electrical services (if required), will be installed and inspected by certified septic professionals.

The WCRSD will provide residents in the project area a list of certified contractors that are qualified to install the connection to the sewer main. However, property owners will have the ability to employ their own contractor. Additionally, property owners may also choose to trench their own line for connection installation.

If an easement is required from a homeowner, the WCRSD will contact the property owner directly for discussion of each specific easement request.

Final Notation:

Timelines for sewer projects typically last around eighteen months from beginning to completion.

It is important to note that this is a proposed project and is currently under the review process with IDEM. There will be additional community meetings to discuss next steps.. Anyone who wishes to attend the meetings will be given notice by letter and/or by email if requested.

Property owners may opt to receive project related communications and updates via email. If you prefer to be added to the email notifications, please email Ian Hartman, ian@bcs-management.com, your name and property address. You will then begin receiving all project related communications, including letters, forms and meeting information by email instead of by US Postal Service.

If you have any questions or concerns relating to the proposed project, please contact myself at ana@bcs-management.com, or 260-200-3780 and leave a message that will be returned within 1 business day.

Sincerely,



Lana Bereszazi
Management Representative
Wells County Regional Sewer District

cc: Wells County Regional Sewer District, Board of Trustees
Wells County Health Department
The Board of Commissioners of Wells County
Nate Rumschlag, Wells County Highway Department
Mark Burry, Attorney
Ryan Lefeld, Choice One Engineering