

December 8, 2021

Green Acres Subdivision Community Meeting #3 – Sewer Main Project Update

Questions & Answers:

1. How wide would the alley be? How much property would be “taken”?

Each property has an existing 10-foot wide “permanent public utility easement” that runs along the back property line. This creates a 20-foot wide “alley”, 10-feet being contributed by each property.

2. Many people have lift stations for their basements. Will we need to keep these?

The sewer main will be installed between 10 and 13 feet deep. We anticipate the sewer to be deep enough to be able to remove all private lift stations.

3. Can the sewer project SID be extended if water improvements are done later on?

Yes

4. How does an SID work? Does it get paid out of the property taxes? Is it monthly payments?

The total cost of the SID will be the combined construction and design costs minus any grant money. This total is then divided by total property square footage to determine cost of the SID per property. Each property cost is then divided over 20 years and this amount is added to your taxes each year.

5. What happens if the City does not receive the ARPA grant?

We will proceed as if we will receive the ARPA grant. Should we not receive the grant, we will have a fully designed project ready for contractor bidding, and will continue to apply for grants. Some grants may be awarded even if a project is already under construction.

6. What is the time frame for the ARPA grant?

The grant application is due on January 16th. Grant notification is expected by the end of March 2022.

7. Is there enough supplies to complete a project that size with today’s supply issues?

This is a great question, and difficult to answer. It is hard to predict the future, but we have to move forward with this project. Many of the existing septic systems are a ticking time bomb.

8. It was stated that septic tanks must be properly abandoned. What does it mean to properly abandon a septic tank?

To properly abandon a septic tank, it must be pumped clean and either filled with sand or gravel or completely removed. The drainfield piping may be abandoned in place.

9. Will we be able to access our homes during construction?

Definitely. Maintaining access to residences and businesses is a standard requirement for all projects.

10. Will street surfaces be repaired/replaced/improved regardless of which sewer alignment we choose?

This will depend on what the Green Acres community chooses to do. The presented cost estimates currently do not include improvements to the street surface aside from patching streets directly over the sewer alignment in the street.

11. Are there any cost savings for doing water improvements at the same time as the sewer installation?

Yes. Performing water and sewer improvements simultaneously will save costs associated with hiring two separate contractors at different times, potential inflation costs on work and materials pushed out into the future, as well as digging up the streets multiple times.

12. What should we do if our septic system fails before the sewer main is completed?

Contact us and we will work with you and the County Sanitarian to keep your house up and running on some temporary solution until the sewer is installed. You will not be required to replace your septic system if it fails before the project is complete.

13. What if someone has a newer septic system? Would that property need to connect to the sewer main? And do they pay some minimum fee even if not connected?

City code states residents have 90 days from the completion of construction to connect to new City infrastructure. You will be required to connect within 90 days. There is a minimum sewer fee of \$18.94/month for every sewer service stub, whether you are connected to it or not.

14. Would our costs for connecting our house to the sewer main be included in the SID?

No. The cost to connect your home to the sewer main is separate from the SID cost. This is because the plumbing inside your house and all the way to the sewer main is considered private in Livingston.

15. There was a comment about waiving some connection fee. What fee and will it still be waived?

The City has a required sewer tap fee of around \$100. This fee will be waived since the City will be installing a brand new main and performing all of the new taps.

16. Can we pay off our SID cost early if we are financially able?

Yes. There is no penalty to pay this off early. Also, if you happen to move before the SID payment is complete, the payment will stay with the property and will be transferred to the next property owner.

17. What can be done about the historic 15 mph speed limit in Green Acres? There is an enforcement issue.

We have brought this up to the City Police department and they cannot enforce this. The City's code states that the residential speed limit is 25 mph. The police cannot enforce a slower speed for different parts of town. The Green Acres community may choose to request a variance to this with the City Commission.

18. Who do we consult about our options for connecting our house to the new sewer main?

Speak with local contractors and plumbers about your specific situations. We cannot recommend any specific company, but will compile a list of all the licensed local contractors and plumbers and send it out to everyone to help.

19. Can we see the costs of all the water improvement options?

Once a sewer alignment is finalized, we will begin conversations about the level of water improvements residents are willing to pursue. Costs will be provided with these conversations.

20. If the sewer main is installed in the street, will services be stubbed to property lines so that each property owner does not have to tear up the street to hook up?

Yes, the City's sewer project will include tapping the sewer main with every new service and running the new service to every property line. You may choose where it is best for the service to be located along your property.

21. Are we ready to take the sewer alignments to a vote tonight?

It was requested to send out a summary email with all of tonight's information for everyone to review and consider. We will provide one week for a vote. All votes will be due next Friday, December 17th. Dennis and Mary Jo have offered to reach out to those residents without internet for their choices.