

City of Urbana

Powell to Bon Air Sanitary Sewer Project – Frequently Asked Questions

In an effort to provide property owners, residents, tenants, and businesses as much information as possible, the following questions and answers have been developed and are intended to help customers prepare for this project.

1Q: Why is this project being undertaken?

1A: An existing bottleneck in the city’s sanitary sewer system at the intersection of Amherst Drive and Bon Air Drive limits the city’s ability to continue to support additional growth on the city’s east side. Furthermore, this capacity issue requires frequent cleaning and maintenance of the sanitary system on Amherst Drive and adjacent Bon Air Drive in order to mitigate sewer backups. This project will eliminate this bottleneck by sending the sanitary sewer flow from approximately 430 households (approximately 1,075 residents) and 186 acres of existing development, including Parmore Estates and most of the Bon Air Subdivision, into this new sanitary sewer main. In addition, the project will install a sanitary sewer in an area that is currently unsewered. Long term, the project is also designed to accommodate the future connection of unsewered areas south of the city such as Short Cut Road.

2Q: What is the planned route for the new sanitary sewer main being installed by this project?

2A: The project will extend a new sanitary sewer main southwest from the intersection of Bon Air Drive and Miller Drive, through a city owned parcel, through uncommitted areas and existing roadways within Oak Dale Cemetery, along the west side of State Route 54 to its intersection with East Powell Avenue and then westward along East Powell Avenue to an existing manhole at the rear entrance to the Champaign County Fairgrounds.

3Q: What is the estimated construction timeline for this project?

3A: The project is anticipated to start during the week of October 5, 2020 with tree and brush clearing to be completed by a subcontractor along the eastern property line of the cemetery. The sanitary sewer installation work will begin in and around Oak Dale Cemetery in order to complete asphalt patching in the cemetery drive by early November.

After that is complete and depending on weather during late fall/winter, the contractor will pick up at the downstream tie-in point at the Fairgrounds and work east to SR 54 along the ditch line of Powell Avenue and then north up the ditch line of SR 54.

At some point during the project, the contractor is entitled to a single, 14-day closure of SR 54 for the threefold purpose of: 1) installing a sanitary manhole and pipe at the intersection of Powell Avenue and SR 54, 2) replacing a storm culvert at the intersection of Powell Avenue and SR 54, and 3) installing a sewer pipe across SR 54 near the south end of Oak Dale Cemetery.

Final work, per the submitted schedule, includes completion of the sanitary sewer installation along the back of Oak Dale Cemetery to the upstream tie-in point at the intersection of Bon Air Drive and Miller Drive. Temporary or permanent hard-surface restorations would be completed along the way depending on the weather. Final restorations will occur in Spring 2021.

Depending on weather, the contractor may be able to work during the winter, but the project must be complete by Friday, May 28, 2021. This estimated timeline can be impacted based on unforeseen circumstances, such as weather, or unknown underground obstructions, that arise once work begins.

4Q: Who is the contractor for the project?

4A: Milcon Concrete, Inc. of Troy, OH is the prime contractor for this project. In addition, subcontractors will also be on site during the course of the project. This prime contractor submitted the lowest and best bid of six bids received through a competitive bidding process.

This contractor has worked for the City of Urbana before. During calendar years 2014-2015, they completed the Phase 1 Water Main Replacement Project on East Court Street, East Church Street, and East Ward Street.

5Q: What is the cost for the Powell to Bon Air Sanitary Sewer Project?

5A: Utilizing a competitive bidding process, the cost for the Powell to Bon Air Sanitary Sewer Project is \$835,956.90.

6Q: How is the Powell to Bon Air Sanitary Sewer Project being financed?

6A: The City of Urbana has secured a grant from the Ohio Public Works Commission in the amount of \$658,900.00. In addition, the City of Urbana has secured a loan (0% interest, 20-year term) from the Ohio Public Works Commission in an amount of up to \$513,900.00. The grant will be expended first, and the final loan amount will be based on the final construction cost.

7Q: Will the sewer rates go up as a result of this project?

7A: To fund the debt payments for this sanitary sewer project, a sanitary sewer rate increase is not anticipated to be required.

8Q: Will traffic be maintained while crews are working?

8A: Traffic will be maintained throughout the project with the exception of a fourteen (14) day closure of State Route 54 between East Powell Avenue and East Water Street. To maintain traffic, the contractor will use an automated flagger that will flag traffic through the work zone. The contractor will work directly with each property owner to coordinate driveway access when the contractor is working across an existing driveway.

Prior to the planned fourteen (14) day closure of State Route 54, signs will be posted at both ends of the project to indicate the exact closure date. Furthermore, a detour route will be used to direct traffic around the closure area. There are two (2) excavation locations planned on State Route 54 that necessitate the closure. One is the sewer crossing from Oak Dale Cemetery over to the west side of State Route 54. The other crossing involves the replacement of an existing stormwater culvert at the intersection of State Route 54 and East Powell Avenue and the installation of a sanitary sewer manhole within the same intersection.

9Q: Will I have access to my property/home during the planned fourteen (14) day road closure?

9A: Yes, the roadway will remain open to local traffic, but not thru traffic. Furthermore, the contractor will only be working at one of the crossing locations at a time.

10Q: Will mail delivery be impacted by the project?

10A: Two mailboxes are located within the path of the sanitary sewer installation, and these mailboxes will be removed and reset by the contractor. In addition, the contractor may temporarily affix these mailboxes in some fashion until the permanent mailbox reinstallation can be completed. Furthermore, during the fourteen (14) day road closure, the contractor will coordinate with the United States Postal Service to ensure that daily postage delivery can continue.

11Q: Why were new phone lines/fiberoptic lines installed by CT Communications prior to this project?

11A: When the west side of State Route 54 was determined to be the most feasible route for the new sanitary sewer main, the existing copper phone lines were determined to be within the project path. The city worked with CT Communications to relocate these copper lines by replacing these copper lines with new fiberoptic lines that were installed by a contractor of CT Communications back in the summer of 2019. This utility relocation was paid through the project and cost \$38,485.00.

12Q: Why is the existing stormwater culvert at the intersection of State Route 54 and East Powell Avenue being replaced?

12A: One side of this existing stormwater culvert is being disturbed by the sanitary sewer project, and the condition of this culvert warranted replacement while the roadway is closed.

13Q: Will existing culverts under driveways be disturbed by the project.

13A: Yes, if the sanitary sewer project disturbs the existing culvert under a driveway, this existing culvert will be replaced.

14Q: Are existing trees/brush impacted by the project?

14A: Yes, some trees/brush within Oak Dale Cemetery and at the eastern property line of Oak Dale Cemetery will be cleared to accommodate the installation of the planned sanitary sewer main.

15Q: Will surfaces be restored to their original or better condition?

15A: Yes, all disturbed hard surfaces will be restored. This restoration includes existing asphalt and concrete drives. In addition, any existing asphalt or concrete driveways that are disturbed by the project will be temporarily patched with low strength mortar (LSM) backfill during the winter months. In the spring, these disturbed areas will be repaired with either asphalt or concrete (depending on their original composition). Any gravel driveways will be restored to their existing condition. All grassed areas disturbed will be smoothed and reseeded as well.

The city encourages residents with planters, decorative fences, and other landscaping features within the road right-of-way to remove them as construction approaches. No guarantee can be made for how nicely the contractor will set these features to the side.

16Q: Will the streets be resurfaced in 2021 upon project completion?

16A: Pavement overlays for this project are not planned on Bon Air Drive, on State Route 54, or East Powell Avenue. Excavated trenches on State Route 54 (2 locations) and at the intersection of Bon Air Drive and Miller Drive will be brought up to street level and repaired with asphalt. The driveway within Oak Dale Cemetery that will be disturbed by the project will receive a new overlay as part of the project. In addition, any existing asphalt or concrete driveways that are disturbed by the project will be temporarily patched with low strength mortar (LSM) backfill during the winter months. In the spring, these disturbed areas will be repaired with either asphalt or concrete (depending on their original composition). Any gravel driveways will be restored to their existing condition.

17Q: Has a staging area for the project been identified?

17A: The contractor intends to use a staging area at the Champaign County Fairgrounds.

18Q: Will sanitary sewer laterals be installed for the future connection of existing homes/properties to the new sanitary sewer main?

18A: Yes, sanitary sewer laterals will be installed for the future connection of existing homes/properties to the new sanitary sewer main.

19Q: Can existing City of Urbana residents/property owners connect to the sanitary sewer system?

19A: Yes, existing City of Urbana residents/property owners can connect to the sanitary sewer system once installation is complete. The property owner is required to make application to the City of Urbana for sanitary sewer service and pay the applicable tap-in fee and capacity fee. In addition, the property owner is responsible for all installation costs between the sanitary sewer lateral stub and the existing building in accordance with applicable city standards. For additional information regarding connection to the city sanitary sewer system, please contact Chad Hall, Public Works Superintendent (937-652-5102).

20Q: What is the minimum monthly sanitary sewer bill for a city resident and how is usage determined?

20A: Usage is determined by a water meter that is installed on the customer's well. This meter is checked monthly for usage and a bill is generated. For a residential sanitary sewer customer, there is a monthly base charge of \$11.76 per month plus a charge of \$4.24 for each 100 cubic feet of water consumed. The average minimum sanitary sewer bill (based on 400 cubic feet of water consumption) would be \$28.72 per month. For extraterritorial customers outside the city limits, the inside city rate is doubled until the property is annexed into the city. In accordance with city ordinance, annexation is required as a condition of making connection to the city's sanitary sewer system.

21Q: Is connection to the city sanitary sewer system required or mandatory?

21A: No property owner, regardless of whether they are inside or outside City limits, will be forced to connect into the city's sanitary sewer upon completion of the project. However, in the event of a failure of an existing septic system, the Health Department (residential) or Ohio EPA (commercial/industrial) will require connection into the public treatment system.

22Q: Can existing Urbana Township (outside city limits) residents/property owners connect to the sanitary sewer system?

22A: Yes, existing Urbana Township (outside city limits) residents/property owners can connect to the sanitary sewer system once installation is complete. The property owner is required to make application to the City of Urbana for sanitary sewer service and pay the applicable tap-in fee and capacity fee. In addition, the property owner is responsible for all installation costs between the sanitary sewer lateral stub and the existing building in accordance with applicable city standards. Furthermore, council approval is required for all extraterritorial properties connecting to the sanitary sewer system prior to connection. In addition, annexation is required within sixty (60) days of the property connecting to the sanitary sewer or within sixty (60) days of the property becoming contiguous to the city limits (whichever situation occurs first). Until annexation is completed, extraterritorial customers are billed at twice the inside city rate (200%). For additional information regarding connection to the city sanitary sewer system, please contact Chad Hall, Public Works Superintendent (937-652-5102). For questions regarding the annexation process, please contact Doug Crabill, Community Development Manager (937-652-4305).

23Q: Does the city have an engineering design standard for the connection of existing buildings/homes to the sanitary sewer system

23A: Yes, please refer to City Construction Standard 1167.90 at this link:

https://www.urbaohio.com/uploads/1/2/4/6/124631710/1167.90 - building_connection_detail.pdf

24Q: Who should I contact regarding further questions about the Powell to Bon Air Sanitary Sewer Project?

24A: City Engineer, Tyler Bumbalough (937-652-4324).