

Fact Finding on Sewers (rev1)
Long Beach
March, 2018

Mitigating factors:

- County has placed a moratorium on septic systems for homes north of Lakeshore Dr
- North LSD homeowners cannot sell their homes without passing septic inspection
- North LSD landowners cannot build on their lots with no septic permit
- North LSD homeowners will not be allowed to repair or replace failing septic systems
- Although there is only one study from Stanford, there is evidence that sandy soil is not environmentally appropriate for septic systems

Solutions:

- Sewers
- North LSD homeowners can shut down their septic systems if failing and "pump and haul" and landowners can hope moratorium is lifted someday so they can sell or build

Operation of sewer:

- Michigan City Sanitary District
- Town forms its own sanitary district, Sanitary board, maintenance crew, etc.

Sewer options:

- Gravity sewers
 1. Most expensive as it requires entire road to be torn up
 2. Will need at least 5 lift stations on LSD
 3. Some will still need pumps if below sewer line
- Vacuum sewers
 1. 2nd most expensive and also requires entire road to be torn up
 2. At least 2, 10x20 two floor buildings on LSD (purchase of property required to house the large vacuum pump facility)
 3. If one vacuum pump/valve (each home will have one) goes out, vacuum in entire system goes out
- Low Pressure Grinder Pump System
 1. Least expensive as sewer line is directionally bored and road does not have to be torn up. (estimated savings of \$1 million for LSD alone)
 2. Each home will have a grinder pump and cost will be borne by homeowner (\$6K-\$10K)
 3. Homeowner would be responsible for all periodic maintenance and connection to the public sewer
 4. Sewer main would be run under town right of way

Funding sources:

- State Revolving Fund (SRF) is low interest (2.5%) loan spread over 35 years, lots of paperwork and controlled by IDEM timetable
 1. Will require a preliminary engineering report (PER) at an additional cost of approximately \$40,000.00 which will be rolled into the loan.
- Traditional loan may be low interest but for a much shorter term (8yrs?) with much less red tape

- Users will pay back debt service as you legally cannot charge homeowners for services they are not receiving

MCSD point of view

- High priority for MC to sewer LSD as failing septic in Long Beach could potentially affect their drinking water and MC beach contamination
- MCSD would prefer to own the project from the beginning
- MCSD is very familiar with SRF funding

Some questions for discussion:

- Are there any other options for North LSD other than sewers?
- Will sewers be mandated by the municipality?
- Do we sewer the whole town or just LSD? Just North LSD?
- If we sewer whole town, is it done in phases?
- How many will commit to actually hooking into the sewer, not just paying the debt service?
- Homeowners North of LSD are in immediate need of relief. How can we streamline?

Some EXTREMELY preliminary estimates:

- If all 300 LSD homeowners were provided a connection to their property line, their estimated monthly debt service would be less than \$40/month.
- This would not include the monthly user cost once you actually hook in to the sewer which would average \$30-\$50 per month.

Next steps:

- Absolute first step is to determine if MCSD has the capacity to accept the sewage from Long Beach. Haas Engineering has prepared a proposal which has been accepted by MCSD to perform a capacity study at a cost of \$14,500.00 which would need to be approved by LB Town Council.
- Once it has been determined that MCSD has capacity, a public workshop will be scheduled to obtain input.
- This study will also make it possible to reserve capacity with an agreement with MCSD should we decide to sewer the whole town in phases.