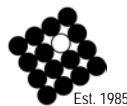
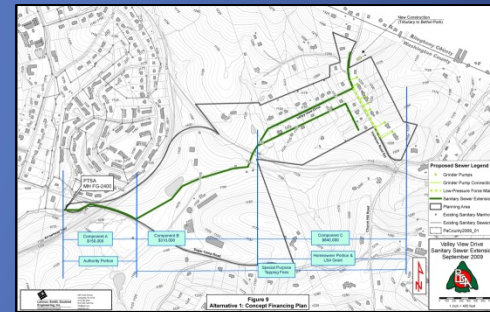


# Valley View Drive Sanitary Sewer Extension

## Peters Township Sanitary Authority Information Workshop No. 3

September 21, 2011



Est. 1985

**Lennon, Smith, Souleret  
Engineering, Inc.**

Civil Engineers and Surveyors

# Introduction

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- Jim Miskis, Manager, PTSA
- Patti Mowry, Financial Controller, PTSA
- Jason Stanton, P.E., Engineer, LSSE
- Bob Melnek and Ryan Contestabile, LSSE
- Authority Board Members



# Preliminaries

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- Restrooms, Refreshments
- Sign In?

## General Objectives

- Identify Project Status and Projected Fees
- Advance ROW Discussions
- Describe Customer Responsibilities
- Contain to approximately 2 hours
- Breakout Session around 8:00 pm
- Review Construction Plans in detail



# Agenda

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1. Introduction/Preliminaries
2. PTSA Background
3. Project Status
4. Conceptual Financing / Phasing Plan
5. Final Alignment (Component C)
6. Gravity vs. Low-Pressure Application
7. What to Expect During Construction and Restoration
8. Rights-of-Ways
9. Bottom Line
10. Questions and Answers
11. Breakout Session/Review Final Alignments



# PTSA Background



Figure 6  
Collection System &  
Brush Run Water Pollution Control Plant

Lennon, Smith, Souleret  
Engineering, Inc.

846 Fourth Avenue  
Coraopole, PA 15108  
(412) 264-4400  
(412) 264-2209 Fax  
info@lss.com

Valley View Drive  
Sanitary Sewer Extension  
September 2009



1 inch = 1,500 feet

# PTSA Background (cont.)

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- PTSA is a Municipal Authority
- Own and Operate Sewer System as a business for the benefit of our customers
- All expenses paid by our 6,000 customers
- \$3 million annual operating budget
- Receive no federal, state, or local subsidies
- We are a Public Agency
  - Open Records Act and Sunshine Law
- Has power of eminent domain (if necessary)



# Grants and Contributions = \$874,000



- LSA Grant Award = \$300,000 (expires June 2014)
- H2O PA Grant Award = \$225,000 (expires June 2013)
- PaDEP Planning Grant = \$10,000



- **Total Grants = \$535,000**

(94.4% applied to Component C to reduce cost to connect)

- Peters Twp Design Contribution = 30%, about \$17,000
- Peters Twp Paving Contribution = about \$30,000
- PTSA Component A Contribution = \$292,000

- **Total Contributions = \$339,000**

- **Balance to Recover through Fees = \$500,000**



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# Project Status



- PaDEP Planning Approval – November 2009
- Rights of Way (3) Acquired to Construct Component A
- Component A Bid and Awarded subject to Permits
- Rec'd PennDOT, WCCD, and PaDEP Permits
  - Final PaDEP WQM Part II Permit Pending
  - Construct Component A this October/November
- Components B and C will be bid and constructed as soon as right of ways are obtained
- Targeting January 2012 Bid to get best bid prices





# Project Status (cont).

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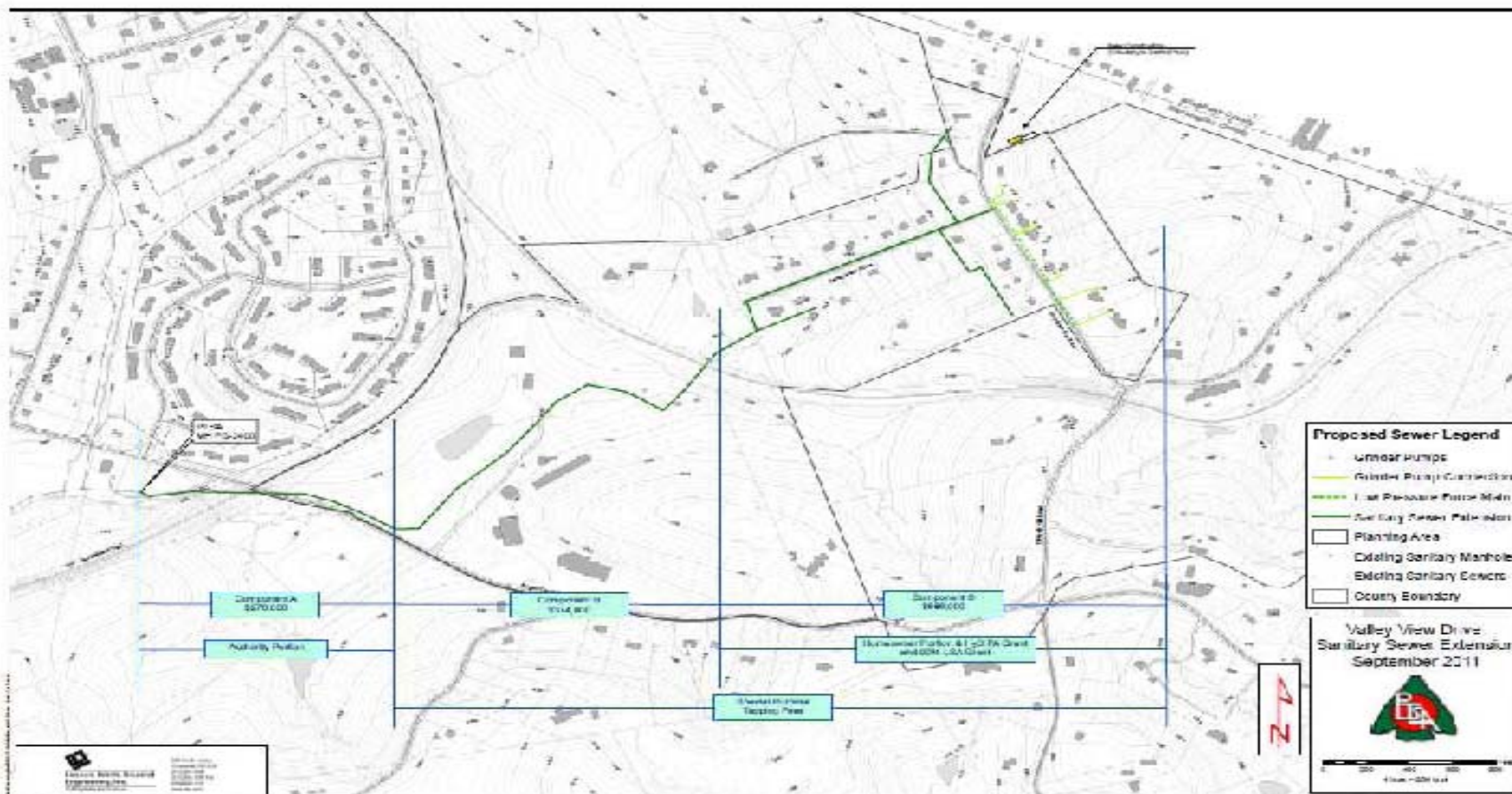


## ➤ Steps Moving Forward

- Complete ROW Acquisition for Component C
- Borrow remaining \$525,000, either PENNVEST or bank
- Submit Borrowing Application November 2011
- Bid Project – January 2012
- Initiate construction – March - April 2012 +/-
- Finish Construction – Nov. 2012 (Grant Required – June 30, 2013)



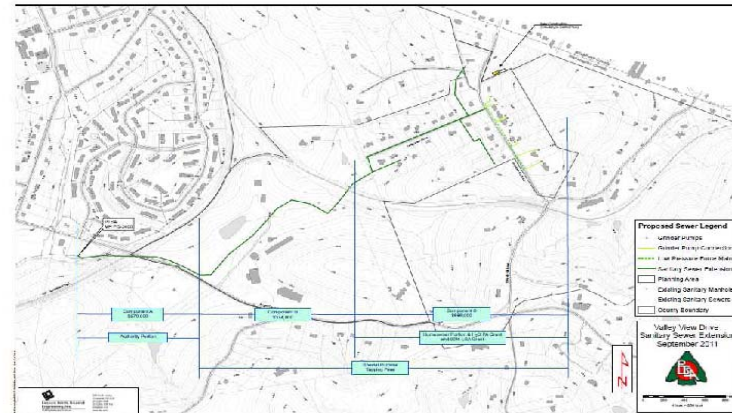
# Conceptual Financing/Phasing Plan



# Final Alignment



## Component C (Mounted Drawing)



# Gravity vs. Low Pressure

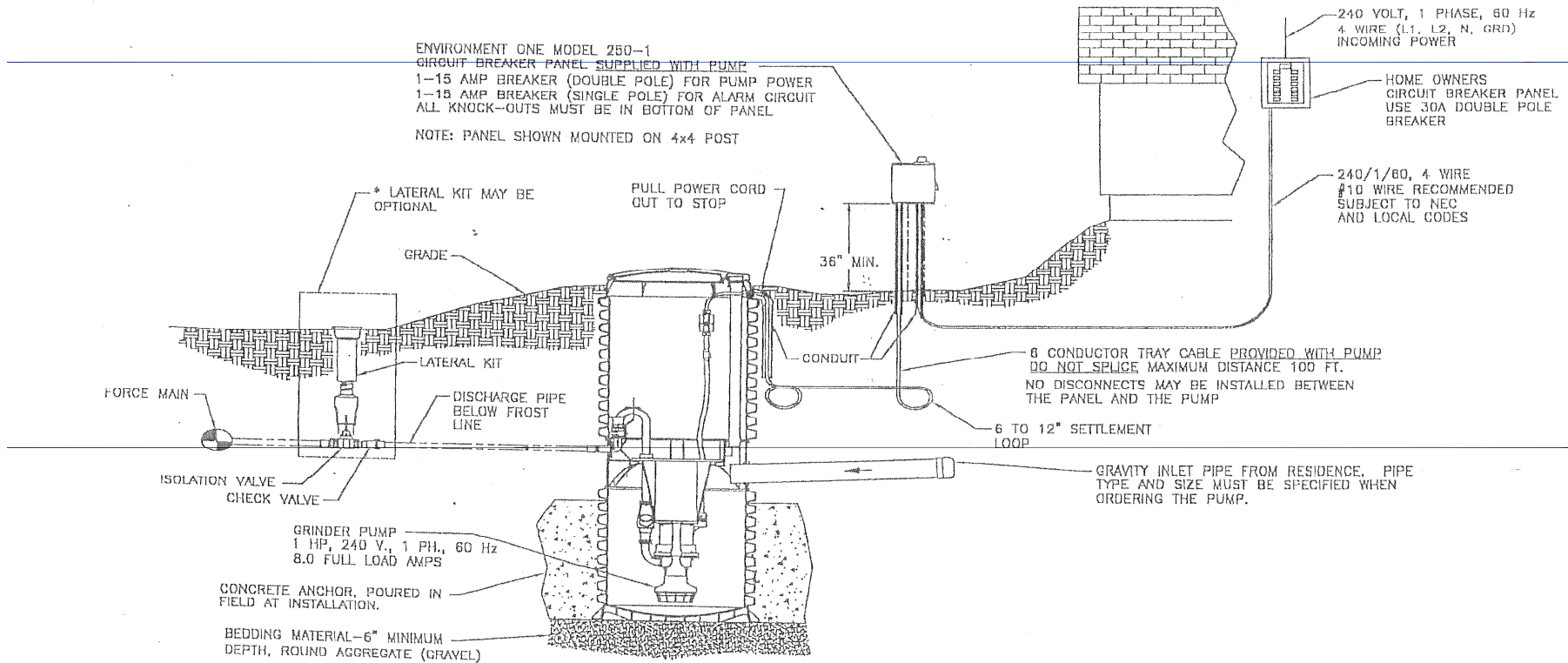
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- Design is primarily gravity – augmented with 7 individual grinder pumps (or low-pressure sewer) on northerly side of Irishtown Road Extension (Piney Fork Watershed of Peters Township).
- Low-pressure sewer application common – PTSA Building
- Minimally intrusive during construction
- Convenient for property owner service lateral construction
- Negligible Electric cost – property owner responsibility
- PTSA will install Grinder Pump and low-pressure sewer lateral
- Property owner will own and maintain Grinder Pump



# Low Pressure Cross Section



# What to Expect During Construction



- Substantial property disruption
- Dirt and mud
- Valley View Drive dug up, and temporarily blocked
- Property restored by contractor
- Videos taken before construction
- Engineering inspector present throughout construction to monitor work
- Special concerns alert engineering inspector or call Jim Miskis cell 724/263-7166



# Rights-of-Ways and Easements



- Need 20 Rights of Way/Easement
- Should have received letter/draft agreement
- Total compensation offered for rights of way: \$18,000
- Part of project cost, so Special Purpose Tapping Fee goes up by  $\$18,000/42 \text{ lots} = \$482$
- Authority will not negotiate regarding compensation
  - Treat all homeowners the same
- Will establish October 7, 2011 to have agreements executed.





# Rights-of-Ways and Easements



- After October 7, 2011 acquire by eminent domain
- Property owner would have to argue before a Board of View why they are entitled to additional compensation
- All costs associated with the process are project costs and will significantly drive up the Special Purpose Tapping Fee
- Your neighbors will be paying for anything gained
- If all property owners grant the rights of way without the financial waste of the eminent domain:
  - I will personally plead to the Authority Board to apply the \$30,000 in grants applied to Component B to be applied to Component C
- Ivy Lane residents granted right of way for \$1. Board responded by \$1,000 credit to each assessment



# Bottom Line: What does this mean to me?



- Patience during construction
- Connection Fees – Estimated Total Fees \$8,400
  - Estimated Special Purpose Tapping Fee
    - Component “B” = \$1,100
    - Component “C” = \$4,100
    - Estimated Total = \$5,200 \*Payment plans can be made available
  - Base Tapping Fee = \$3,200
- Building Lateral Construction (from House to Main or to Grinder Pump)
- Abandonment of Septic System



## Bottom Line: (Cont)



### ➤ Financing Options for Connection Fees

#### – PTSA Payment Plan for the Special Purpose Tapping Fee (SPTF)

- Proposed terms equivalent to the PTSA's Borrowing for the project
  - Currently evaluating a Charleroi Federal Bank Loan – 15-yr – 4%
- Structure of Loan – A lien is placed on the property to secure the loan
  - Payoff required if the property is sold, but not for refinancing
  - Borrowing can be up to the total SPTF – estimated \$5,000-\$5,500
  - Term : 15-yrs Interest: 4% Monthly Payment : \$38.72 to \$42.45

#### – Charleroi Federal Bank for the Base Tapping Fee/Bldg Lateral/Septic .

- Is in the process of establishing a loan program for the project

#### – Washington County Home Rehabilitation Loan Program

- For Property Owner's meeting the maximum income guidelines



## Bottom Line: (Cont)



- Sewer Service Fees - Once the dwelling is connected to the sewer system you will be responsible for an on-going sewer service fee.
  - This fee is comprised of the following 2 components:
    - Minimum Service Charge (regardless of volume of water consumed)
      - Monthly Fee -\$10.33
    - Metered Sewer Use Charge based upon the volume of metered water supplied to the customer.
      - The current rate is \$5.05/1,000 gallons of metered water consumed. Expected increase for 2012 between 5-8%
  - **Total Monthly Sewage Bill**
    - Based on 3,000 gallons -  $\$10.33 + (3000/1000) * 5.05 = \$25.48$
    - Based on 5,000 gallons -  $\$10.33 + (5000/1000) * 5.05 = \$35.58$
- More information regarding the fees can be found on the Authority's website at [www.ptsaonline.org](http://www.ptsaonline.org).



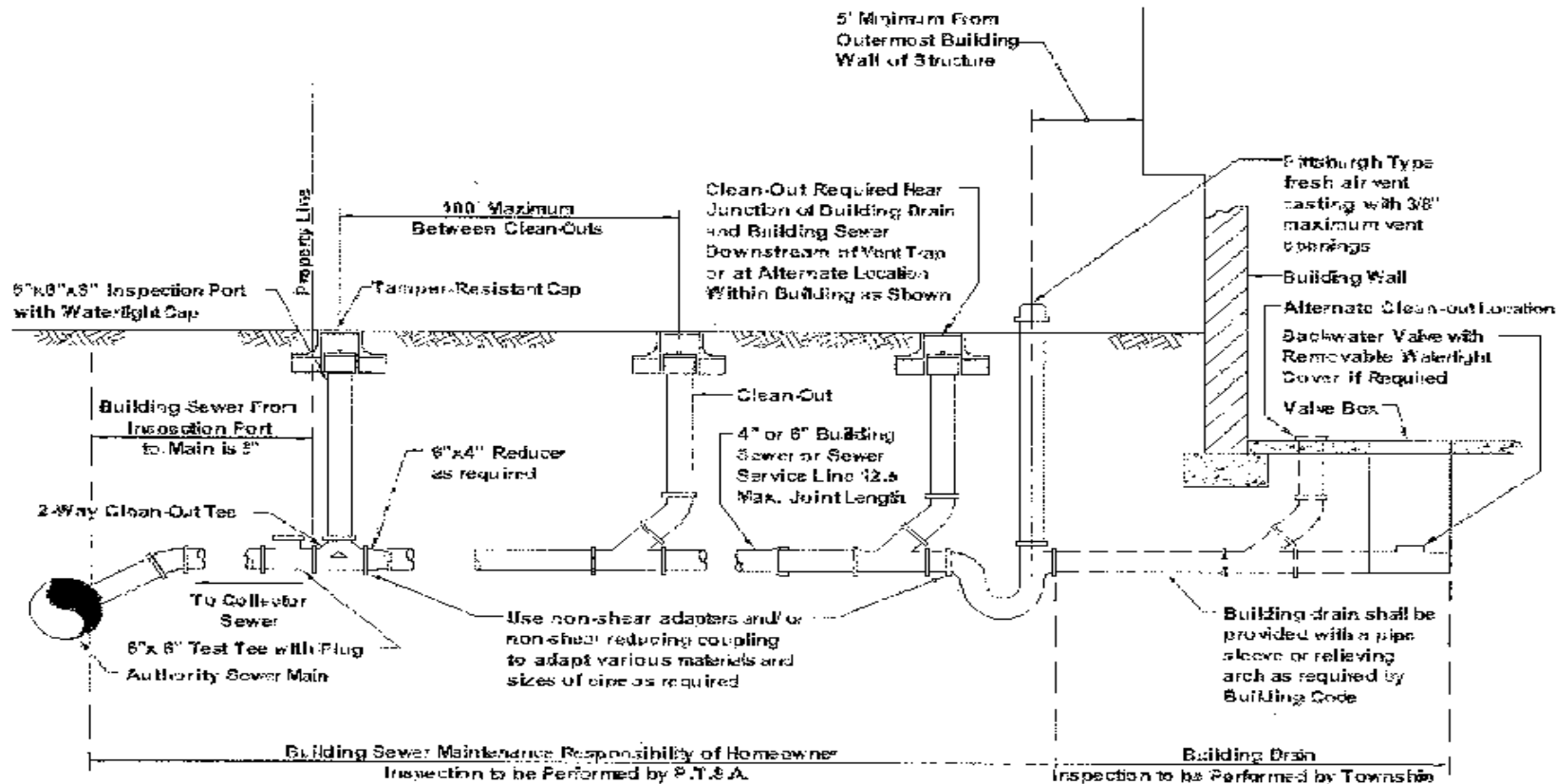
# Comparison to Other Developments



	Park Place	Spring Meadow	Moccasin	Overlook (w/pump st)	AVG	Public Ivy Lane	Public VV Drive
Construction	\$85,000	\$113,000	\$71,200	\$375,000			
Eng/PTSA	\$13,000	\$17,000	\$16,000	\$21,000			
Eng/Design (15%)	\$12,500	\$17,000	\$10,680	\$53,000			
SubTotal	\$110,500	\$147,000	\$97,880	\$449,000			
Lots	12	25	8	27			
Cost/Lot to Construct Sewers	\$9,200	\$5,880	\$12,225	\$16,630	\$10,984	\$5,200 \$6,200 (CPI Adj)	\$5,200
Tap Fee	\$3,250	\$3,250	\$3,250	\$3,250		\$3,000	\$3,200
Sewer Lateral	\$1,500	\$1,500	\$1,500	\$1,500		\$2,000	\$2,500
Total Cost to Obtain Sewage	\$13,950	\$10,630	\$16,975	\$21,380	\$15,733	\$10,200 \$11,200 (CPI Adj)	\$10,900



# Lateral Construction



Revised- April 2004		
PETERS TOWNSHIP SANITARY AUTHORITY 111 BELL DRIVE McMurray, PA 15317-3153		BUILDING SEWER FIGURE 1A
Not to scale	August 2002	Standard Detail

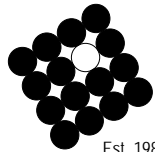
**Q/A**

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# **Group Discussion/ Questions and Answers**

# Break Out Session



Est. 1985

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