



## WAYNE COUNTY COMMISSIONERS

Jim Carmichael ★ Ann M. Obrecht ★ Scott S. Wiggam

### **BATDORF ROAD / SCENIC HEIGHTS UPDATE**

June 18, 2010

Dear Wooster Township Residents:

As you are aware, the Wayne County Combined General Health District Board of Health requested that the Ohio EPA conduct an Unsafe Water Supply Investigation on the Scenic Heights/Batdorf Road area in 2006. Ohio EPA's investigation results indicated that the geological setting within the study area is sensitive to ground water contamination from household sewage treatment systems.

In February of 2007, the Ohio EPA issued Findings and Orders to the local political jurisdiction, the Board of Wayne County Commissioners. The Ohio EPA orders mandated the Commissioners to submit a plan that would rectify the environmental concerns of the study area.

In April of 2007, the Commissioners met with the residents of the affected area to discuss possible solutions and responses to the Ohio EPA's Findings and Orders. The best and lowest cost solution was to install a centralized sewer system that would connect the area to Wooster City's sewer system. This solution was accepted by the Ohio EPA.

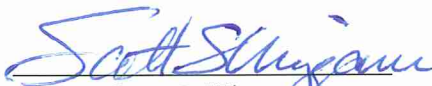
On June 2, 2010, the Commissioners adopted a resolution declaring it necessary to proceed with the proposed sewer improvement project in the Batdorf Road/Scenic Heights area for the preservation and promotion of public health and welfare. The project, if adopted, will be funded in part by grants obtained from the U.S. Department of Agriculture and the Ohio Public Works Commission. The remaining cost of the project will be financed by special assessments that will be levied and collected from the property owners within the Batdorf Road/Scenic Heights improvement area. If you received a copy of this letter, you are included within the area that will be assessed.

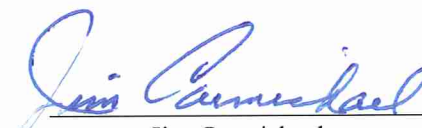
It is currently estimated that the assessment will be \$10,640 per parcel. We will make every effort to reduce this assessment. This is only an estimate; the actual assessment will be based on actual project costs.

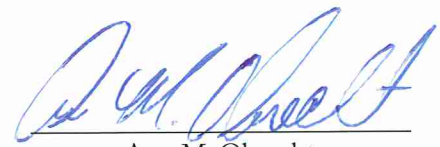
You can review the plans, specifications, estimate of costs, and tentative assessment amounts, at the Office of Environmental Services, 428 W. Liberty St., Wooster, between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, where they are kept on file.

If you have questions, please call Environmental Services Director Terry West at 330-287-5476 or you can call our office directly at 330-287-5400. Written objections to or endorsements of the proposed improvement project can be filed at the Office of the Wayne County Commissioners for a period of up to five days after the hearing, which is scheduled for Monday, July 19, 2010 at 9:00am in the Commissioners' Meeting Room, 2<sup>nd</sup> Floor, Administration Building, 428 West Liberty Street, Wooster.

Sincerely,

  
Scott S. Wiggam

  
Jim Carmichael

  
Ann M. Obrecht

/bac

/cms/wastewater project - batdorf road/batdorf update 6 18 2010

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# INSTRUCTIONS TO PROPERTY OWNERS

## SCENIC HEIGHTS SEWER PROJECT

The following instructions are provided to assist affected property owners in the area of Scenic Heights who wish to attend the Public Hearing scheduled for July 19, 2010.

### HISTORY

In 1968, the Board of Wayne County Commissioners created the Killbuck South Sewer District to provide sewer services to a portion of Wooster Township. In a series of agreements with the City of Wooster, the County agreed to construct a collection system that conveyed the sewage to the Wooster City Waster Water Treatment Plant. The City of Wooster, in turn, agreed to treat the sewage and bill each residential customer the rate charged to residents of the City based upon an assumed water consumption of 220 gallons per day.

In 2009, the boundaries of the Killbuck South Sewer District were redrawn to include Scenic Heights, an area which the Ohio EPA mandated treatment of sewage from 130 households because of a public health concern. The 2009 agreement adopted a new rate structure: effective 1/1/2010, the monthly charge for un-metered residential customers increased to \$39 per month based on the EPA-recommended rate of daily water consumption of 400 gallons. In addition, the City of Wooster is allowed to increase monthly charges as long as the increase is the same percentage increase paid by City residents.

### RESOLUTION OF NECESSITY

On June 2, 2010, the Wayne County Commissioners adopted a resolution declaring the necessity of the Scenic Heights sewer project and authorizing the plans and specifications. These detailed plans and specifications include an estimate of the total cost of the project and a tentative assessment for the information of the property owners. At present, the Wayne County Commissioners will be able to use funds from the United States Department of Agriculture to defray a portion of the cost of the sewer projects, reducing the amount of the assessment to each property owner.

### PUBLIC HEARING

The Board of County Commissioners will hold a public hearing on **July 19, 2010, at 9:00 AM**, to hear all parties whose properties are proposed to be assessed. The Board will take written objections at the hearing and for a period of five days after the completion of the hearing. Affected property owners – those whose property is proposed to be assessed – may object to the proposed improvement, its character, the boundaries or the tentative assessment. A notice has been sent to each affected property owner specifying the tentative assessment. A property owner may file with the Board a **request for deferment** of the collection of the proposed assessment.

## REQUEST FOR DEFERMENT OF ASSESSMENT

A request for deferment must be in writing and must:

- **identify the property in connection with which the request for deferment is made**

the property may be described by address, or by the permanent parcel number assigned by the county auditor; and by the name of the current owner

- **describe its present use**

residential, vacant land, or other

- **state its estimated market value, showing separately the value of the land and the value of the buildings thereon**

these figures may be obtained from the property record card maintained by the county auditor or from a state certified appraiser

- **state the reasons why a portion of the assessment should be deferred**

In determining whether it is inequitable to certify an assessment for immediate collection upon completion of the improvement, the Board shall consider as significant the following factors:

1. whether or not the property is presently unimproved;
2. whether or not it is being used for farming or agricultural purposes;
3. the extent to which it is in immediate need of sewer service;
4. whether the tentative assessment is a disproportionately high percentage of the estimated market value of the property after the improvement will have been completed.

- **state the amount to be deferred**

provide a dollar figure for the amount to be deferred

All requests for deferment of the collection of the assessments shall be considered by the Board before it adopts its resolution to proceed with the construction of the Scenic Heights Sewer Project. If the Board orders any part of any assessment to be deferred for collection, the list of tentative assessments will be revised. The decision of the Board on any request for deferment is final.

## **IMPROVEMENT RESOLUTION**

After the expiration of the period of five days following the public hearing on July 19, 2010, the Board will either amend the plans or ratify the plans. After the Board has ratified either the original plans or the plans as amended, including the character and termini of the sewer project, the boundaries of the assessment district and the tentative assessment, the Board will adopt a resolution known as the improvement resolution which will declare the determination of the Board to proceed with the construction of the sewer improvement provided for in the resolution of necessity which the Board adopted on June 2, 2010.

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