

**15. What if I recently put in a brand new, compliant system?**

You will be still required to hook up to the sewer line. One of the main reasons for the project is the inability for on-site systems to function properly in the rocky lake area. Many of those that do work properly only do so for a certain amount of time. A sewer line increases the value of the property whether there's an existing septic system or not. Mandatory hook-up is required to make the project feasible.

**16. Does the project include water service too?**

No. In most cases water and sewer lines are required to be separated by as much as 10 feet. It would be almost like doing 2 projects and would add too much cost to the project. Wastewater service projects are also much easier to find funding for due to the associated health issues.

**17. Will the new sewer service line run from my existing septic tank or will it hook directly from my house?**

Each connection will require a grinder pump station near the home/cabin. In many cases the existing septic tank will be removed and a grinder station will be placed in the same location. This is the least disruptive way to install a grinder station. In other cases it may be necessary to make adjustments to the house sewer. Wastewater is pumped from the grinder station to the main line. Once it reaches the main line a series of pumps will move it to the wastewater treatment plant.

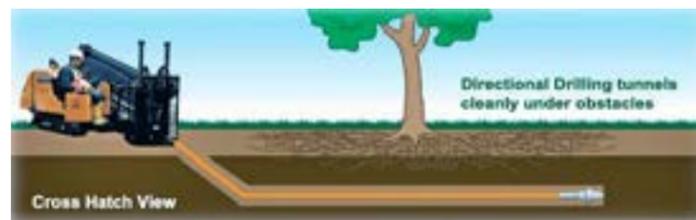


**18. If I'm thinking of subdividing my lots, should I do it now or wait until later?**

If you are looking at subdividing lots within the project area you should contact an SEH representative. The sanitary sewer design will provide service to the additional lots provided you have completed the preliminary plat stage of the subdivision process. One thing to keep in mind is that the Koochiching County Shoreland Ordinance allows for smaller lot sizes in areas with sewer service.

**19. Will there be a lot of blasting and tree removal?**

This project will utilize directional drilling technology wherever feasible, although, there will be some blasting. Most of the pipe in the Jackfish Bay Sewer Project was installed via directional drilling, which minimized the blasting of rock. Directional drilling is a method of construction that allows pipes to be installed underground with minimal disruption to the surface. Pipes can be installed through rock, under roads and beneath trees without impacting the surface.



**Who do I contact if I have more questions?**

**Randy Jenniges**  
SEH Project Manager  
rjenniges@sehinc.com  
320-229-4378

**Jason Chopp, PE**  
SEH Project Engineer  
jchopp@sehinc.com  
218-305-4733

**Dale Olson**  
Koochiching County Environmental Services  
Department (ESD)  
dale.olson@co.koochiching.mn.us  
218-283-1157



**Island View  
Sanitary Sewer Project  
Koochiching County  
Frequently Asked  
Questions**

*Public Hearing Date:  
August 30, 2016*



# PROJECT DETAILS



## 5. How much is this going to cost me?

**\*Please note that the following debt service numbers are based on engineer estimates. Although they are expected to be very close, they may not be exact.**

What is an EDU?

EDU is an acronym for Equivalent Dwelling Unit. A home or cabin is usually considered one EDU. Commercial businesses are assigned a specific number of EDUs based on the type of business, estimated number of water use fixtures, wastewater strength, etc. EDUs are not based solely on water use; however this is something that can be considered in the process.

The portion of the project that is not covered by State and Federal Grants will be financed through a loan by the county. This debt will be collected over a 20 year period from property owners within the project area by using a combination of property tax assessments and payments to the East Koochiching Sanitary Sewer District (EKSSD). Based on project engineer estimates and the State and Federal funding we have in place, we estimate debt service costs of \$80.00 per month per EDU. In addition to the debt payment, each service will be charged a fee by EKSSD to cover operation, maintenance, administration and treatment of the waste water. Currently this 2nd charge averages \$32.50/month for a total cost of \$112.50/month per service. Once established, debt service costs will remain the same throughout the term of the loan. However, the O&M type fees may vary over time depending on EKSSD costs.

The cost to commercial users will be based on an assigned number of EDUs as described above. The cost per EDU will be the same as the cost to one home. The number of EDUs per business will vary depending on the type and size of the business.

## SPECIAL ASSESSMENTS

### 6. What is a special assessment?

A special assessment is a charge imposed for an improvement that benefits the property. Road improvements often times fall under a special assessment. The special assessment is added to the

property tax until the project has been paid for. Sewer lines, water lines and roads are some examples that usually receive a special assessment. They increase the marketability and value of the property.



### 7. What are my options for paying this special assessment?

Residential and commercial properties can a) opt to pay the entire assessment right away, b) pay part of the assessment right away and place the rest on a payment schedule on their property tax statement, or c) have the entire assessment placed on their property tax statement.

### 8. How long do I have to pay this special assessment?

The numbers that have been used are based on repayment of a 20 year loan. If bids come in higher than estimates a longer term loan or other changes to the project will be considered. Either way, once the loan is paid off, the debt service assessment would end.

### 9. What if my lot is vacant? Would there be a special assessment?

There are a number of factors that will play into whether or not vacant parcels are assessed. The plans allow for stubs to be placed at many of the vacant parcels. This allows for easier connection at a later date. Due to wetlands, geology or other factors, some parcels are not considered developable and therefore will not be provided with a stub. Stubbed parcels do benefit from the project so may be charged a small fee.

### 10. If this special assessment is put on my property taxes and in the future I decide to sell my home, what do I have to do?

Special assessments are transferred at the time of sale; however, the terms of sale differ between mortgage lenders, real estate agents, and title companies. Typically, the seller is required to pay off any outstanding assessments prior to the sale. If you are considering selling your home or business you should consult with your mortgage holder and real estate agent about the assessment.

# GENERAL QUESTIONS

### 11. I only use my property on a seasonal part-time basis, will I pay as much as someone who is full time?

The residential special assessment is a flat charge for each wastewater connection regardless of use. However, those residents that only have use during a certain portion of the season (summer) can apply for a reduction in monthly operation and maintenance fees during non-use (winter) periods, not to exceed 6 months.



### 12. What if I plan to build in the next few years?

If you obtain a building permit from the county for a residential or seasonal dwelling before the sewer construction reaches your area, then the sewer service line can be installed to where the home will be built. You must have a plan in place as to where the home, driveways and outbuildings will be located. Building permits are good for 2 years, so any plans more than two years into the future will not be included in the project.

### 13. Will it be mandatory to hook-up?

Yes, if the property is within 300 feet of the sewer line.

### 14. What if my current sewage treatment system is non-compliant? Do I have to make repairs now or can I wait?

The County is giving some leeway for repair of non-compliant systems. They understand the financial difficulties that would go with installing a new system now, then be required to hook up to a sewer line not too far down the road. However, if your system is leaking and is an Imminent Threat to Public Health (ITPH), it needs to be fixed.