

The purpose of these project guidelines is to achieve reasonable user rates through lower construction, operational, and maintenance costs for utility management organizations (UMO) providing the sewer utility services.

**1. Service Lines/Septic Tank Closing:**

Rural Development will provide only loan funds for service lines and septic tank closing. Some septic tanks are in inaccessible locations and cannot be closed. The UMO should coordinate the placement of the service line.

Some methods to achieve the lowest cost for service lines are:

- A. General contractor will bid the service lines as an alternate with the collection system. This alternate may or may not be awarded depending on the bid amount.
- B. Allow local contractors to bid service lines separately from the rest of the project. This allows local contractors to bid on a portion of the project.
- C. Allow each property owner to contract with plumbers directly. Project funds will be used to reimburse the property owner up to the agreed allowance for actual cost incurred.

If a sewer service line is installed by the UMO, the property owner should be responsible for all seeding, sodding, plantings, trees, some driveways and sidewalks, and/or anything along the service line associated with the installation of the sanitary sewer service line. The use, operation, repair, maintenance, and replacement of the building sewer service line from the building to the main line sewer connection shall be the responsibility of the property owner.

**2. Feasibility of Service:**

All buildings within 200 feet of a sewer collection pipe that have plumbing services, by State Code Chapter 69, are required to connect to the public sewer system under a time frame established by the County Health Department. However, State law does not require a UMO to serve all buildings/properties with a public sanitary sewer. Therefore, if the cost to provide sanitary sewer service is not feasible, sewer service may not be provided to all properties within the corporate limits. A UMO may elect to serve properties outside the corporate limits if it is feasible.

Feasibility of service to remote buildings/properties will be evaluated considering issues such as:

- A. Construction and operation & maintenance costs. The property owner may be asked to pay the construction cost above the average cost of the collection system cost if the property owner requests service.
- B. Evaluate if existing wastewater systems on remote properties are causing a health problem to other properties in the community.
- C. On-site systems may be used in place of a central collection system at the UMO's option with ownership, operation and maintenance responsibilities by the UMO.

3. Basement sewer service:

The objective is to collect the wastewater leaving the property and transport it to the central sewer system. Each property owner will be surveyed for where the sewer leaves the building and the depth. The survey will ask if the building has a basement and if there are toilets, sinks, or showers in the basement. Project funds will only support providing basement service to buildings with existing toilets, sinks, or showers in the basement. Basement gravity sewer service is not always feasible therefore, individual pumps are sometimes used. The cost of the pump will be included in the project funding. The UMO should determine whether the responsibility for the operation and maintenance of the pump will be the property owner or UMO. Electrical power for the pump will come from the property it serves. The electrical expenses will be the property owner's responsibility. Damage caused by pump failure needs to be addressed as to whether the property owner or UMO is responsible. The responsible party shall be identified in the user agreement and ordinances.

4. Vacant Lots / Non User Service Line Stubs:

The cost for service line stubs requested by the property owners of vacant lots shall be paid for by the property owner prior to construction.

5. Individual Pump systems:

These systems typically have an individual pump at each property for the collection of the wastewater. Each property owner will install an electrical disconnect box on the outside of the building to which the pump will be connected. The cost of installing the disconnect box shall be the property owner responsibility. The pump can be placed at various depths to serve the building. Typically, the station is 7-feet deep for buildings with an onsite septic system. If the property owner wants the ability to have basement sewer service, the pump can be placed deeper at the property owner's cost.

6. Easements:

All users who benefit from the system are expected to provide sewer main easements at no cost to the project. The exception is for force mains and trunk lines to the treatment site. These lines typically do not have any users on them and typically a fee is paid for the easements. Easement costs are typically project eligible costs.

7. Sealcoat Streets:

Sewer trenches have some minor settlement in the first year. This minor settlement does affect a newly seal coated street surface. The rock on the streets will be replaced as part of the project. The oil on seal coated streets will not be replaced as part of the project funding. We recommend that the streets not be seal coated until after the road has gone through a freeze-thaw cycle. We recommend that Road Use Tax Funds or other UMO funds be used for the seal coating.

8. Water Meters:

All projects will have water meters for billing purposes. Meters are considered an eligible project cost.