



City of Sidney

Steve Rhodes – Utilities Supt.
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March 1, 2025

I & I PROJECT AREA 10
PLEASE READ THOROUGHLY

Dear Property Owner:

In 2012, the City of Sidney adopted Codified Ordinance Chapters 913 and 914. These Ordinances were needed to enable the City to comply with new EPA regulations for inflow and infiltration (I & I).

Inflow happens when clear water or rainwater enters the sanitary sewer system through a direct connection such as a downspout drain or foundation drain/sump pump connection. Infiltration happens when there is a crack, broken pipe or roots in a pipe and ground water enters the system. When I & I occurs in excess, partially treated sewage may be discharged to the river which may in turn cause the City of Sidney to violate EPA regulations.

Upon adoption of Chapters 913 and 914, a program was developed by the City to meet OEPA requirements to reduce the infiltration of clear water into the City's sanitary sewers. This program is explained throughout the enclosed pages.

What this means to you as the property owner:

- 1) You are required at your expense to have the property building drain and building sewer inspected by a professional by April 30, 2026. Included within is an explanation of what the City requirements are for the inspection process.
- 2) The video inspection of your system shall be submitted to the City for its review. The City will issue a report to you, as the owner, whether your building drain and building sewer passed or failed for inflow or infiltration. If inflow or infiltration is detected:
- 3) You will then have until April 30, 2028 to complete the necessary repairs to bring your system into compliance with City Code. If your system passes, there is no further action required.

If you have any questions, please do not hesitate to contact me at the number above, or Utilities Director, Brian Clark, at 937.498.8152.

Respectfully,

Steve Rhodes

Steve Rhodes
Underground Utilities Superintendent

CITY OF SIDNEY CONTACT INFORMATION

Sewer I&I Foreman:

Kent Fogt
Office: 937-498-8786
Email: kfogt@sidneyoh.com

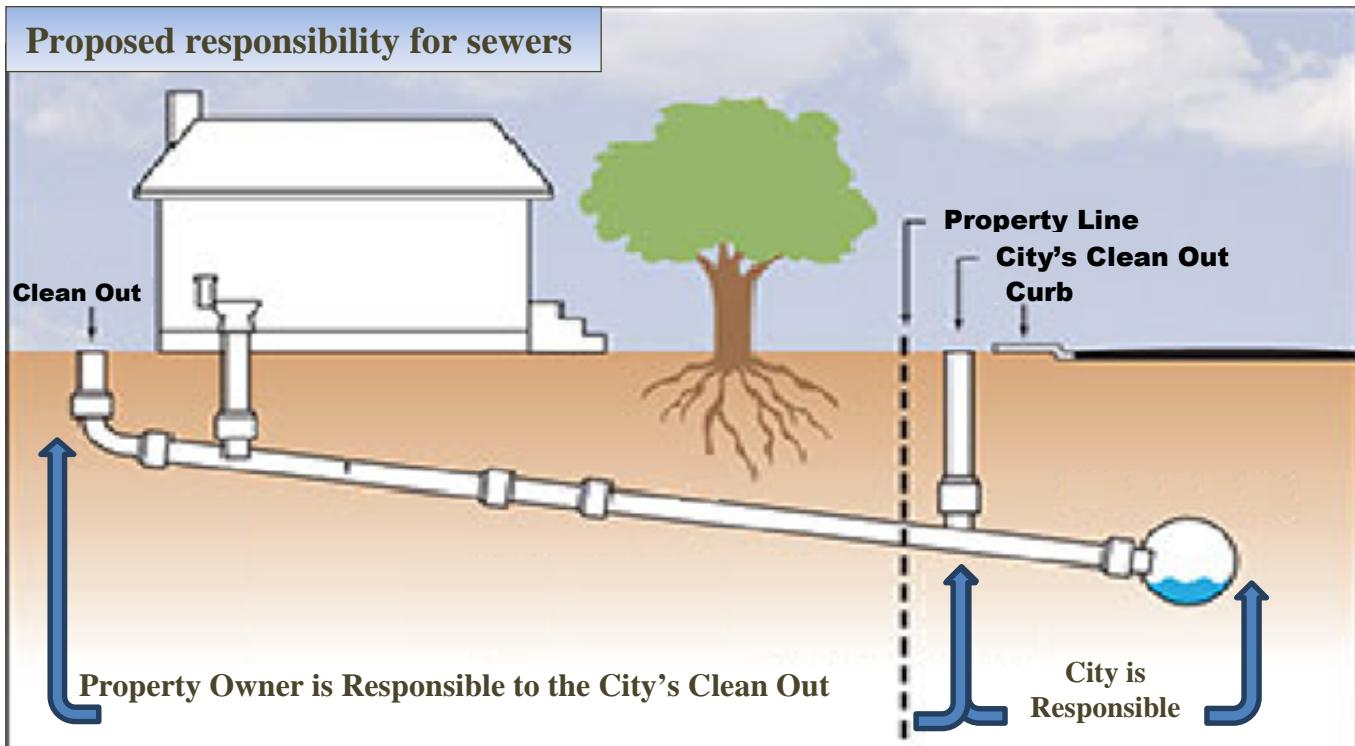
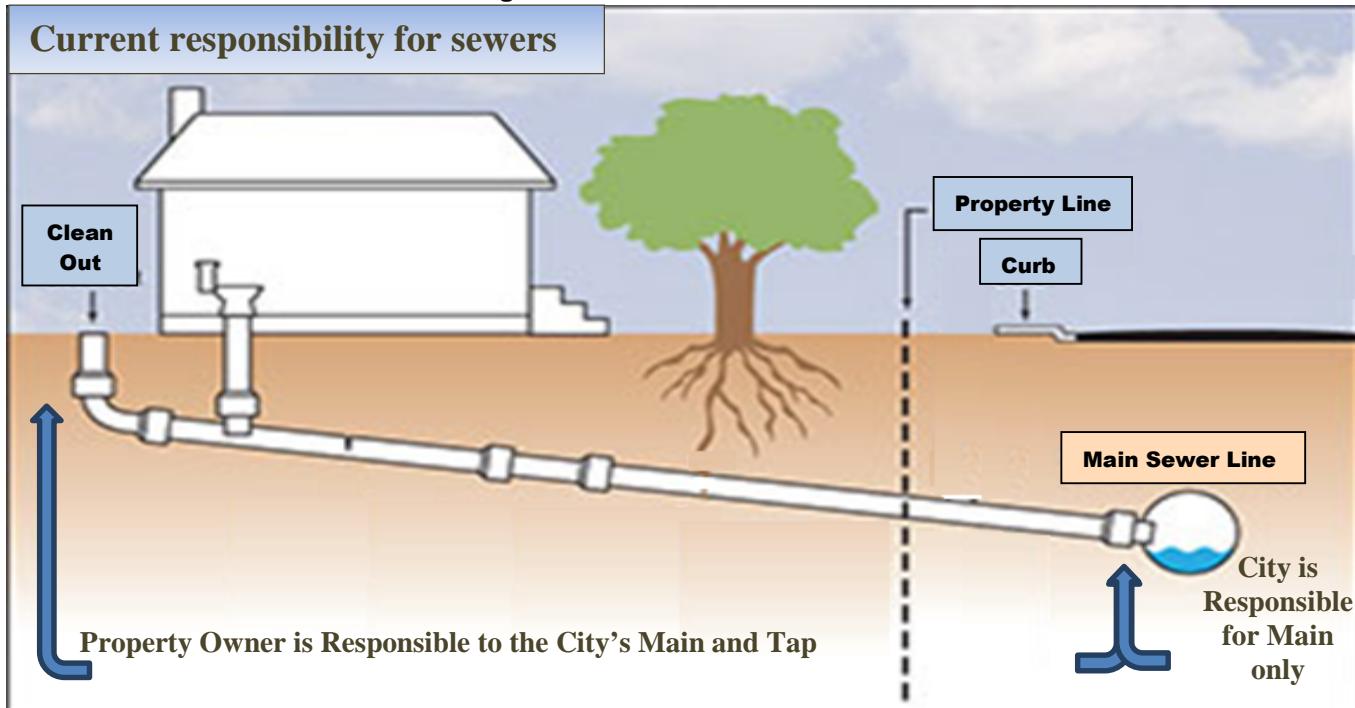
Sewer I&I Inspector:

D.J. Davis
Office: 937-498-8787
Email: djdavis@sidneyoh.com

Underground Utilities Supt.:

Stephen Rhodes
Office: 937-498-8157
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Private Sewer Transfer Program for Sewers Installed Prior to 01/01/2013



Notes: To transfer portion of a private sewer in the right of way to the City, the property owner must meet the following criteria:

- 1) The location of the inspection chamber in the right of way, must be approved by the City unless it is provided as part of a City sewer project and the Utilities Director has waived this requirement.
- 2) All fees must be paid by the property owner unless it is part of a City sewer project and the Utilities Director has waived this requirement.
- 3) The "AGREEMENT FOR TRANSFER OF A BUILDING SEWER IN THE RIGHT OF WAY" (Lateral Transfer Agreement) must be executed by the property owner and recorded with the City.

Note: Sewers connected after 01/01/2013 shall meet the updated standards.

PROGRAM:

Ohio EPA's requirement to eliminate wet weather blending operations at the Wastewater Treatment Plant requires the City to investigate sources of clean water entering the sanitary sewers. Typically, 50%-80% of clean water enters the sewers from private property. Clean water (rain & ground water) that finds its way into a Sanitary Sewer is also called Inflow & Infiltration (I & I).

The City will not be able to meet EPA's requirements without finding and removing clean water from both public and private sewers.

Property owners will be required to have an inspection of their sewer performed to find and eliminate I & I sources. Inspection costs vary depending on site-specific conditions, but are estimated to range from \$200 to \$500. Inspections that identify defects that may allow clean water to enter the sewer will be required to be repaired or eliminated. Property owners that are replacing their sewer are encouraged to contact the City to obtain updated sewer standards.

QUESTIONS:

Why is the EPA requiring the City to do this?

To reduce the impact of untreated wet weather flows on the wastewater treatment plant, the sewer collection system and the receiving body of water from the discharges of the wastewater treatment plant. This will also help to minimize sanitary sewer overflows and water in basement incidents.

How did the City respond to the EPA requirements?

In 2012, the City of Sidney adopted Codified Ordinance Chapters 913 and 914. This ordinance was needed to enable the City to comply with new EPA regulations for the elimination of I & I.

What causes I & I?

Inflow happens when clear water or rainwater enters the sanitary sewer system through a direct connection such as a downspout drain or foundation drain/sump pump connection. Infiltration happens when there is a crack, broken pipe or roots in a pipe and ground water enters the system.

Why is I & I detrimental to the City?

When I & I occurs in excess, partially treated sewage may be discharged to the river which may, in turn, cause the City of Sidney to violate EPA regulations. Ohio EPA is also requiring the City to expand its wastewater treatment plant to handle flows that are more than 8x our normal flows at a cost of over \$32 million dollars. This cost must be absorbed by the users/customers of the system.

Does the City have a Program in place?

Adoption of Chapters 913 and 914 created a Program for the City to reduce the I & I of clear water into the City's sanitary sewers. This Program includes an extensive program for the City to televise, grout and seal 15,000 to 20,000 feet of City-owned sewer annually. At the same time, efforts will be taken to reduce, if not eliminate, I & I from private residences within the City. Private property I & I can contribute as much as 50%-80% of the total I & I in the City's sewer system. The City's goal is to investigate 400 – 500 private homes annually to determine whether I & I from these homes is getting into the City's sanitary sewers.

Why do I have to do anything?

As previously stated, private property sources can contribute as much as 50% to 80% of I & I in a system. By getting the property sewer inspected and removing any clear water connections that may be in the system, I & I will be reduced into the sewer collection system.

What responsibility does the property owner have?

- Each property owner will be required to eliminate any source of I & I from their property sewer lateral at the owner's expense.

- The property owner is required to have the building drain and building sewer inspected by a professional by April 30, 2026. You will then have until April 30, 2028 to complete the necessary repairs to bring the property system into compliance with City Code.
- An Agreement must be signed and filed for record in the Office of the Shelby County Recorder if the property owner wants the City to assume ownership of the portion of the lateral in the right-of-way including under the road.
- If the right-of-way portion is signed over to the City, a City approved inspection chamber is required to be installed in the right-of-way at the property owner's expense. The cost to the owner is \$170 for a 6" chamber, plus a \$50 fee for filing the Agreement at the Shelby County Recorder's Office. The City will assume future responsibility for the maintenance of that chamber as well as that portion of the sewer lateral from the inspection chamber to the sanitary sewer main.
- Once all work is completed and the building drain and sewer are deemed in compliance of the I & I Program, no additional inspections will be required unless this property is identified in the future as a contributor to I & I into the City's sewer system.

What is this going to cost?

The cost can vary depending on circumstances, ground conditions and the length of the sewer lateral, but can range from \$0 to \$8,000 as an estimated range of costs.

Is there a benefit to the property owner in signing the Agreement?

Yes. The most costly portion of any sanitary sewer repair is often associated with the restoration of paved surfaces. With the City assuming future responsibility for the portion of the sewer lateral that is located beneath paved surface, future costs to you, if any, will be greatly reduced.

What will happen if I do not sign the Agreement?

You will remain responsible for future repairs to the entire building drain and building sewer. You will still be required to have the inspection performed and subsequent repairs made following a failed inspection.

Is there an appeal process?

There is not an appeal process.

Can I get any assistance in paying for needed repairs?

The City has allocated a portion of the federal Community Development Block Grant Program (CDBG) monies it receives toward assisting low to moderate-income families with paying for required repairs.

The City has also established the I & I SEWER LATERAL INSPECTION LOAN PROGRAM. With funds being limited, the City encourages property owners to complete the application as soon as possible to see if you qualify. Applications for the Community Development Block Grant Program (CDBG) and the I & I SEWER LATERAL INSPECTION LOAN PROGRAM are available by contacting the City's Community Development Department.

Will anything be done to lower my sewer bill?

The City continues to negotiate with Ohio EPA to get credit for our I & I program to help reduce the cost of improvements necessary at the wastewater treatment plant related to I & I flows. If the City is successful, this may help to reduce the EPA fee portion of your water and sewer bill which is related to reduction of I & I. The sewer portion of your bill will not decrease due to these efforts. That portion of your bill is the cost to maintain the sewer system and wastewater treatment plant and is based on your water usage as a property owner.

Who can I call to do the required inspections, video, and needed repairs?

A list of approved plumbers and contractors are included.

I & I Construction Process/Recommendations

1. The City of Sidney recommends property owners contact several contractors from the enclosed, approved list to quote the video inspection portion of the project.
2. When a failed inspection report is received from the City, again contact several contractors from the provided list to quote the repair work.
3. When a passing inspection report is received from the City, no further action is required.
4. Within the contract details for work being completed, specify who will be responsible for maintaining the construction site to the City of Sidney Construction and Design Standards.
5. Practice safety measures around the construction site during and until work is 100% complete, including sidewalks.
6. Sidewalks that are disturbed during the construction process, must be repaired/replaced within 30-days of the completion of the sewer project.



Agreement for Transfer of a Building Sewer in the Right of Way (Lateral Transfer Agreement)

1. **Before a property owner can have an inspection chamber installed in the right-of-way, a Lateral Transfer Agreement must be signed and notarized.** The Agreement form is available at the City Service Center, 415 S. Vandemark Road (behind Fire Station #2). Service Center hours are 7:30 a.m. to 4:00 p.m., Monday through Friday.
2. The property owner will need to provide a copy of the deed for the Agreement. A copy can be obtained at the Shelby County Recorder's Office, Shelby County Annex Building, 129 E. Court St. or the Recorder's website. There is a small fee for copies.
3. Marcie Ludwig at the City Service Center is available to help get the Agreement notarized at no charge. Please call Marcie at 937-498-8117 to schedule an appointment. All parties listed on the deed will need to sign the Agreement. A photo ID is required for signing.
4. If the property is titled in a business name, LLC or other, you must provide documentation as proof you can sign for such.
5. Once the 6" chamber is installed and the Lateral Transfer Agreement is filed at the Shelby County Recorder's Office, the property owner will be invoiced by the City's Revenue Collection Office. If the property is a rental, the owner of the property will be invoiced directly.