



Village of Marblehead, Ohio
Johnson's Island Waterline Project
Project Information Sheet
Updated 6/24/2023

Frequently Asked Questions

Listed below, are questions and concerns commonly expressed about this project, and answers based on information currently known. This list and the answers will be updated as new information becomes known.

To help organize the information, the topics are sorted into the following categories:

- [Funding, Costs, Assessments, Real Estate Taxes](#)
- [Environmental Impacts, Trees, Archaeological Resources](#)
- [Public Input, Involvement](#)
- [Water System, Plumbing](#)
- [Project Development Process, Project Schedule, Project Status](#)
- [Real Estate, r/w, easements, acquisition process, yards, driveways, landscaping, vegetation](#)
- [Construction Process, Noise, Dust, Traffic, MOT](#)

Funding, Costs

What is the total project cost?

The initial estimate for this project, including engineering and construction, is around \$7 Million. The final actual cost will be determined after construction is completed.

The Village will obtain a loan through Ohio EPA to pay for the project and then special assessments will be collected from property owners to repay the loan. Presently, it is the Village's understanding that the loan will have a 30-year term at zero percent (0%) interest.

Who will pay for the project?

Property owners on Johnson's Island will pay for the project through a special assessment. The Ohio Revised Code (ORC), Section 727, provides guidelines for the special assessment process in Ohio. Special assessments are levies imposed on property owners within a specific area to fund improvements or services that benefit that area.

Who will be assessed?

The owners of land parcels or lots that either have a residence or have the potential for a residence.

If I did not sign the petition for water, am I still obligated to pay the special assessment?

In accordance with ORC 727, all the property owners within a designated district (Johnson's Island in this case) whose properties will potentially benefit from the proposed infrastructure improvement, will be assessed.

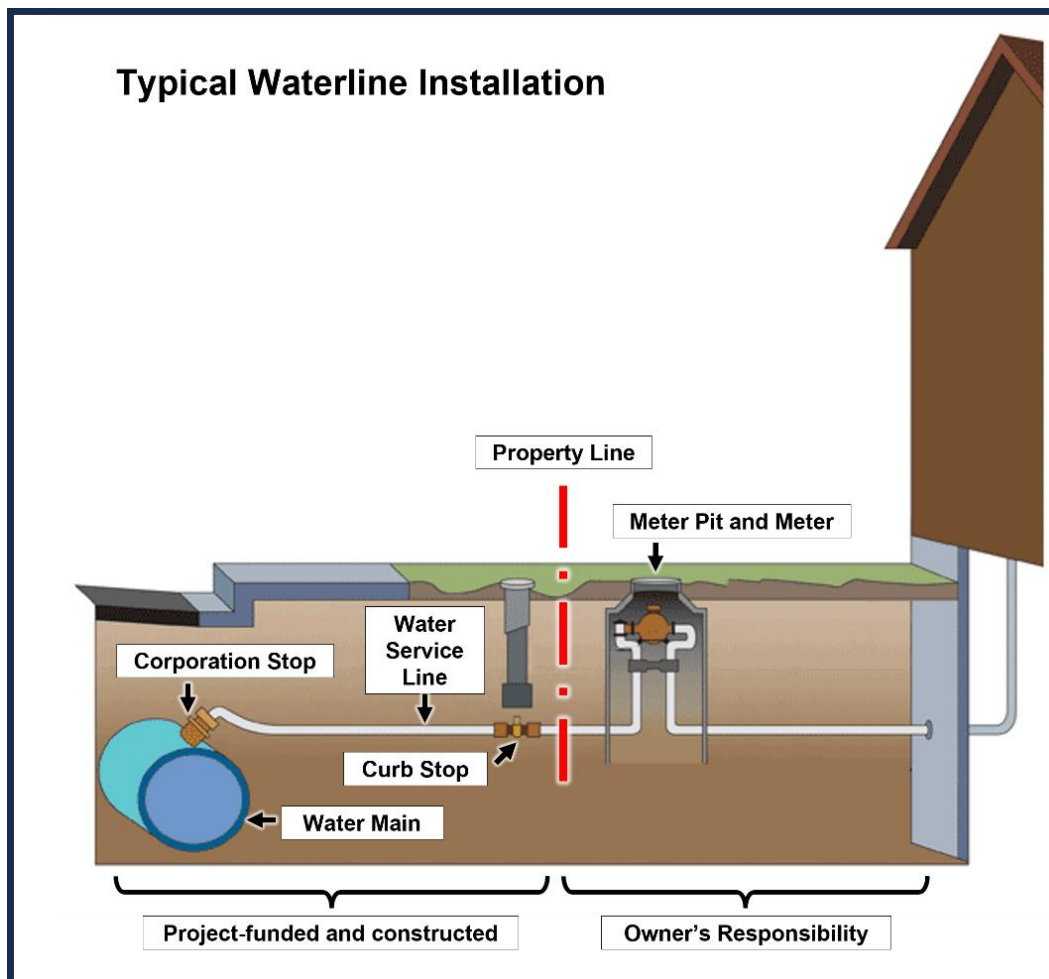
How much will my assessment cost me?

ORC 727 prescribes the process and procedures for determining how much each property owner will be assessed. The project has not progressed to the point where the assessment amounts can be determined. The Village will soon be retaining legal counsel specifically to guide us through this process to assure it is executed properly. At the proper point in time, and in accordance with the state law, each affected property owner will be notified directly about their specific obligation.

Are there any costs in addition to the assessment?

Basically, the project will install the water main distribution line, the tap into the main with corporation stop (a type of shut-off valve), a curb stop (a type of shut-off valve), and the service line from the corporation stop to the curb stop. All of this will be within the road right-of-way. The project will install a curb stop for every land parcel (lot) that either has a residence or has the potential for a residence. The curb stop will be near the property line. All of the aspects described above are included in the total project cost to be paid through special assessments.

The costs for a property owner to extend the water service to their home will be the owner's individual responsibility. Those costs include the services of contractors (i.e. excavating and plumbing), the meter pit and water meter which will be purchased from the Village, any applicable tap fees and plumbing permit fees, and potentially other costs related to decommissioning cisterns and wells.





Example of a curb stop cover at the ground surface

When will special assessments start and end?

This information is not currently known; however, the Village will soon be retaining legal counsel specifically for the purpose of guiding us through this process to assure it is executed properly. Details about the assessments will be shared as they become known.

How much will my monthly water bill be?

The Village bills customers on a monthly schedule. Note that the Village is currently evaluating its consumer water rates which haven't been adjusted since 2009. Thus, the following rates are expected to increase during 2023. The Village's current rate structure is: A base fee of \$27.00 for up to 3,500 gallons, plus \$0.0127 per gallon over 3,500 gallons. Water bills also include a flat \$3.00 fee for future capital improvements.

Environmental Impacts, Trees, Archaeological Resources

Will trees be damaged or removed for the project?

For the most part, the watermain's alignment will be within the existing road right-of-way. Trees standing in right-of-way and in the planned pipeline alignment will be impacted. Tree removal will be minimized to the extent practicable. Trees that need to be removed will be identified in the construction plans. In other cases, the effect of trenching on tree roots will be considered on a case-by-case basis.

What will the wildlife impacts be?

Coordination has occurred with the US Fish and Wildlife Service and Ohio Department of Natural Resources concerning potential effects to plant and animal species, and appropriate avoidance and mitigation measures will be implemented with the project.

Johnson's Island is known for its Civil War historical significance. Will those resources be impacted?

Project coordination has been initiated with the State Historic Preservation Office (SHPO), pursuant to the National Historic Preservation Act, and the project will ultimately need approval from SHPO. The next step in this process will be field studies and documentation by a qualified cultural resources consultant, which will be used for further coordination with SHPO. The field studies are anticipated to occur late June/early July 2023, and will focus on the areas that will be disturbed for the waterline installation.

Public Input, Involvement

Are residents able to vote on whether to allow this project to proceed?

The Village initiated this project following receipt of the petition by Island property owners. Project development is moving forward in accordance with ORC 727. That being said, there are points in the special assessments process when the affected stakeholders will have an opportunity to express their grievances to Village officials. Details about the special assessments process will be provided.

Water System, Plumbing

Will everyone be required to connect to the public water system?

Although the Village does not currently have an ordinance to this effect, the topic could be the subject of future consideration.

Does the Village's water system have the capability of supplying enough water and pressure to the island residents?

Water pressure in the Village's water distribution system is achieved by the water being stored in the elevated water tank (water tower). To maintain water volume and pressure in the system, the Village's goal is to keep the water in the tower at the appropriate level.

What are the household plumbing requirements for connecting to the public system?

The Village has contacted officials in the county health department and the county building department to determine what the rules, fees, and procedures will be concerning household plumbing requirements. This project information will be updated as the answers are determined.

If I connect to the public system, can I still keep my cistern/well?

The Village has contacted officials in the county health department and the county building department to determine what the rules, fees, and procedures will be concerning wells and cisterns. This project information will be updated as the answers are determined.

Project Development Process, Project Schedule, Project Status

This project has been discussed for many years. Why is it taking so long?

Although water service to the Island has long been discussed, various early attempts were met with public opposition and/or lack of support. It was the 2021 petition drive by project advocates that garnered the level of support needed leading to initiation of the project development process.

How soon will we be able to have public water at my house?

This is a complex public infrastructure project with multiple interrelated steps that need to occur in a logical progression. Some of these steps are subject to compliance with various federal and state regulations for which approvals must be obtained from various federal and state agencies. The Village does not control those processes and time frames and we are subject to those agencies for approvals and permits.

The necessary environmental impact studies and coordination with the regulatory agencies has been occurring for this project.

At this point in time, we can only make assumptions about when certain steps will be completed. For example, if we predict that the final permit approval will occur in January 2024, and construction can begin in 2024, then a reasonable estimate for construction completion is in 2026.

Although the entire construction process may take two years for the whole island, it will be possible to install water service to residences as the water main is finished in each project segment.

Real Estate, r/w, easements, acquisition process, yards, driveways, landscaping, vegetation

Will any construction occur on my property?

Generally, the new main distribution line will be located within existing road-right-of-way.

Will my landscaping/shrubs/flower bed be impacted?

Construction is planned to occur within the existing road right-of-way. Any privately installed landscaping or plantings encroaching on the right-of-way may be disturbed or removed by project construction and would not be eligible for compensation or replacement.

Construction Process, Noise, Dust, Traffic

How long will construction take?

It is currently estimated that the entire construction process will take about 24 months to complete.

Construction noise, dust, vibrations?

Waterlines are typically installed at least 48 inches below grade. Trenching operations through the limestone bedrock can be expected to produce noise, vibrations, and dust.

The roads are narrow. How will traffic flow be affected?

Wherever the construction operation is occurring on any given day, traffic will be impeded at those locations. The construction operation will be moving as the pipeline installation progresses around the island. As such, temporary disruptions can be expected which might involve either detouring traffic or controlling the traffic flow through the construction zone. The construction contractor will be required to have a plan for directing traffic.

Will I be able to get in/out of my driveway during construction?

Generally, ingress and egress to properties will be maintained, however, short-term temporary disruptions may occur wherever the watermain installation needs to cross a driveway.

The roads on JI are in poor condition. Will they be fixed with the project?

The purpose of this project and the construction loan from Ohio EPA is to install a public water system. Disturbance of road pavements will be minimized to the greatest extent possible. However, at certain locations where the water main pipeline might need to be located under the existing road, and where service lines need to go across the road to reach customer properties, the road will be repaired as warranted.