



Banta Road/Bluffcrest Court

Septic Tank Elimination Program (STEP)

Project Public Information

October 30th

Presentation Overview

- Septic Tank Elimination Program (STEP) Overview
 - Program Background
 - Program History
 - Current Installation Program
- Enrollment/Payment Options
 - Enrolling vs. Not Enrolling
- Project Specific Information
- Additional Resources

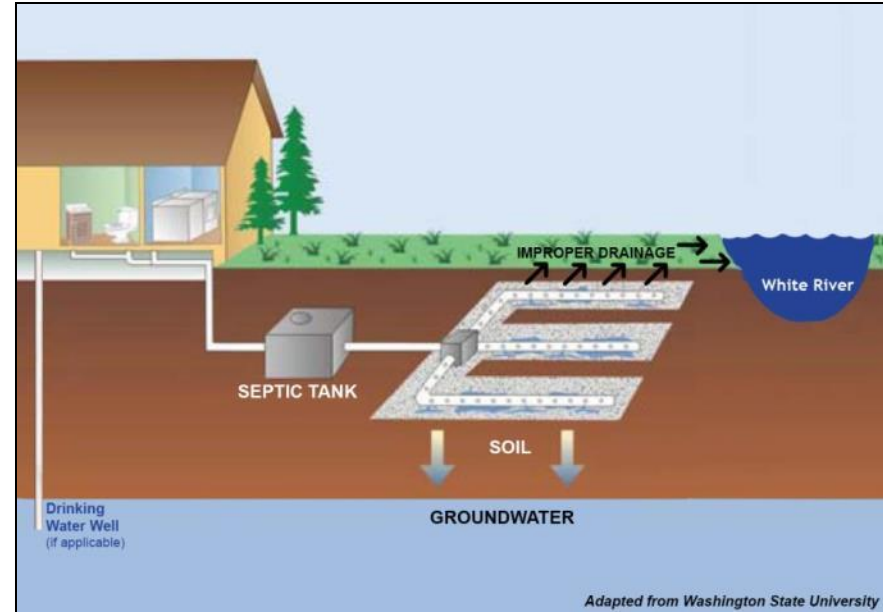


Why STEP?

- The Problem:
 - Currently thousands of homes in Indianapolis are served by private septic systems
 - Septic systems are effective wastewater disposal systems, when used in the correct environment and maintained; however, they pose a health and environmental risk when they fail or are not maintained properly
 - Indianapolis' soil is primarily a dense, non-porous clay that can become oversaturated easily, which can restrict a septic system's ability to drain properly in smaller lots (i.e. < 1 acre)

Why STEP?

- The Problem:
 - When septic systems fail, sewage works its way to the surface and begins to pool, creating a public health hazard
 - When sewage pools, private drinking water wells are at a higher risk for contamination
 - When it rains, the raw sewage pool is then able to run off into the streams and ditches throughout the neighborhood, thus polluting large areas very quickly



Why STEP?

- The Solution:
 - STEP is intended to improve water quality by connecting neighborhoods currently served by septic systems to the sewer system
 - This program helps support achievement of Citizens' federally mandated [Consent Decree](#)



STEP Project Identification

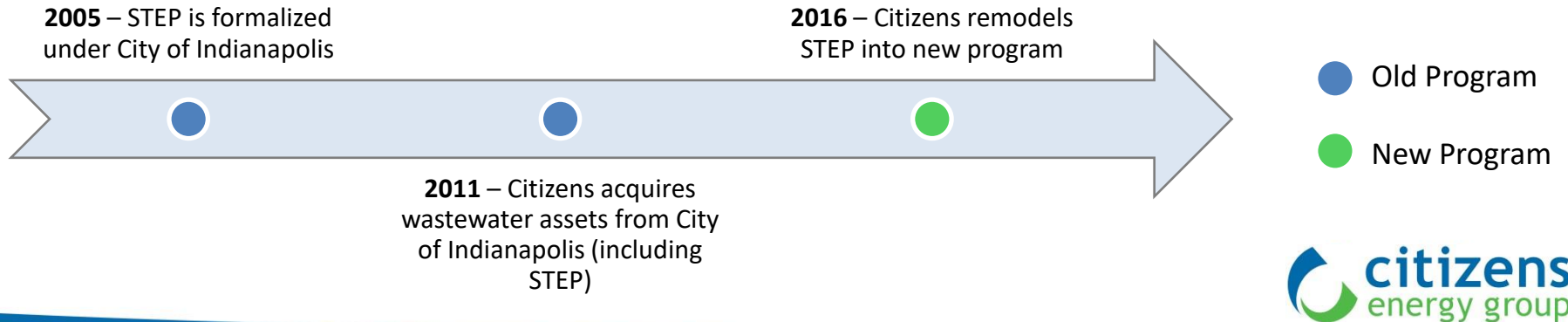
- How was your neighborhood selected for a STEP project?
 - To identify STEP areas, Citizens uses a project prioritization methodology that involves three criteria outlined below:
 - Housing density
 - Proximity to a floodplain
 - Presence of residential drinking water wells
 - This neighborhood scored very highly on the priority list

STEP Project Identification

- Housing density
 - Housing Density involves how close properties are to one another. A smaller property (< 1 acre) means less space for septic systems to function as designed. It also means more septic systems attempting to function in close proximity, thus leading to shorter life spans. Further complicating things, smaller properties provide little to no extra room to replace a septic system, making repair options limited and expensive.
- Proximity to a floodplain
 - When septic systems fail, raw sewage is typically present on the ground surface. Anytime there is rain or flooding, an area's proximity to a floodplain can allow for that raw sewage to spread out and pollute a large area very quickly.
- Presence of residential drinking water wells
 - If raw sewage is present on the ground surface, your drinking water well is more likely to become contaminated.

History of STEP

- STEP has been around for a long time, but in 2016, Citizens significantly revised the program to be more customer service oriented and more cost effective.



History of STEP

- Old STEP (Pre-2016)
 - Format no longer used
 - Gravity sewers were installed
 - Large open trenches, very messy and disruptive, extremely expensive
 - Property owner responsible for hiring a contractor to construct their lateral, obtain proper permits, connect to sewer, and abandon the septic tank
 - Total property owner cost: **\$3,000 – \$10,000+**
 - Financial Assistance Plan (FAP) based on need



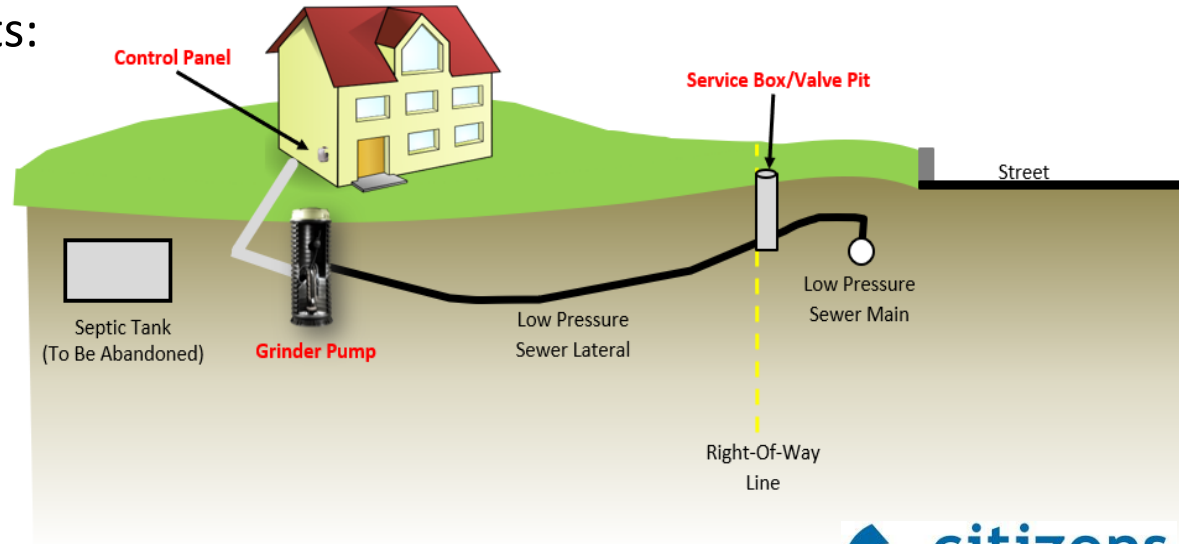
History of STEP

- STEP Today (2016-Today)
 - Format currently used
 - Low Pressure Sewers are installed
 - Horizontal directional drill installation, minimally intrusive, cost effective
 - Citizens connects each property owner who enrolls in project by deadline (optional)
 - Installs all components of a low-pressure system in the public right-of-way, perform all work on property and connect to the sewer system, abandon septic tank, and restore yard
 - Total property owner cost: **\$2,739**
 - Plus any applicable plumbing or electrical modifications

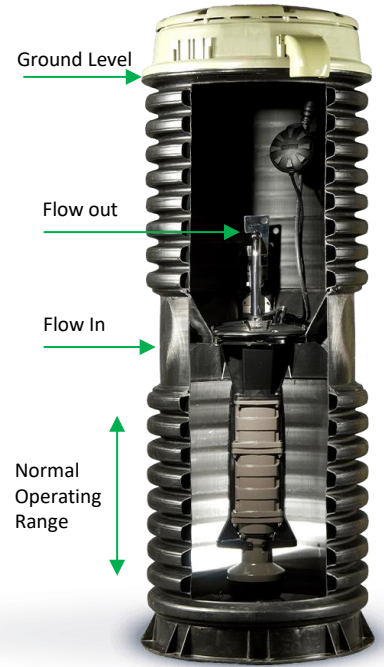


What is a Low Pressure Sewer?

- Sewer that uses a pump at each connection to force wastewater through small diameter pipes
- Three major components:
 - Grinder Pump
 - Control Panel
 - Service Box/Valve Pit



Grinder Pump



Pictured above: E/One Grinder Pump Section View

- Pump provides the pressure needed for the low-pressure sewer to function
- Pump is housed inside a large basin with 70 gallons of storage capacity
 - E/One grinder pumps will be used
 - Pump is similar to an industrial garbage disposal in that you should not flush or put anything down the drain that you would not normally put down a garbage disposal
- Pump is controlled by the Control Panel
- Sump pumps cannot be connected, per Section 201.03 of the [Sanitary Sewer Standards](#), and must be separated by property owner prior to grinder pump installation



Pictured above: Control Panel with Generator Receptacle

Pictured below: Installed Control Panel



Control Panel

- Tells the pump when to turn on, turn off, and if there are problems
 - Visual and Audio alarm if pump issue occurs
- Runs on electricity
 - Grinder pump will not run during power outage without secondary power
 - Generator receptacle included on each control panel
 - Most water-producing appliances will not be powered, thus not producing additional water. Used water will be stored in the tank until power is restored.
 - Requires property to have a minimum 100-amp main electrical panel with room for a 30-amp double breaker
 - 240-volt wire is included with grinder pump



Pictured above: Service Box/Valve Pit Lid

Pictured below: Inside of Service Box/Valve Pit



Ball valve and check valve

Service Box/Valve Pit

- Installed on the right-of-way line
- Houses a shut off valve and check valve
- Looks very similar to a water meter pit
- Provides a visual marker for the separation line for ownership and responsibility once the system is installed
 - Property Ownership and Responsibility: Service Box to the house
 - Citizens Energy Group Ownership and Responsibility: Service Box to the sewer main

Low Pressure Sewer Overview



- Property owners are responsible for operating and maintaining all components from the service box to the house once installed
- Grinder pump is equivalent to a major appliance, like an air conditioner or furnace
 - Will require service calls over time and eventual replacement
 - Comes with a three-year warranty
- Answers to frequently asked questions can be found in the [STEP Program Guide](#) and the [Owners Guide](#)

Am I Required to Connect?

- Homeowners are not required to connect if septic tanks are in healthy and functional condition. However, if a septic tank fails and a permit cannot be obtained for a replacement, homeowners will then be required to connect.
- The benefit of connecting now is cost sharing with Citizens – it will cost more to connect later if not included during STEP.

Am I Required to Connect?

Citizens Energy Group (Citizens)

- Constructs sewers and oversees the Installation Program and Enrollment Agreement
- Does **not** have the authority to require property owners to connect to the sewer; however, Citizens does provide a financial incentive to participate now, rather than waiting on the Marion County Health Department (MCHD) to enforce the connection
 - **If a property owner does not enroll by the dates listed in the STEP Enrollment Agreement, that property owner will be responsible for connecting the properties themselves independently** when the MCHD enforces the connection
 - Connecting independently involves paying the \$2,739 Connection and Permit Fee in lump sum, hiring a licensed contractor, abandoning the existing septic system, installing and purchasing your own grinder pump, control panel, and any necessary materials (valve pit, lateral, etc.) that comply with [Citizens' Sanitary Standards](#)
 - In total, property owners can expect to pay anywhere from \$9,000 to \$15,000+ with no monthly payment plans available through Citizens when connecting independently

How to Enroll

- Sign STEP Enrollment Agreement*
 - **All deeded owners must sign**
 - Allows access to property/house for defined scope of work with a right-of-entry
 - Payment option selection (next slide)
 - Commits property owner to connect to the sewer system
- Fill out the property questionnaire to the best of your ability
- Return using the Business Reply envelope provided in your packet OR email the forms to the project manager (email listed on last slide)

*** Must enroll by dates listed in the STEP Enrollment Agreement. Additional charges and ineligibility may apply after that date.**

Payment Summary

- STEP Enrollment Cost: \$2,739.00
 1. Lump sum, or
 2. Pay over 60 months (5 years) with no interest
 - \$45.65/month
 - All property owners are eligible
 - Will be included on monthly Citizens bill (Rates can be found at:
www.CitizensEnergyGroup.com/My-Home/Rates-Regulatory-Notices)
- Any plumbing or electrical modification is the responsibility of the property owner (costs vary)

Important Information About the Loan Option

- If you choose the loan option in section C of the Enrollment Agreement, please note the following:
 - 1) The STEP Enrollment Agreement is a binding contract between you and Citizens.**
 - 2) You are responsible for repayment of the loan even if you sell the home (see Assignment Section of Agreement).**
 - 3) Failure to repay the loan can result in disconnection of your sewer and/or water service.**

Monthly Sewer Bill

Citizens Water

Metered Monthly Rates	Phase 3 Eff. 1/1/25
Monthly Minimum Charge	\$46.84
Monthly Base Charge	\$21.25
Treatment Charges:	
First 7,500 gallons (\$/1,000 gal.)	\$8.5298
First 10 CCF (\$/CCF)	\$6.3974
Over 7,500 gallons (\$/1,000 gal.)	\$9.2334
Over 10 CCF (\$/CCF)	\$6.9251

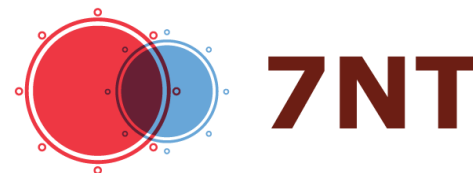
Private Well

Unmetered Monthly Rates	Phase 3 Eff. 1/1/25
1 occupant (Monthly Minimum Charge)	\$46.84
2 occupants (3,600 gallons)	\$51.96
3 occupants (5,400 gallons)	\$67.31
4 or more occupants (7,200 gallons)	\$82.66

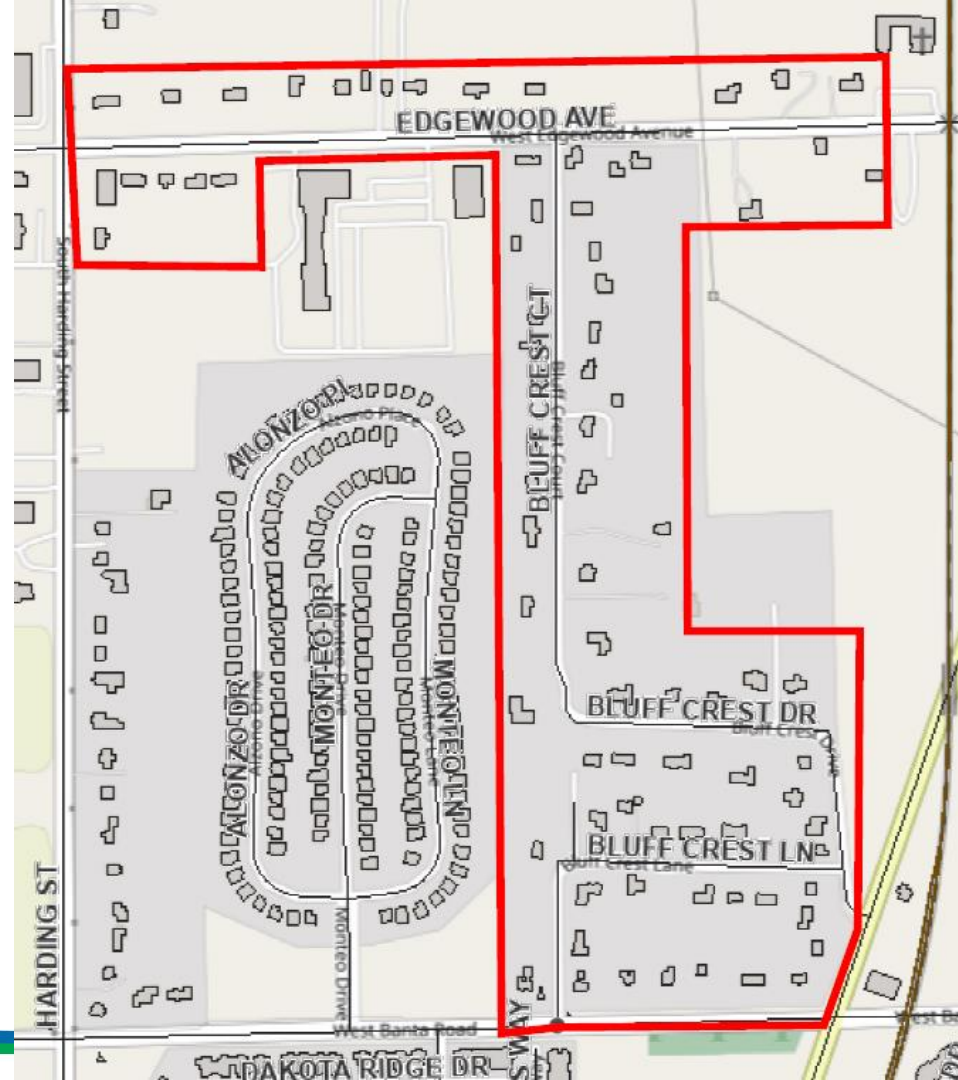
(Rates can be found at: www.CitizensEnergyGroup.com/My-Home/Rates-Regulatory-Notices and are subject to change)

Banta Road/Bluffcrest Court STEP Project Information

- Citizens Energy Group's STEP Team:
 - TSW Utility Solutions, Inc. (Contractor)
 - 7NT Engineering, Inc. (Designer/Quality Control)
 - Covalen (Pump Sales/Service Representative)
- Anticipated Schedule
 - TBD
- Estimated Total Project Cost
 - \$1,750,000



Project Area Map



Land Acquisition Needed

Need:

- Banta/Bluff Crest STEP project is installing LPS where no right-of-way exists
- LPS is usually installed in ROW outside pavement to avoid cutting pavement
- Property lines run up to the pavement, and we need rights to install outside these limits
- Not every property will require an easement, just the properties that the LPS mainline impacts

Process:

- Citizens works with Negotiations, Inc to obtain easements
- Bruce Warren will make a first contact with easement documents for your review
- You will have time to review the document, ask questions, and become comfortable with what is being request before making a decision

Land Acquisition Needed

Document:

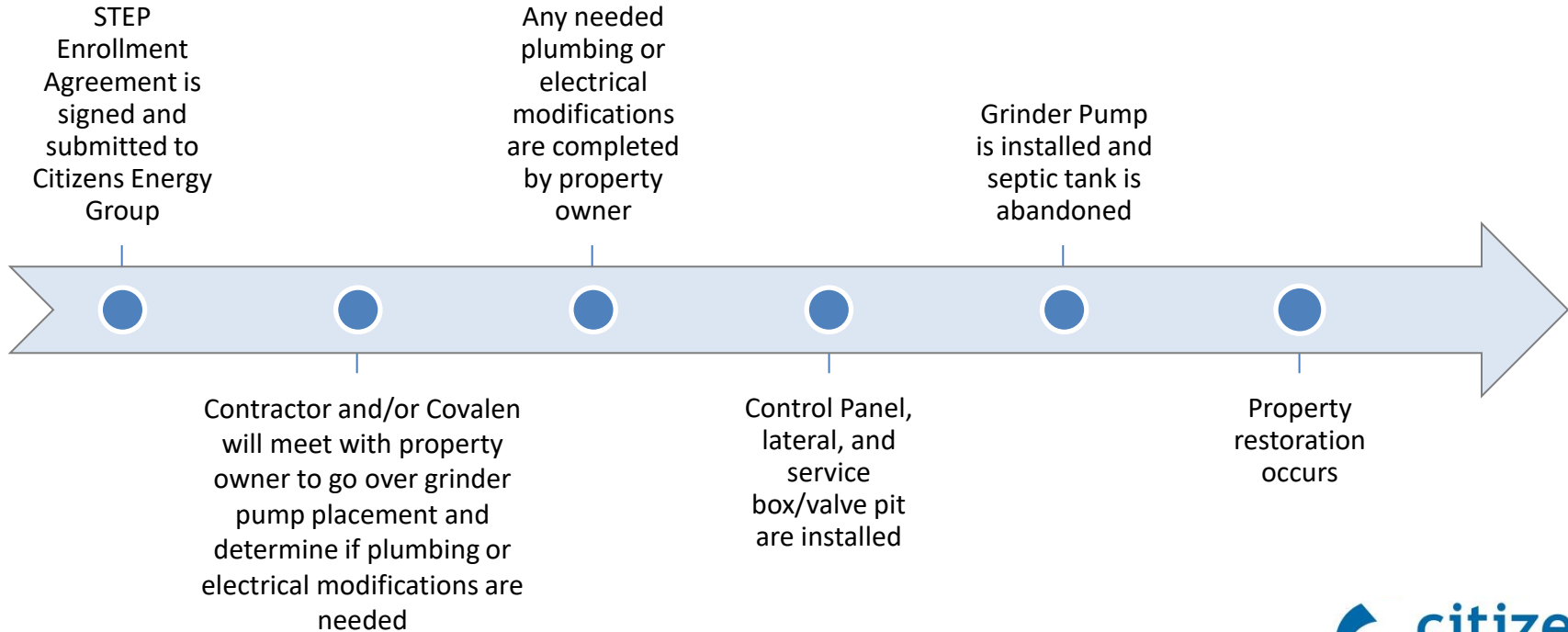
- Easement agreement including terms and conditions of the agreement
- A legal description of the easement limits
- A platted map showing the easement with respect to your property
- Needs to be signed by everyone on the property deed with a notary public

Donation:

- Citizens is asking for you to donate the easement
- The project is a budgeted investment made by Citizens to help provide wastewater services to the community at a subsidized cost

General Project Timeline

(from property owner's perspective)



Project Stages



- During construction
 - Contractor will notify property owners in advance of any work taking place on private property
 - Roads will be open and passable
 - Property owners will be notified of any road closures by signage
 - This will be an active construction site, so please keep safety in mind

Project Stages

- During Restoration
 - Dirt, seed, and straw will be applied
 - Please water the restored area (if rain is not in the forecast) to encourage seed germination
 - The three-year warranty applies to restoration
 - If settlement occurs, please contact Citizens Energy Group
 - Restoration is typically the longest lasting and most difficult phase of the project; please be patient with Mother Nature

Next Steps

- Please review all documents provided within your packet
- Read and complete the STEP Enrollment Agreement and Questionnaire if you would like to enroll in the project
 - Return using the Business Reply envelope provided in your packet OR email the forms to the project manager (email listed on last slide)

For additional questions, please reach out to:

Project Manager:

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This presentation and other project documentation
can be found online at:

www.citizensenergygroup.com/banta-bluffcrest.com

