

Kelleys Island Sanitary Improvements

Public Meeting

10/15/2025

1. Will there be any odor from the WWTP?
 - a. Ultimately Yes, but good treated wastewater should not have odors extended beyond the close proximity of the WWTP. The location of new WWTP is sited to allow prevailing winds away from residential properties and downtown. Ohio laws require WWTP to be sited a minimum of 150 ft from occupied buildings.
2. Village estimates 115 septic systems as part of study need some kind of updates
3. Will residents be required to tie in their septic?
 - a. Yes, but Village will review on case-by-case basis to grant variances.
4. Will storm/downspouts be tied into sanitary system?
 - a. No the storm sewer will not be tied into the proposed sanitary system, this can cause overflows during rain events.
5. Why can't businesses tie in and bypass residents?
 - a. If no residents tie into the system the cost will be too high, and the project will not be feasible. The overall goal of the project is to keep the Island and lake clean not just for businesses.
6. How did this project come about?
 - a. The Village has been talking about project for years, Ron has always been in favor because of failing septic systems. Businesses are crucial for island income, if the EPA mandates a shutdown because of failing systems this could be catastrophic for the island.
 - b. The EPA is aware of failing systems, we are trying to get ahead of EPA requiring Village, residents and businesses to address the failing systems. Failing systems have gotten attention from Erie County Health, EPA, etc.
7. Not all businesses have NPDES permits and may be tied into other systems, how are those being connected? For example, Casino, Captains Corner, etc.
 - a. Those systems are tied into a pump station that goes to another system. Those pump stations would then connect into the new gravity sewers and get rid of their WWTP system.
8. What will the cost be for businesses vs. homeowners
 - a. Equivalent Residential Units (ERU's) established by water usage and businesses will be charged a certain number of ERU's established as based on their water usage.

- b. There will be no “up front” costs, the only charge to residents will be the monthly charge.
 - c. Businesses may have additional charges to tie in pump stations.
- 9. Billing during winter months accounted for?
 - a. The monthly charge will be prorated for average use so that residents/business owners don’t have a price spike in summer and a low bill in the winter.
- 10. Is the goal of an \$80 monthly charge per ERU a fixed cost, or will this be variable?
 - a. Yes this will be a fixed cost so that charges are even across the board.
- 11. What does Phase 1 of the project include?
 - a. Phase 1 will be installing the new Wastewater Treatment Plant and installing the sanitary collection system on East Lakeshore from Addison to the Hotel/Villa on West Lakeshore, and on Division St. to Chapel & Woodford.
- 12. What kind of treatment plant will be installed?
 - a. SBR plant will be installed, this type of plant allows for variation in flows during summer/winter months.
- 13. 2 years ago, residents were told project would be done but EPA has never instructed the Village that they need a sanitary system. Wouldn’t the EPA target Put-In-Bay first?
 - a. PIB does have a sanitary system for downtown and some residents.
 - b. This project will never be cheaper for residents than now, it could get very expensive if we wait until the EPA cracks down because we might not be able to pursue the same funding.
- 14. Will government cutbacks/shutdowns affect funding?
 - a. No, government cutbacks shouldn’t affect EPA funding.
- 15. Are there emergency grants in place if EPA does crack down?
 - a. No there isn’t any emergency funding if the EPA cracks down, the project will be rushed, and we might not be able to pursue the same funding avenues.
 - b. EPA can also fine residents/businesses that are in violation.
- 16. Will plant need an employee? Will Village build housing for operator?
 - a. The EPA has Class 1-4 operator levels; each class requires different amounts of time being on site. The proposed WWTP will require a Class 1 operator who needs to be at plant approximately 1.5 hours/week. The Village has been in contact with Water operators and Village employees to get Class 1 license.
- 17. What is the cost of maintenance for the plant per year?
 - a. Number is based on plants of similar size, and is part of the monthly fee, businesses/residents won’t be required to incur additional maintenance

charges. Monthly ERU cost will include operation, maintenance, and replacement (OM&R) estimated fees.

18. How will the fees be charged to Island residents that have cisterns that don't use Village water?

- a. This will be reviewed on a case-by-case basis by the Village. Residential homes will be charged 1 ERU for sanitary sewer.

19. Is there a mechanism in place to get failing septic systems up to code?

- a. Erie county is supposed to inspect systems every 3 years, but the County can't keep up with all the failing systems. The Village has discussed implementing an inspection system, but nothing has been finalized.

20. It has been mentioned that if we don't get all the funding that is being pursued the project could be shelved temporarily, what is the cutoff?

- a. We would estimate that if we don't secure 35-50% of Phase 1 estimated project costs with grants, most likely the project won't make economical sense.
- b. We feel confident that we have a great chance to get funding that we're going after.

21. When will decision be made to start work next summer?

- a. We just submitted for Ohio EPA funding a month ago and are expecting to hear back in November. By end of year, we will have a good idea when construction will kick-off.

22. Wouldn't it make sense to start first project later in summer? July is the busiest month for the Island.

- a. Contractor will be "digging" during slow season, the July start is so that the Contractor can do all their front-end work.

23. If construction starts during tourist season, should we expect any impact to downtown businesses?

- a. We will try to mitigate any interruptions to businesses. The goal is to do construction during winter seasons to minimize impact to the downtown area.
- b. What will happen if road closures/interruptions can't be avoided?
 - i. There will be a rep from KEM on site with the contractor, and the contractors must provide schedule updates usually on a weekly basis. KEM will notify the Village of any interruptions for them to communicate with residents. Possible KEM owner's representative on site will communicate with the businesses as well.

24. Where is discharge going to be?

- a. The discharge location hasn't been finalized, but it will most likely be installed on South side of island. The water being discharged will be clean treated water.
25. The Preliminary Engineering Report shows that sidewalks may be widened, why was this added?
- a. One of the funding mechanisms being pursued pertains to trails and bike paths. When sidewalks/trails are widened to bike path quality there are entities that will pay for new sidewalks. This has since been deemed not feasible.
 - b. Will property be taken for walks?
 - i. There are no plans to acquire property to install any walks.
26. It has been mentioned that lines will most likely be installed in the street, will street repair be funded in this project?
- a. This cost is included in the project.
27. If lines are installed in the street, will the street be patched or repaved?
- a. These locations will be patched when line initially installed, and the street will be repaved once all lines are installed.
28. Does state park want to tie in?
- a. Yes, they have mentioned that they would like to abandon their plant, they have had EPA violations as well.
29. Will ODNR help pay?
- a. Yes, ODNR will be paying for their costs to abandon treatment plant, install new pump station and force main to the new sewer.
30. How will properties on private lanes be affected?
- a. Private roads will be tied in if they have Village water via lateral connections to new sewer.
31. Will school be tied in?
- a. Yes, the school will be tied in during the project, not VFW at this time though.
32. If we get money we are looking for, will residents not be charged until they are hooked up and flushing toilet? Can village make up costs in taxes?
- a. No charges will be incurred to residents until they are tied into and using the system. It is not anticipated that any tax increases from the Village to cover any project costs.
33. Are the grants being pursued for all 3 phases?
- a. Yes, one of the reasons for phasing the project are so that EPA grants can be applied for during each phase.
34. Are there going to be additional phases in the project beyond the 3?
- a. Nothing has been finalized yet, but there could be more phases in the future.

35. Are there any other funding sources other than EPA?
- a. Yes, we are reaching out to as many entities as we can.
36. Is the proposed plant scalable for the 3 initial phases, and additional phases in future?
- a. Yes, the proposed plant can be expanded for future construction.
37. Some of the EPA attention has come about due to harmful algae blooms, what have other communities done in same instance?
- a. Some push it off and ignore the issue, which results in Ohio EPA getting involved. The EPA implement mechanisms to require mitigation by approvable means.
38. What is the process for communication with the Contractor?
- a. Using construction manager at-risk (CMAR) process, in selection process now, CMAR is point of contact for the project.
 - b. The Village has assembled a board to select the CMAR.
39. Is there a not to exceed price for CMAR?
- a. Yes, there is a guaranteed maximum price developed by the CMAR for each phase.
40. Preliminary engineering report says that there have been numerous times for public involvement, but no meeting has been held for public until today?
- a. Flyers have been sent out, can be conversations held in council meetings, Ron said that he is always available for discussion. Update flyers posted on Village website
 - b. We didn't have enough information to answer questions on fees, etc. until recently, which is why there hasn't been a public meeting until now.
41. Is there plan B if we don't get funding?
- a. We will have to go back to drawing board with Village, but we are confident in funding being obtained.
42. Has there been a study done to analyze growth of the island?
- a. The Village is not anticipating there to be a lot of growth and development to come about due to this project. The Village can put approval processes in place to slow down growth. But as mentioned previously, the plant is scalable to allow for additional flow in the future.
43. KEM is developing plans that will be submitted to the EPA, but the EPA doesn't have a remediation plan in place for problem systems?
- a. When Ohio EPA steps in, they require a study to show the most feasible option to mitigate the issues and require construction of that option which would be what is being proposed with this project. If nothing is done the EPA's remediation plan could be for septic systems to be replaced at homeowner's

costs or new sanitary system to be installed which we spoke of earlier might not afford the Village the same funding opportunity making it more expensive. Also, businesses could be forced to close depending on the severity of violations.

44. How much can phase 1 plant hold?

- a. Collection System will be designed to convey all future flows for any potential development. The wastewater treatment plant won't be constructed to handle all future flows initially but can be easily expanded to treat additional future flows.

45. Can resort tax be used to help fund project?

- a. Resort tax is for visitors, good thought, can't be used now but could be down the road.

46. Will there be tap in fees?

- a. Connection of laterals and demolition of septic systems will be included as part of this project. If a resident was granted a variance to not connect, future tap in fees would be implemented.

47. Why are there are no blueprints, plans, or information available at the Village pertaining to the project?

- a. We don't have plans finalized yet so the Village doesn't have any additional information at this time.

48. Huntington Ln. was just resurfaced, if you have a property on Huntington will you have to tie in? Will residents on private roads be required to tie in?

- a. Residents within the initial planning area will be required to tie in by the Village. As previously mentioned, all connections to residential properties will be provided as part of this project.
- b. The village will assemble a review committee to determine if a request to waive required connection is deemed a valid request. If the village grants a waiver to connect, the resident will be required to pay the full cost of the future connection including tap in fees, cost to construct service lateral, and demolition of the existing septic tanks.