



Herbert, Rowland & Grubic, Inc.  
369 East Park Drive  
Harrisburg, PA 17111  
717.564.1121  
www.hrg-inc.com

June 27 & 28, 2023

## HALIFAX TOWNSHIP SEWER EXTENSION PROJECT QUESTIONS FROM PUBLIC MEETINGS 5 & 6

### CONSTRUCTION QUESTIONS

#### What is considered abandonment of the On-Lot Disposal System (OLDS)?

- Septic Tank
  - It is recommended to: Remove contents of the tank, remove the top three (3) feet of the tank, break up bottom of the tank, and backfill with sand or stone.
  - Note: Sand from existing sand mound CAN be used as backfill for the tank.
- Sand Mound
  - Generally, the options are to:
    - Cut off connection to septic tank and leave sand mound in place, or
    - Cut off connection to septic tank, remove and dispose of sand mound piping, and remove and dispose of sand mound materials.

#### What is the Owner cost?

- The cost to the Owner will depend greatly upon both the individual property and existing system and layout, as well as the type of connection being made. Costs may vary anywhere between \$8,000 and \$20,000.
- Those connecting via **gravity lateral** will generally need to:
  - Install a 4-inch diameter sewer lateral from the existing sewer to the agreed upon connection point at the Right-of-Way (ROW) line.
  - Abandon existing OLDS.
  - Payment of Authority Tapping Fee.
- Those connecting via **low-pressure lateral (grinder pump)** will generally need to:
  - Install a 4-inch diameter sewer lateral from the existing sewer to the agreed upon connection point at the grinder pump basin.
  - Install electrical supply to grinder pump control panel (if electric supply not already available).
  - Abandon existing OLDS.
  - Payment of Authority Tapping Fee.

### **What is the plan for road closures?**

- The Contractor is responsible for traffic maintenance and maintaining access for local traffic, emergency services, etc.

### **How long until roads are completely fixed?**

- All roads should be completely restored by Spring of 2025.

### **Will the Project interrupt public water service?**

- No, public water service will not be affected except in the event of an error during excavation/installation.

### **Will the authority provide a lateral to a vacant lot?**

- No, the Authority will not provide a lateral to a vacant lot without payment of the tapping fee by the Owner.

## **CONTRACTOR QUESTIONS**

### **Would it be cheaper to all use the same contractor to lower costs?**

- In theory, yes. Using economies of scale it should be cheaper to have multiple Owners use the same Contractor, however this is not guaranteed and will result in more hassle for both the Owners and the Contractor. Additionally, there are too many homes to be completed by one contractor in the given time frame.
- If Owners are looking to receive a PENNVEST loan then all Owners must all have separate contracts with the Contractor.

### **Will the loan cover deposits to contractors?**

- Yes, but if the loan isn't closed, the Owner will have to pay for the deposit out-of-pocket. This out-of-pocket cost can be reimbursed once the loan is closed.

### **Will there be a new contractor list?**

- HRG will continue to update the current list as more contractors are found.

### **How does HRG assess contractors?**

- HRG does not recommend or endorse any of the contractors provided on the list. All contractors have indicated both the ability and willingness to take on the work, as well as being certified and insured.
- Each homeowner should perform their own research using tools like: Better Business Bureau, Angi, talking with previous customers, etc.

### **Do contractors need to be asked if they accept PENNVEST loans?**

- No, this should not affect their ability to accept the work, but they will need to provide information to PENNVEST so the Owner should notify them.

### **Can you use a contractor if they are not on the list?**

- Yes, it is to the Owner's discretion to use contractors not on the list. However, it is highly recommended that any contractor used have prior experience in the installation of sanitary sewer systems and carry the appropriate level of insurance.

## **PENNVEST LOAN QUESTIONS**

### **Who can I reach out to in order to talk about the PENNVEST loan?**

- Roberta Schwalm (Manager of Special Initiatives)
- [rschwalm@phfa.org](mailto:rschwalm@phfa.org)
- 717-780-3838

### **Is the PENNVEST loan assumable?**

- No.

### **Which construction costs can be reimbursed through the loan?**

- A deposit can be reimbursed if the loan is not closed, but no other costs can be reimbursed.

### **Can the PENNVEST loan be put towards a rental property?**

- No.

## **MISCELLANEOUS QUESTIONS:**

### **Do people already on a sewer have to pay a tapping fee?**

- No, any property currently on public sewer would already have been subject to the tapping fee.

### **Why do people with working septic tanks need to attach to a sewer?**

- Following the development of the Township's Act 537 Plan (2018) which identified various "Needs Areas" with demonstrated failing OLDS and poor well water quality, the Pennsylvania Department of Environmental Protection (PA DEP) required the implementation of a sanitary sewer extension to provide public sewer service to those Needs Areas. The Township and Authority are required to abide by this.
- The Township Sewer Ordinance requires that all dwellings within 150 linear feet of any sewer extension connect to public sewer, so all dwellings within this range on the project have been identified and included.

- Additionally, attaching to a public sewer system increases property values and provides a much better quality of water in the area.