

# Public Sewers in the Morwood Area



Franconia Township & Franconia Sewer Authority

# Meeting Purpose

**To provide information regarding sewage concerns to the residents of the Morwood Area**

- **Regulatory requirements**
- **Background**
- **SMP overview**
- **Survey results**
- **Concept**
- **Response to survey questions/comments**

# **Regulatory Requirements**

**Discharge of septage causes numerous problems:**

- **Well contamination and other potential public health concerns**
- **Pollution of the environment (MS4 issues)**
- **Aesthetics**
- **Reduced use of conveniences**

# **Regulatory Requirements (cont'd)**

**Any modifications to an OLDS requires approval from the Montgomery County Health Department (MCHD)**

**Redoing internal piping does not require MCHD approval (removing rain gutters or connecting wash water)**

**See the handout on what belongs in your OLDS (and what doesn't)**

# **Background**

- **1975 – Village of Franconia sewerred**
- **1991 – MCHD investigates OLDS problems**
- **1996 – Village of Elroy sewerred**
- **1999 – Sewers for Earlington/Morwood considered**
- **2005 – OLDS inspections in Earlington & Morwood**

# **Background**

**What is the Franconia Sewer Authority?**

# Phase I SMP Findings

## OnLot System Status

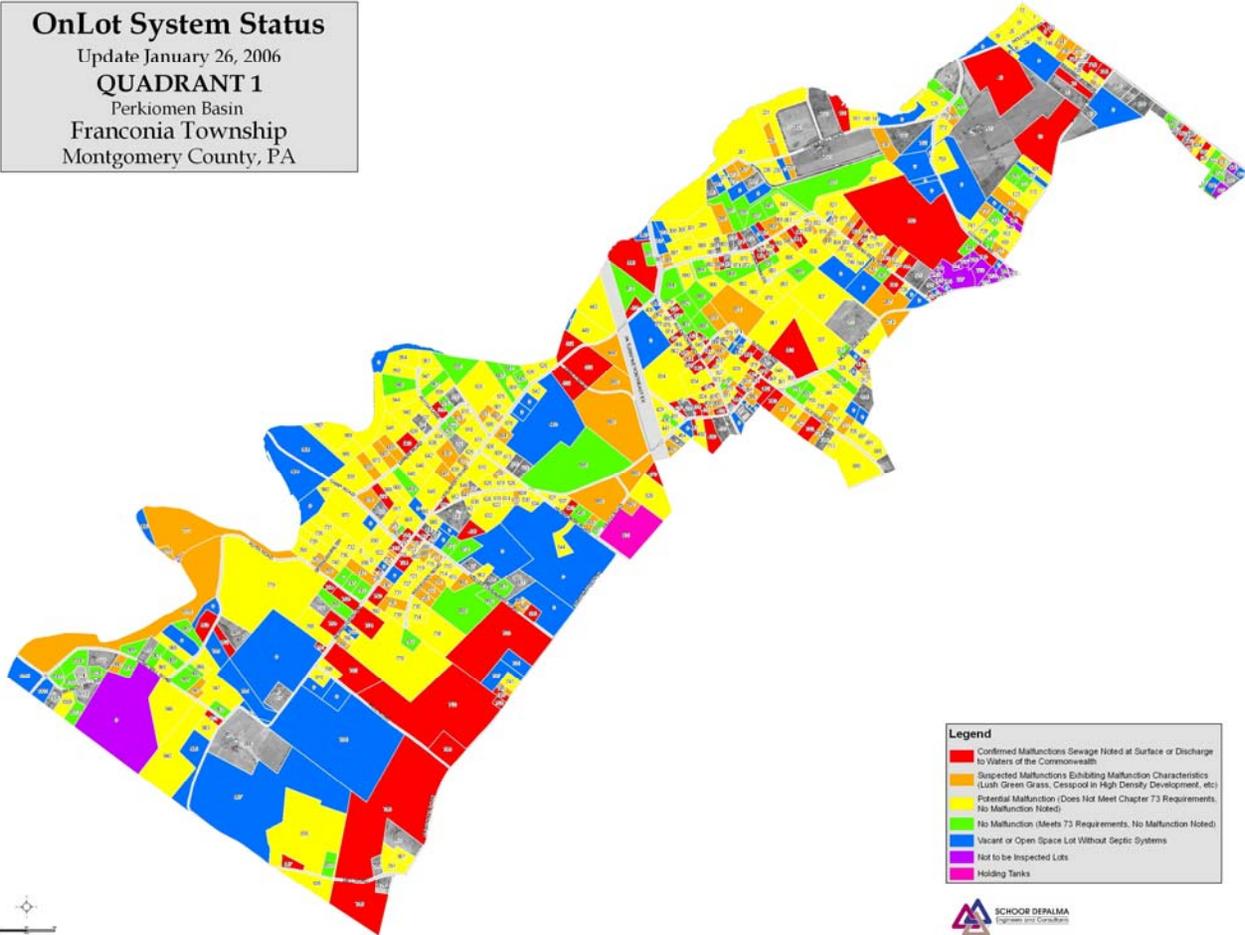
Update January 26, 2006

### QUADRANT 1

Perkiomen Basin

Franconia Township

Montgomery County, PA



# **SMP Recommendations**

**Provide public sewer to areas of smaller lots with  
Confirmed or Suspected Malfunctioning OLDS:**

- a. Earlington**
  - i. Morwood Road – (Sunset Lane to Turnpike)**
  - ii. Allentown Road**
  - iii. Rising Sun Road**
- b. Morwood**
  - i. Morwood Road – (Creamery Road to Fell Road)**
  - ii. Camp Road – (Morwood Road to Landis Road)**
  - iii. Keller Creamery Road – (Morwood Rd to Ridgeview Rd)**
- c. Northeast Quadrant**
  - i. County Line Road**

# Survey Data

**198 surveys sent; 134 returned (68%)**

**124 surveys contained comments:**

- **51 had cost concerns**
  - **Overall cost**
  - **Financing**
- **50 indicated that their systems were fine**
  - **10 of these people have failed systems (20%)**
  - **8 met Chapter 73 requirements and were OK**
- **Other requests**
  - **Define the area**
  - **What is the timing**
  - **Can we get public water**

# Additional Comments

- **Septic will eventually go bad**
- **Rather have public sewer than sand mound**
- **Should have been done 10 years ago**
- **Public sewer is a better way**
- **Don't know how long OLDS will last**
- **Avoid upkeep**
- **All of Morwood needs it**
- **Entire area reeks**
- **Tired of inaction**
- **Better resale value**
- **What's the neighbor's system like**
- **Will only get more expensive**
- **Health issues**
- **OLDS will eventually have to be replaced**
- **Lets get this over with**

# **Survey Data**

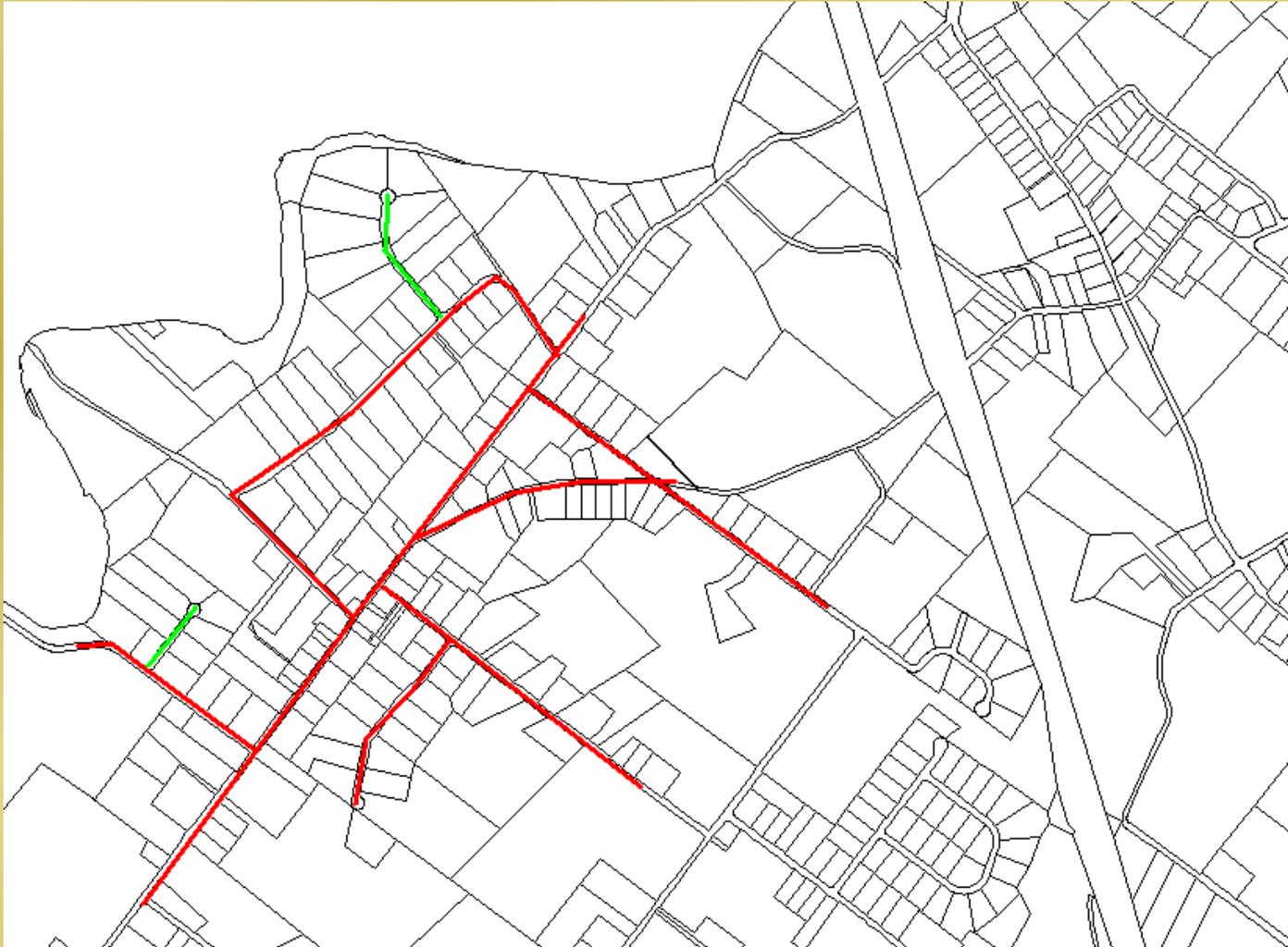
**Other data provided in next section**

# Concept

**The area being considered to receive public sewers is:**

- **Hunsicker Road (Creamery to Heath)**
- **Morwood Road (Hunsicker to Fell)**
- **Camp Road**
- **Creamery Road (~Landis to Morwood)**
- **Keller Creamery (Morwood to Hunsicker)**
- **Ruth Road (Morwood to Springshire)**
- **Ridgeview Lane**
- **Landis Road**

# Sewer Route



# SMP Findings – Concept Area

Road	No. of Properties		OLDS Untested/ Malfunction (%Inspect.)
	Total	OLDS Untested/ Malfunction	
Hunsicker Road	14	5	36%
Morwood Road	53	28	53%
Ridgeview Lane	15	4	27%
Keller Creamery	17	10	59%
Creamery Road	9	5	56%
Camp Road	11	4	36%
Ruth Road	7	4	57%
Landis Road	30	12	40%
Alycia Lane	9	0	0%
Springshire	6	0	0%
	<b>171</b>	<b>72</b>	<b>42%</b>

# **Survey Data for Concept Area**

**163 surveys sent; 108 returned (66%)**

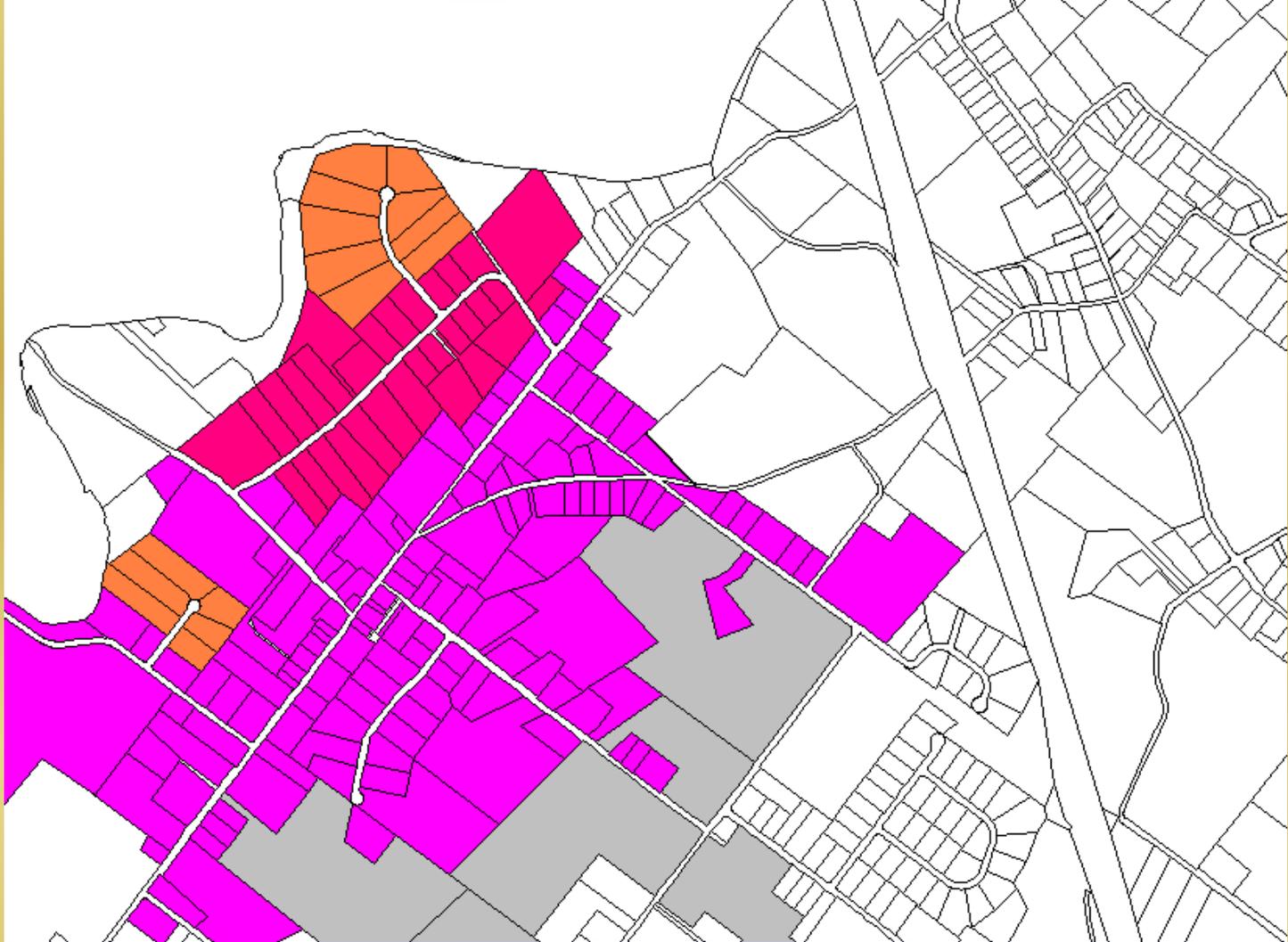
**This area includes:**

- **87 properties with lots <1.5 acres**
- **76 properties with lots  $\geq 1.5$  acres**
  
- **56 failed OLDS**
- **73 OK but not meeting Chapter 73 requirements**
- **17 OK that meet Chapter 73 requirements**

# Survey Data for Concept Area

- **47 respondents marked YES for public sewer**
- **9 respondents indicated MAYBE**
- **51 respondents indicated NO**
  - **However, of these, 14 had failed systems that will likely NOT be able to be repaired**
- **In addition, 19 property owners with failed system that will likely NOT be able to be repaired did not respond to the survey**

# Proposed Morwood Sewer District



# Concept

**PADEP requires considering numerous alternatives**

- **These could include gravity and/or grinder pump systems**
- **Pump flow to existing treatment plant or construct a new one**
- **Combine Earlington with Morwood**

# **Response to Survey Questions**

# **Cost**

**No design work has been completed, therefore any cost numbers provided would be a very rough estimate.**

**Other sewer construction projects in the Township show an initial cost of around \$20,000**

# Discounts & Financing

- **FSA has approved a \$1,200 discount for connecting within 90 days of availability**
- **FSA will provide a 10% discount if charges are paid up front**
- **FSA will provide a 5% discount if a 25% down payment is paid**
- **FSA will provide the following financing options:**
  - **Amortized over 20 years @ 6% (paid of at the end of 20 years)**
  - **Monthly interest-only payment (6%) with total amount due at the time the property sells**

# Other Info

- **The area has been generally defined as in the previous slide (will be shown at the end)**
- **Timing – Working through the alternatives, developing permit applications and costs, receiving public comments, will cause the project to be 2 to 5 years off**
- **Public water – this is handled entirely by NPWA**
- **The potential for public sewer to cause major development is slim, since most of the development rights have been purchased in the Morwood area**

# **Frequently Asked Questions**

**1) Must I connect to public sewer?**

**The Board of Supervisors determines if connection to public sewer is mandatory. In the past they have required payment of the Main construction cost without connection (provided the OLDS is in good shape).**

# **Frequently Asked Questions**

**2) What if my property sits well off the road?**

**Per the Second Class Township Code, properties more than 150 from the road are not required to connect. However, if there is a problem with the OLDS, it must be corrected.**

# **Frequently Asked Questions**

**3) I don't want to spend money on my OLDS if public sewer will be coming through. What should I do?**

**If the problems with your OLDS are simple fixes, they should be completed (see the handout). MCHD has some interim measures you can follow while waiting on public sewer. Hold off on any major repairs until the sewer district has been finalized (after the public comment period that will be advertised).**

**Questions?**

# Morwood Sewer District

