Southern 5 Sewer District

City of Willard | Greenfield Township | New Haven Township | Norwich Township | Richmond Township

Southern 5 Sewer District
City Hall c/o City of Willard
631 South Myrtle Avenue
Willard, Ohio 44890

Alan Babcock
Mike Buurma
David Wiers
Dick Wiles
Tom Secor, President
tsecor@southern5sewerdistrict.com

Holiday Lakes Grinder Pump Project

November 2026 Newsletter

WHY SIGN A GRINDER PUMP EASEMENT?

The District must receive a grinder pump easement from the property owner in order to connect your home to the District's sanitary sewer system.

1. **Why connect now?**

   There is no better time than now to connect your property to the new sewer system to be installed by the District. The District is financing the grinder pumps and grinder pump lines with the Ohio EPA through a special financing program at an interest rate as low as 0% for a minimum term of 30 years. The current estimate for the grinder pump and grinder pump lines to connect a home are currently estimated at an average of $16,676 per home connection. If you agree to connect, you will be charged through an assessment on your property. As an example, and using $16,676 as the cost over 40 years at 0% interest, you would pay $416.90 per year. If you don't connect now, you will lose this opportunity for special financing and will be required to pay $16,676 or more on an up-front basis.

   The assessment applies to real estate only and is not a personal obligation. This means that if you sell your home, the assessment will remain with the property and will be borne by the new owner.

2. **Your current septic system will fail.**

   It's not a matter of "if", but "when", your septic system will fail. The District was formed to address the issues associated with the current situation of failing septic systems by the development of a sanitary sewerage system.

3. **The value of your home will be impaired if you do not connect.**

You will have to disclose to prospective purchasers that your property is not connected to the public sanitary sewer system when you sell your home. In general, buyers will pay more for homes that are connected to public sewer.

4. **If you sell your home, the fact that your property is not connected may affect the availability of financing for prospective purchasers.**

   Ohio's residential property disclosure form requires sellers to give notice to buyers when property is not connected to a public sanitary sewer system. Your property may be determined to not be legally compliant with the Board of Health requirements for connection to centralized sanitary sewers. If such a determination is made a buyer may find it difficult to obtain financing to purchase your property. In addition, if you received notice from the Board of Health that your property is not compliant for any reason because you have not connected to the public sewer, you will be required to disclose that notice to prospective purchasers.

   In other words, financing may be more difficult to obtain. Buyers at Holiday Lakes will first look to those properties connected to public sewer.

5. **All homes will receive a monthly bill from the District whether or not they are connected.**

   If you are not connected to the District's sanitary sewer system, you will be charged an availability charge by the District.

6. **Even if you do not provide a grinder pump easement, eventually you will be required to connect to the District's sanitary sewerage system when it is accessible to your home.**

   Ohio Administrative Code Rule 3701-29-06(I) states that whenever a sanitary sewerage system becomes accessible to a dwelling or structure served by a household sewage treatment system ("STS") which is your current septic system, the dwelling and /or structures shall be connected to the sanitary sewer system and the STS abandoned. It is expected that it will be more costly to connect later than participating in the District's large volume grinder pump project. Favorable financing may not be available, and the entire cost will need to be paid at the time of connection.

Ready to connect?

Please call William Albers at 614-464-4414, ext. 4 or email Mr. Albers at william.albers@alberslaw.com.