

**Sewer Lateral Compliance Program
Johnstown Redevelopment Authority
Preliminary Application**

1. Applicant Name: _____ /Age _____
Co-Applicant Name: _____ /Age _____
Address: _____ /Johnstown, PA / Zip: _____
Phone Contact:(home) _____ /(alternate #) _____
2. Are you the owner of the above property? Yes _____ No _____
Do you occupy this property as your primary residence? Yes _____ No _____
Is this a single or duplex structure? Single _____ Duplex _____
3. The following documentation must be submitted with your application:
- Property Deed (**recorded full copy**)
 - Written notice to pressure test the private portion of your sanitary sewage lateral

The applicant certifies that the above information is true and correct to the best of his/her knowledge. Verification of any of the information contained in this application may be obtained from any source named herein.

X _____ **Date:** _____

X _____ **Date:** _____

If you have any questions or require assistance in completing this application, please contact the Johnstown Redevelopment Authority at 814-535-6564. Our office mailing address is as follows:

Johnstown Redevelopment Authority
401 Washington Street
Johnstown, PA 15901
814-535-6564

Johnstown Regional Sewage Sanitary Sewer Compliance Program

(Redevelopment Authority of the City of Johnstown)

Program Synopsis: Johnstown Regional Sewage (JRS) proposes to offer technical and financial assistance to property owners in remediating private underground sewer laterals on a voluntary basis and advancing the money for construction with a loan to be paid , as part of, the customer's monthly sewer bill.

Description of Program

Purpose: To assist property owners in obtaining cost-effective mandated remediation of underground privately owned sewer laterals in order to remove infiltration and inflow to the Johnstown Regional sanitary sewer collection system. The JRS finds there is a need to remove uncertainty and fear on the part of homeowners, particularly elderly and retired homeowners some of which do not have the financial resources to make a capital improvement to their property. Bidding among multiple contractors will assure that the lowest reasonable price is obtained. JRS would have the ability to combine several contracts in a single bid to obtain more competitive prices. The program is designed to see that work being done for private property owners is done correctly. The final goal being to obtain compliance throughout the JRS system with the 625 gpd per EDU design flow parameter.

Eligible Applicants: Property owners whose properties are served by the Johnstown Regional Sewage system and the Dornick Point Sewage Treatment Plant. Owner occupied structures shall be given priority.

The assistance would consist of the following:

- 1) Inspection of the property by a qualified individual to determine the minimum construction necessary to meet the standard that all underground sanitary sewer pipe be watertight as demonstrated by being capable holding 5 psi for 15 minutes. The property owner may be provided options, if eliminating a basement service could result in substantially lower costs of remediation.
- 2) JRS development and bidding of specifications for individual rehabilitation projects. The JRS shall prepare and bid a package of several repairs in the same neighborhood so as to obtain better prices from contractors who would have limited mobilization and remobilization costs.
- 3) Review with property owners of bid prices and work to be performed.
- 4) Preparation of a construction contract between the property owner and contractor and a Loan Agreement Mortgage between the owner and the JRS in the amount of the construction contract.
- 5) Contract payments shall be made in the form of joint checks payable to the owner and contractor with one third payable upon execution of contract and the remaining two thirds upon completion and receipt of a pressure testing certificate.

- 6) Inspection of progress and completion of work on each site, submission of progress report, and pay request to property owner for approval.
- 7) Preparation and delivery to property owner of a joint check made out in the name of the property owner and the contractor.
- 8) The JRS would then amortize the construction cost over a 20-year period at a rate of \$6.00 per month per one thousand dollars (P&I). The monthly loan payment shall be included on the owners current sewer bill.
- 9) The amounts of any other municipal grants received by the property owner would be deducted from the loan amount. With any such contribution being applied first.
- 10) Loan recipients would be required to provide ACH payment from their bank account.

I. Eligibility

- 1) The Applicant must have ownership of the property. The loan will be secured by a Mortgage on the property which must be signed by all property owners.
- 2) Applicant must sign up and maintain automatic payment of sewer bills from a valid bank account.

II. Program Documents

- 1) Application Form
- 2) Pre-Construction Inspection Report: Following the inspection of the Applicant's structure and research of the sewage provider's information on the tap and location of lateral. The Inspection Report will contain a recommendation for construction tasks necessary to have the property meet testing standards together with estimated costs. The Report may contain alternatives. Upon completion of the Report, JRS will meet and discuss the Report with the property owner.
 - a. The JRS *agent* shall discuss potential post correction drainage problems. Applicant shall sign an Acknowledgement that there be a need for post correction ground water removal, due to groundwater being removed from the sanitary sewer lines.
- 3) Applicant Meeting Checklist: An Authority official will go over the Inspection Report with the property owner and discuss any options. The Authority official will sign the checklist indicating that each of the required items were explained to the property owner.

- 4) Applicant Authorization to Bid: The Applicant will sign a sheet containing specifications for construction and authorizing the Authority to bid. The Authorization shall contain a statement that the Applicant/Property Owner authorizes the contract to proceed.
- 5) Property Owner Loan Agreement: The Loan Agreement shall contain language acknowledging that a lien can be placed on the property if payment is missed. The Loan agreement shall use standard commercial loan terms.
- 6) Mortgage: Property Owner(s) shall execute a Mortgage in favor of JRS for the full amount of the loan. The Mortgage shall contain standard commercial loan terms.
- 7) Construction Contract and Bid Specifications: Note this may be for a single property or a group of properties. Groups of properties are expected to have lower bid prices.
- 8) Construction Inspection Report and payment request:
- 9) Acknowledgement of Receipt of Joint Check:
- 10) Release: If after initial inspection and preparation of contract, the property owner decides to have the work performed himself without a loan from the JRS, the contract documents and inspection will be made available to the property owner only after an Release is signed, absolving the JRS and its agents from any liability in connection with the work.

III. Financial Projections and Assumptions

- 1) Loans will be required to be immediately repaid in full in the event of any transfer of ownership of the property. This loan is attached to the structure.
- 2) The Authority will be absorbing the cost of design, preparation and administration of the contracts as well as the billing, testing requirements, and the risks associated with repayment.
- 3) JRS currently lists 25,709 structures within its system. Of those, 10,244 (39.85%) have received full pressure certifications as of the December 2016. This is our attempt to assist homeowners to fulfill their requirements, and for the authority to comply with the DEP 2022 consent order and agreement.

Notice

The Johnstown Redevelopment Authority requests any contractor desiring to be included in solicitation for bids for work under the Authority's Private Sewer Lateral Repair Loan Program to contact the Authority via facsimile at 814-535-6567. The Notification should include Contractor's registered name, PA ID #, contractor's facsimile number to receive bid solicitations.

Melissa Komar, Executive Director
Johnstown Redevelopment Authority

Advertise one time on back page of paper

**CHECKLIST FOR SEWAGE LATERAL
COMPLIANCE PROGRAM**

- coordinate site visit
- preparation of specifications
- owner approval of conceptual plan
- owner approval of specifications
- project inspection
- 3 quotes for lateral installation
- owner approval of contract
- oversee contract completion
- coordinate pressure test with engineer
- issue joint check to owner/contractor