



# Hemlock Creek Project

Jim F. Kukral  
Ward 3 City Council

Missed the meeting? Watch the video replay here:  
<https://www.youtube.com/watch?v=XaLyrXNGKz4>



Join Hundreds of Your  
Neighbors on Jim's Private  
Email Update List at:  
[www.VoteKukral.com](http://www.VoteKukral.com)

# Why Are You Here?

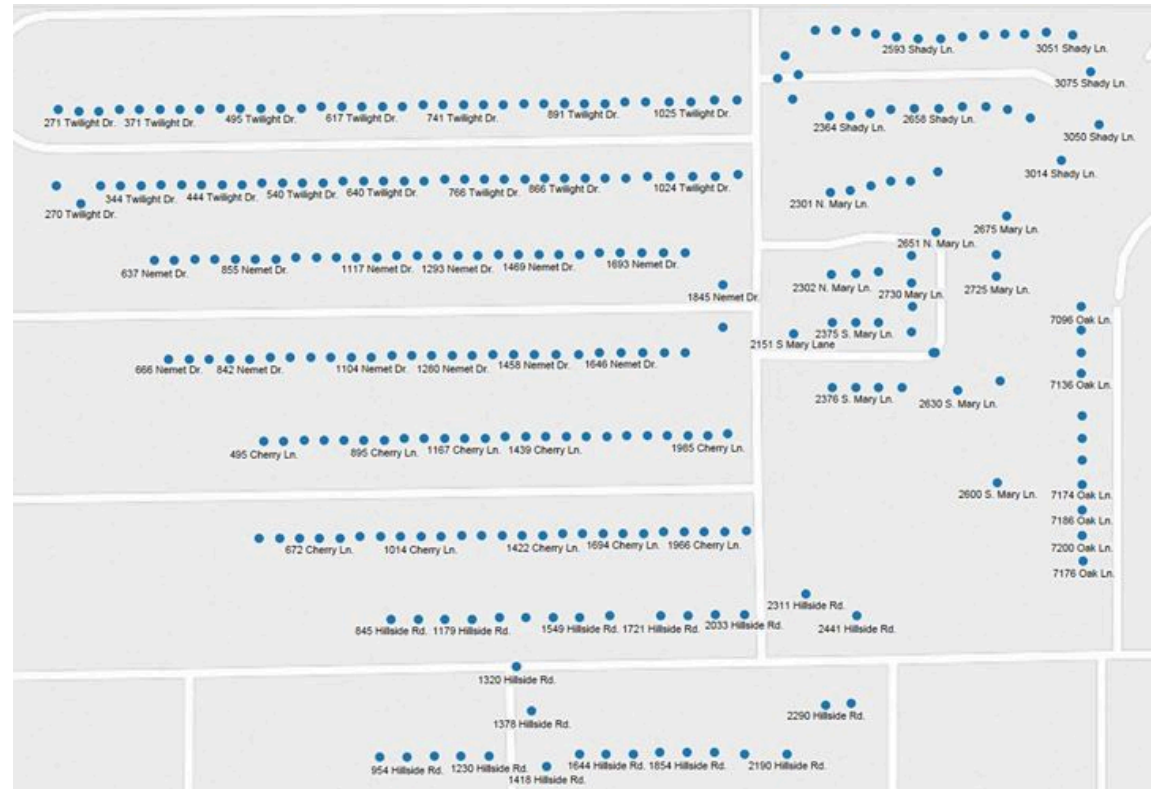
- Doing things differently
- Want open, transparent meetings
- Want FULL resident input & discussion
- No surprises
- Hoping for a smooth project
- You deserve to be informed, and heard!

# What Is Hemlock Creek Project?

- 305 homes that still have septic tanks
- EPA mandated changes
- Questions to answer today...
- When does this start?
- How much will this cost me?
- How will this affect my roads?
- When will this be over?
- Who will help me through this?

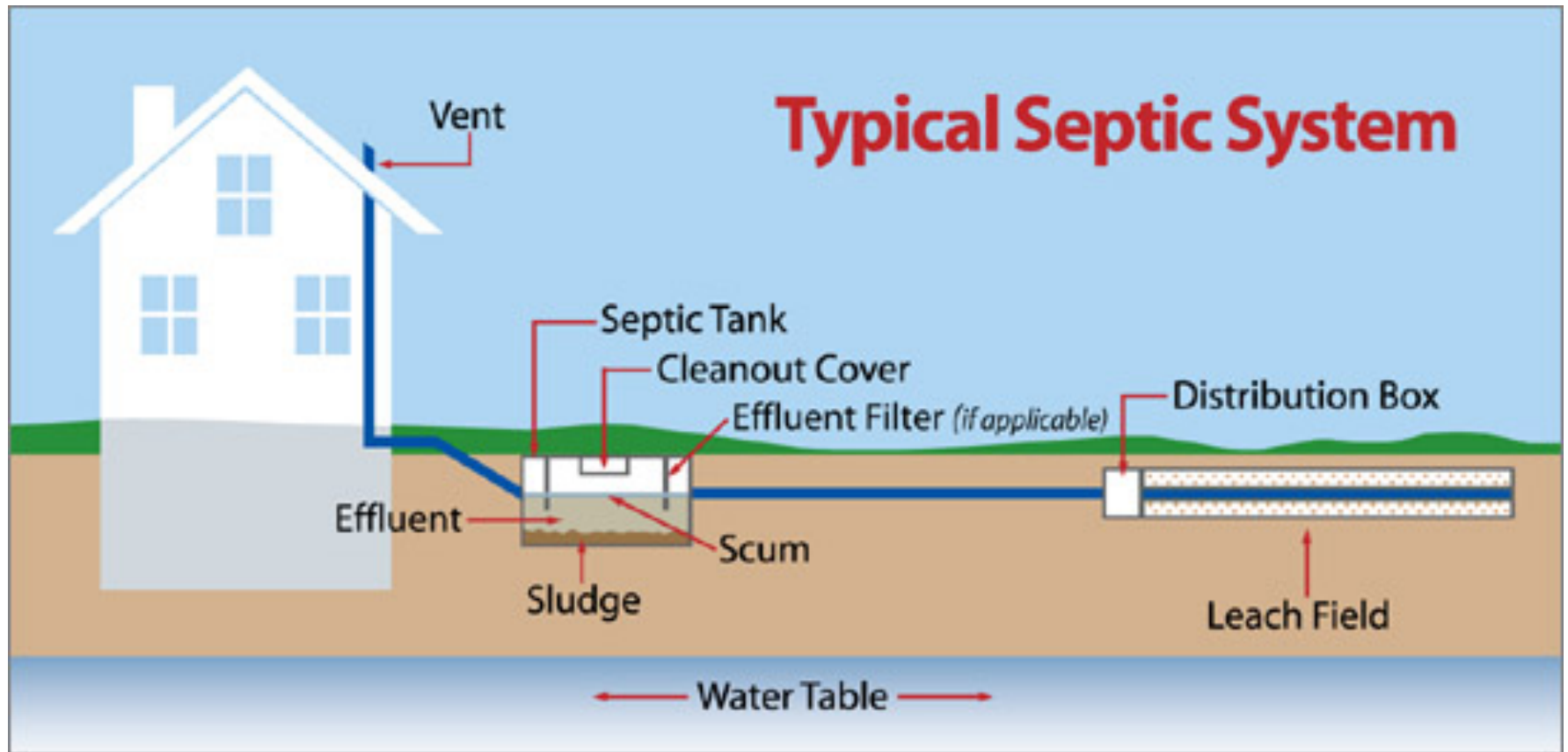
# What Is Hemlock Creek Project?

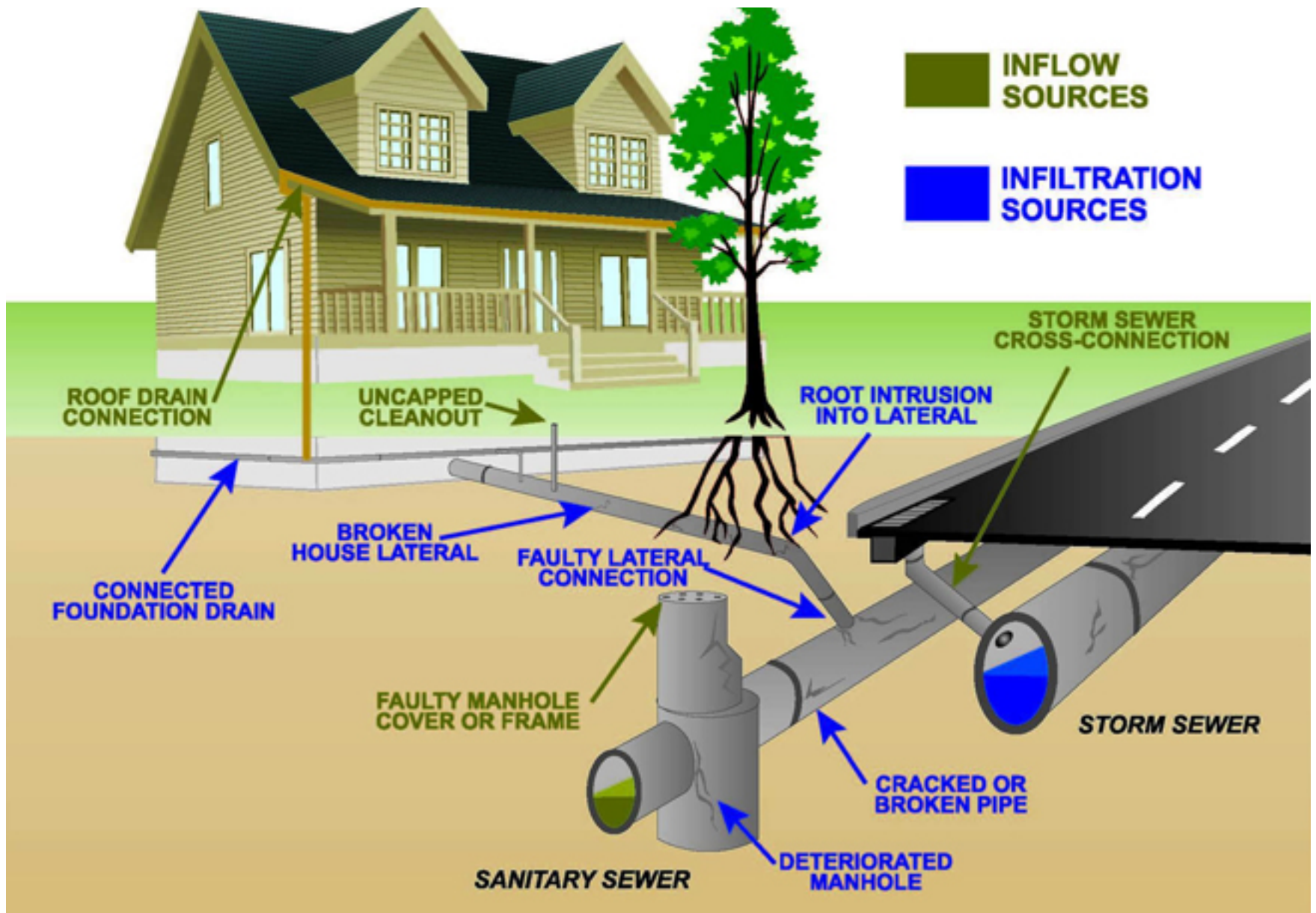
- Twilight Drive
- Nemet Drive
- Cherry Lane
- Shady Lane
- Mary, N. Mary & S. Mary
- 7 Hills Blvd.
- Hillside Road
- Oak Lane



This is an unofficial map for demonstration purposes. Not part of the official plans of this project.

# What Is Hemlock Creek Project?





# What Happens When?

- Two Phase Project
- Phase 1: City contracts to have sewer lines put in.
- Phase 2: Homeowner contracts vendor to remove septic tank and tie into sewer line.



# Phase 1: Schedule

- Construction Plans – Done any day now.
- Easement Acquisition – Update from Law Director.
- Assessment Process – Start late Spring & take several months.
- Bidding Process – Late Fall to Winter 2017.
- Construction – Spring 2017 (1.5 years to complete – Est. finish: Fall 2018)
- Phase 2: Personal contracts to tie-in to project and remove septic tank

# Phase 1: Costs...

- Based on Estimated Costs - Total Cost around \$9.5-\$10 Million
- \$2.4 Million in Grant Money (Ohio Public Works Commission)
- Approximately \$1 Million from Cleveland Water Department to cover the cost of the new water mains
- \$20,000 - \$22,000 Per Benefiting Unit (non official number)

# Other Questions...

- What if I don't want to do this?
- How do I pay for it?
- What if I sell my home?
- I can't afford this? What do I do?
- Will I be able to get out of my driveway?
- What streets will you start with and when will my street be scheduled?
- If I put it on my taxes, when will I first see that reflected?

# Other Questions...

- If I put it on my taxes, when will I first see that reflected?
- It is estimated that the cost of this project will not be reflected on your taxes until 2019. This is not a guaranteed number. This is an estimation.

# Other Questions...

- What streets will you start with and when will my street be scheduled?
- As soon as a vendor is chosen, the city will work with them to create a project schedule. It will be phased over 1.5 years. So you may not see any construction on your street for over a year. We will provide the schedule when it is complete.

# Other Questions...

- Will I be able to get out of my driveway?
- The construction firm the city will hire will have clear instructions on how to make this project as convenient for you as possible. If you experience any issues with them please call the city immediately and it will be addressed in a timely manner.

# Other Questions...

- I can't afford this? What do I do?
- Please reach out to Jim Kukral and he will investigate options for you.

# Other Questions...

- What if I sell my home?
- The property taxes are transferred to the new home owner. Unless you pay up front.



# Other Questions...

- What if I don't want to do this?
- This is a mandated project by the Environmental Protection Agency (EPA). There is absolutely nothing the city can do except comply to this demand from them. We have no choice.

# Other Questions...

- How do I pay for it?
- There are two options. 1. Pay for it all upfront. 2. Have it paid on your property taxes over a 20-year period. These are the only two options for payment.

# Phase 2: Removing Septic & Tie In

- Most likely starting Fall 2018 or more likely Spring 2019
- Who does this for me? You will hire a contractor to do it. This is your private property and the city cannot intervene.
- How much will this cost? If you work with your neighbors you can get a group deal. Please visit [www.votekukral.com](http://www.votekukral.com) for more information.

# Questions?

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- [jim@votekukral.com](mailto:jim@votekukral.com)

