

3. GRINDER PUMP AND EASEMENT INFORMATION

Important information regarding the proposed Region C Sewer Collection System (the “Project”) - Grinder Pump Installation and Property Easements

The purpose of this document and its attachments are intended for all owners of property in LaGrange County, IN whose properties have been included in the preliminary design of the proposed development of a new sewage collection public utility for the Region C area, (the “Project”) by The LaGrange County Regional Utility District (the “District”). Please review this information carefully as it contains important information concerning the required installation of specialized equipment and sewage-collection line(s) on your property. An aerial map of the proposed Project may be downloaded and viewed at www.lagrangecountywatersewer.com. Click on the tab Region C Wastewater, then click on Region C Project Map.

Failure to review and act on this information will NOT affect your legal obligation to connect any sewage-producing structure(s) on your property to the new system, assuming it obtains financing and final approval for construction. It COULD, however, significantly impact the financial cost to you to connect to the Project.

I. Background

On December 21, 2017 the Board of Trustees of the District approved the submission of the Preliminary Engineering Report (“PER”) to the Indiana State Revolving Fund for approval to proceed with detailed engineering plans for the Project, which is intended to improve overall above and below groundwater quality in our lakes, streams and wells. The District anticipates the Project will be bid in June, 2018, with construction to commence in November, 2018. We expect the Project to be completed and begin operations by November, 2019, but that date is still preliminary and subject to change.

II. Special Equipment and Connection to the System

As a part of the Project, the District will install an assembly of equipment on individual properties referred to as a grinder pump system (“GPS”). The GPS collects waste-water from one or more sewage-producing structures on your property or adjoining property (likely your home or business), grinds the wastewater to a liquid slurry and will then pump the wastewater to one of the Project's main collection lines.

These grinder pump systems, as well as the main wastewater collection lines to which they are connected, will be installed, owned, operated and serviced by the District. In certain cases, to be determined by the District and its engineers, a larger GPS unit may be installed on one property and shared by two (or more) properties, thereby reducing the overall cost of the Project.

LaGrange County Regional Utility District P.O. Box 270 116 E. Wayne St. LaGrange, IN 46761
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The contractors who will be retained to complete the construction of the Project will be required to return your property to its previous condition per the terms of their contract with the District, including, but not limited to re-seeding of any grass with a type of seed similar to your present lawn.

As part of the final phase of the Project, property owners will be notified by mail that they should connect (at their cost) all required sewage-producing structures on their properties to the grinder pump system within a required period of time to be determined at the conclusion of the construction phase of the Project, but no less than 90 days.

III. Utility Easements

What is an easement? An easement (n.) is the right to use the real property of another for a specific purpose. The easement is itself a real property interest, but legal title to the underlying land is retained by the original owner (you) for all other purposes. The District's rights are limited to installation, maintenance and preservation of its equipment associated with the Project, as spelled out in the Easement Agreement (defined below).

Typically, when a property is acquired it already has one or more easements recorded with the deed for utilities and possibly other purposes. But because you, as a property owner, acquired it before the construction of the Project, the District will require a utility easement to install the GPS unit on your property, to install the connection of the GPS to one of the Project's main collection lines, and also allow the District's staff and contractors to enter your property to inspect, service, repair and eventually replace any equipment and/or lines over many years to come.

In order to accomplish this the District requests both a "Temporary Sewer Construction Easement" and a "Permanent Sewer Utility Easement" from you to the District (the "Easement Agreement"), and attached you will find a copy of such an Easement Agreement. Also attached is a copy of the deed by which you took title to your property.

IV. Important Information Regarding Your Rights as a Property Owner

It is the District's responsibility to inform you of your rights, including your right to request compensation for the easement in that the district is requiring such an easement on your property in order to be included in the construction phase of the Project. However, it is the position of the District that the value of benefits to you as a property-owner of connecting to the sewage-collection system, as part of the Project exceed the value associated with the easement to be obtained by from you by the District.

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The District estimates the value of benefits of connecting to the Project in the following ways:

1. Potential increase in the usable area of the parcel due to the elimination of a septic tank and soil absorption field,
2. Potential new options for further development on your property and/or the remodeling and expansion of existing structures, addition of bathrooms, laundry facilities, etc.
3. Potential for increased market-value of the property as well as increased appeal to a larger pool of potential buyers,
4. Elimination of the eventual costs to replace or rehabilitate a conventional septic tank soil absorption system in LaGrange County, which range conservatively from \$6,000 and \$9,000 for a residential property and from \$9,000 to \$250,000 for commercial properties.

If you have any questions regarding your rights, please visit:

https://www.in.gov/ihcda/files/URA_When_a_Public_Agency_Acquires_your_Property-HUD_booklet_1041-CPD.pdf

At this time The District asks **that ALL owners of your property (as reflected on your deed) carefully review these documents and sign the Easement Agreement in the presence of a Notary Public** and return it to the District in the enclosed addressed and postage-paid envelope.

VII. PLAN NOW TO ATTEND AN INFORMATIONAL MEETING

If you would like to discuss any aspect of the installation of equipment and lines on your property or the easement required to do so please plan to attend one of the following sessions to be scheduled in March and April of 2018. **A Notary Public will be present at these sessions. Please bring this folder and a valid photo I.D. with you.** You may also contact the District's office during normal hours to ask questions or to schedule a special date and time to come into the office to discuss.

Property-Owner Q&A Discussion Sessions

Day	Date	Time	Place
Wednesday	03/28/18	6:00PM – 8:00PM	LCRUD Offices
Monday	04/09/18	6:00PM-- 8:00PM	LCRUD Offices
Saturday	04/21/18	8:00AM-11:00AM	LCRUD Offices

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VII. Implications of Failure to Provide the District with Required Easement

As indicated in the introduction, if the property-owner (you) fail to, or choose not to, provide an Easement to the District in order to enable your property to be included in the Project (and/or fail to engage in a discussion of your rights under Section VI.), it does NOT change your legal obligation to connect your sewage-producing structure to the sewage-collection system. However, it DOES significantly change the cost to you in these ways:

- You will be responsible for procuring a Grinder-Pump System at your own expense.
- You will be responsible for procuring the materials required to connect the GPS equipment to one of the District's sewage collection lines at your own expense.
- You will be responsible for hiring and paying a licensed contractor to install the GPS on your property and connect the GPS to one of the District's sewage collection lines at your own expense.
- You will be will be responsible for all scheduled maintenance, repairs and eventual replacement of the GPS and other materials and equipment at their own expense (the lifespan of a GPS is 8-10 years).