

**APPENDIX**  
**Table Comments**  
**Clean Water Lakewood – Joint Workshop**  
**Thursday, November 15, 2018**

**TABLE #1**

**ROUND 1**

What are we trying to prevent?

What is driver behind the clean-up?

”Combined Outfall” should be called “Discharge Scenario” for clarification

The EPA cannot make you clean up what is already clean

When it comes to the discharge, make it clear that it is the same amount of sewage for each scenario.

Prioritize minimizing or preventing

**ROUND 2**

How much destruction will take place?

What kind of trade-off are residents willing to make?

Has Lakewood looked at other communities?

Should the city put all of its resources into one issue and ignore the others

Group would like to see other projects done at the same time as the sewer project.

Would rather be disrupted for a longer period of time in order to have other projects done at the same time

Has the city prioritized which areas are most in need of sewer repair?

**ROUND 3**

How is this project to be paid for?

What kind of data is available regarding sharing the expense of the work to be done?

What about when a house goes on the market? Do the seller and buyer share the expense

Incentives might be possible.

How can we measure the effect of implementing green infrastructure on private property on mitigating sewer volume?

**ROUND 4**

Group says they would like the rates to be competitive with other communities but not sure how this would work.

There would be a question of equity among residents  
Can we tell the EPA that Lakewood will reduce consumption?  
How would it be possible to off-set increases in rates  
How can residents absorb an increase in rates large enough to satisfy the EPA

## TABLE #2

### ROUND 1

**Question #1: Although all outfalls must be mitigated, which outfall (A, B, or C) would you prioritize our work on? Why?**

Concentration is important, not volume.

If we address Outfall A, the volume isn't important.

Overall volume doesn't matter, it's what's in the water.

Question from participant: What's important to the EPA?

Answer from expert: EPA focuses on Outfalls B & C

Question from participant: Why is that? Is it because it is easier to measure?

EPA policy gives solutions to outfall B & C.

E-coli & bacteria are naturally in stormwater.

Question from participant: If we think Outfall A is the best option, is it more of a challenge to convince the EPA.

Answer from expert: Outfall A as the goal is more difficult. It is harder and more time-consuming to show the EPA than focusing on volume.

If we are going to spend the time and money on this, Outfall A seems like the best option.

It doesn't matter how much B & C happen as long as A is taken care of.

The consensus at our table was that if we are truly trying to clean up the water, it makes sense to focus on Outfall A.

Observation from participant: The third graphic (Outfall C) is misleading and hard to understand.

Perhaps the graphic should show multiple pipes if the focus is on frequency.

**Question 2: Given that we must prioritize our work, is it more important to make improvements to reduce pollutants flowing into Rocky River or Lake Erie? Why?**

Question from participant: Is most of the overflow into the Rocky River or Lake Erie?

Answer from expert: We have 6 overflows going into Lake Erie and 1 overflow into Rocky River

If we prioritize the lake, that's where most of it is going.

River first because there is more concentration there. Overflow is diluted in Lake Erie.

I was thinking Lake first because there are more fish in Lake Erie than in the Rocky River.

It's still going to get into the Lake Erie from the river because the river flows into Lake Erie.

Question from participant: Are there outflows sought of Lakewood into the Rocky River?

Answer from expert: Yes, several.

### ROUND 2

**Question 1: Should sewer work be integrated with street resurfacing and waterline work, or should sewer work be completed as swiftly as possible? Why do you think so?**

Do we open the street twice? Or do it all at once?

Do we face not being in compliance with EPA by waiting until other work needs to be done?  
Put relief sewer construction in Parks then it won't be as disruptive as being in the street.  
Where would we put storage construction? Would you want it under Lakewood Park?  
Tunnel Construction is much larger. Those would need to be placed on larger streets like Madison and Detroit. How would that affect businesses?  
If you are doing something in the street, you might as well do everything.  
The city is small and dense, there isn't space to do storage construction or tunnel construction.

**Question 2: What improvements can you think the city might combine with sewer work?**

Water lines

Gas Line Replacement

Question: Can we run electrical lines underground at the same time?

**Question 3: This kind of work can be disruptive. What is your tolerance for traffic impacts, parking challenges and private property access? Is your preference that we focus on projects that are more expensive, and impactful, but away from residential areas so therefore less disruptive? Or would you prefer less expensive projects, but with potentially more disruption to residential streets—including yours?**

This will be very difficult on businesses.

Only doing source control is harsher on residents.

Participant Question: If you are doing manhole separation, are you replacing the pipes as well.

Age of the system, you don't want to do it twice.

If you are holding it back, wouldn't it cause more leakage.

Could we do a combination of these options?

We are so dense, so tight, so small, a lot of these solutions don't work for us.

What level of disruption will you tolerate?

Are you ok with not being able to use Lakewood Park for 1-2 years while we complete this project?

Cost benefit analysis should be done in terms of disruption.

## **ROUND 3**

**Question 1: From a community perspective, what are your thoughts about controlling stormwater on private property?**

It is the homeowner's responsibility to solve this problem.

I think the mandate is okay.

Participant question: What is the housing stock turnover in Lakewood?

It is an inevitable repair. Housing stock is 100 years old. Most homeowners need this repair and should understand why they need it.

This should be a building permit required repair so we can assure it is done correctly.

It seems the consensus at our table was that this is the homeowners responsibility but no one had a problem with government going on private property to make the repair.

**Question 2: If you knew that controlling stormwater and sewer on private property was highly effective and would lead to compliance would you be willing to do this on your property? What would it take to get you to do this work on your property?**

Participant Question: What is the expected reduction?

Expert answer: In the Pilot Study-Phase 1, there was a 20%-30% reduction. When Phase 2 is complete, we hope it will be above 30%. Need to wait for the results of phase 2.

Participant Question? Do you think the pilot study will be reflective of the entire community.

Who should pay? Should it be spread across the city through taxes, water/sewer rates? Or should everyone be on their own to fix the problem?

Cost should be shared across the community.

It is going to hit the point where it has to be done.

There is a role to play for government in funding—low interest home loans.

## **ROUND 4**

### **Question 1: How important is it that Lakewood's sewer bills be comparable to neighboring communities? Why or why not?**

In your mind, are you comfortable with the idea your rates will go up?

It is a big job and I'm satisfied that we have to pay for it.

Why can't it be paid for through a bond issue rather than a rate increase?

There is a general understanding that rates will go up.

If this will be paid for on water bill, will it be paid by usage or will there be another mechanism to determine costs.

Usage is going down.

Participant Question: On the water and sewer bill comparison chart, have the cities with higher water bill already begun funding repairs from a consent decree?

Expert answer: Cleveland Heights is under two consent decrees. Parma is under the Sewer District consent decree. Rocky River just has administrative orders.

If you tell residents they have to pay, you have to be able to communicate the benefits.

If the City of Lakewood has done a substantial and proactive plan, it would be ok for the water/sewer rates to be on the upper end of the comparable communities.

Renters-rent would go up.

Need to communicate that we are avoiding the cost of a consent decree.

The resident needs to see what they are getting from the rate increase.

With Cleveland Heights rates being the highest, are they on their way to compliance?

This is a community that is upgrading their sewer system.

Most residents are in the same boat—leaky basements, sewer lines collapsing. People do know there is a problem.

## **TABLE #3**

## **ROUND 1**

How is the EPA measuring pollution?

What are the negative repercussions of a large overflow? Compared to a small one?

## **ROUND 2**

Group agreed easily that work should be integrated with regular maintenance and repairs.

Group felt the city should do the minimum to appease the EPA

Concerns about what negative activities are occurring upstream that we can't control  
Did not think it is a good idea to prioritize the river- focus should be on the lake

### **ROUND 3**

How could we incentivize houses that could have a high-impact to make corrections at their homes?  
Group did not think POS requirement to repair was a good idea

### **ROUND 4**

What is the impact on business if the commercial corridors are torn up for sequestration projects?  
Make the storm water fee a set fee for a set length of time. Should be a total amount cap, and a length of payment cap.  
How much storm water is the treatment plant treating?  
How is affordability being measured? Median income is no longer considered accurate  
Should we be considering assigning only sanitary utilities-not water?  
The water/sewer bill is not currently a factor for folks deciding whether or not to live in Lakewood-at what price increase does that change?  
We would want our fees to fall in the middle- not be the highest or the lowest.  
Create a value statement- show how each dollar spent equates to a reduction in harmful blooms by this percentage, Produces x number of gallons of clean water, etc.

## **TABLE #4**

### **ROUND 1**

#### **Prioritize Outfalls**

Frequency is a moving target  
Reducing pollutant level as a top priority  
"No good answer to this question"  
It is easier to present reduced frequency to the EPA because it is easier to measure  
Resident goal: What pacifies the EPA the most?  
What is the functional outcome of each option? At what point do water quality warnings occur?  
Is the most important factor contributing to algae blooms?  
No, it is sanitary raw sewage  
Ideally it would all go to the treatment plant first  
I want to do what makes the EPA happiest

Focus on volume is a major undertaking  
If you reduce volume, wouldn't that reduce frequency as well?  
"Frequency is out, right?"

Stormwater controls will help with volume  
Votes:

Pollutant Concentration: 2

Frequency: 0

Volume: Not sure

Lake Erie: 0

"Lake Erie is a larger body of water, CSO more diluted, Rocky River is most important."

Rocky River is most important

Rocky River: 3

"The downfall of focusing on Volume is focusing on overflow that is not necessarily contributing to the dangerous aspect of the overflow. Reducing pollutant concentration foremost is the most impactful to the underlying issue."

## **ROUND 2**

### **Integration & Disruption Trade Off**

"Do we know the duration of each of the potential options?"

"Do we know city-wide how many more manholes had to be addressed?"

How many basins would be needed for storage?

How does storage get rid of impurities?

Storage doesn't solve the problems of CSOs

Some areas of the City can utilize federal grant funding, so we should do both (integrate other work and work quickly)

"Need balance between integration and as fast possible."

What other improvements should the city consider?

"off shoot for dog waste disposal"

"traffic calming with bioswales"

"trees"

"New construction and any digging needed"

"fix curbs"

"bike lanes"

"burying utilities would be wonderful"

"fiber optic tubing/conduit"

Expensive + Convenient or Less Expensive + Inconvenient

"I wouldn't want intrusion on private property"

"Don't want contractors I didn't choose"

Desire for more control even if more expensive

"Digging on Clifton and Lake would be better than small side streets."

Proposed the following question, "Should the work interfere with a lot of people for a short time, or interfere with less people for a long time?"

## **ROUND 3**

### **Private Property Concerns**

“Does the City know what each property’s stormwater contribution is?”

“If the City told me that my property was a major polluter, I would feel obligated to fix it.”

What is the cost for an analysis of your private property?

“I am opposed to not being able to select the contractor on my private property because it would destroy my yard, sidewalk, and driveway.”

“To be willing to do work on my private property, I would need to know that the City is doing its fair share.”

Frustration because you will need to put in a lot of money and not see any physical benefit

Open to the idea of a stormwater fee to opt into the cost

Interested in a 50/50 split between property owners and the City as well as a loan program for required private property work

“There is a natural desire to privatize profits and socialize losses that we will see at play here.”

Are you willing to make improvements to your private property?

Yes, if:

Reasonable Time Frame

50/50 Split (City and Property Owner)

No free riders

There is a list of city approved contractors to choose from

Yes, but:

It is just going to destroy what we have done to the house.

Other

We should consider a point of sale option with a time limit (10 years proposed)

Need to be mindful not to reduce home values.

“How many gallons of stormwater are from each house?”

“Higher water rates are easier to swallow.”

“Can we calculate the impervious surface area of each house?”

Must have the option to finance projects.

## **ROUND 4**

### **Affordability**

Is it important that Lakewood Water & Sewer Rates are comparable to neighboring communities?

“We need to think about who this would push out of our community.”

“We have cheap/fair sewer rates [now].”

“It is very important that we are comparable.”

“Higher costs for water is less palatable than higher taxes.”

“They are currently very affordable, if they went up a little bit it would be fine. If they doubled, it would be different.”

“People don’t realize that [the rates we have] are great.”

“Don’t have the perspective of other communities”

Water & Sewer Bill comparison is good communication leverage

“We [this group] are not the right sample size to answer the question of affordability.”

“We need to take into consideration people that making tough choices in monthly bills.”

On \$10-\$100 Increase

“I have to pay whatever it is because I need water.:

“Easier to gauge as a percentage”

Prefer a gradual increase in phases

Need greater transparency in what usual rates are  
The water rates should rise consistently with tax, cable, and electric  
“A little poison now for payment is better than later all at once.”  
‘If we don’t spend money now, we will be forced to later.’  
Raise rates with thorough knowledge  
“How far does water from Lake Erie go from here? Should those communities need to pay, too?”  
Communicate: “This is what the City as a whole is doing, in addition to the household rate increases.”

## TABLE #5

### ROUND 1

Q1

Choice A = 2 votes

[clean up lake]

% capture will get biggest bang for buck

Will EPA set 80% or 85% standard?

Choice B=2 votes

[cross leakage]

What does it cost per option?

What is opportunity cost for each scenario?

Why go above other communities?

MS4 requirements?

Q2

Prioritize Lake Erie = 1 vote

Prioritize Rocky River = 1 vote

Rocky River is more concentrated/Rocky River has more recreation

Which option standards are easier to meet

Can there be a combination of options

Timeframe for each

### ROUND 2

Q1

Stewards of tax \$

DO the work with other projects = 3 votes

The benefit of a new sewer and street at the same time is that you get the finished product of the new road and knowledge of knowing you have new sewers/water mains also

Q2

What projects can the sewer/water main improvements be coupled with?

Bury power lines (properly barricades/strengthened/solidified)

Curb projects

Traffic calming  
Pedestrian street light installation  
Park improvements  
Pervious material installation

Q3  
Kids love playing on construction equipment

### **ROUND 3**

Q1  
Neighbors can work together/learn from each other  
City wide project allows us to learn from each other (share contractor information and costs)  
Disconnect downspouts

Q2  
Better guidance/knowledge/customer information  
Financing program/payment plan  
Fix at source  
Help sheet  
Backed up basements forcing issue  
Trust in contractor  
If every house did this would it satisfy EPA

Q3  
Similar to sidewalk program?  
City wide policy at point/time of sale = majority liked this option  
    Older homeowners cannot afford without time of sale policy  
    Will this scare buyers away?  
    Down side of point of sale policy is that you buy a house because you like the landscape/look of yard and then immediately dig it up

### **ROUND 4**

Q1  
Why make rates higher when other have negotiated (NEORS)

Q2  
How will increase affect most vulnerable?  
Comparison of Lakewood to less dense and larger area cities does not fit



## TABLE #6

### ROUND 1

#### Prioritize Outfalls

**1. Which outfall would you prioritize our work on?**

Our table had a hard time understanding the difference between the options. Brian was able to provide a detailed technical explanation of each – but difficulty remained due to a lack of a basic systemic context within which to place them for comparison. Each option was clearly a distinct approach (a “way”) – but the missing context (consideration of the “means” and “ends” as they relate/change based on the options) is what enables true comparative discussion to occur...arming residents to be comfortable in making the “gut” decision.

*“I can’t provide you with an answer if I don’t know what the question is...”*

*“Option A would seem like the biggest bang for the buck...but I’m not sure”*

*“Do these options address all pollutants?”*

**2. Reduce pollutants flowing into Rocky River or Lake Erie?**

Due to the time spent working to explain the above options – the table did not get to much substantive discussion on this question.

*“What is the difference...Rocky River flows into Lake Erie”*

*“Is the impact greater on the river due to its smaller size/depth compared to the Lake?”*

### ROUND 2

#### Integration & Disruption Trade Off

**1. Should work be integrated with street/waterline work, or be completed as swiftly as possible?**

*“A hybrid approach should be taken – addressing the sewer work in priority order (worst first), while seeking efficiencies when able to match locations within the existing street schedule. Small shifts in priorities/work schedules may be required to balance both considerations.”*

**2. What improvements can you think the city might combine with sewer work?**

*“Continue to advance technology improvements/access (fiber) into neighborhoods”*

*“Integration of green infrastructure”*

**3. What is your tolerance for traffic impacts, parking challenges, and private property access?**

*“Do we have a choice?...believe most would have a high to medium level of tolerance”*

*“Tolerance would be higher if the work in your neighborhood was isolated to one period of time – not multiple repeat sessions to address individual portions spread over a series of years.”*

*“How can the city assist the impact to local business – when significant work is required adjacent to commercial properties?”*

### ROUND 3

#### Private Property Concerns

1. **Thoughts about controlling stormwater on private property?...inconvenience/cost of the work**  
*"I believe it is important to address this problem at the source...which appears to start on private property"*  
*"Given the 'shifting' goal line from the EPA in comparison to the likely high amount of city-wide effort and property owner cost to implement/sustain private property improvements...is it worth it? Are we considering in comparison with other public property options? For example - if we can collect and treat all the run-off elsewhere and the requirement is likely to change – is addressing the issue on private property cost effective/realistic?"*
  
2. **Would you be willing to do this on your property? What would it take?**  
 Most residents at the table felt that they would be willing to make improvements if required...the method of implementation was debated (all private, public/private co-op, etc.).  
*"Having time to comply [with any requirement] is important..."*
  
3. **Support for inspection/mitigate/repair at "time of sale"...seller or buyer's responsibility?**  
 Most residents expressed this might be the best way to implement and allow time for individual property owners to comply. Discussion did not address specific responsibility.  
*"How would implementation [of a private property requirement like this] impact the economics/desire to move to, or stay, in Lakewood?"*

## **ROUND 4**

### **Affordability**

1. **How important is it that Lakewood's sewer bills be comparable to neighboring communities?**  
 Residents were mostly in favor of adding specific flat fees to sewer bill to provide steady source of revenue, as opposed to the falling revenue from water-use based billing. They were in favor of a system that provides the necessary revenue (purpose for the fee matches the purpose for the city expenditure...i.e. stormwater fee for stormwater infrastructure work) while also still incentivizing residents to reduce their overall water usage.  
*"Not very important...do not think it is a driving factor in terms of people moving to, or staying in the community. Property and other taxes draw more attention and 'ire' among residents."*  
*"Does Lakewood offer assistance with utility bills for low or fixed income residents? Other municipalities do...could Lakewood?"*  
*"Is it possible to switch from a water-usage [input] based billing system to one that bills you based on the amount of sewage [output] you produce?"*
  
2. **What do you think is a reasonable amount for monthly bills to increase?**  
 Residents were generally in favor of paying more – if it was clear what the additional costs were going toward...i.e. not a "blind" rate increase, but a specific itemized fee added to the bill.

## **TABLE #7**

## **ROUND 1**

Regarding the outfalls everyone's major concern was obviously to have less pollutants in the water. A major concern regarding option "B" with high volume is land erosion.

It wasn't an easy choice for anyone but the general consensus was making the surrounding water as safe as possible.

On the second question of prioritizing our work and effects on The Rocky River/Lake Erie the consensus was to protect the lake.

Lake Erie is where people find food, recreation, water source, the wonder/view, and the mass is quick to reduce pollutants.

Rocky river has eco systems the lake cannot support due to sheer volume, and people feel the rivers pace would move the pollutants quickly.

Member questioned whether even the storm water was really that clean. What was it collecting off of roof tops and streets?

Q: If we advocate focusing on volume and if we reduce the volume at the source, are we just causing more pollutant concentrated outfalls?

Concern that any outfalls along the cliffs of Lake Erie are causing erosion. The cliffs need to be protected from the water runoff.

Q: Which of these outfalls could affect basement back up?

-While Lake Erie is quicker to absorb or dilute pollutants sometimes we do not have a lot of flow in the Lake and the pollutants stay in one place.

-arguably the Rocky River should be a focus because pollutants can destroy the vegetation and there is a different ecosystem in the river.

## **ROUND 2**

The feeling is to complete any sewer work in the public ROW would mean additional improvements at the same time.

Improvements would be sidewalks, street resurfacing, curb and catch basin work, underground utilities Many people thought the most disruptive work would be at the major thoroughfares like Madison, Detroit etc, and the impact to small business.

The least intrusive would be residential streets. The feeling was we are dense and used to disruption, it needs done, logistically the city is easy to navigate.

Executing a project on a large scale would include communication, public knowledge, and additional education on Why. Mailings, social media, e mail blasts, community Forums.

Do projects as quick as possible so the cost of equipment and labor do not go up mid-project.

Do all of the work at one time so a hole does not have to be dug twice – extra expenses and inconvenience 2x

Make sure that we as a city collaborate with all, county, state and US agencies to combine all projects that might be done at one time for that area.

Look at combining work for: sewers, streets, curbs, sidewalks, water lines, fiber, electric etc.

In any area in which long-term projects are begin done, the local business community's tolerance and inconvenience should be taken into consideration. Lakewood encourages small businesses and entrepreneurs to locate here, we do not want to cause business interference that could cause failure. Question: Is there funding to protect businesses during long periods of construction in front of their location?

Large scale projects that cause wide-spread inconvenience can be okay from the community perspective if the community feels like they are a real partner. Pre-project education, communication and

preparation about alternative routes, extra-time planning etc. (Ex. Seattle closing a portion of I-5 for a month)

### **ROUND 3**

Concerns in regards to work on private property were a bit heavy.

One feeling was if the extensive work done on private property would reduce the volume, and actually help the issue.

Everyone would want to see a report to reflect the actual volume of water and pollutants would be reduced, and what the city will do on their end to help.

Everyone seemed open to the idea because it is an obvious issue that needs rectified, but the assistance of grants, adding the cost to a tax bill, or a percentage covered by the city would help ease the burden. The general feeling on the pos of the sewer was a hard no. Everyone thought this was something the buyer and seller would personally negotiate. The intrusion of government on this one didn't go over so well.

We must attack private property house-by-house

Hard to make a decision without knowing the ROI

Is there the opportunity for the residents to get loan/funding that would be added to their taxes – special assessment?

Yes, a POS for connection work should be required BUT the city should not decide whether the Buyer or the Seller should be responsible – let the parties to the house sale deal decide who should pay.

All felt it was the private property owner's duty to do this work.

Small discussion on what other work private property owners could do: rain barrels, disconnect downspouts, rain gardens and tree planting.

Resident talked about cleaning out P-traps and there was some owner interest in locating a p-trap on their property so they could clean it out.

### **ROUND 4**

The affordability question came across skewed.

Nobody was really sure how to calculate a base utility cost increase based on the information provided.

Others thought living in this city is by choice and would look at an increase as a "Is what it is" situation.

Impervious area charge was brought up several times. Other communities charge for impervious aggregate area, why doesn't Lakewood have a program like that on top of the regular utility cost?

A concern in regards to affordability brought up our economic diversity, and the impact of fixed and lower income homes and the obvious impact on those residents.

Although I picked up on the quality of life in Lakewood would balance out the increase in future expenses.

We have 100 year old system – we need to fix it.

Incorporate the work as slow as possible over time.

in making this determination it would be easier to look at percentage increase versus dollars.

Use other fees besides just usage: impervious fees, flat fees and impact fees. Impact fees would be a fee charged when you move from having green space to adding imperviousness in the form of: patio, deck, shed, longer drive, more walk ways etc.

impervious or impact fees would be used to educate.

Other comment: Utilize tree planting and green infrastructure where viable to absorb water from getting into the system.

## TABLE #8

### ROUND 1

#### **Prioritize Outfalls**

If public health is our primary goal, we should focus on contaminant load. E-Coli is most often what is in the discharges

Volume isn't a public health risk in Lakewood, only concentration of contamination.

Lake v river: volume is the larger question

At the end of the day it doesn't matter bc it all goes to the same place.

User of water matters to determine lake v river.

Economic impact? Park or marina usability

Any businesses pull water from lake or river? Does contamination have an impact that way?

If more direct discharges go to the Lake, prioritize the lake

When the discharges occur & user impact have more influence

### ROUND 2

#### **Integration and Disruption Trade-offs**

##### Integration:

If you have time, it makes sense to tie into other work so you are doing the work all at once.

Less disruptive over time & more efficient, less costly. Facilitator pointed out that this increases time, adding systems increases cost

Doing the work over time may allow for cost savings through technology changes

Currently we do the work all together, doubtful that is by accident. More efficient.

Would the EPA change the plan based on timeline? Facilitator- EPA listens to citizen input

##### What improvements could be integrated:

Green infrastructure

Electric moved underground

Fiber optics

Waterlines

Medians and landscaping

Protected bike lanes

Tree pits

Lighting/light poles with underground utilities

##### Disruptive:

No issues with road work. It's necessary

Facilitator- What if work on your property could reduce your water/sewer rates? Yes, in favor

## **ROUND 3**

### **Private Property Concerns**

#### Control on Private Property:

Rain barrels- avoid the cost of all this work, manages water on property, overflows one to drive one to yard. Catches 100% of roof water and manages on site.

Facilitator- private work includes sewer work as well. Water running to drive then to street is not managed on site. Overflows

Just replaced two traps/drains on 2 sides of the house & new drive. Wouldn't want to tear up drive. Basement is now dry.

Not that big of a disruption (renter comment)

Would love to do work, funds are an issue. Make it affordable-low interest loan through FF Lakewood or county.

Agreeing to private work assumes that work complete on City property or else this isn't fair

In favor of improvements if cost effective

Prepayment as part of an escrow account with your water bill. Escrow to stay with the house in the event of sale.

Paying \$10k for no additional equity is tough to swallow

#### Combine with other measures:

Small incentive or benefit to property owners who have done the work

Carry the cost = lower sale price

Escrow account-use to fix laterals when city does your street

Each owner gets own financing –similar to the Home Loan Program

Private work will chase people out bc of the threat of expense, pull equity out. Creates a disincentive

Risks balance between owner occupied and rentals

#### Time of Sale requirement:

Punitive? Definitely not if public work done first.

## **ROUND 4**

### **Affordability**

#### Rates Comparable

Why are some me so low? Subsidized by general fund? Higher rates the result of a consent decree?

Who pays attention to sewer rates when buying home? No one.

Wouldn't want rates to be outrageous.

There is room for an increase without out pricing the neighboring markets

Are NEOSD fees included in the water/sewer on chart or are those in addition?

Should Lakewood implement a fee like NEOSD? No

Police- not require garages with less impervious surfaces, less run off

What is the total cost of home ownership? It includes these fees.

Muni bonds for homeowner loans to be paid back via 10 year property assessment

Incentives- trees, pervious surfaces, remove impervious

More people spreading the sot, insist on single family home expense, keeps going

Incentivize density in certain areas. Density can help with minimal impact.

Amount? Depends on pubic investment portion.

Could fees be structured to be progressive like taxed for public and private improvements.