



Frequently Asked Questions

General

1. How is the Wastewater Feasibility Study funded and is there a cost to the Verde Village Property Owner's Association (VVPOA)?

The Wastewater Feasibility Study is being funded by a \$200,000 grant as part of the American Rescue Plan Act of 2021 (ARPA). There is no cost to the Verde Village Property Owners Association.

2. Is the \$200k grant awarded sufficient for HDR to complete the evaluation?

The \$200,000 grant is sufficient for HDR Engineering to complete the Wastewater Feasibility Study. Additional work such as engineering and design services are not included in this study effort, and will require funding after the Feasibility Study is completed.

3. Is the Yavapai County Board of Supervisors aware of this project?

Supervisor Donna Michaels reached out to the VVPOA about the available ARPA grants. The Yavapai County Board of Supervisors is aware and fully supportive of this project.

4. Are there other communities that have gone through the septic to sewer conversion?

Other communities within Arizona that had high-density septic systems have gone through septic to sewer conversions. Two of these communities are Lake Havasu and Chino Valley.

5. How large are Lake Havasu and Chino Valley communities?

Lake Havasu has over 28,000 dwellings. Chino Valley has approximately 13,000 dwellings.

6. How long did it take Chino Valley to get from where VVPOA is today to existing status (operational status)?

Chino Valley's septic to sewer conversion took approximately 36 months from where VVPOA is at to the operational status. This consisted of approximately 18 months of engineering and design followed by another 18 months of construction.

7. How do I review project documents and stay up to date on what is happening?

Property owners and community members may review project documents and stay up to date via the VVPOA website (vypoa.net) and may use the VVPOAquestions@hdrinc.com email for comments and questions to HDR.

Engineering and Design

1. What is done to mitigate concerns with odors generated from pump/lift stations?

Pump stations and lift stations are designed with odor control systems to minimize the potential of odor complaints. The types of odor control systems used to mitigate odor issues are typically biological treatment with a carbon polishing unit, or chemical addition of ferric chloride to the collection system. The sizes of these systems are depended on the air flow volumes and available space requirements.



2. Do pump stations/lift stations generate noticeable noise?

Pump stations and lift stations have submersible pumps installed inside a wet well. This results in a noise level below the ambient noise level. Additionally, sewer systems have a diurnal pattern with a peak and through over a 24-hr period that result in the pump/lift station not needing to be in constant operation.

3. What will VVPOA do if there is a pump station leak?

Engineers design pump/lift stations with safety factors, redundancy, and alarms to mitigate the potential of leaks during operations. Additionally, contingency and emergency spill response plans are part of the system documentation that is prepared by the Owner or Operator.

4. Will community members be allowed to comment and provide input on where new infrastructure is built?

HDR wants to be a partner to VVPOA and welcomes all comments and feedback from community members on any potential new infrastructure.

Please note that the Wastewater Feasibility Study is a planning level study to evaluate potential alternatives for the community and locations of new infrastructure presented in exhibits and schematics are not final. Community members will have multiple opportunities during the design phase to provide additional feedback and input. Not all feedback received may be incorporated due to technical limitations or prohibitive cost increases.

5. What happens to the plants that depend on the water that drains from the existing septic systems?

Septic systems distribute water across drain fields to allow water to infiltrate and percolate through the ground and to the aquifer. Evaporation and capillary action may happen within the soil that allows a small quantity of water to be taken up by an existing plant. Appropriate landscaping and native plant selection is important to prevent damage to the septic system. Therefore, water intense vegetation should not be present near drain fields and the conversion to sewer should have a limited impact to existing plants.

6. Are there other treatment systems that HDR should be looking at?

The selected treatment process alternatives that were presented to VVPOA during the Public Kickoff Meeting are proven technologies that are commonly used to treat similar projected wastewater flows. The Sequencing Batch Reactor (SBR) and Membrane Bioreactor (MBR) processes offer advantages such as having smaller footprints and being modular construction.

7. Are there any concerns for pharmaceuticals and personal care products (PCPPs)?

The impacts of Pharmaceuticals and personal care products (PCPPs) and emerging contaminants on the environment continue to be studied. The treatment process must meet permit requirements established by the Arizona Department of Environmental Quality (ADEQ) for the liquid stream and the solids stream and is dependent on the final use or application.

8. What will be done to prevent shortcuts and value engineering to ensure the community gets a system that functions and performs as designed?



While there are benefits to conducting value engineering (VE), it should not impact the function and performance of the final product. Proposed VE should be validated by the Engineer of Record and typically happens during the detailed design phase.

The firm hired to provide construction administration and inspection services for the project will ensure that the Contractor does not take shortcuts to deliver the project.

Please note that the Wastewater Feasibility Study is a planning level study to evaluate potential alternatives for the community and no detailed design will be performed as part of this phase.

Project

1. How will the Wastewater Collections and Treatment workshop work? Will it be conducted over a single evening or multiple evenings?

HDR envisioned the public Wastewater Collections and Treatment workshop to be conducted in a single evening. However, we have not finalized the format at this time and we will be internally discussing the best method to deliver the workshop. The public Wastewater Collection and Treatment workshop is tentatively scheduled for September with more details to be announced.

2. Will the Feasibility Report contain a Risk Assessment of the impacts to the Verde River, groundwater, etc.?

Yes, the Wastewater Feasibility Report will contain a conceptual discussion of the potential impacts to the Verde River and the groundwater.

Community

1. Has the VVPOA talked to the City of Cottonwood about connecting into their system?

VVPOA has had discussions with the City of Cottonwood in the past about connecting into their sewer system. HDR will have additional discussions with the City of Cottonwood about potential partnerships.

2. Will HDR contact other surrounding municipalities/communities about partnerships?

HDR may contact other surrounding municipalities and communities to evaluate the feasibility of potential partnerships.

3. What is the process for the entire community to convert to a sewer system?

The first step for the entire community to convert to a sewer system is to establish a Community Facilities District (CFD). CFDs are special taxing districts created within municipalities to finance the cost of public facilities such as water and sewer that serve or benefit land within district boundaries. Debt associated with a CFD is the responsibility of landowners benefitting from the public improvements and are repaid through either ad valorem taxes levied upon each landowner's property or special assessments placed upon each landowner's property. This step is necessary to acquire financing, and to apply for funding and grants.



4. Will I have to connect into the new system now or can I do it at a later date?

Multiple factors impact the ability of a community member to connect their property at a later date and is community specific. However, past experience with similar projects indicates that owners that elect to connect at a later date tend to pay significantly more. The reasons for this are:

- Economy of scale that is passed on to the owner;
- Potential subsidies available during initial installation;
- Contractor mobilization and demobilization.

5. Are there ways to force resistant community members to convert to the new system?

There are ways to force resistant community members to do the septic to sewer conversion. Available ways include levying fines to placing a lien on the property. However, initial community involvement and buy-off is key to reducing the attrition rate and improving the overall success of the project.

6. Who will be responsible to manage the system by hiring operators, engineers, and managing the budget for the new system?

The VVPOA will have the option to operate and maintain the new system on their own via the CFD. The CFD will hire and train operators and engineers as well as administrative support staff. Another option the VVPOA and the newly formed CFD may pursue is to contract the operations and maintenance activity to a third-party company. These decisions require community discussions and buy-off after the Wastewater Feasibility Study is completed by HDR.

7. Who will pay the costs to abandon the existing septic systems?

Costs to abandon existing septic systems are community/project specific.