

# Wells County RSD

Committed to Providing Reliable Sewer Service to Unincorporated Areas of Wells County



History of the District | Completed Projects | Future Project Areas | Economic Impacts



# Historical Background:

## Formation

- *September 2005*

IDEM order to the Wells County Commissioners to resolve offsite discharge issues.

- McKinney Paxson Ditch

- *June 2009*

Countywide sewer district formed; managed by five appointed Board of Trustees

- Two Trustees appointed by the County Commissioners
- Two Trustees appointed by the County Council
- One Trustee appointed by the City of Bluffton



# Historical Background:

## Initial Studies

- *Initial Sewer Study – Project Areas*

1. Murray
2. Liberty Center
3. Craigville
4. Country Club Estate/Timber Ridge
5. N. Ossian

- *Secondary Sewer Study – Project Areas*

1. Keystone
2. Rieffsburg
3. Petroleum
4. Kingsland
5. Tocsin



# Historical Background:

## County and Municipal Partners

- State Revolving Loan Fund
  - Provided financial aid for both studies.
- Wells County Commissioners
  - Provided financial aid for both studies.
  - Supplied additional finances for the County Engineer to serve as a guide for the RSD board.
  - Provided the RSD \$500,000 line of credit.
- Local Municipalities
  - Interlocal Agreement with the City of Bluffton
  - Timber Ridge Area: managed by City of Bluffton
  - N. Ossian Area: managed by Town of Ossian



# Completed Projects:

## **Project Area 1 – Murray, Liberty Center, Craigville**

- Project Area 1 originally consisted of three project areas: Murray, Liberty Center, and Craigville.
- RSD secured \$6.6 million in forgivable loan from SRF.
- This grant award allowed the WCRSD to proceed with the Murray and Liberty Center project areas (Craigville pushed to Project 2).
- Murray and Liberty Center Project Cost
  - Project Cost - \$7,000,000
  - Total Grant Funds - \$6,600,000
  - Total Connections – 206
  - Project Completion – June 2021 – April 2023
  - Monthly User Rate - \$95.00



# Completed Projects:

## Project Area 1 – Murray

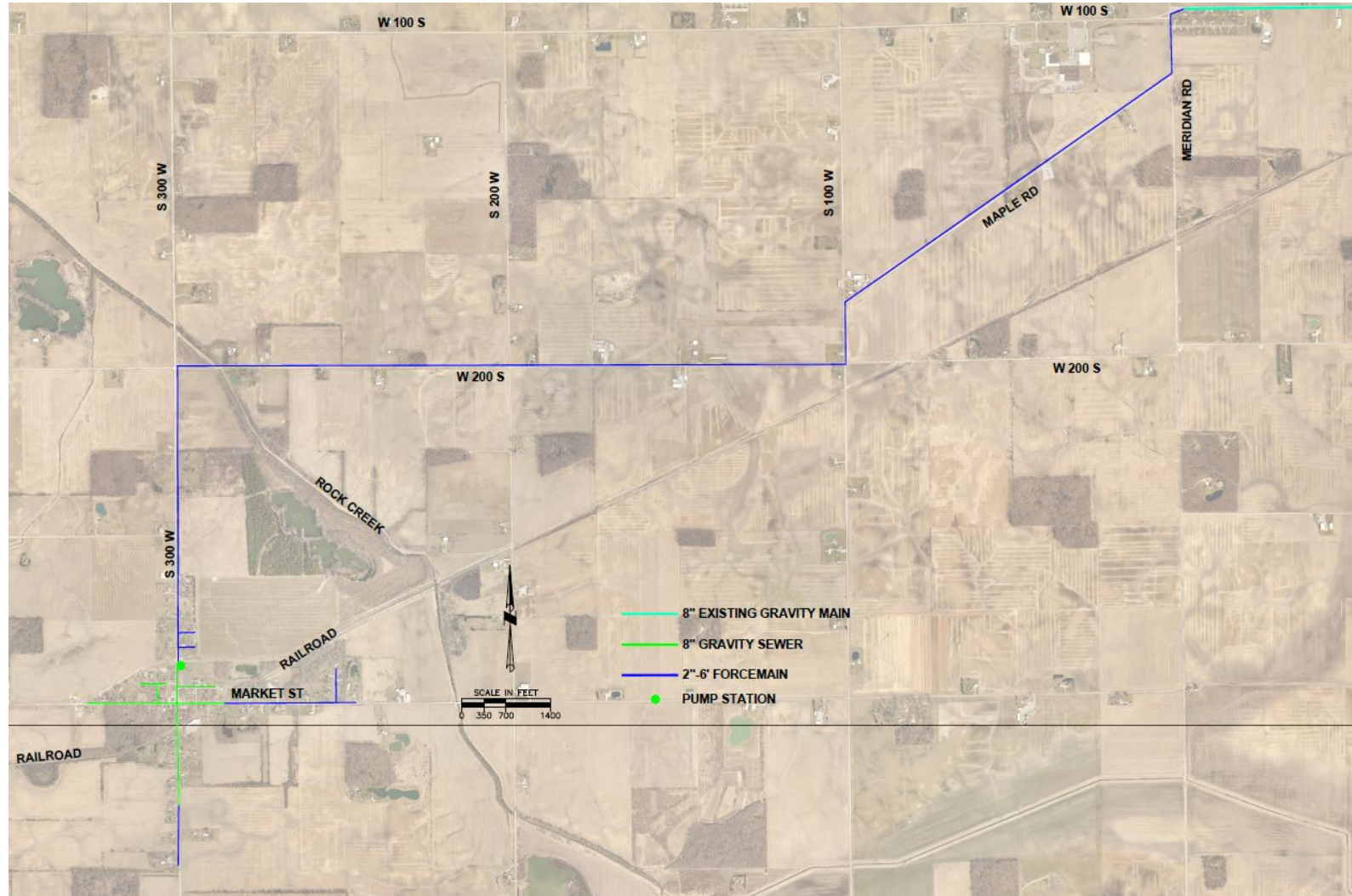






# Completed Projects:

## Project Area 1 – Liberty Center





# Completed Projects:

## Project Area 2 – Craigville, Kingsland, Tocsin

- Project Area 2 originally consisted of three project areas: Craigville, Kingsland, and Tocsin.
- RSD secured \$5 million in forgivable loan from SRF.
- Wells County Commissioners granted RSD \$2 million in ARPA.
- This grant award allowed the WCRSD to proceed with the Craigville project area (Kingsland and Tocsin pushed to Project Area 3)
- Craigville Project Cost
  - Project Cost - \$6,000,000
  - Total Grant Funds - \$7,000,000
  - Total Connections – 133
  - Project Completion – September 2022 – February 2024
  - Monthly User Rate - \$95.00\*\*

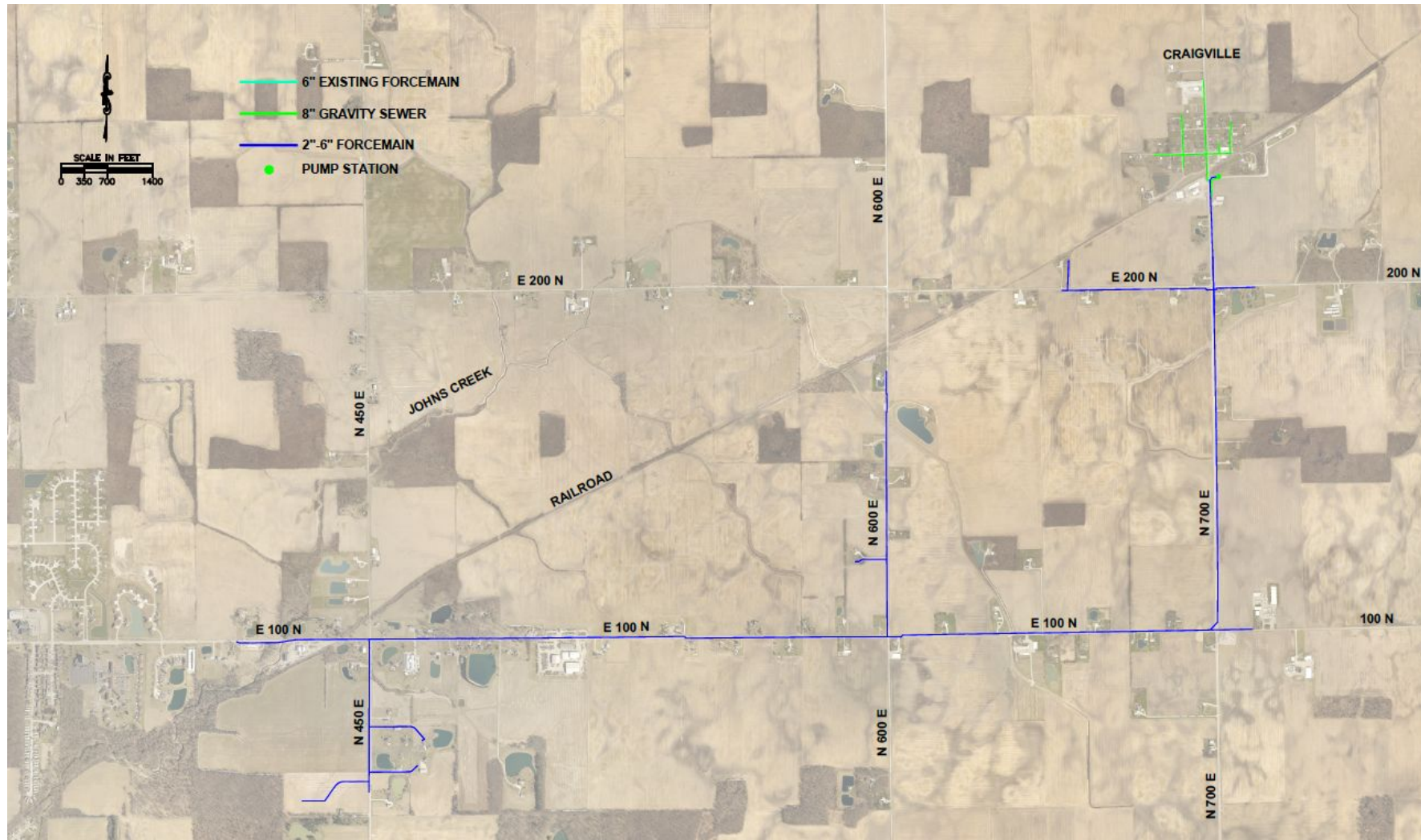
*\*\*Monthly user rate remained the same*





# Completed Projects:

## Project Area 2 – Craigville





# Completed Projects:

## Project Area 3 – Kingsland, Tocsin

- Project Area 3 originally consisted of two project areas: Kingsland and Tocsin.
- RSD secured \$2 million in forgivable loan from SRF.
  - This grant award allowed the WCRSD to proceed with the Kingsland project area (Tocsin portion pushed to Project 4)
- Kingsland Project Cost
  - Project Cost - \$4,000,000
  - Total Grant Funds - \$2,000,000
  - Total Connections – 67
  - Project Completion – January 2023 – June 2024
  - Monthly User Rate - \$95.00\*\*

*\*\*Monthly user rate remained the same*



# Completed Projects:

## Project Area 3 – Kingsland







# Future Projects:

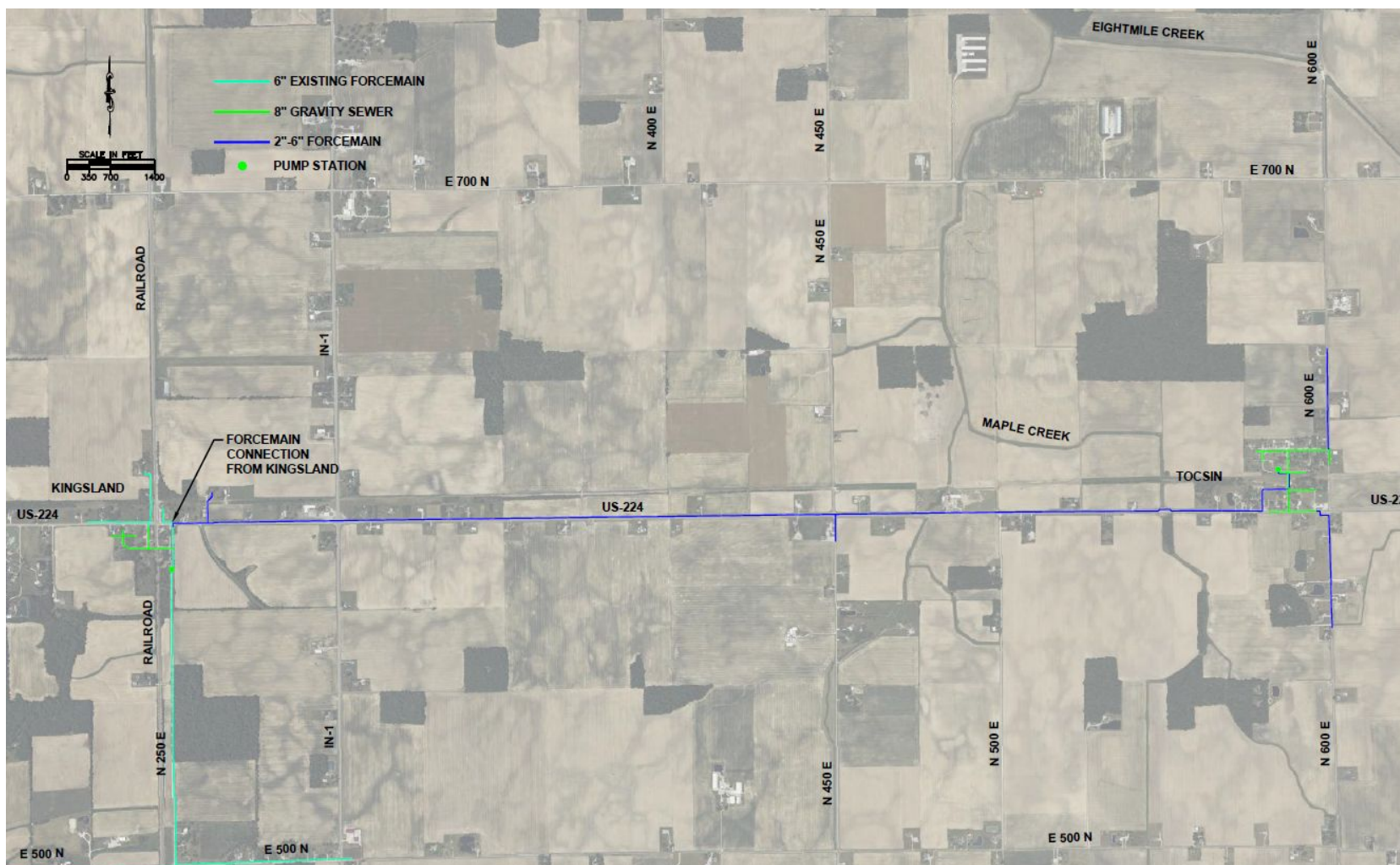
## Project Area 4 - Tocsin

- Project Area 4 consists of one project area: Tocsin
- This project is currently under development
- RSD currently pursuing financing from SRF
  - Application submitted to the state March 28, 2025.
  - Project Priority List will be announced in July 2025.
  - Financing Potential Award in the Fall 2025.
  - If sufficient funds are awarded, project would be set to bid to contractors in November 2025.
  - Construction to commence Spring 2026.
- Tocsin Estimated Project Cost
  - Project Cost - \$4,830,000
  - Total Connections –117
  - Final User Rate to be determined based on financing



# Future Projects:

## Project Area 4 - Tocsin





# Future Projects:

## Reiffsburg, Petroleum, Keystone

- Project Area schedules are currently undetermined.
- RSD's priority is Tocsin and will turn attention to these areas after Tocsin is officially funded.
- Reiffsburg Estimated Project Cost
  - Project Cost - \$4,900,000
  - Total Connections –69
  - Final User Rate to be determined based on financing
- Petroleum Estimated Project Cost
  - Project Cost - \$4,200,000
  - Total Connections –74
  - Final User Rate to be determined based on financing
- Keystone Estimated Project Cost
  - Project Cost - \$4,400,000
  - Total Connections –76
  - Final User Rate to be determined based on financing





# Economic Impacts

## Additional County Investment

### *Regional Partnerships*

- Murray Storm Sewer project (\$790,000)
- City of Bluffton Wastewater Treatment Plant (\$21 million)
- City of Bluffton Dustman Road Interceptor project (\$4.5 million)
- Timber Ridge sanitary sewer improvements (\$3.0 million)
- N. Ossian Project Area and additional sewer improvements (\$8.8 million)



# Economic Impacts

Additional County Investment

More than **\$38 million** dollars  
reinvested back in Wells County  
infrastructure.



# Economic Impacts

## Economic Development

### *Craigville*

- Nine new residential houses - \$3.015 million
- Two business expansions - \$1.8 million
  - Trueland Equipment
  - Wright Insurance
- Two properties pay an Interim Rate (future residential growth)
- Five additional properties inquiring about connection



# Economic Impacts

## Economic Development – Trueland





# Economic Impacts

## Economic Development Continued

### *Murray*

- Six new residential houses - \$2.010 million
- One commercial building - \$700,000
- Three properties pay an Interim Rate (future residential growth)

### *Kingsland*

- Three new residential houses - \$1 million
- Three properties pay an Interim Rate (future residential growth)





# Economic Impacts

## Economic Development Continued







# Economic Impacts

Economic Development Continued

**\$8.5 million** reinvested in Wells  
County due to the project  
improvements.

# Questions

## Contacts

- Superintendent – Lewis Brown
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