



YOUR GUIDE TO CITY WATER



RELYonFRY.com

City Water On JOHNSON'S ISLAND.

Your Home. Our Expertise. How Fry Helps.

**LEARN MORE &
WATCH A VIDEO.**

No pressure, no obligation.
Just scan and watch.



**Request Your Free
Johnson's Island
Connection
Walkthrough**

**Call Fry Today!
(419) 719-0763**

What's City Water Means For You?

Safe & Reliable Water

Treated, regularly tested water – no more hauling, testing, or guessing with a cistern or well.

Fire Protection

New hydrants bring real fire protection to the island for the first time ever.

Increased Home Value

Municipal water is a plus with buyers, appraisers, and mortgage lenders.

Transitions For Your Cistern or Well

Keep it dedicated to an outdoor spigot, or retire it properly. We'll show you how to do either, the right way.

You Choose Your Contractor.

It's Your Call.

The Village installs the main line to your property. From there, you're free to hire any plumber licensed with Ottawa County for your home's connection – no requirement to use any particular company.

Fry Makes It Easy.

Licensed, local, and serving this region for more than 90 years. One call covers the permit and the connection – from the curb stop to your faucet.

Your Guide to City Water on Johnson's Island.

What every homeowner should know about the connection, your cistern or well, and your options.

1. What's Happening on Johnson's Island

After decades of discussion, Johnson's Island is getting public water. In 2021, more than half of the island's property owners signed a petition asking the Village of Marblehead to bring city water service to the island, and the Village began the formal project development process that follows Ohio's public infrastructure rules.

Today, most of the island's roughly 270 seasonal and year-round homes rely on private cisterns and/or wells for water. Many households currently pay between \$1,200 and \$3,000 a year – or more – hauling potable water onto the island, depending on whether the home is seasonal or full-time and how much water it uses.

THE PROJECT INCLUDES:

- ✓ An underwater transmission main crossing Sandusky Bay, extending the existing water line from Gaydos Drive to the island.
- ✓ Roughly 4.5 miles of new water main installed along the residential streets circling the island.
- ✓ Fire hydrants around the island – the first time Johnson's Island will have this level of fire protection infrastructure.
- ✓ A tap and curb-stop shutoff installed at every parcel with a home or a buildable lot.

2. JOHNSON'S ISLAND GUIDE TO CITY WATER.

The shared infrastructure is estimated to cost about \$8.76 million, financed through a zero-percent-interest loan (up to a 30-year term) from the Ohio EPA's Water Supply Revolving Loan Account, and repaid through special property assessments under Ohio Revised Code Chapter 727. This assessment covers the main line and infrastructure – it is separate from, and does not include, the cost of connecting your individual house (see Section 2).

Engineering, environmental review, and regulatory approvals (Ohio EPA, U.S. Army Corps of Engineers, and others) are complete. Construction is underway in 2026 and is expected to take about two years to reach every part of the island, with water becoming available street-by-street as each segment is finished.

A QUICK NOTE ON YOUR SEWER BILL.

Sewer service on Johnson's Island is a separate utility from your water – it's billed by the Ottawa County Sanitary Engineering Department, not the Village of Marblehead. Today, that bill is a flat monthly charge per Equivalent Dwelling Unit (EDU) – currently about \$27/month for the district covering the Marblehead peninsula – rather than being based on metered usage. That's the standard approach utilities use when there's no water meter to reference, which is exactly the situation on the island today.

One thing we haven't been able to confirm publicly: whether the county plans to move to usage-based sewer billing once homes have a water meter, which is common practice at some utilities. We'd recommend homeowners contact the Ottawa County Sanitary Engineer's office directly (419-734-6725) for the most current word on this before making your decision.

2. How the Connection Works, Step by Step

Getting water to your kitchen sink happens in two steps – one shared, one private:

A. THE SHARED INFRASTRUCTURE.

As part of the Village's project, a water main and curb stop (a shutoff valve) are installed at your property line. This is the shared portion covered by the special assessment described in Section 1; contact the Village of Marblehead (419-798-4074) for the latest on timing and status for your street.

B. YOUR PRIVATE CONNECTION – YOUR CHOICE, YOUR CONTRACTOR

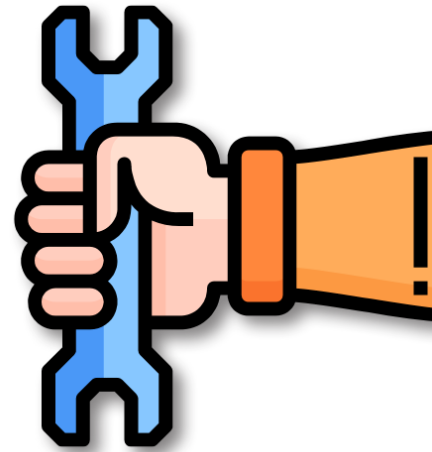
From the curb stop to your house – including your water meter pit and meter, and everything inside your home – is a separate, private undertaking, entirely at the homeowner's discretion. Ohio and Ottawa County rules are clear on this: you're free to hire any plumber or contractor licensed with the Ottawa County Sanitary Engineering Department to do this work. There is no requirement to use any particular company.

This is where Fry comes in. Once the line reaches your property, Fry – a licensed plumber – can handle:

- ✓ The tap fee and plumbing permit – Fry pulls the permit and handles all the paperwork for your home, so you don't have to.
- ✓ Installing your water meter pit and meter, running the service line to your house, and tying it into your home's interior plumbing.
- ✓ If you're keeping any part of your cistern or well, making sure it's set up correctly per Ottawa County Health Department requirements (see Section 4).

Fry provides a straightforward written quote for this work, with no obligation. We'd simply like the chance to earn your business – see Section 6 for why many homeowners are choosing Fry.

We recommend scheduling a walk-through with Fry before construction reaches your street, so you know exactly what to expect and can budget accordingly.



3. Is Connecting Required?

No – as of today, the Village has no ordinance requiring homeowners to physically connect their house to the new water main. The special assessment for the shared infrastructure applies to eligible parcels regardless of connection status, as is standard for Ohio special-assessment projects under ORC 727. But whether to tie your house into that new line is a separate, personal decision every homeowner gets to make.

That means the choice comes down to weighing the upfront cost of connecting your home against the ongoing benefits described in Section 5. For many households – especially those currently paying to haul water – that comparison tends to favor connecting. Others may choose to wait and see, or continue relying on their current system for now. Either way, it helps to go in with a clear picture of the facts, which is exactly what this guide (and our companion video) is for.

4. Your Cistern or Well – What You Can and Can't Do

CISTERNS AND WELLS ON JOHNSON'S ISLAND

Homes on the island rely on one of two private water sources today: a cistern (a large tank, usually buried, that collects and stores rainwater or hauled-in water) or a private well. Some properties have one, some have the other, and a few have both. The good news: the same rules and the same set of choices apply either way.

THE MAINTENANCE REALITY

Both systems need regular upkeep to stay safe. Cistern water sits in a tank rather than moving through a treated distribution system, so it's vulnerable to algae growth, sediment, and biofilm buildup, and – if not properly screened, filtered, and disinfected – bacteria and parasites such as *E. coli*, *Salmonella*, *Cryptosporidium*, and *Giardia*. Well water carries its own risks, including bacterial contamination and mineral or sediment issues, and needs periodic testing to confirm it's safe. Regular maintenance and testing matter for both, regardless of whether you ever connect to city water.

THE RULE THAT MATTERS MOST: NO SHARED CONNECTION

We spoke directly with the Ottawa County Health Department about this, and their guidance is straightforward: neither a cistern nor a well can be connected to the same plumbing that carries city water into your home – there can be no shared connection between a private water source and the public system. But that doesn't mean you have to get rid of either one.

YOUR OPTIONS ONCE YOU CONNECT TO CITY WATER

- ✓ Keep it for a separate, dedicated use. Many homeowners keep their cistern or well by having it plumbed to serve just one outdoor spigot or hose bib – for watering the lawn, flowers, or garden. As long as that line is entirely separate from your home's interior city-water plumbing (never a shared connection), the health department confirms this is allowed. It's often the simplest and most cost-effective way to keep either system useful.
- ✓ Abandon it properly. If you don't plan to use the cistern or well at all, it needs to be permanently and properly decommissioned rather than just capped or left empty. A cistern is typically removed or filled in; a well is plugged and sealed per Ohio requirements – Fry can handle either. Proper abandonment – done right, for either system – tends to cost more than keeping it in service for a single dedicated use, so it's worth weighing that against the dedicated-spigot option before deciding.
- ✓ Leave it exactly as it is. If you choose not to connect to city water at all, none of this applies – your cistern or well keeps operating just as it does today.

Fry can walk your property and help you decide which option makes the most sense for your home and your budget – whether that's setting up a dedicated outdoor spigot line, or handling a proper abandonment.

5. Why Many Neighbors Are Choosing to Connect

- ✓ **Water safety and reliability.** City water is treated and regularly tested against state drinking-water standards, removing the ongoing testing and treatment burden that comes with maintaining a private water source.
- ✓ **No more hauling.** Connecting can eliminate the \$1,200–\$3,000 per year (or more) many households currently spend trucking water onto the island, along with the logistics of scheduling deliveries and monitoring tank levels.
- ✓ **Fire protection.** For the first time, this project brings fire hydrants to Johnson's Island – a meaningful safety upgrade for a community that has historically had limited firefighting water access, and a factor that can favorably influence homeowners insurance.
- ✓ **Home value and marketability.** Municipal water is generally viewed favorably by buyers, appraisers, and lenders. Wells and cisterns can complicate financing – FHA and VA loans in particular often require water-quality testing and documentation – and can slow down a sale. Homes with straightforward municipal water tend to face fewer of these hurdles.
- ✓ **Everyday convenience.** Consistent pressure and volume on demand, no tank cleaning or disinfection routine, and no seasonal shutdown-and-refill logistics for part-time residents.
- ✓ **No red tape for you.** Fry pulls the permit and handles all the paperwork for your home's connection – you don't have to navigate that process yourself.

To be fair and balanced: connecting is not free. Homeowners should budget for the private portion of the work – the water meter pit and meter, running the line from the curb stop to the house, the tap and permit fees, and the interior connection – and get a written quote before deciding.

6. Beyond the Tap – What Fry Can Do For Your Home

Fry Heating, Cooling & Plumbing has served Northwest Ohio for more than 90 years, with an established presence throughout the Marblehead and Port Clinton area. We already have many customers on the peninsula and are familiar with the same kinds of water, plumbing, and mechanical needs that Johnson's Island homes have.

Beyond your water line connection, our licensed team also handles:

- ✓ Full-service plumbing, drain, and sewer work
- ✓ Water heater installation and repair
- ✓ Sump pumps and battery backup systems
- ✓ Backflow-prevention testing and certification
- ✓ Complete heating and cooling (HVAC) service and installation
- ✓ 24/7 emergency service



A SMART OPTION FOR PART-TIME HOMEOWNERS: FLO BY MOEN

A lot of homes on Johnson's Island are seasonal or part-time residences, which raises an obvious worry: what happens if a pipe leaks or bursts while no one's there to notice? Flo by Moen is a smart water monitor and automatic shutoff valve that installs directly on your home's main water line and is built for exactly that situation.

- ✓ Leak detection down to a drip. Flo continuously monitors water flow, pressure, and temperature, and can catch even a slow leak – as small as a drop a minute – that would otherwise go unnoticed for weeks in an empty house.
- ✓ Automatic shutoff. If it detects an abnormal pattern, like water running with every fixture off, it alerts you by app, phone call, and email, and will automatically shut off your home's water supply if no one responds within a few minutes – stopping a small leak before it becomes a flooded house.
- ✓ Freeze alerts. It can flag freezing conditions inside the home, a real concern for a closed-up lake house through a Northern Ohio winter.
- ✓ Monitor and control it from anywhere. Everything runs through an app, so you can check your home's water use, or shut the water off entirely, whether you're across the island or across the country.

For a home you're not in every day, this is one of the more effective ways to catch a problem before it becomes an expensive one. The device typically runs in the \$500–\$650 range before installation, and some homeowners insurance providers offer a discount or rebate for having one installed. Fry can install a Flo by Moen system as part of your water line connection, or any time after – ask us for a quote specific to your home.

As Johnson's Island modernizes its infrastructure, we'd like to be the one trusted call islanders make for whatever the house needs next – not just this project.

7. Frequently Asked Questions

Q: Do I have to connect to city water?

A: No. Connecting your home is optional. The special assessment for the shared water main applies to eligible parcels regardless of your personal connection decision, but tying your house into the line is a separate choice.

Q: What will it cost me to connect?

A: The Village's project covers the main line and curb stop at your property line, funded through the special assessment. From there, connecting your house is a separate, private cost – your water meter pit and meter, the tap fee, permit, and interior tie-in. You're free to get quotes from any licensed contractor; ask Fry for a straightforward written quote before deciding.

Q: Can I keep my cistern or well?

A: Yes – the Ottawa County Health Department confirmed either one can stay, as long as it's never connected to the same plumbing that carries city water into your home. Many homeowners keep theirs dedicated to a single outdoor spigot for watering the lawn, flowers, or garden. If you don't plan to use it at all, it needs to be properly abandoned – a cistern is removed or filled in, and a well is plugged and sealed, which Fry can handle for you. Abandoning either one properly tends to cost more than keeping it for a dedicated outdoor use, so it's worth weighing both options.

**24/7 REAL TIME
ALERTS!**
**TRACK & MONITOR WITH
THE SMART WATER APP**



Q: Who do I call for what?

A: The Village of Marblehead (419-798-4074) oversees the shared infrastructure – the main line and curb stop at your property line. Connecting your house from there, including your water meter pit and meter, is entirely your choice, handled directly with the contractor you pick. Fry can take care of that connection – tying in your plumbing, pulling the permit, and any cistern or well work – with no obligation to use us over anyone else.

Q: Do I have to use a specific plumber for my connection?

A: No. You're free to hire any plumber or contractor licensed with the Ottawa County Sanitary Engineering Department for your home's connection – it's entirely your choice, and a full list of licensed contractors is available from the Department on request. Fry is licensed, local, and has served this region for more than 90 years, which is why many Johnson's Island homeowners are choosing us to make this simple: one call, one quote, one team from the curb stop to your faucet.

Q: Do I need to pull my own permit?

A: No. Fry pulls the plumbing permit and handles the paperwork for your home's connection as part of our work – one less thing for you to manage.

Q: When will water reach my street?

A: Construction is proceeding in phases around the island and is expected to take about two years overall, with service available street-by-street as each segment is completed. Watch for updates from the Village of Marblehead.

Q: Will my sewer bill change once I have a water meter?

A: Today, sewer is billed separately by the Ottawa County Sanitary Engineering Department as a flat monthly charge per Equivalent Dwelling Unit – not based on water usage – since there's no water meter to reference. We haven't found public confirmation of whether that billing method will change once meters are installed. Contact the Sanitary Engineer's office directly (419-734-6725) for the latest before you decide.

Q: I'm not on the island full-time – how do I protect my home from leaks while I'm away?

A: Ask Fry about installing a Flo by Moen smart water monitor and automatic shutoff (see Section 6). It watches your home's water use around the clock, alerts you to leaks or freezing conditions, and can shut the water off automatically if something goes wrong while you're away.

Q: Where can I get official project updates?

A: Visit marbleheadohio.org for the Village's official project page, documents, and meeting updates. Contact Fry directly with questions about your home's specific connection.

8. Next Steps

- ✓ Watch our short video walk-through (scan the QR code on the enclosed letter/flyer, or visit FryHeating.com/johnsons-island-city-water-service-guide) to see everything in this guide in one place.
- ✓ Decide what's right for your home: connect now, wait, or keep your current system as-is.
- ✓ Call us directly to let us know you're interested – we'll follow up for a free, no-obligation walk-through and a straightforward written estimate.

Phone: (419) 719-0763

Website: RelyOnFry.com



**Request Your Free
Johnson's Island
Connection
Walkthrough**



**Call Fry Today!
(419) 719-0763**

Complete Utility Transitions. Unmatched Island Expertise.

When navigating municipal water upgrades on Johnson's Island, experience matters. From strict local code compliance and seamless municipal hookups to complex terrain considerations, our licensed team manages every phase of your utility transition with precision. We ensure your internal plumbing, pressure regulation, and fixtures are fully adapted, safe, and built for reliable, long-term performance.

Your Full-Service Plumbing & HVAC Partner

Beyond municipal water transitions, Fry provides end-to-end solutions for residential, commercial, and seasonal properties. Whether you need heating and air conditioning installations, indoor air quality management, drain and sewer services, water heaters, or custom maintenance programs, our certified technicians handle it all under one roof.

Trusted Across Ohio & Michigan

Don't just take our word for it - see why homeowners and businesses across Northwest Ohio and Southeast Michigan consistently rate Fry as their top-choice contractor. **Visit us online to read over 1800 of verified 5-star reviews from your neighbors throughout the region.**



Check Out Our
Google Reviews

YOUR GUIDE TO CITY WATER



RELYonFRY.com

Serving Our Neighbors & Surrounding Communities

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