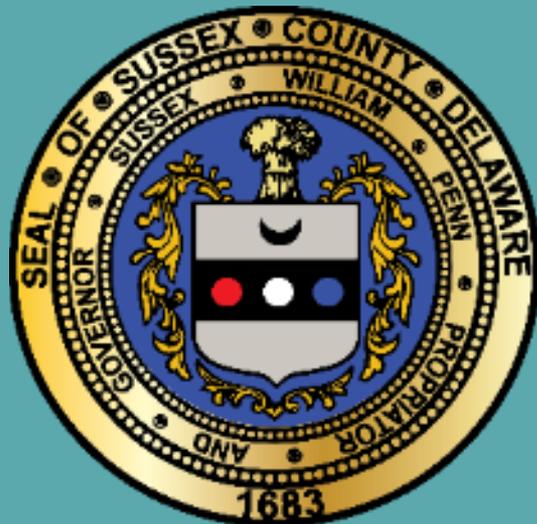


Sussex County Engineering Department

Proposed Chapel Branch Area of the
Sussex County Unified Sanitary Sewer District



Public Hearing
Conley's United Methodist Church, Jolyns Way
July 14, 2016 @ 6:00 PM

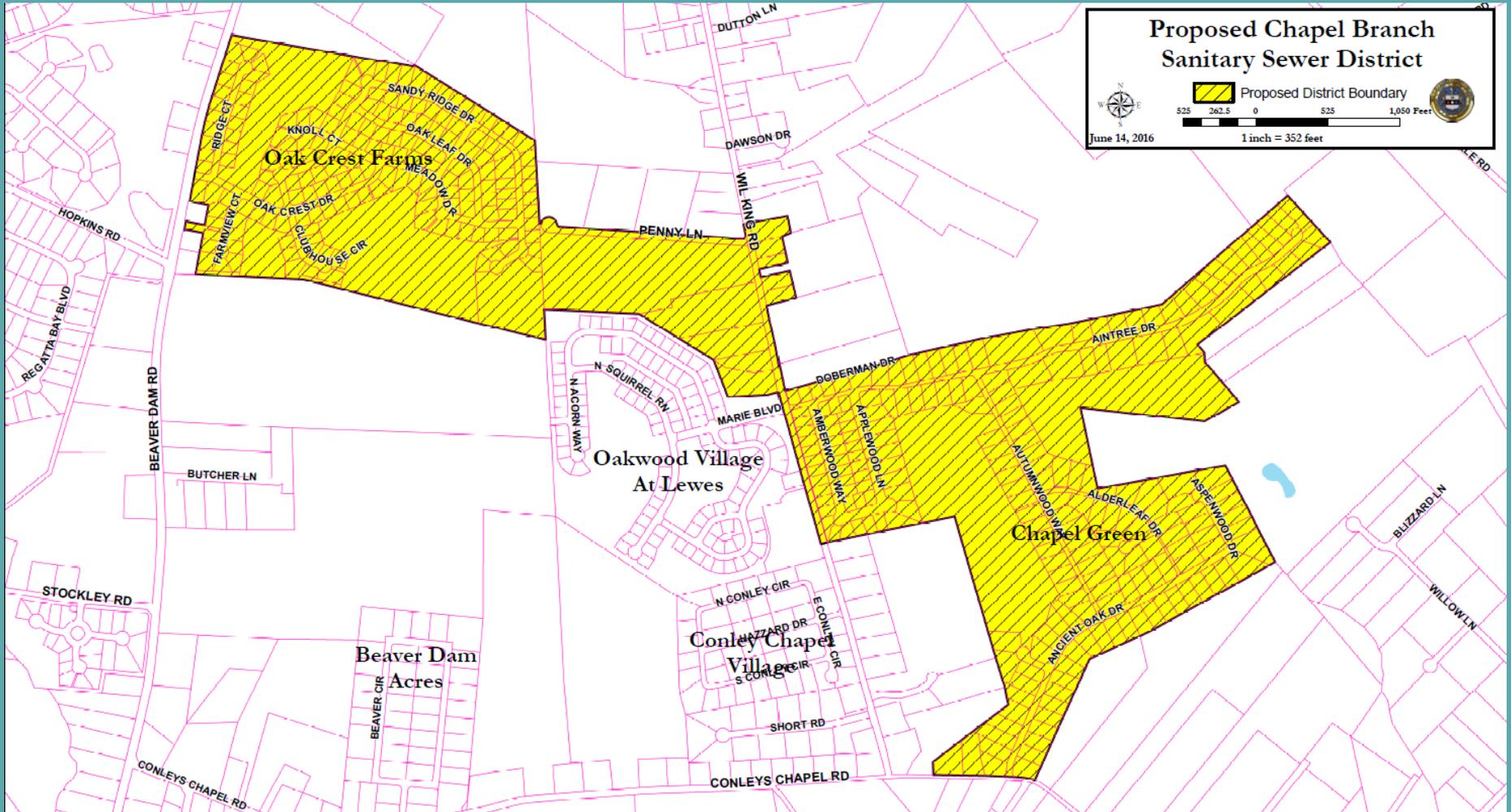


Agenda

1. Welcome & Introductions.....Hans Medlarz, P.E.
County Engineer
2. Proposed Boundaries.....John Ashman
Director of Utility Planning
3. On-site Community System Permit.....Derrick Caruthers
DNREC
4. General Discussion Points.....Hans Medlarz
5. Sewer Rate/User Information.....Hans Medlarz
6. Estimated Costs.....Hans Medlarz
7. Where do we go from here.....John Ashman
8. Proposed Schedule.....John Ashman
9. Absentee Ballots/Eligible Voters.....John Ashman
9. Questions & Comments.....Audience
10. Closing Remarks.....Hans Medlarz



Proposed Boundary





On-site Community System Permits

Derrick Caruthers
Environmental Engineer IV
DNREC
302-739-9948



General Discussion Points

1. The County will need to upgrade some existing sewer lines and pump stations within Oak Crest Farms and Chapel Green as well as install transmission infrastructure to an existing connection point.
2. County will develop a Preliminary Engineering Report outlining life cycle cost comparisons as part of the funding application package.
3. The County will establish a schedule for the pumping of the existing septic tanks if any remain in place.
4. Any roadways disturbed by the sewer construction will be replaced with hot mix in accordance with most recent County Road Standards.
5. Existing drain fields will be abandoned and will become open space for the community.
6. Community HOA will no longer be responsible for the on-site sewer system.
7. If you have a central water system the sewer will have no impact on that billing.
8. Homeowners will only be responsible for lateral between clean-out and residence, if clean-outs do not exist they will be installed as part of the project.



County Rate Structure

A. Annual

1. Service Charge – Billed Quarterly – Uniform across all Districts

Recovers the costs of operating and maintaining the collection system, transmission system, and treatment facilities. It also recovers all debt service for the regional facilities. It is based on the annual budget.

2. Assessment Charge – Billed Quarterly – Unique to each District

Recovers the cost of constructing the sewer system based on the annual bond payments. It is broken-down into two parts: (1) collection and (2) transmission. Collection recovers the cost of building the collection pipelines. Transmission recovers the cost of building the transmission system (i.e., pumping stations, forcemains, and large diameter gravity lines). These funds are also used for major repairs and system rebuilds.

B. One-time

1. System Connection Charge – (Commonly referred to as an “Impact Fee.”) -- Uniform across all Districts

Paid before hookup for existing homes or before building permits are issued for new homes.

Contributes towards debt retirement and future expansion or replacement of transmission and treatment facilities.

2. Permit Fee – Uniform across all Districts

Paid at the time of sewer permit application covering sewer lateral inspection and creation of billing records.



General User Rate Information

1. Assessment charge billing begins when the sewer district infrastructure system becomes operational.
2. All users must connect their home or business within (1) year of the system becoming operational.
3. Service charge billing begins when a home or business is connected or at hook-up deadline.
4. Vacant lots will pay the full assessment charge only. (100 foot cap does not apply)
5. Assessable front footage (FF) is calculated based on the street frontage of the property.
6. Minimum assessment is 40 FF per County Ordinance and maximum cap is currently 100 FF (improved lots only). Cap must be enacted on a year to year basis by County Council action. Current cap has been in place since 2006, previously the cap was 125'.
7. Corner lots are assessed on the shortest side.
8. Financial assistance is available to qualified homeowners.
9. A single-family residence is one equivalent dwelling unit (EDU).



ESTIMATED COSTS

Annual Service Charge:

\$300/year per Equivalent Dwelling Unit (house, mobile home, apartment, etc.); billed quarterly to connected customers.

Annual Assessment Charge:

\$320 (Minimum for 40 front feet lot)

\$800 (Maximum for 100 front feet improved lot)

Based on \$8.00+/- per front foot per year; billed quarterly to all lots.

System Connection Charge:

\$0.00 for existing homes Charges will be built into financing for existing homes. Any future connection will be charged the current System Connection Charge rate in effect at the time.

Total Estimated Annual Charge Range:

\$300 (service charge) + \$320 (40 front feet) = \$620

\$300 (service charge) + \$535 (66.66 average front feet) = **\$825** (1.5% of countywide MHI)

\$300 (service charge) + \$800 (100 front feet) = \$1100

State & Federal Financing Packages:

Average total annual charge not to exceed 1.5% of Median Household Income (MHI) as reported in the latest available Census Data. Grant funding will be made available once the "threshold" is exceeded.



Where do we go from here?

1. The County has received more than the 50 Petitions required to move forward with the question of creating a new sanitary sewer district.
2. This is the required Public Hearing on the proposed boundary, we will allow requests for inclusion or exclusion and the County Engineer will determine if any or all of those requests can be granted.
3. The Engineering Department will present to County Council a Resolution defining the final boundary for referendum.
4. Engineering Department advertises & conducts Referendum on the establishment of the sewer district(s).
5. County Council shall issue a determination on the referendum establishing the District.
6. Engineering & Finance Departments will apply for State and Federal funding.
7. Engineering Department will complete final design in cooperation with the Homeowners Associations once funding has been received.
8. Consultant Engineers will develop bid documents.
9. County Council will bid and award contract.
10. Construction period.
11. **Overall time for completion up to thirty (30) months.**



Proposed Project Schedule

Time Frame	Phase
July 14, 2016	Public Hearing on the Boundary
August 9, 2016	County Council to adopt Final Boundary
September 30, 2016	Complete Facilities Plan & Environmental Assessment
October 13, 2016	Absentee Ballot Deadline @ 12:00 noon
October 14, 2016	Referendum 4:00pm – 8:00pm
Fall 2016*	Design Phase begins
Spring 2017*	Advertising/Bidding Phase
Fall 2017*	Begin Construction
Spring 2019*	Project Start-up

* Depends on the outcome of the Referendum



Absentee Ballots

- ***Available through the Sussex County Engineering Department (SCED)***
- ***Contact Mrs. Sharon Smith at (302) 855-1299***
- ***Requests can be made immediately following the adoption of the boundary.***
- ***This is a multiple step process, please request early to allow time for the mailings.***
- ***Ballots are due back at the Sussex County Engineering Department before 12:00 noon the day prior to the referendum per County Code.***



Eligible Voters

DEFINITION OF VOTER PER STATE LAW

- (a) Notwithstanding any other provisions of this title, for the purpose of this chapter the terms "voter," "legal voters," and "elector" shall be deemed to include all the following persons:
- (1) Persons whose principal place of abode has been within the proposed sanitary and water district for at least six months immediately proceeding the date of the election or the date of the petition, whichever is applicable;
 - (2) Persons who own real estate in the proposed sanitary and water district on the date of the election or the date of the petition, whichever is applicable, regardless of where they reside, unless such real estate is subject to a lease described in paragraph four of this subsection;
 - (3) Corporations which own real estate in the proposed sanitary and water district on the date of the election or the date of the petition, whichever is applicable, unless such real estate is subject to a lease described in paragraph four of this subsection;
- (b) No person or corporation shall be entitled to more than one vote in any election.
- (c) Jointly or severally owned real estate shall be entitled to only one vote.
- (d) The president or vice-president of a corporation shall exercise the vote on behalf of the corporation, provided that such president or vice-president exhibits a notarized resolution of the corporation authorizing him to cast such vote.

Source: 9 Delaware Code, Section 6519



Questions / Comments



Sussex County Engineering Department

P.O. Box 589

Georgetown, DE 19947

www.sussexcountyde.gov

Project Questions:

Utility Planning Division: 302-855-1299

John Ashman (Division Director): jashman@sussexcountyde.gov

Assessment Questions:

Utility Permits Division: 302-855-7719

Jayne Dickerson (Division Director): jdickerson@sussexcountyde.gov

Billing Questions:

Billing Division: 302-855-7871

Katrina Mears (Billing Service & Collections Manager): kmears@sussexcountyde.gov

Grant Assistance Questions:

Taren Hall: thall@sussexcountyde.gov 302-855-7871