

PROPOSED JOHNSON'S CORNER SANITARY SEWER DISTRICT NEWSLETTER



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User Charge Estimates

The County recovers the cost of constructing, operating, and maintaining sanitary sewer systems through its standard user charge system. The construction cost of the project will be recovered through an annual front foot (FF) assessment charge, while the cost of operating and maintaining the system will be recovered through an annual service charge. All properties are required to pay the annual front foot assessment charge, which will be billed on the County's annual tax bill. Only improved properties pay the annual service charge, which will be billed quarterly.

The County also will use a system connection charge to collect the costs for the use of the existing South Coastal Regional Wastewater Treatment Facility. This is a one-time fee that is required before connecting to the system.

The estimated fees are shown below:

- **Service Charge: \$300.00/home/year**
- **Assessment Charge: \$8.77/FF/year**
- **System Connection Charge: \$3,600/home (one-time)**

Typical annual bills are shown below using these charges:

- **50 FF with home \$739.00/year**
- **75 FF with home \$958.00/year**
- **100 FF with home 1,177.00/year**

These charges will not begin until the system has been constructed and is operational.

Project Costs and Financing

The estimated construction cost of the project is \$13.7 million dollars. The County anticipates financing the project through a series of grants, loans and developer contributions. Loans from the State Revolving Fund at an annual percentage rate of 1.5% for 30 years and from Rural Development, USDA, at 4.5% for 40 years are anticipated at this time. Requests will also be made to the USDA, the State and the County Council for grant funding for the project. The current user costs are still higher than we like to see and we are working with several developers in the area for contributions to help reduce the costs.

Referendum to be Held

A referendum will be held on Saturday, July 21, 2007 from 9:00 a.m. to 2:00 p.m. at the Sound United Methodist Church, 37894 Sound Church Road, near Fenwick Island, Delaware. If you are unable to vote in person at the referendum, please see the section on absentee ballots.

All voters must bring some type of identification with your picture (i.e., driver license).

PUBLIC MEETING TO BE HELD

The Sussex County Engineering Department will conduct an informational meeting on Thursday, June 21, 2007 at the Roxana Fire Hall, Rt. 20, Roxana, Delaware. The purpose of the meeting will be to answer questions regarding the proposed sewer system and rates prior to the referendum and explain the voting rules as outlined in the State Law (Title 9, Del Code, Section 6519). The meeting will begin at 6:00 p.m. All property owners and residents affected by the proposal are encouraged to attend.

SANITARY SEWER DISTRICT BOUNDARIES SET

On May 1, 2007 the Sussex County Council established the final boundaries for the proposed sanitary sewer district. View a detailed map of the boundaries at:
www.sussexcountyde.gov/go/johnsons-corner.



PROPOSED WASTEWATER SYSTEM

Sussex County's consultants, Whitman, Requardt and Associates, have recommended a standard gravity wastewater collection system for the proposed Johnson's Corner Sanitary Sewer District. Pipelines ranging in size from 8 to 18 inches will be placed within existing rights-of-way, where possible, with a few outlying parcels receiving grinder pumps. Individual connections will be provided for each home at the street right-of-way. The wastewater will be collected at several pumping stations and pumped approximately 0.5 miles to the County's Regional Pump Station near the intersection of County Road 381 and State Route 54. The wastewater will then be pumped to the South Coastal Regional Wastewater Facilities near Ocean View for treatment and disposal.

ABSENTEE BALLOTS

Absentee ballots are available for those unable to vote in person at the referendum on July 21, 2007. We recommend that you request your ballot early. This will assure that there is adequate time to complete the balloting process. To vote by absentee ballot, you will first be sent an affidavit that must be completed and notarized. The affidavit must then be returned to this office. Persons who are determined to be "eligible voters"* will then be sent an absentee ballot. The absentee ballot must be received no later than 12:00 noon on July 20, 2007. Please call Ms. Andrea Wall at (302) 854-5099 to obtain an absentee ballot package. *(See "Who Can Vote").

WHO CAN VOTE

The Delaware State Law determines who can vote in a sewer district referendum in Sussex County. To be eligible to vote, you must meet only one of the following criteria:

If you are a permanent resident...

Any person who is at least 18 years old and has had their principal place of residency within the proposed district for the six months immediately preceding the date of the election. If you qualify as a permanent resident, you may ignore the other criteria listed below.

OR

If you are a non-resident...

Any person who owns real estate in the proposed district on the date of the election, regardless of where they live, unless the land is leased. If someone qualifies solely under this criteria and there are multiple owners listed upon the tax records of the County for the property in question, then there is allowed only one single vote from the whole of the property owners.

Any corporation that owns real estate in the proposed sanitary district on the date of the election, unless the land is leased from another property owner.

Any Leaseholder with a valid lease with an original term not less than 10 years. The lease must be recorded in the Recorder of Deeds of Sussex County, and a copy showing the Recorder's stamp must be presented by the leaseholder at the site of the referendum. If someone qualifies solely under these criteria and there are multiple persons listed upon the tax records of the County for the property in question, then there is allowed only one single vote from the whole of the leaseholders.

If you qualify in any one of the ways described above, you may vote. However, each person may only vote one-time, regardless of how many ways they qualify. Please bring a valid form of identification, with a driver's license being preferred.

Upcoming Events

Public Meeting

June 21, 2007, 6:00 p.m.
Roxana Volunteer Fire
Company

Deadline for Absentee Ballots

July 20, 2007, 12:00 Noon
Absentee ballots will not be
accepted after 12:00 noon on
July 20, 2007.

Referendum

*July 21, 2007, 9:00 a.m. to 2:00
p.m.*
*Sound United Methodist Church
Community Building*

IMPORTANT!

All of these items will be
discussed again at the public
meeting on June 21, 2007.
Please try to attend.

Archaeology & Historic Preservation

As part of the design process,
Sussex County will be working with
the Delaware State Historic
Preservation Office, following
Section 106 of the National Historic
Preservation Act, to take
appropriate measures to identify
any historic properties or
archaeological sites located in the
sewer district.

Unserved Parcels in Hampden Park and El Rancho Roxana

There are areas in these two
subdivisions that currently have no
roads or utilities. It has been
determined that those areas without
roads and utilities at the time of the
referendum will not be served as part
of this project. A main sewer
connection will be supplied for any
future connections. The property
owners or future developers will be
responsible for extending service to
these lots.

Developer Contributions Towards Construction

Sussex County has held several
meetings with Developers of
proposed projects in the
Johnson's Corner area. These
developers have agreed in
principle to a combined
contribution of \$1.2 million.
These contributions have been
included in the available funding
for the project, thereby reducing
the ultimate total estimated cost
to the residents.

Assistance Programs

There are programs available to assist qualified homeowners with
paying their quarterly sewer bills and paying for the costs associated
with hooking-up to the sewer when it is complete. Details of these
programs will be discussed at the public meeting on June 21, 2007.
For more information, please contact Mrs. Patricia Faucett, Director
of Utility Billing, at (302) 855-7871.



Other Costs

Once the wastewater system is
constructed, property owners will
be responsible for connecting to
the sewer system and
abandoning their existing septic
system or holding tank. This
process requires the property
owner to hire a Sussex County
licensed plumber to install the
necessary piping from the
connection at the property line to
the home and to have the
existing tank pumped and filled.
There is a \$100.00 permit fee
associated with making the
connection.

Homeowners Associations

This is a notice to any Homeowners Association and their representatives. If your association will be sending out any flyers or newsletters to your residents that will be discussing the proposed sewer district or rates associated with the district please forward a draft of this information to the Sussex County Engineering Department to review for accuracy before distribution. Please send drafts or questions to Sussex County Engineering Department, Post Office Box 589 Georgetown, DE 19947 or email to jashman@sussexcountyde.gov