

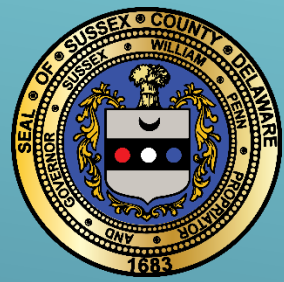
# Sussex County Engineering Department

Proposed Bay Oaks Expansion of the  
Sussex County Unified Sanitary Sewer District



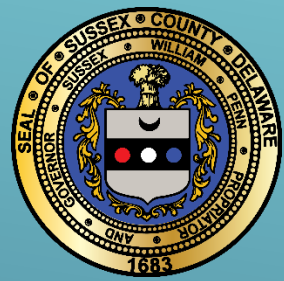
## Public Hearing

Sussex County Council Chambers  
2 The Circle Georgetown, DE  
March 4, 2025

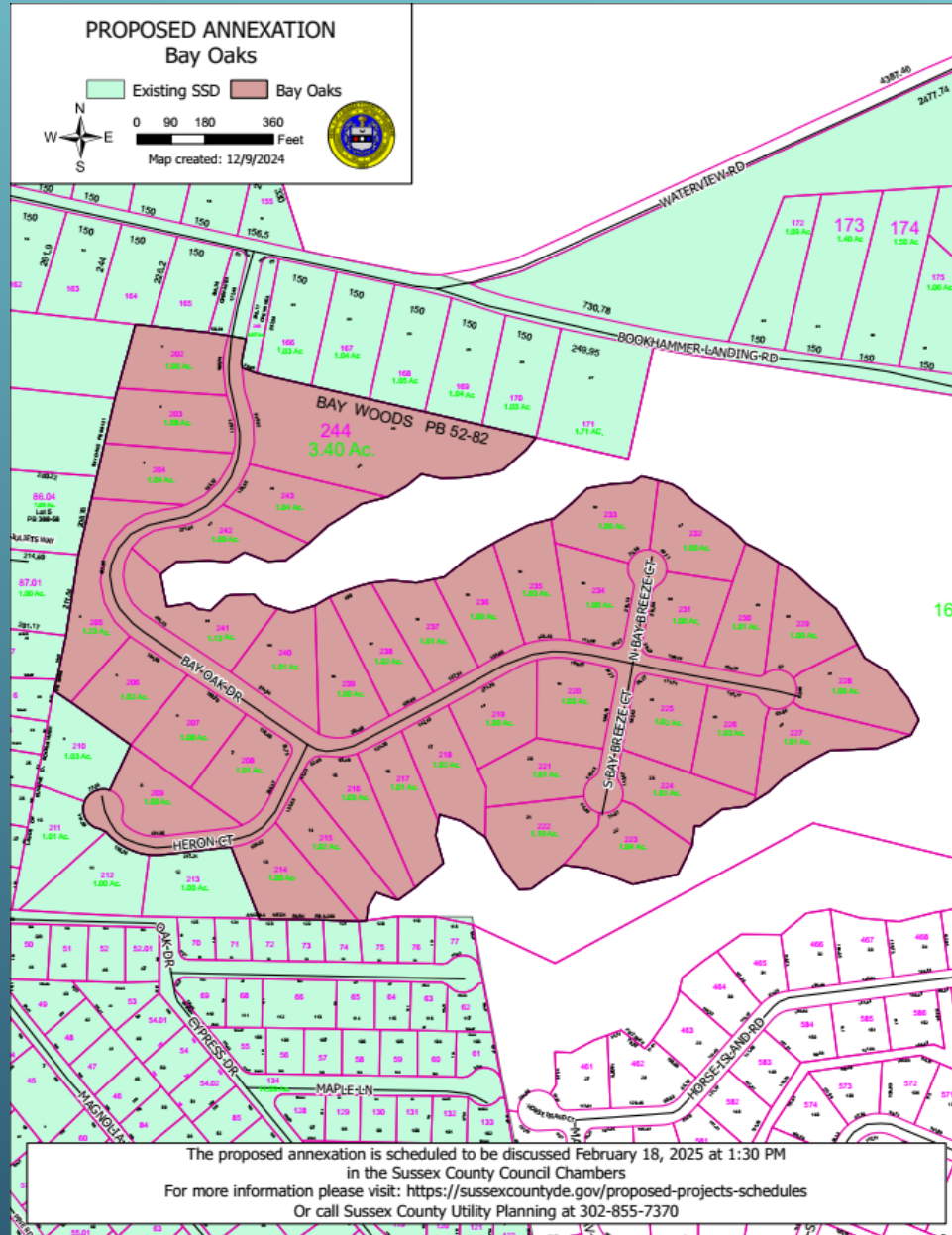


## Project Background/Information

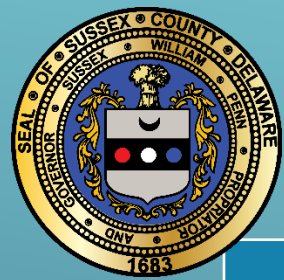
1. The County has received a request from the Board of Directors of the Bay Oaks Homeowners Association expressing interest in having the community put on the list for sewer service from the county when available.
2. On December 10, 2024, the Engineering Department made a request to County Council and received, for permission to prepare and post notices for a Public Hearing on the question of annexing the community into the Sussex County Unified Sanitary Sewer District.
3. This is the required Public Hearing on the proposed annexation for county council consideration.
4. If voted for in the affirmative the Engineering & Finance Departments will apply for State and Federal funding for the installation of a sewer system in the Bay Oaks community.
5. Engineering Department will complete design once funding has been received.
6. Consultant Engineers will develop bid documents.
7. Engineering Department will accept bids for the project and County Council may award contract based the departments recommendation.
8. **Overall time for completion up to 48-60 months.**



# Proposed Annexation Area



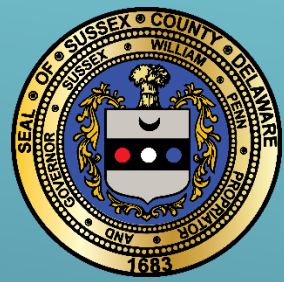
The proposed annexation is scheduled to be discussed February 18, 2025 at 1:30 PM in the Sussex County Council Chambers  
For more information please visit: <https://sussexcountyde.gov/proposed-projects-schedules>  
Or call Sussex County Utility Planning at 302-855-7370



## Proposed Project Schedule

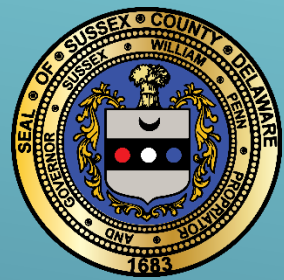
Time Frame	Phase
December 10, 2024	County Council approval to prepare & post notices for a public hearing on annexation
March 4, 2025	Presentation of Public Hearing results to County Council
March 5, 2025*	Notify Assessment Division of parcels added to the SCUSSD
Winter 2027*	Complete Facilities Plan & Environmental Assessment apply for funding
Spring 2028*	Design Phase begins
Fall/Winter 2028*	Advertising/Bidding Phase
Spring 2029*	Begin Construction
Winter 2029*	Project Start-up

\* Depends on the outcome of the Council Vote



## DISCUSSION POINTS

1. The County would need to install sewer lines and individual grinder pumps at the edge of the ROW for each property.
2. Any roadways disturbed by the sewer construction will be replaced with hot mix in accordance with most recent State Road Standards.
3. Property owner's plumber will abandon existing septic tanks by pumping, partially collapsing and backfilling.
4. The property owner's plumber will connect the home to the grinder pump station and the property owner's electrician will connect the power to the grinder pump.
5. The existing drain fields can be abandoned in place. Mound Systems can remain in place or be removed.
6. Property owners are responsible for existing septic tank abandonment in accordance with DNREC regulations.
7. After connection Homeowners will only be responsible for lateral between future County grinder pump station.



## Bay Oaks Specific Estimated Rates

### Estimated Annual Service Charge:

\$340/year per Equivalent Dwelling Unit; billed quarterly to connected customers (subject to change during the annual budget process).

### Estimated Annual Assessment Charge:

\$1,200.00/year per Equivalent Dwelling Unit (fixed for the term of the financing)

### System Connection Charge:

**\$0.00** for homes existing at the time of substantial completion\*. The one-time System Connection Charge (SCC) fee will be included in the financing. Any future connection will be charged the SCC fee in effect at that time.

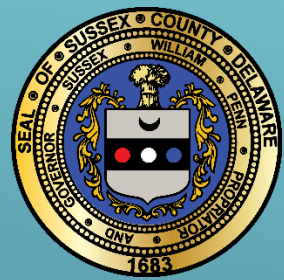
### Estimated Annual Charge:

\$340 (service charge) + \$1,200 (assessment fee) = \$1,540

### Estimated Connection Expenses:

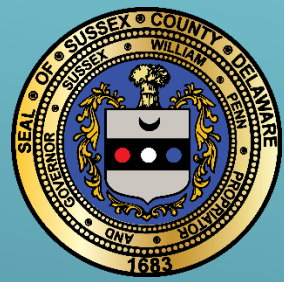
Plumbing & Electrical costs between \$2,000 - \$2,500 based on the complexity and \$130 Permit Fee to Sussex County per connection.

\* SCC paid for only one existing dwelling per parcel, all guest houses, alternate dwelling units and garage apartments etc. will pay the full SCC prior to connection.



# Questions / Comments





# General County Rate Structure

## **A. Annual**

### 1. Service Charge – Billed Quarterly– Uniform across all Areas

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.

### 2. Assessment Charge – Billed Annually – Per EDU

Recovers the cost of constructing the sewer system based on the annual bond payments.

## **B. One-time**

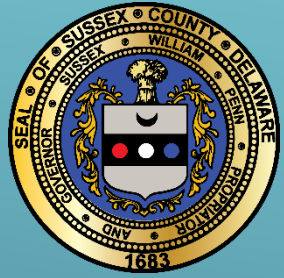
### 1. System Connection Charge – (“Impact Fee.”) - Uniform across all Districts

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

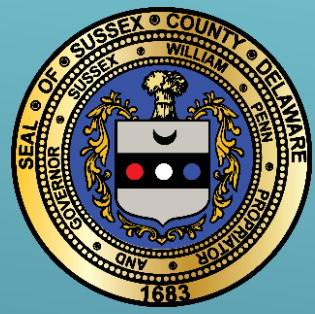
Paid at the time of sewer permit application covering sewer lateral inspection and creation of billing records.





## General User Rate Information

1. Assessment charge billing begins when the sewer district infrastructure system becomes operational.
2. System connection is mandatory by code for all homes and/or businesses .
3. Service charge billing begins when a home or business is connected or at mandatory connection deadline.
4. Vacant lots will pay an assessment fee of one equivalent dwelling unit.
5. Financial assistance is available to qualified homeowners.
6. A single-family residence is one equivalent dwelling unit (EDU). A commercial business will be rated as multiple EDUs based on fixture units in accordance with County Code.



## Sussex County Engineering Department

P.O. Box 589

Georgetown, DE 19947

[www.sussexcountyde.gov](http://www.sussexcountyde.gov)

### Project Questions:

Utility Planning & Design Review Division: 302-855-7370

John Ashman (Division Director)

[jashman@sussexcountyde.gov](mailto:jashman@sussexcountyde.gov)

### Assessment & Billing Questions:

Billing Division: 302-855-7871

Katrina Mears (Billing Service & Collections Manager)

[kmears@sussexcountyde.gov](mailto:kmears@sussexcountyde.gov)