

# Proposed Winding Creek Village Water District



Public Hearing

**Conley's United Methodist  
Church**

6:00pm, June 15, 2017

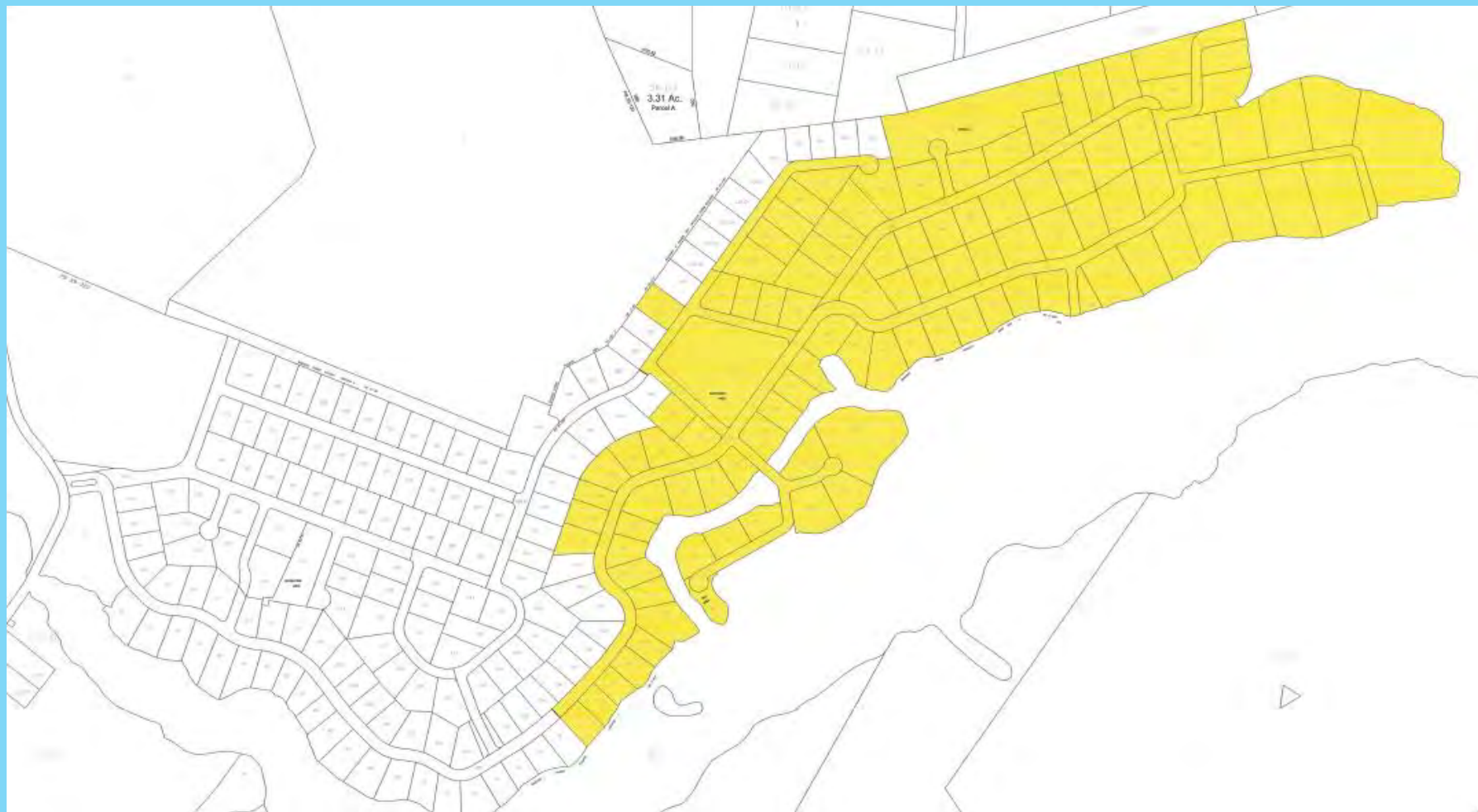


# AGENDA

1. Welcome & Introduction.....Hans Medlarz, P.E.  
County Engineer
2. Proposed Boundaries.....John Ashman  
Director of Utility Planning
3. Water Rate Information ..... Hans Medlarz, P.E.
4. Hook Up Procedure ..... Hans Medlarz, P.E.
5. Eligible Voters/Absentee Ballots.....John Ashman
6. Schedule .....John Ashman
7. Questions and Comments.....Audience
8. Closing Remarks .....Hans Medlarz, P.E.



# Proposed Boundary



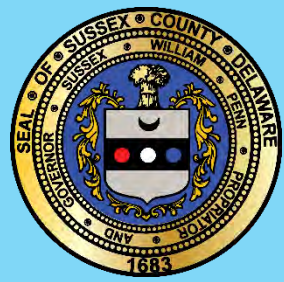


# Proposed Project Schedule

| <b>Time Frame</b>  | <b>Phase</b>  |
|--------------------|---|
| June 15, 2017      | Public Hearing on the Boundaries                            |
| July 18, 2017      | County Council to Adopt Final Boundary                      |
| September 13, 2017 | Tentative Absentee Ballot Deadline @ 12:00 Noon             |
| September 14, 2017 | Tentative Referendum (5:00-8:00 pm)                         |
| October 2017*      | Preliminary Engineering Report and Environmental Assessment |
| January 2018*      | Notice of Intent and Funding Request                        |

\* Depends on the outcome of the Referendum

Note: Water project will only proceed in conjunction with the sewer project.



# Rate Structure

1. Every district and service area is self-supporting with regards to the district debt service.

2. User Charges

A. Service Charge – Billed Quarterly

Recovers the costs of operating and maintaining the distribution system and recovers all the debt service for the facilities. It is based on the annual budget.

B. Assessment Charge – Billed Annually

Recovers the cost of constructing the distribution system based on the annual bond payments. It recovers the cost of building the distribution pipelines. Also pays for major maintenance and system upgrades.

3. System Connection Charge - Rolled into financing for existing homes, paid before building permits are issued for new homes.

Pays for past expenditures for debt service, and is a contribution toward the future expansion or replacement of distribution facilities.

4. Permit Fee – Paid when application is made for a connection permit.

Covers the cost of inspecting the water connection and initiating the billing records.



# User Information

1. The assessment charge will begin when the system has been constructed and is operational.
2. A single-family residence is one equivalent dwelling unit (EDU).
3. Assessable front footage (FF) is essentially based on the street frontage of the property.
4. The minimum assessment is 40 FF per County ordinance.
5. The maximum is set by County Council, currently 100 FF. This maximum applies only to Single Family Homes that are not delinquent.
6. Corner lots and lots on more than one street are assessed on the shortest side.
7. Vacant lots only pay the front foot assessment.
8. The quarterly service charge begins at the time of connection. All residences and businesses must be connected within one year of the system being operational.



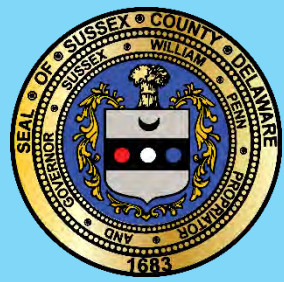
# Preliminary Estimated User Charges

|   |                       |
|---|-----------------------|
| Annual Front Foot Assessment                      | \$8.75 per front foot |
| Annual Operating Cost                             | \$500.00/EDU*         |
| Permit Fee (one-time)                             | \$100.00              |
| System Connection Charge or Impact Fee (one-time) | \$0.00                |

Typical annual costs are shown below using these charges:

|                  |                                 |              |
|------------------|---------------------------------|--------------|
| 50 FF with home  | (50 FF x \$8.75/FF) + \$500.00  | = \$937.50   |
| 75 FF with home  | (75 FF x \$8.75/FF) + \$500.00  | = \$1,156.25 |
| 100 FF with home | (100 FF x \$8.75/FF) + \$500.00 | = \$1,375.00 |

\* EDU = Equivalent Dwelling Unit or Single Family Dwelling Unit



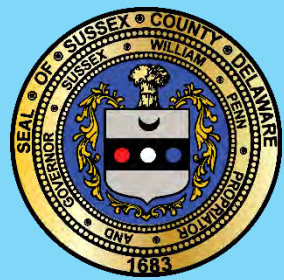
# Eligible Voters

## 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**





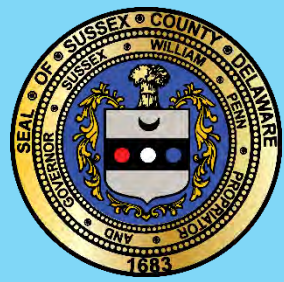
# Absentee Ballots

- Available through the Sussex County Engineering Department (SCED)
- Contact Mrs. Sharon Smith at (302) 855-7706
- Make the request ASAP
- This is a multiple step process
- Ballots are due back at the SCED before 12:00 noon on Wednesday, September 13, 2017
- There are no exceptions



# Questions / Comments

1. State your name
2. Street Address



# Sussex County Engineering Department

P.O. Box 589  
Georgetown, DE 19947  
[www.sussexcountype.gov](http://www.sussexcountype.gov)

## Project Questions:

Planning Technician – Chris Calio [ccalio@sussexcountype.gov](mailto:ccalio@sussexcountype.gov)  
or 302-854-5088

Utility Planning Division – 302-855-1299

Division Director - John Ashman – [jashman@sussexcountype.gov](mailto:jashman@sussexcountype.gov)

## Grant Assistance Questions:

Manager of Billing and Collections – Katrina Mears  
302-855-7871

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



# FINANCIAL ASSISTANCE WATER & SEWER DISTRICT RELIEF PROGRAMS

- ▶ County Sewer and Water Low-Income Assistance Program
  - ▶ Full-time resident of the property and homeowner;
  - ▶ Served by County sewer and water system not covered by State program;
  - ▶ Income below HUD CDBG low-income levels;
  - ▶ Liquid assets and real estate less than \$15,000, excluding home; and
  - ▶ Subsidy of \$200 per year.
- ▶ State West Rehoboth Sewer Low-Income Assistance Program
  - ▶ Full-time resident of the property and homeowner;
  - ▶ Served by County West Rehoboth Sewer System;
  - ▶ Income below HUD CDBG low-income levels;
  - ▶ Liquid assets and real estate less than \$15,000, excluding home; and
  - ▶ Subsidy of \$200 per year.
- ▶ County Sewer Low-Income Septic & Connection Fee Assistance Program
  - ▶ Full-time resident for three years and owner of the property;
  - ▶ Property located in unincorporated Sussex County or County sewer district;
  - ▶ Income below HUD CDBG low-income levels;
  - ▶ Liquid assets and real estate less than \$15,000, excluding home; and
  - ▶ One-time grant subsidy of up to \$2,500.
- ▶ Federal Rural Development Hookup Cost/Loan Grant Program
  - ▶ Full-time resident and owner of the property;
  - ▶ Income below HUD CDBG low-income levels;
  - ▶ Loans - interest rate one percent, maximum terms 20 years; and
  - ▶ Grants must be over age 62.
- ▶ State Septic & Connection Fee Loan Program
  - ▶ Ownership of property required;
  - ▶ Household income must be within limits;
  - ▶ Equity in home must cover amount of loan; and
  - ▶ Loan for up to \$15,000 to cover cost of septic system or connecting to central sewer system.

For additional information or application for these programs,  
please contact [Sussex County Billing Division](#)