

Report on the Potential for Public Water
Londontowne Property Owners Association
August 20, 2015

Respectfully submitted by: Pam Brown, 403 Shore Drive. Brownpam54@aol.com

Pre-Meeting with Dennis Fretz, General Engineer 7/15/2015 -

- Advantages of public water is better selling feature, cleaner and healthier
- Disadvantage is cost.

Process

Neighborhood or section of neighborhood has to show written interest

County will run a system that makes sense

County calculates price per lot size (pricing attached). 50% +1 of impacted houses have to vote yes

Issues with Original Proposal in Londontowne

The Londontowne proposal was selective rather than looped. The County Attorney identified an issue in that within the selective area there were homeowners who voted yes but would not be included (an issue of discrimination.)

Meeting with County Officials 8/3/215

Londontown Water Petition - ADC Map 5536 B1

Present: Leslie Campbell Manager, Financial Services), Bruce Wright (Deputy Director, Engineering)

The process and legislation related to the petition is cumbersome and lengthy (current code) as follows:

- Define the area
- Complete the petition which is in two parts. First the homeowner has to sign they are interested and the votes are tallied (50% +1) , then the costs are calculated, then the homeowner has to sign again and another vote is tallied.
- The cost to each homeowner for installation is to offset construction costs (see schedule of charges attached). There are costs for installation and hook up. The costs are charged over 30 years.
- The property vote is done through the tax accounts
- The cost for commercial properties is 3 times the amount
- The connection has to be done from the main public line to each private property

It may be easier to introduce as a small project, one section at a time (a section can be one house)

The project has to connect to the public water main which runs down Mayo Road (there is at least one point for hook up at Stepneys Lane).

Help for the Homeowner

- Although there are a limited number of grants available related to environmental threats, we are unlikely to receive as the neighborhood has public sewer.
- Costs can be deferred for homeowners over 60, or primary disabled and low income (but the cost lives with the property)
- Anne Arundel County Community Development has limited funds for connection charges on a case by case basis.

Recommendations

1. Decide, as a board, if we want to pursue public water
2. Have the public water committee recommend a section of the neighborhood to the board after consultation with engineering and the county attorney

WATER

PROPERTY OWNER ESTIMATED EXPENSES

- **CAPITAL FACILITY CONNECTION CHARGE**

WATER	\$9,700	CURRENT RATE, PER UNIT (EDU)
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 - 1 RECAPTURES COSTS FOR CONSTRUCTING AND UPGRADING TREATMENT PLANTS, FORCE MAINS, AND OTHER INFRASTRUCTURE.
 - 2 IMPROVED PROPERTIES CAN FINANCE
 - 3 IF FINANCED, MUST BE PAID IN FULL TO TRANSFER
 - 4 UNIMPROVED PROPERTIES PAY THESE CHARGES AT BUILDING PERMIT ISSUANCE

- **USER CONNECTION CHARGE**

WATER	\$2,100	CURRENT RATE, legislation has been submitted to increase this fee.
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 - 1 RECAPTURES COSTS FOR INSTALLING THE LINE THAT THE PLUMBER CONNECTS TO
 - 2 IMPROVED PROPERTIES CAN FINANCE
 - 3 IF FINANCED, MUST BE PAID IN FULL TO TRANSFER
 - 4 UNIMPROVED PROPERTIES PAY THESE CHARGES AT THE TIME THE OBTAIN THE CONNECTION PERMIT

- **FRONT FOOT BENEFIT ASSESSMENT CHARGE**

ESTIMATED	\$8.01	WATER, PER FOOT
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 - 1 RECAPTURES THE COSTS TO CONSTRUCT THE MAINS, ETC.
 - 2 BASED ON THE AVERAGE WIDTH OF THE PROPERTY
 - 3 BILLED IN ANNUAL PAYMENTS OVER 30 YEARS
 - 4 ESTIMATED BASED TOTAL PROJECTED CONSTRUCTION COSTS AND FOOTAGES.

FOR EXAMPLE:	\$8.01	RATE PER FOOT
	X	100 FT (AVG WIDTH OF PROP)
		\$801.00 ANNUAL BILL FOR 30 YEARS
 - 5 COST CAN TRANSFER WITH THE PROPERTY.
 - 6 CHARGES ARE ASSESSED TO BOTH IMPROVED AND UNIMPROVED PROPERTIES

- **PERMIT FEE**

	\$55.00	CURRENT RATE
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- **QUARTERLY USAGE FEE - EFFECTIVE JANUARY 1, 2013**

PAYS FOR ACTUAL WATER USED AND WASTEWATER TREATED	WATER	\$2.76	PER THOUSAND GALLONS USED BASED ON METER READINGS
	WASTEWATER	\$4.85	PER THOUSAND GALLONS BASED ON THE WATER USED
ENVIRONMENTAL PROTECTION FEE		25%	OF THE WATER AND/OR WASTEWATER FEES
ACCOUNT MAINTENANCE FEE		\$6.00	
BAY RESTORATION FUND	FLAT FEE	\$15.00	PER QUARTER

- **PRIVATE PLUMBER EXPENSE**

		COST VARIES BY PLUMBER
		** IMPROVED PROPERTIES, ONLY

**** PLEASE NOTE: THE INFORMATION PROVIDED IN THIS PACKET IS BASED ON ESTIMATED PROJECT COSTS, AND, CURRENT RATES AS ESTABLISHED BY THE ANNE ARUNDEL COUNTY CODE.**



BRUCE E. WRIGHT, P.E.

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Bureau of Engineering

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ANNE ARUNDEL COUNTY, MARYLAND WATER AND/OR WASTEWATER PETITION

INSTRUCTIONS: This petition consists of two parts. Part A must be completed by the Community Spokesperson and submitted to the Department of Public Works ("DPW") as a cover sheet to all petitions collected from property owners in the petition area. A copy of Part B must be completed for each property in the defined area and signed by each property owner and submitted to the Community Spokesperson. A property owner that fails to complete a form will be counted as a "no" vote for petitioned service. Please be certain all information requested is supplied and is easily understandable.

The petition area must be clearly defined prior to voting. DPW must approve the defined area before petitions are distributed to property owners for signature. A map showing the defined petition area and a description that clearly outlines the boundaries of the petition area must be included on the petition signed for each property. DPW recommends that the petition be mailed to property owners and that the community spokesperson provide a deadline for property owners to respond to the petition.

PART A. TO BE COMPLETED BY COMMUNITY SPOKESPERSON

This petition is for (check one):

DATE:

WATER SERVICE WASTEWATER SERVICE BOTH WATER & WASTEWATER SERVICE

Section I. This Petition is submitted for consideration, in accordance with § 13-5-303 of the Anne Arundel County Code. The undersigned accepts responsibility, as spokesperson, for this group of petitioners. The undersigned spokesperson hereby confirms that the signatures appearing in Part B of this petition are those of owners of real property within the defined petitioned area. Also, the undersigned spokesperson hereby confirms that the petitioners are aware of the purpose of the Petition for the area described on the Petition.

I/We have provided each property owner a map of the location of the area being petitioned including street names and tax map information as appropriate. The map provides sufficient detail so that property owners and employees of the Department of Public Works can locate the area on tax maps, etc.

Name (Printed)	Signature	Date
Street Address		
Mailing Address (if different)		
Telephone Number	Email Address	

Section II. Petition Area Description

The area being petitioned is described as follows:

- (a) is in the subdivision or locality named _____; or
- (b) is in the assessment district _____; or
- (c) is near a landmark known as _____.

Section III. Petition Validation Information

The petitioned area:

- (a) has _____ existing homes; and
- (b) has a total of _____ properties; and
- (c) has to the best of my knowledge _____ property owners while this petition has signatures of _____ property owners supporting this petition.

**ANNE ARUNDEL COUNTY, MARYLAND
WATER AND/OR WASTEWATER PETITION**

PART B – TO BE SIGNED BY PROPERTY OWNERS

(If there is more than one person listed on property records as property owner, each owner must sign and date the petition. All signatures must also be witnessed.)

This petition is for (check one):

DATE:

WATER SERVICE WASTEWATER SERVICE BOTH WATER & WASTEWATER SERVICE

The petitioned area is defined as shown in the map below.

<Defined petition area to include street names, tax map information, and any other information to aid identification of petition area>

We, the undersigned petitioners, do hereby acknowledge that:

1. a majority of property owners within the area requesting service must support this petition;
2. there will be a public hearing where an estimate of all costs will be provided to property owners;
3. property owners will be given the opportunity, after costs are disclosed, to determine if they want to proceed with the petition project; and
4. if the petition proceeds to construction, property owners will become subject to all Capital Facility Connection Charges, User Connection Charges, and Front Foot Benefit Charges, in effect at the time of connection, or as provided by legislation, and Usage Charges and Environmental Protection Fees.

Petitioners should note that once a petition is submitted, and is found to be valid by DPW, the actual construction of water and/or sewer lines depends on whether a project will be self-sustaining, meaning that the estimated front foot benefit assessment rate per property will be less than the maximum rate in the County Code, and whether the necessary funds are available. Should the rate per foot exceed the maximum, as described under § 13-5-602 of the Anne Arundel County Code, the project will be suspended, unless a majority of the property owners petition the County Council to establish a special rate, and the County Council approves the special rate.

I/WE HAVE READ AND UNDERSTAND THIS PETITION:

Yes, I/We Support This Petition

No, I/We Do Not Support This Petition

Signatures:

Mailing Address

Owner Printed Name

Owner Signature Date

Co-Owner Printed Name

Co-Owner Signature Date

Phone: _____

Property Identification

Tax Account No.: _____

Lot No.: _____ Block: _____

Street Address: _____

Mo/Yr Property was developed: _____

Witness Printed Name Date

Witness Signature Date