Anne Arundel County Clean Water Program

Chartwell Informational Meeting

Our wAAter.

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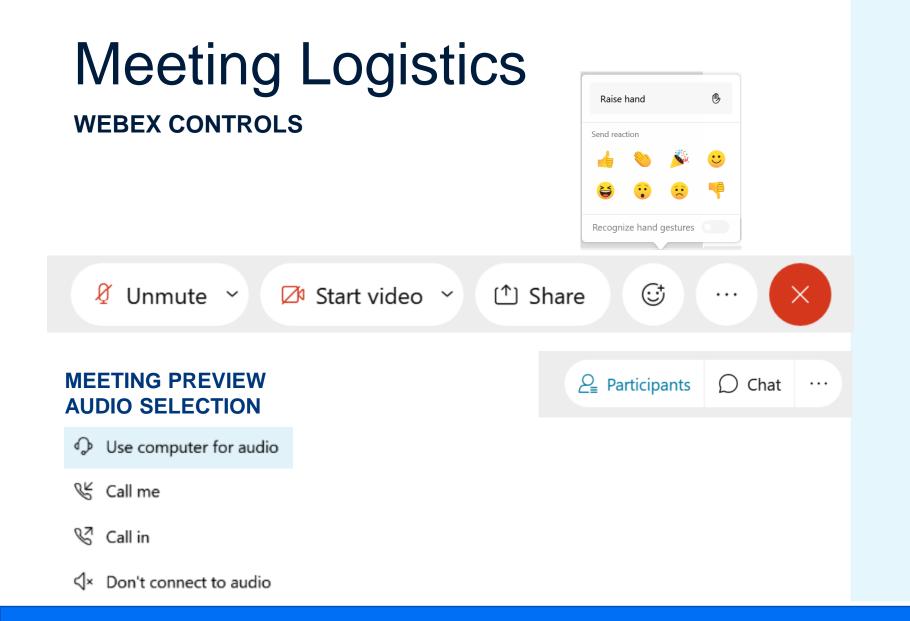
July 7, 2021

Introductions



Ron	Kim	George	Julie	Qiana
Brigerman	Cluney	Heiner	Paluda	Ray
Anne Arundel County				
Department of Public Works				

Brian	Ed	Rahkia	Jessica
Balchunas	Shea	Nance	Snead
HDR	HDR	HDR	HDR



TO BE UNMUTED

Click the "Raise Hand" button pressing *3 on your phone

You can also ask to be unmuted in the "**Chat**" box

ISSUES HEARING AUDIO?

Re-join using "Call me" Audio Selection

Agenda

01 Our wAAter and Chartwell

02 Funding and Costs

03 Enrollment and Development Process





What is Our wAAter?



An integrated program to reach our water quality goals



It takes a long-term strategy to improve the health of our waterways and the Chesapeake Bay, while strengthening the County's water resiliency.





The Clean Water Program

5 initiatives | one strategy

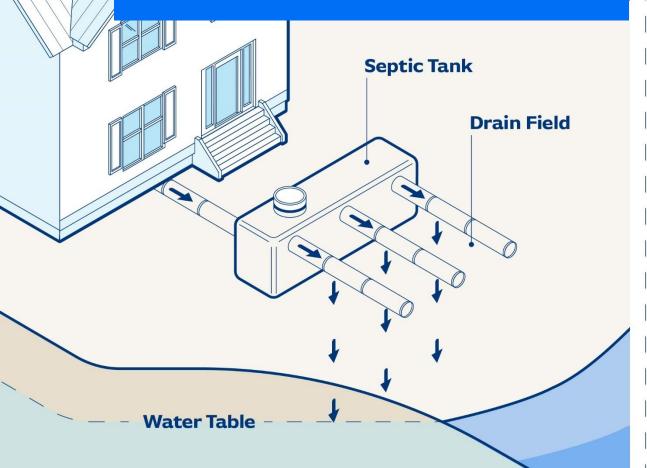


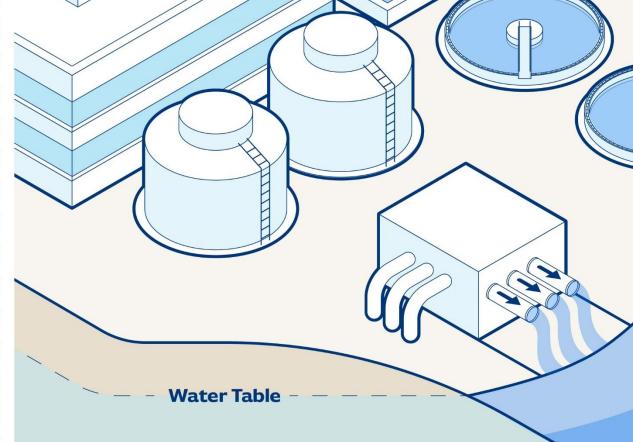


Why is making the switch beneficial?



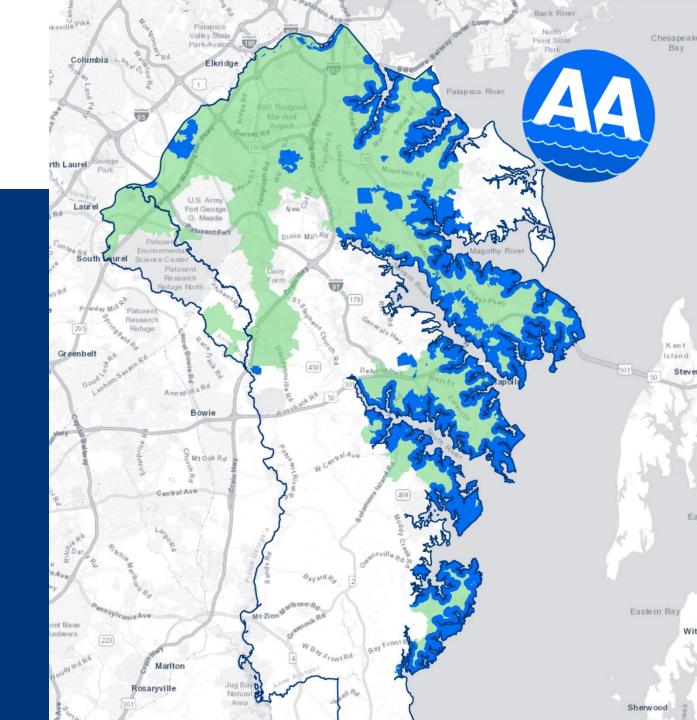
Traditional septic systems are not effective at removing pollution that can be delivered to the Bay. Treated water discharged to the Bay from the County's water reclamation facilities has ~90% less pollution than wastewater from traditional septic systems in the critical area.





Septic-to-Sewer Connections

Why invest in our water future?



Septic-to-Sewer Connections



The Need Protect our waterways, improve public health, the environment and water quality.



The Process

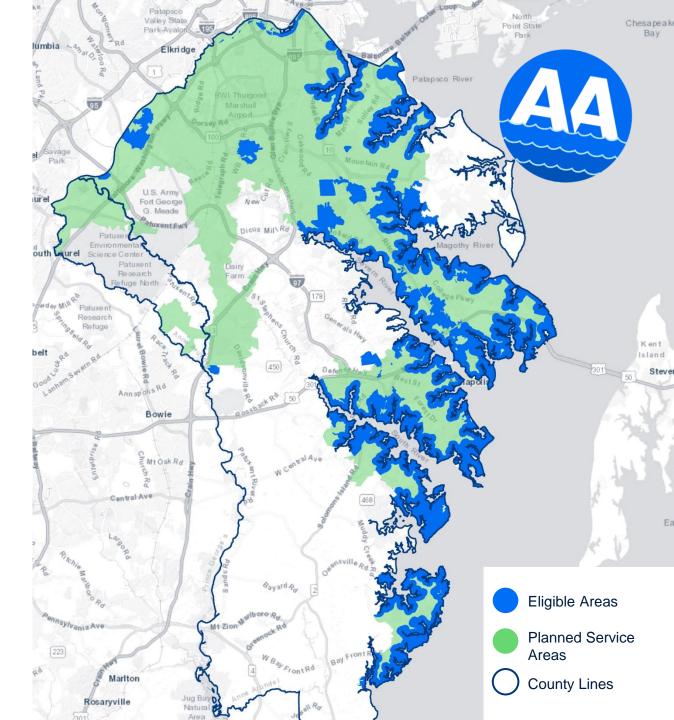
Neighborhoods show interest, submit application, learn about funding options, petition to begin the process, vote to invest in the switch.

The Action

Convert up to 6,000 private septic systems to public sewer connections over the next 30 years.

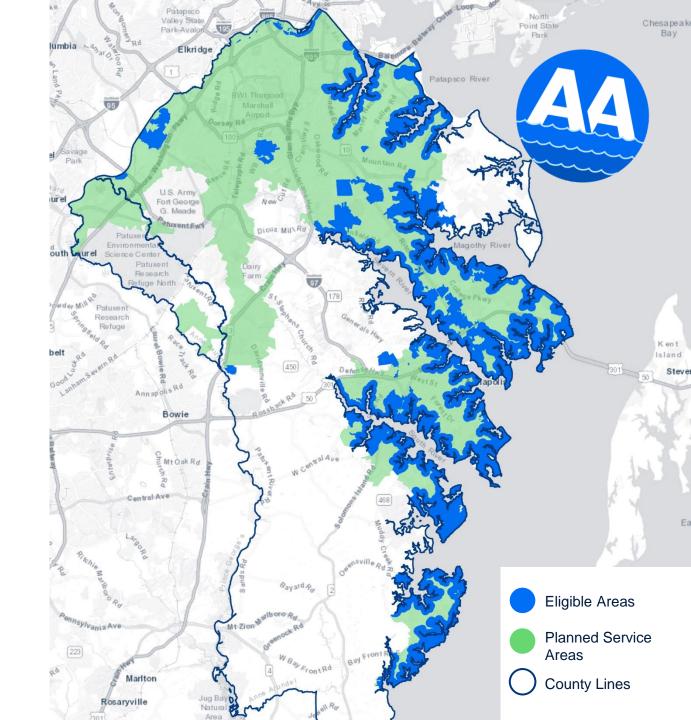
Septic-to-Sewer Connection Program

- Task force initiated to identify options
 - Input on policies, prioritization criteria, legislation, subsidies/incentives, funding, and outreach
- County passed legislation with broad support to facilitate septic connections
 - Subsidies
 - Deferments
- Developing application and implementation plans

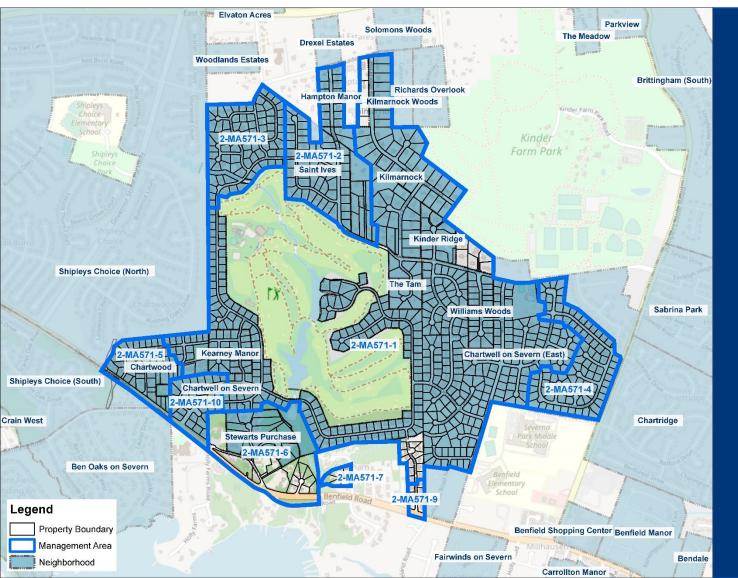


Homeowner Eligibility

- Connections are possible for properties within the existing and planned service areas (green)
- Properties within the eligible areas (blue)
- Chartwell is eligible because it is in a previously defined septic-to-sewer conversion area and close to existing sewer infrastructure

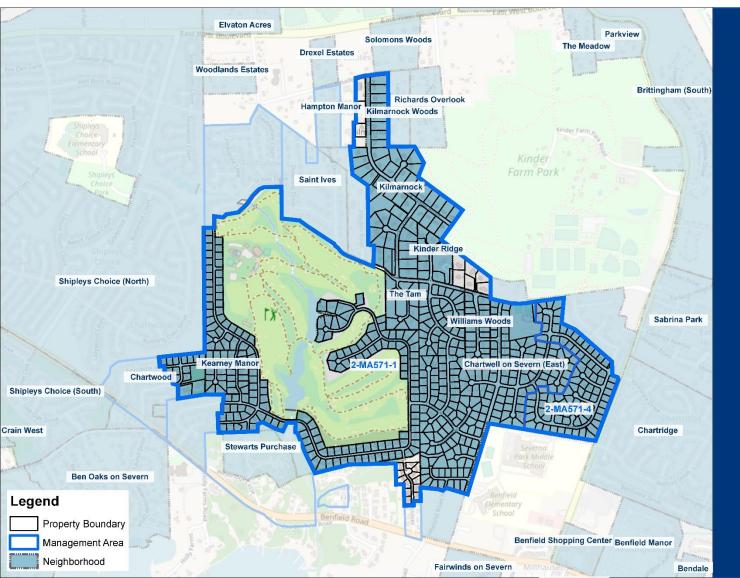






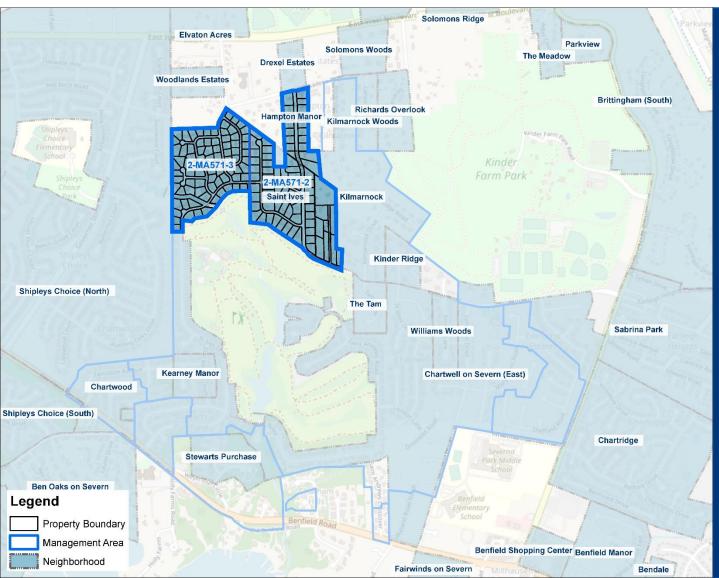
~920 properties
9 drainage areas
Multi-year project





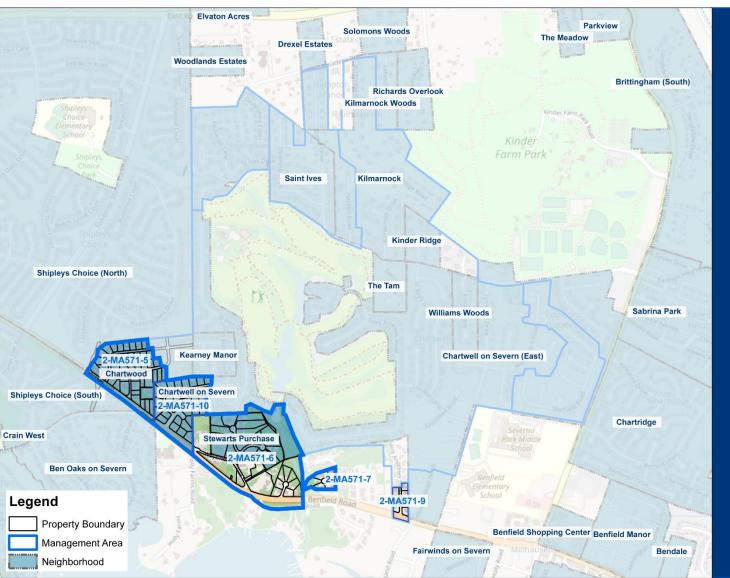
- Central and eastern areas
 - 2 drainage areas
 - 1 pumping station
- ~ 630 properties





- Northern areas
- 2 drainage areas
- 2 pumping stations
- ~ 160 properties





- 5 drainage areas
- 0 pumping stations
- ~ 130 properties





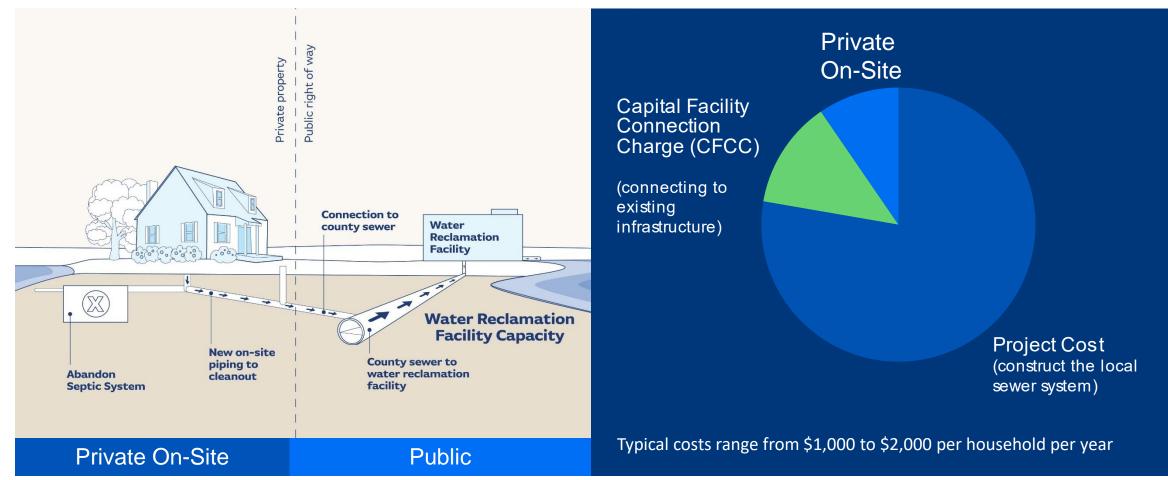
Questions?



Funding and Costs

Typical Per-Property Total Costs to Connect



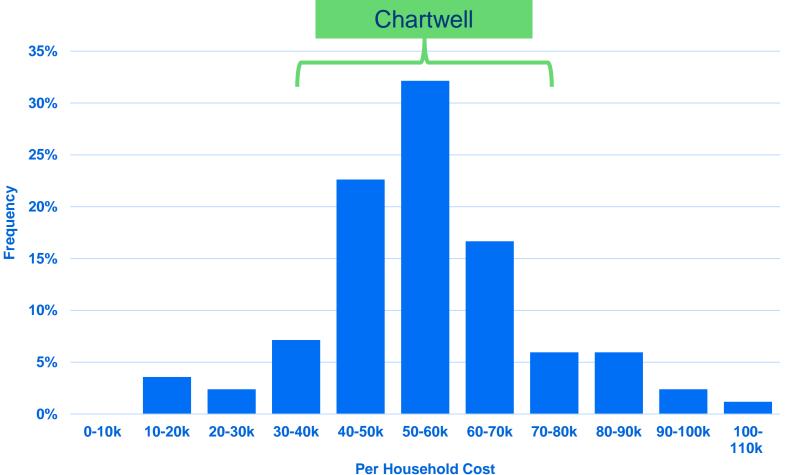


Average Project Costs per Household



Major Contributors to Project Costs

- Average property sizes
- Proximity to existing system
- Depths of sewer
- Number of grinders
- Pump station required
- Surface restoration
- Street closures



Average Historical Private On-Site Costs per Property



Major Contributors To Private On-Site Costs

- Average property sizes
- Distance from home to public right-of-way
- Property topography
- Significant property or driveway restoration

30.0% 25.0% 20.0% Frequency 15.0% 10.0% 5.0% 0.0% 0-2k 2-4k 4-6k 6-8k 8-10k 10-12k 12-14k 14-16k 16-18k 18-20k > 20k

Historical Private On-Site Costs per Property

Per Property Private On-Site Cost





Questions?

Potential Funding Sources

County

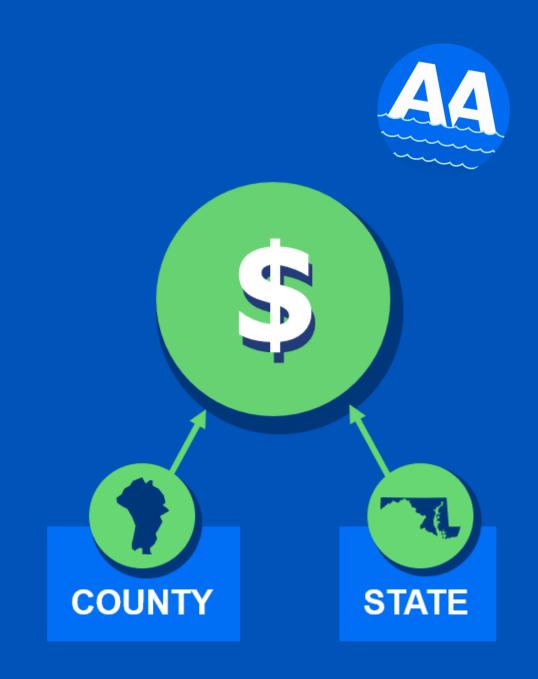
• County subsidy (up to 25% of total project cost)

State

- Bay Restoration Fund (BRF) grants
- State BRF Grant can be applied to private costs

Homeowner

- Remaining costs passed to homeowner through annual assessment
- County to take advantage of low interest State loans to reduce homeowner annual costs



Potential Project Subsidy

- Subsidies may be awarded based on:
 - Project ranking system
 - Available funding
 - For income less than \$300,000/year, up to 25% of per property cost
 - For income greater than \$300,000/year year, up to 12.5% of per property cost
- Project subsidy will reduce assessment



Subsidies are a new feature developed to help make connections more affordable and support highimpact projects.

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Bay Restoration Fund Grant Program

- Potential Assistance with "Private On-Site Costs" and/or CFCC
- BRF funding may be available after the sewer main is extended
- BRF funding will be administered through the Health Department

- Depending on income, funding may be up to \$20,000
- State funding for this program is limited each fiscal year
- Funds are not directly provided to homeowners - Payment is made directly to your licensed Master Plumber and/or the County for the CFCC

Cost Information



Construction Costs	Project Costs	Net Assessable Amount	Assessment
Construction cost from Engineering Study	Includes investigation, design, easements, inspections, overhead	 Less future connection area Less subsidy or State Grant Plus County incurred interest 	 Net assessable amount divided by project total households 40-year term

Assessment Basis Assumptions



Household income up to \$300,000/year

- 25% County subsidy
- Option to defer up to 50% for everyone
- Option to defer 100% for elderly/low-income or permanently disabled
- \$15,000 BRF funding for onsite costs and CFCC

Household income greater than \$300,000/year

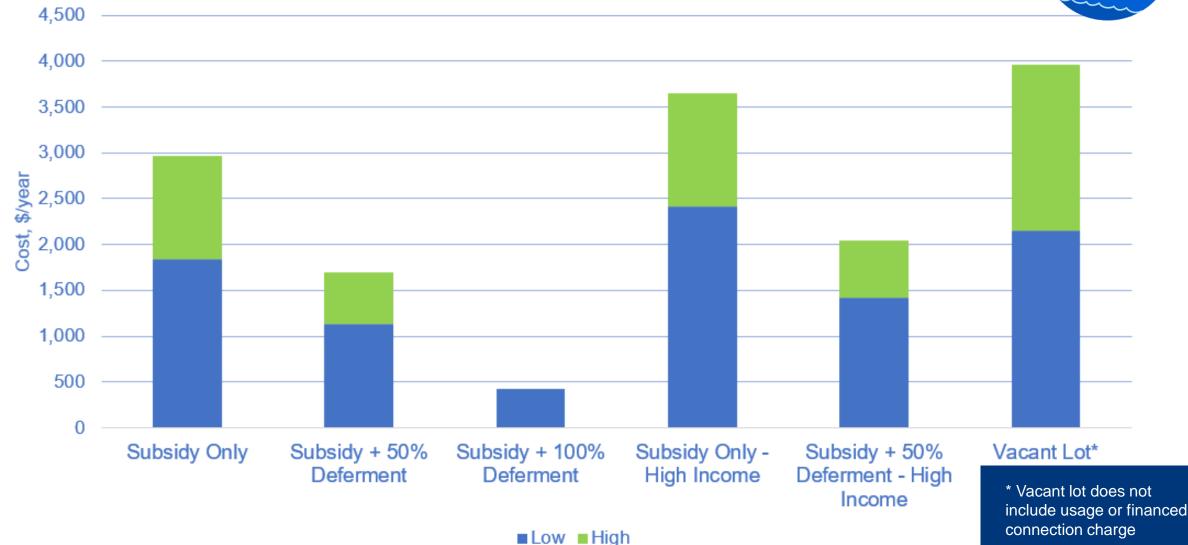
- 12.5% County subsidy
- Option to defer up to 50% for everyone \$7,500 BRF funding for
 - onsite costs and CFCC

Vacant lots

- No subsidy
- No deferment
- No BRF



Chartwell Yearly Homeowner Cost Comparison



Homeowner Assessment Options



Homeowner private costs (connection from home to new system)	Capital Facility Connection Charge options	Assessment options (annual payment)
 Bay Restoration Fund grants 100% at connection 	 Bay Restoration Fund grants 100% at connection Finance over 40 years (annual payments) 	 Paid over 40 years Defer up to 50% Balance due at sale or end of 40 years

Partial Deferral Repayment

- Available to all residential homeowners in a project area
- Deferral is on total per-property assessment
- Total deferred portion becomes payable:
 - At time of deed transfer (sale of home)
 - After 40 years
- Non-deferred assessment continues after property transfer

EXAMPLE	
40-year total assessment	\$68,000
50% deferral (deferred portion)	\$34,000
Yearly assessment for current owner	\$850/year
Total due on transfer <i>(regardless of transfer date)</i>	\$34,000
Continuing yearly assessment	\$850/year for next owner



Full Deferral Repayment

- Available to qualifying owners
- Deferral is 100%
- Past deferred portion becomes payable:
 - At time of deed transfer (sale of home)
- Deferred assessment continues after transfer

	min
EXAMPLE	
40-year total assessment	\$68,000
100% deferral (deferred payments)	\$1,700/year
Yearly assessment for current owner	\$0/year
Total due on transfer (for every year deferred)	\$1,700/year
Example – sell after 10 years	\$17,000
Continuing yearly assessment	\$1,700/year for next owner

Deferment Payback Comparison

Example

- 40-year total assessment of \$68,000
- Yearly assessment with no deferral \$1,700/year

- Septic Connection Deferment available to all homeowners in project area
- Elderly / Disabled deferment available limited to qualifying households

Payback Required at Property Transfer

Year house sold	100% Elderly / Disabled Deferment	50% Septic Connection Deferment
5	\$8,500	\$34,000
10	\$17,000	\$34,000
15	\$25,500	\$34,000
20	\$34,000	\$34,000





Enrollment and Development Process

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Enrollment & Development Process



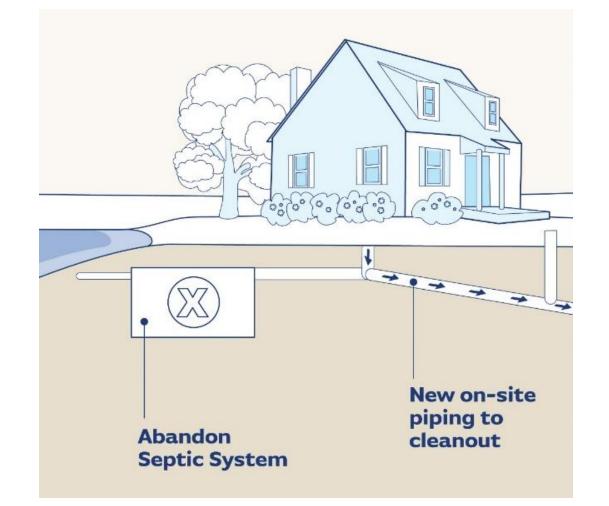
Petition Process – Initiation to Ballot Step 1 Step 2 Step 3 Step 4 Step 5 žΞ Preliminary Public Community Ballot Assessment files petition engineering hearing ballot results

Petition Process – Final Design through Assessment



What happens to my septic tank?





- The County requires homeowners to abandon septic systems when a property is connected to public sewer
- Requires services of a licensed disposal system contractor and/or licensed liquid waste hauler



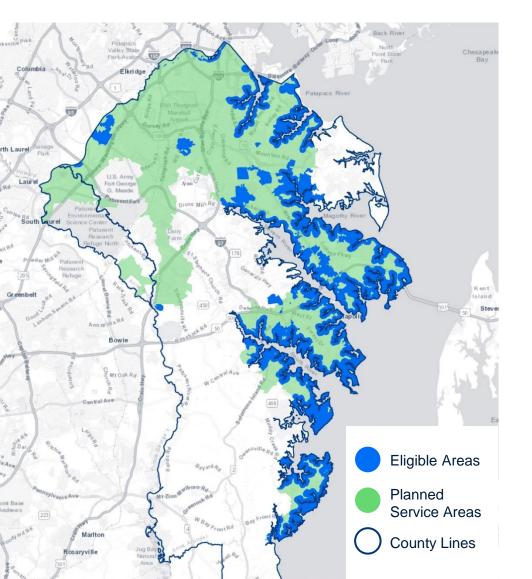


Questions?



Next Steps and Q&A

Submitting the Application





Application process now open

Designate community representative to apply online: https://www.aacounty.org/departments/publicworks/ourwaater/about/community-application.html

Includes:

- Community name
- Primary contact person(s)
- Project area map
- Initial show of community support
 - Letter from HOA or civic association
 - Online poll of property owners
 - Consensus support at community outreach meeting



Application Review Process



- DPW ranks eligible communities according to specific criteria
- Ranking system favors large communities
- Community applications are valid for three years

Environmental and Health	(45 total maximum points)
Pounds of total nitrogen removed per year	15
Properties located in the Chesapeake Bay Critical Area	15
Properties located in On-site Wastewater Management Problem Areas	s 15
Cost (derived from the total project cost)	(30 total maximum points)
\$ per pound of total nitrogen removed per year	15
\$ per house connected	15
Availability of Existing Infrastructure	(15 total maximum points)
Distance from the project area to existing County sewer system infra	structure 15
Engineering Considerations	(10 total maximum points)
Number of vacant lots	5
Number of households that cannot flow to the collection system by g	ravity 5





Questions?

Chartwell Community Page



Our wAAter.

Septic-to-Sewer Connection Program

Chartwell

Thank you for your interest in the Septic-to-Sewer Connection Program. Please explore the resources below to learn more about the septic-to-sewer process and we encourage you to share this information with other residents in your community.

Chatham Hills

Hampton Manor

Kearney Manor

Kilmarnock

Kinder Ridge

Communities

- Candlewood
- Chartwell
- Chartwell on Severn
- Chartwood
- Chartwood & Wockenfuss

- St. Andrews Hill
- St. Ives
- Stewarts Purchase
- The Tam
- Williams Woods

Learn more about Our wAAter

Septic-to-Sewer Connection Program

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Link: bit.ly/chartwellcommunity

Navigation:

- Go to Septic-to-Sewer page
- Enter address
- Click blue box

OUR WAAAter. THE ANNE ARUNDEL CLEAN WATER PROGRAM

> **Thank you** We look forward to your interest in converting to the public sewer!



