

# Community Meeting Lewistown Wastewater Collection System Project

**April 2022**

**Division of Water and Sewer Utilities (DWSU)**

**Frederick County Government**

**4520 Metropolitan Court, Frederick, MD 21704**

# Introductions

## **Division of Water and Sewer Utilities (DWSU)**

- **Mark Schweitzer, Director**
- **Rodney Winebrenner, Deputy Director**
- **Bryan Burke, Department Head**
- **Lucinda Stevens, Project Manager**
- **Beth Ramacciotti, Land Acquisition Specialist**

## **Frederick County Health Department (HD)**

- **Barry Glotfelty, Director of Environmental Health**

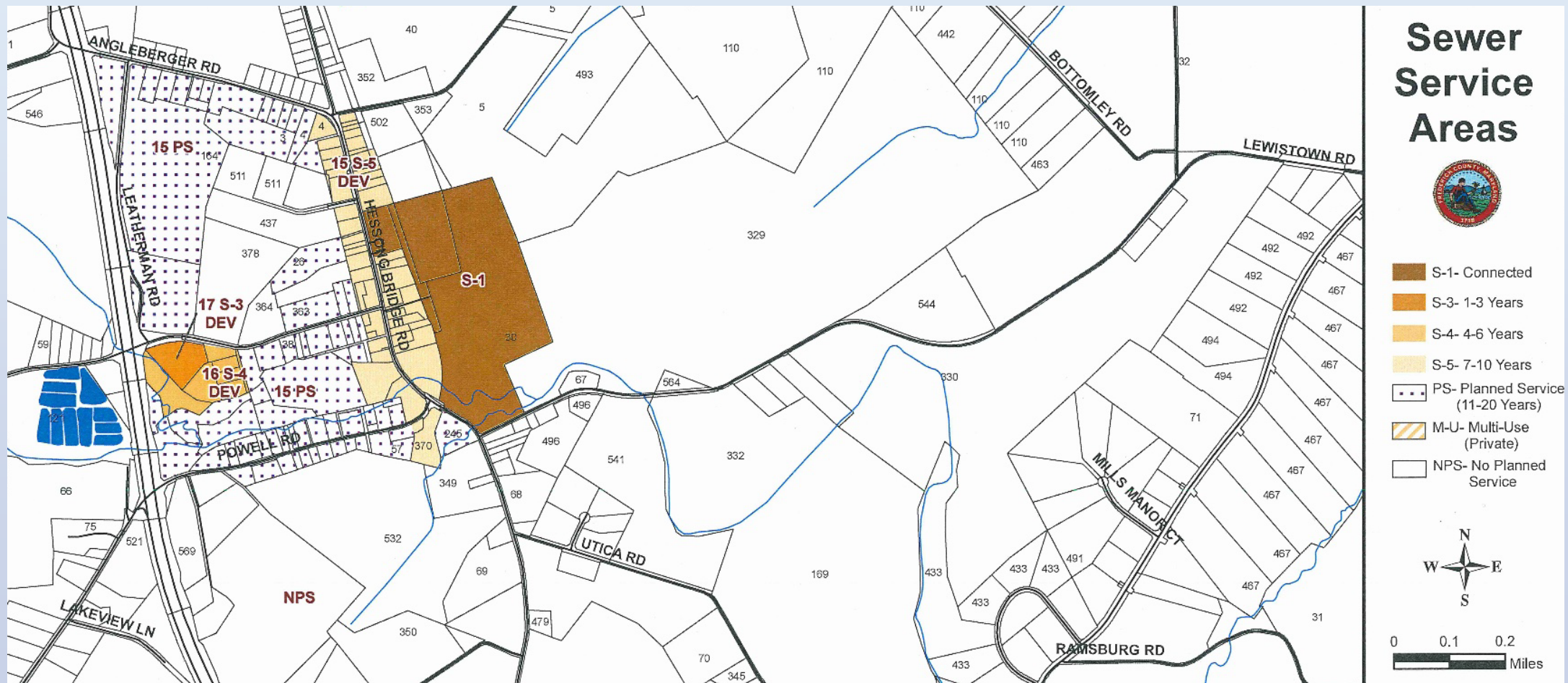
## **Division of Planning and Permitting**

- **Tim Goodfellow, Principal Planner**

# Project History and Summary

- In 2016, the County created the Lewistown Sewer Service Area (an area to be served with public sewer by the County) to address septic system issues identified by FC Health Department (HD). See map next slide.
- In 2017 the project was identified in the annual Capital Improvements Program (CIP).
- Public sewer is to be constructed, consisting of grinder pumps and a low pressure sewer (LPS) system.
- The project is located along Hessong Bridge Road between Angleberger Road and Powell Road, aka Phase I or “Core Area of Need” (shown in later slide).
- A public sewer lateral is to be provided for each lot as part of the project, but connection is voluntary.

# Sewer Service Area Map- Excerpt from Map 40



Map 40 can be found on [Frederickcountymd.gov](http://Frederickcountymd.gov) under Divisions> Planning and Permitting> Water and Sewer Planning under the tab "Plans and Documents" or by clicking [this link](#) and scrolling down to Water and Sewer.



# Related Projects

## **Wastewater Treatment Plant Upgrade Project**

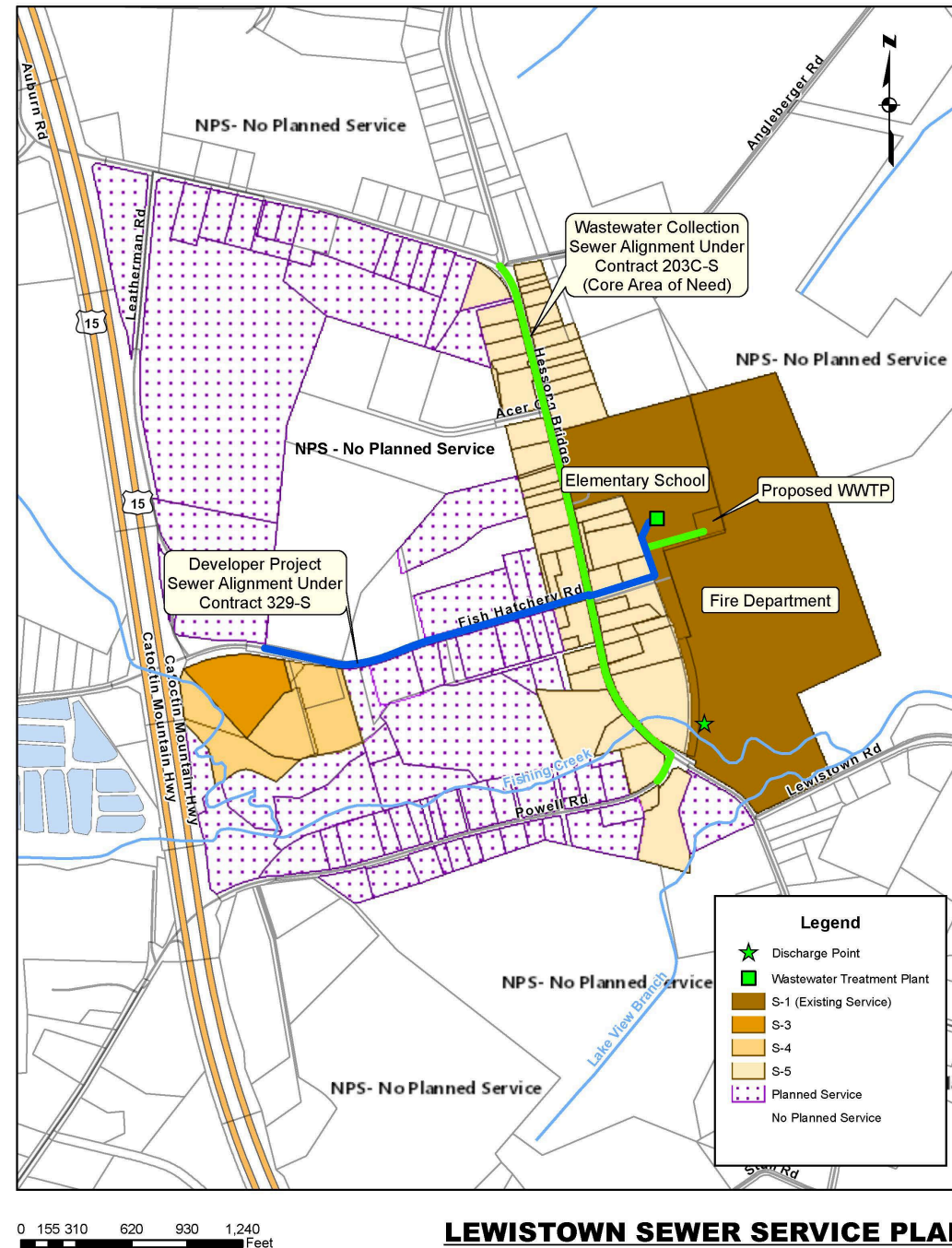
- **CIP project to replace/ upgrade existing septic treatment serving the school and fire department**
- **The new plant will serve the Lewistown Sewer Service Area**
- **Treatment capacity is 27,000 gpd (gallons per day) average annual flow**
- **Construction underway with anticipated completion February 2023**

## **Fish Hatchery Road Low Pressure Sewer (LPS) Project**

- **Developer funded project to install LPS along Fish Hatchery Road (within the Service Area)**
- **Construction completed**

# Exhibit—

- Related Projects
- Sewer Classifications
  - S-5 “Core Area of Need”  
Hessong Bridge Road
  - Planned Service (PS)- Fish  
Hatchery Rd
  - No Planned Service (NPS)  
Acer Court



# MDE Grant Funding

## **Maryland Department of the Environment (MDE)**

- **The Bay Restoration Fund (BRF) was created to reduce pollution and improve Maryland waterways and the Chesapeake Bay and to protect public health.**
- **In 2017 DWSU applied for BRF Enhanced Nutrient Removal (ENR) grant funds and was later awarded funding from FY2019 budget. The WWTP project also received separate grant funding.**
- **The grant for the Collection Project will reimburse DWSU up to \$20,000 of construction costs for each eligible lot connected to the sewer system in this project.**
- **Grant funding for individual connections is based on income and subject to verification.**

# Public Sewer Connections— What's Involved?

- **Grinder pump units installed near front property line.**
  - **Manufactured by Environment One Corporation (E-One).**
  - **Installed underground with 30" green lid visible. See picture next slide.**
  - **Grinder pump units owned and maintained by DWSU.**
  - **Easement granted to County by property owner for pump and control panel.**
- **Lateral sewer lines installed from house to grinder pump and from grinder pump to LPS in road right-of-way.**
- **Control panel installed on home exterior near electric meter and tied into existing electric. An alarm light on the panel will be visible from the road.**
- **Septic system abandoned per Health Department requirements.**



# Final Grinder Pump Installation



## Grinder pump station:

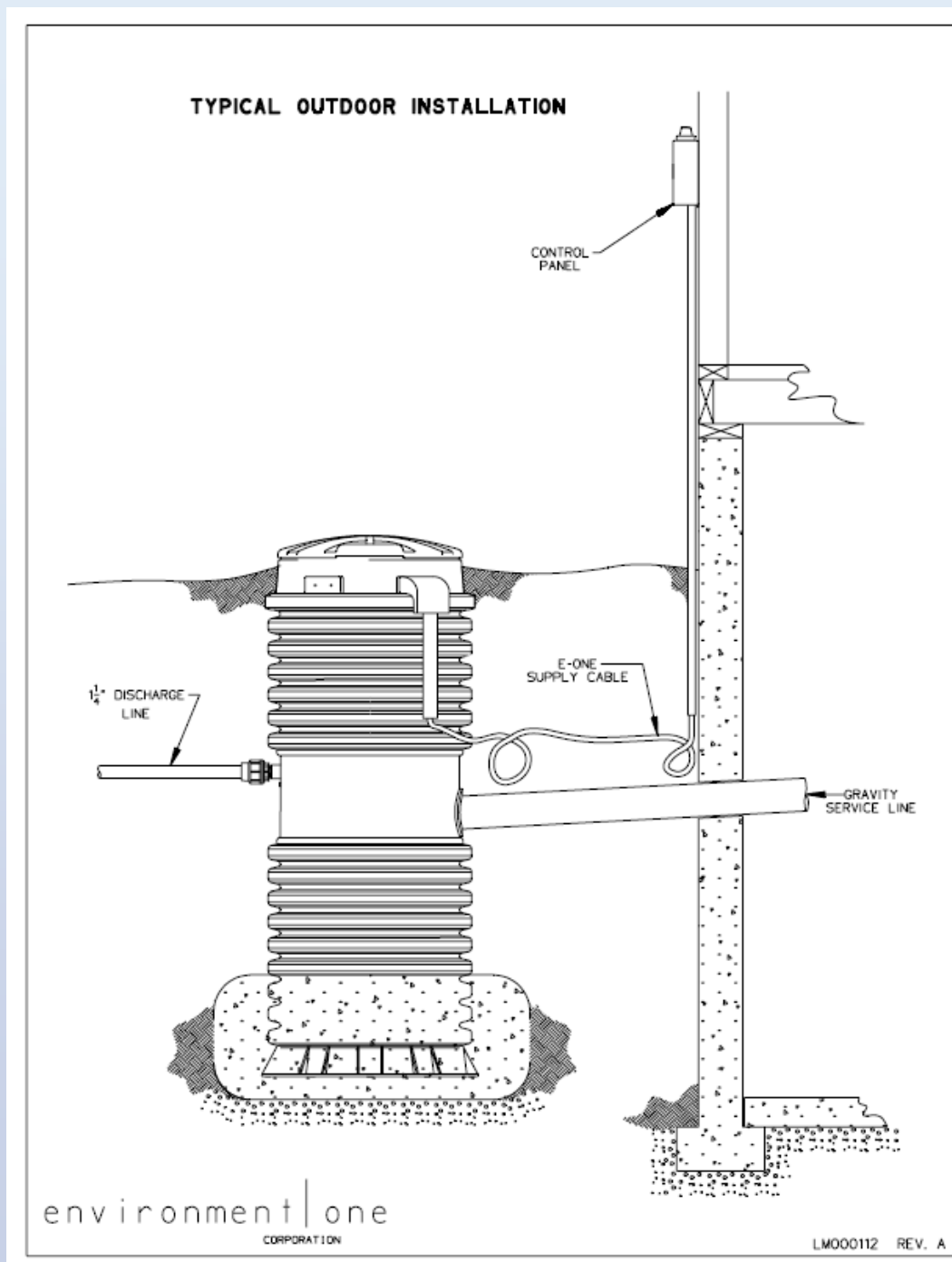
- 30" green lid on the station is visible
- Room for bedding around the station
- Approximately 5" between top of lid and ground as shown
- Lid is secured with bolts



## Alarm Panel:

- Mounted to exterior of home
- Contains circuit breakers for pump power & alarm
- Audible and visible high level alarm indicators
- Approximate 8"x10" enclosure

# Typical Outdoor Installation



# Public Sewer Connections— Benefits

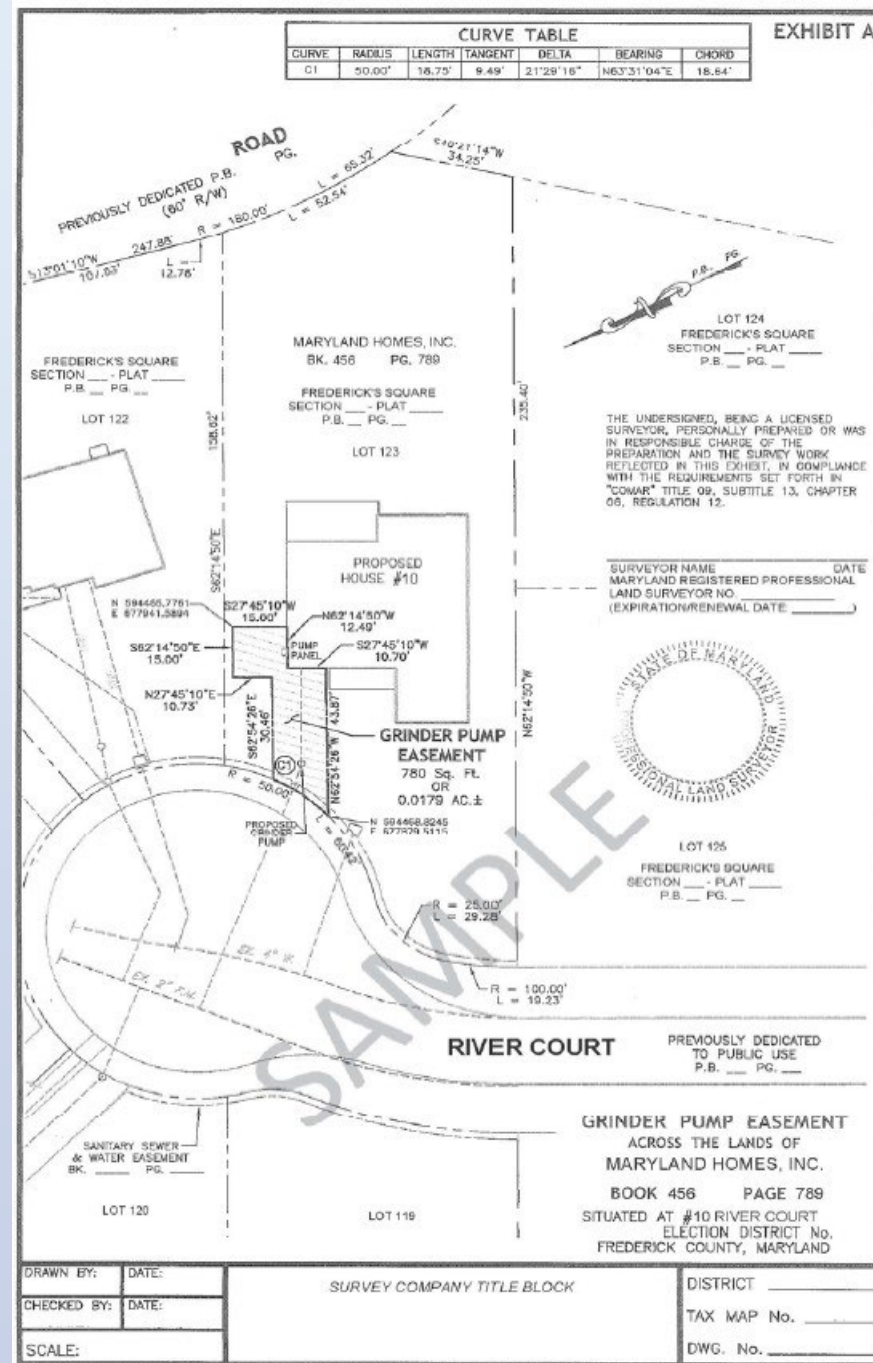
- **Public and environmental health: eliminates contamination from failing septic systems in surrounding areas, including wells, soils and streams**
- **Relieves property owner from ongoing responsibility, maintenance and cost of using a septic system**
- **Public sewer is permanently DWSU's responsibility**
- **May allow certain building additions where previously prohibited**
- **Removes restrictions on land used for drain-fields**
- **Removes septic system inspection for real estate transfers**
- **Homeowners may connect washing machines and sink disposals (interior plumbing modifications by owner)**

# Documents— Signed by Property Owners

- **Permanent Grinder Pump Easement**
  - Permits the County to access and maintain grinder pump and electrical control panel
  - Includes legal description of easement area in graphic form for grinder pump easement. Example next slide.
- **Temporary Right of Entry Agreement**
  - Permits the County and its agents to enter property to install grinder pump, sewer lateral, electric service to pump, and abandon septic system
- **Permit Permission Letter**
  - Allows DWSU and its agents to apply for permits required on owner's property



# Graphic: Typical Grinder Pump Easement



# Connecting WITH County Project-

## Advantages for Owners

- DWSU will pay costs for work performed on private property, due to grant funding
  - Installation of gravity lateral from house, grinder pump unit, connection of unit to pressure sewer, underground electric, electric control panel, and abandonment of septic system. \*Interior electrical upgrades, if required, are Owner's responsibility.
- DWSU will manage work and contractor on owner's property. Owners will be provided with contact info in case issues arise.
- DWSU will prepare and provide easement documents including title search.
- The County will process the required Water-Sewerage Plan amendment for sewer reclassification from S-5 to S-3 at no cost to Owner. As a staff initiated application, the fee will be waived. Current fee is \$1,538. See application form on later slide.
- Sewer capacity fee (one-time connection charge) is eligible to be financed over a 10 year period by the property owner. Typically the financing option is only available to residents under a failed system or health emergency situation, but it has been extended to residents being connected under this CIP project. Current fee is \$7,825. See later slide.
- Estimated costs are summarized on a later slide.

# Connecting AFTER County Project-

## Disadvantages for Owners

- Owners responsible for cost of private work: gravity lateral, grinder pump, control panel, septic abandonment
- Owners must obtain a plumber/ contractor and manage the work (3 bids for grant eligibility)
- Owners provide easement documents- requires easement description by MD licensed surveyor, title opinion and easement document by attorney, and coordination of document submission and review
- Owners responsible for sewer reclassification, unless due to a failed system or health emergency. See next slide.
- Estimated costs summarized on later slide
  - Connection fees may increase over time
  - Owners may not be eligible to finance sewer capacity fees over 10 years unless connection is made due to a health emergency. If the connection is made for other reasons, such as convenience, the fee must be assessed as lump sum.
- BRF grant funding may or may not be available through Health Department (HD)
  - HD currently receives \$200,000 per year in BRF funding (limited to 10 connections)
  - Owners would compete for funds with other failed systems in the County. Failed systems get priority.

# Connecting AFTER County Project- Sewer Reclassification

- Owners will be responsible for obtaining a sewer reclassification, unless due to a failed system or health emergency as determined by HD
  - Property owner initiates the application (subject to a fee, later slide)
  - Current application fee is \$1,538 (subject to increase)
  - W-S Plan amendment applications processed 3x per year
  - Amendment Process (from Frederickcountymd.gov, click [this link](#) and go to Plan Amendments tab ):

*When an application for a plan amendment is filed, county staff conducts an initial review to determine if all checklist items are met. If all items are met the application will be scheduled for a public hearing with the Planning Commission for a finding of consistency with the Comprehensive Plan. If the application is found to be consistent it will be forwarded to the County Council for a public hearing and final decision. If the application is approved at this stage it is referred to the Maryland Department of the Environment for final approval.*



# Application- Water and Sewer Plan Amendment

Application is made online at  
Frederickcountymd.gov Home>  
Government> Divisions> Planning &  
Permitting> Water and Sewer Planning  
and going to the Plan Amendments  
tab; or click [this link](#).



## DIVISION OF PLANNING AND PERMITTING FREDERICK COUNTY, MARYLAND

30 North Market Street • Frederick, Maryland 21701 • (301) 600-1138

### WATER and SEWERAGE PLAN AMENDMENT

Application is made on the Application Portal <https://planningandpermitting.frederickcountymd.gov/>

Required for submission: Water & Sewerage Plan Amendment application, [Applicant Disclosure Form](#), and 20 paper copies of all application materials delivered to Development Review and Planning at 30 North Market Street, Frederick, Maryland 21701.

Applications for Water & Sewerage Plan map and text amendments are accepted continuously. The filing deadline for each amendment cycle is the last business day of the months listed below.

March - Spring Cycle  
July - Summer Cycle  
November - Fall Cycle

FEES:	Phase I, Water Sewerage Plan	
	Planning	\$1,331.00
	DUSWM Water/Sewer	\$207.00

#### Application Instructions

1. Application is made on the [Application Portal](#). If the applicant is a contract purchaser, a letter of consent from property owner must be provided when the application is made.
2. Description of Property: Provide a copy of a tax map marked to delineate all subject parcels, with the tax map and parcel/lot numbers labeled. These tax map and parcel/lot numbers must match the information in the application. Include a State Assessment Data listing for each parcel for which a classification change is being requested. [www.dat.state.md.us](http://www.dat.state.md.us).
3. Description of Request:  
Text Amendment – Include existing text and proposed text.  
Property Reclassification Amendment – Include Current Comprehensive Plan Designation; Current Zoning District; Current Water Classification and Requested Water Classification; Current Sewer Classification and Requested Sewer Classification; Reason for Change.  
Infrastructure Amendment – Include details on specific infrastructure item (i.e., booster pump station, well, etc.).
4. Municipal Letter: For properties served by a municipal system, applications must include a letter from a designated official in that municipality certifying the amount of available water supply and wastewater system capacities, the municipality's intent to provide the available capacity to the property, or identifying how sufficient capacity will be provided.
5. Development Approval Letter(s): Applications for changes to property classifications must provide approval letters from all appropriate municipal or county agencies for site plan, subdivision, and/or improvement plan approvals.
6. Justification Statement: Include a written explanation of how the criteria for the requested classification is met. Any other relevant material the applicant wishes to be considered may be submitted.
7. Public Ethics Law: Complete and sign Applicant Disclosure Form.
8. Payment: Payment is made at the time of application via the [Application Portal](#).

2022

# Comparison-

## Connecting **WITH** vs. **AFTER** County Project

Connecting <b>WITH</b> County Project	Connecting <b>AFTER</b> County Project
1. DWSU will pay costs for work on Owner's property	1. Owners responsible for costs of work on their property
2. DWSU will manage work on Owner's property	2. Owners hire contractor and manage work on their property
3. DWSU will prepare easement docs	3. Owners responsible for preparing easement docs
4. DWSU will process Sewer Reclassification; fee waived (currently \$1,538)	4. Owners responsible for Sewer Reclassification; fee possible (currently \$1,538)
5. Sewer Capacity Fee eligible for 10-year financing (currently \$7,825)	5. Sewer Capacity Fee may not be eligible for financing (currently \$7,825)

Estimated costs for property owners are shown next.

# Comparison of Property Owner's Estimated Costs-

## Connecting **WITH** vs. **AFTER** County Project

Description	Connect <b>WITH</b> Project	Connecting <b>AFTER</b> Project
<ul style="list-style-type: none"> <li>Electricity to run grinder pump</li> <li>Ready to Serve (RTS) Fee*</li> <li>Wastewater Disposal Charge</li> <li>Bay Fee moved from tax bill</li> </ul>	Negligible \$36 per quarter \$72 per quarter \$15 per quarter	Negligible \$36 per quarter \$72 per quarter \$15 per quarter
<b>Capacity Fee (\$7,825 for FY22)</b> **If health emergency, fee can be financed for 10 years	\$7,825; or \$225 per quarter if financed	\$7,825** (may not be eligible for financing)
<b>Cost for onsite work</b> - may apply for grant funding but not guaranteed	N/A (DWSU pays)	\$15,000 - \$20,000
<b>Costs for Required Documents</b>	N/A (DWSU pays)	\$8,000 - \$10,000
<b>Sewer Reclassification</b> -unless failed system or health emergency	N/A (waived)	\$1,538 (current fee)
<b>TOTAL ESTIMATED FEES</b>	<b>\$123</b> per quarter if Capacity fee paid lump sum; OR <b>\$348</b> per quarter if financing Capacity fee	<b>\$123</b> per quarter <b>PLUS</b> <b>&gt;\$32,000 other fees</b>

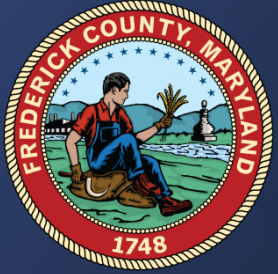
\*All properties classified as S-3 or S4 are subject to a Ready to Serve charge, whether connected or not. Properties benefit from having the potential to connect to a sewer system.

As can be seen, costs in green do not apply to connections WITH the County project.

## Next Steps

- DWSU will mail follow-up information to properties being offered sewer service as part of the CIP project. It is our desire to connect each lot to the public sewer.
- The mailing will contain a questionnaire, asking if the owner is interested in having a public sewer lateral installed as part of the project. The questionnaire is not a binding commitment.
- The letter will address possible items that may need to be acquired from the owner, such as an Easement, Right of Entry Agreement, Permit Permission letter, and any info on existing septic and well.
- There will be a deadline (approximately 2 months from today) by which DWSU will need to know if owners want a sewer connection as part of the project.
- The mailing will be distributed following this presentation.





# Questions?

*Thank you for your interest in the project!*

For questions, please contact Lucinda Stevens, DWSU  
Project Manager, at phone 301-600-2515 or email  
[Lstevens@FrederickCountyMD.gov](mailto:Lstevens@FrederickCountyMD.gov)

**Division of Water and Sewer Utilities  
(DWSU)**

**Frederick County Government**

**4520 Metropolitan Court, Frederick, MD 21704**