



*Queen
Anne's
County*

**DEPARTMENT OF PUBLIC WORKS
SANITARY DISTRICT**

310 Bateau Drive
Stevensville, MD 21666

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County Commissioners:

James J. Moran, At Large
Jack N. Wilson, Jr., District 1
Stephen Wilson, District 2
Robert Charles Buckey, District 3
Mark A. Anderson, District 4

**NOTICE OF PUBLIC HEARING
Special Benefit Assessments, Southern Kent Island Wastewater Subdistrict
Tuesday, August 21, 2018 6:00 pm
Kent Island High School Auditorium, 900 Love Point Road, Stevensville, MD**

July 23, 2018

Owner Name 1
Owner Name 2
Owner Address 1
Owner Address 2
Owner City, Owner State, Owner Zip
Tax ID No.

Dear Property Owner:

The County Commissioners invite you to the above referenced public hearing to discuss impacts to your Class B vacant property (unimproved without a valid soil percolation test) in the Southern Kent Island Wastewater Subdistrict. As a vacant property owner in this subdistrict, your property is subject to **County Resolution 14-07** and the following assessments:

| | |
|--|---------------------|
| Class B Assessment | |
| Sewer Base Cost | \$ 2,320.00 |
| Economic Benefit Premium (EBP) | <u>\$ 25,600.00</u> |
| Total Assessment | \$ 27,920.00 |
| | |
| Operations & Maintenance (O&M)– <u>per Quarter</u> (while vacant) | |
| Customer Charge | \$ 6.00 |
| Bay Restoration Fee (State mandate) | \$ 15.00 |
| User Fee | <u>\$ 69.00</u> |
| O&M Fee | \$ 90.00 |
| Vacant Lot Credit* | <u>\$ -60.00</u> |
| Vacant Lot O&M Fee | \$ 30.00 |

There are two options available to you to pay this assessment:

Option 1 – Pay Assessment Upfront

- \$27,920.00 assessment on or before October 1, 2018
- \$30 per quarter vacant lot O&M fee commencing October 1, 2018

Option 2 – 10-year Deferral of EBP Principle

- Amortize the base cost (\$2,320) over 20 years at 1.0% (\$33/quarter)
- Interest only on EBP for first 10 years, principle and interest for last 20 years
- \$30 per quarter vacant O&M fee commencing October 1, 2018

| | | |
|--|-----------|----------------|
| ○ Years 1 thru 10 – Commencing October 1, 2018 | | |
| Assessment – Base Cost | \$ | 33.00 |
| Assessment – EBP (deferred) | \$ | 63.00 |
| O&M Fee | \$ | 90.00 |
| O&M Vacant Lot Credit* | \$ | <u>-60.00*</u> |
| Total per quarter | \$ | 126.00 |
| ○ Years 11 thru 20 | | |
| Assessment – Base Cost | \$ | 33.00 |
| Assessment – EBP | \$ | 354.00 |
| O&M Fee | \$ | 90.00 |
| O&M Vacant Lot Credit* | \$ | <u>-60.00*</u> |
| Total per quarter | \$ | 417.00 |
| ○ Years 21 thru 30 | | |
| Assessment – Base Cost | \$ | 0.00 |
| Assessment – EBP | \$ | 354.00 |
| O&M Fee | \$ | 90.00 |
| O&M Vacant Lot Credit* | \$ | <u>-60.00*</u> |
| Total per quarter | \$ | 384.00 |

The assessment, once levied, is transferable to future property owners if the property is sold before the assessment is paid in full. **Also note once the assessment is levied, the action is final and it must be paid.** If you are still considering the option of voluntarily combining adjacent lots to avoid multiple assessments, we have extended **this deadline to October 1, 2018.**

Prepayments on the assessment balance will be allowed without penalty however the assessment balance will not be re-amortized, only the term of the assessment will be reduced.

The County will begin accepting building permit applications for review on August 1, 2018 however none will be issued until October 1, 2018.

If you are unable to attend the hearing and would like additional information or have questions not answered in this letter, please visit our project webpage, www.skisewer.com or contact our SKI project office at 443-262-4675. Additionally, you may contact me via email at tmohn@qac.org.

Sincerely,



Todd R. Mohn, P.E.
Director of Public Works

cc: County Commissioners

* The Vacant Lot Credit is only applied while the lot is vacant and unimproved. Once your vacant lot is improved and connected to the sewer, the vacant lot credit is not applicable and the O&M fee will adjust to \$90/quarter.