



# HARFORD COUNTY

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## PUBLIC WORKS

### DIVISION OF WATER AND SEWER

# RECOUPMENTS SURCHARGES AND POLICIES ACTIVE

## GENERAL RULES AND REGULATIONS PART 11

January 1, 2026

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## PART 11 RECOUPMENTS, SURCHARGES AND POLICIES

### I. ACTIVE - Recoupments, Surcharges, and Policies

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5. Temple Hills Interceptor Recoupment	9172	11/12/1986	11.5-1
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24. Hickory Area Collector Sewer Policy		8/27/2018	11.24-1
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1. Hazleton System Pumping Station and Sewer Mains Recoupment (HZ)

- (PWUA date: 7/31/1985)
- The term of the recoupment was established to continue until \$121,379.00 has been recovered.
- This project is for the purchase of one of the on-site pumping stations and a portion of the sewer line that is located within the existing County right-of-way on the north side of U.S. Route 40 from Hazleton Systems, aka Harford System, Inc.
- The recoupment charge to be paid by each property owner/user, excluding the units developed by Hazleton Systems, who desires to be served by the pumping station and sewer mains shall be as follows:
  - Sewer service from the petitioned area shall pay a sum which will be determined by the following formula: \$140,729.00 multiplied by the fraction which results from the division of the number of equivalent units in the petitioned area plus 55.
  - A residential dwelling unit outside of the petitioned area shall pay \$200.00 per unit
  - A nonresidential connection outside of the petitioned area shall pay \$200.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
- Aberdeen City Sewer customers, which flow to this pumping station shall pay the recoupment charge at the time of payment of the water hook-up charges are paid to the County. County customers will pay the recoupment charge at the time all other sewer hook-up charges are collected.



2. Route 22 and Route 543 Water Recoupment Project 9096 (RT)

- (PWUA date: 8/6/1985)
- The term of the recoupment was established to continue until \$238,400.00 or approximately 80% of the project cost has been recovered.
- This project extended water service from a terminus on and along Route 22 to Fountain Green and East on Route 543 to the Foxborough Farms development.
- The recoupment charge to be paid by each property owner/user, excluding the units developed in the Foxborough Farms Development, who desires to be served by the water main shall be as follows:
  - A residential dwelling unit shall pay \$300.00 per unit
  - A nonresidential connection shall pay \$500.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
- The recoupment charge shall be collected at the time all other hook-up charges are paid.

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3. Cranberry Run Water Extension Recoupment Project 9103 (CR1)

- (PWUA date: 2/19/1986)
- The term of the recoupment was established to continue until 67% of the project cost has been recovered as determined by the cost affidavit.
- This water project was installed to serve the Cranberry Run Business Center and specific nearby parcels. The project consisted of approximately 1,700 feet of 12" water line beginning at the intersection of Perryman Road (Route 159) and Old Philadelphia Road (Route 7) extending East on Old Philadelphia Road.
- The recoupment charge to be paid by each user, other than the Developer's property, who desires to be served by the water facilities constructed as described in the PWUA shall be as follows:
  - A residential dwelling unit shall pay \$120.00 per unit
  - A nonresidential connection shall pay \$120.00 per number of sets of hook-up charges as calculated by in PART 5 of the Rules & Regulations.
- The recoupment charge shall be collected at the time all other hook-up charges are paid.

4. Edgewood Meadows Parallel Recoupment Project 6312 (EM)

- (PWUA date: 5/8/1986)
- The term of the recoupment was established to continue until \$74,635.00 or approximately 59% of the project cost has been recovered.
- This project parallels an existing sewer interceptor from MD Rt. 24 along Winter's Run to Edgewood Meadows. This project consisted of approximately 1,925 feet of off-site sanitary sewer line.
- The recoupment charge to be paid by each user, other than the Developer's property, who desires to be served by the sewer facilities constructed as described in the PWUA shall be as follows:
  - A residential dwelling unit shall pay \$143.00 per unit
  - A nonresidential connection shall pay \$143.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
- The recoupment charge shall be collected at the time all other hook-up charges are paid.

5. Temple Hills Interceptor Recoupment Project 9172 (TH)

- (PWUA date: 11/12/1986)
- The term of the recoupment was established to continue until \$257,137.00 or approximately 92.5% of the project cost has been recovered.
- This project includes the installation of a sewer line along Wheel Road from a point near Laurel Bush Road to the Bynum Run Interceptor.
- The recoupment charge to be paid by each user, excluding the units developed in Temple Hills, who desires to be served by the sewer main shall be as follows:
  - A residential dwelling unit shall pay \$232.00 per unit
  - A nonresidential connection shall pay \$232.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
- The recoupment charge shall be collected at the time all other hook-up charges are paid.

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6. Winter's Run Interceptor and Country Walk Pumping Station Policy (WR1, WR2, WR3, WR4, CW)
- Policy (established 1988)
  - Section A: (PWUA date: 12/13/1988)
  - The term of the recoupment was established to continue until the project cost of \$660,000, as outlined in the Policy, has been reached.
  - Section A will build approximately 3,450 feet of the Winter's Run Interceptor from existing terminus at South Branch to North Branch.
  - The recoupment charge to be paid by each user, other than the Developer's property, who is identified in this Policy and is required to pay shall be as follows:
    - A residential dwelling unit shall pay \$205.00 per unit
    - A nonresidential connection shall pay \$205.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
  - All individual users shall pay the recoupment charge at the time all other hook-up charges are paid. All future development projects shall pay the recoupment charge in a lump sum for all lots to be developed under the applicable Public Works Utility Agreement(s).
  - Section B: (PWUA date: 11/17/1994)
  - The term of the recoupment was established to continue until the project cost of \$735,000 as outlined in the Policy has been reached.
  - Section B will build approximately 3,850 feet of the Winter's Run Interceptor from North Branch to Singer Road.
  - The recoupment charge to be paid by each user, other than the Developer's property, who is identified in this Policy and is required to pay shall be as follows:
    - A residential dwelling unit shall pay \$330.00 per unit
    - A nonresidential connection shall pay \$330.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
  - All individual users shall pay the recoupment charge at the time all other hook-up charges are paid. All future development projects shall pay the recoupment charge in a lump sum for all lots to be developed under the applicable Public Works Utility Agreement(s).
  - Section C: (PWUA date: 5/6/1998)
  - The term of the recoupment was established to continue until the project cost of \$230,000 as outlined in the Policy has been reached.
  - Section C will build approximately 1,200 feet of the Winter's Run Interceptor from Singer Road to the terminus of Winter's Run.
  - The recoupment charge to be paid by each user, other than the Developer's property, who is identified in this Policy and is required to pay shall be as follows:
    - A residential dwelling unit shall pay \$115.00 per unit
    - A nonresidential connection shall pay \$115.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
  - All individual users shall pay the recoupment charge at the time all other hook-up charges are paid. All future development projects shall pay the recoupment charge in a lump sum for all lots to be developed under the applicable Public Works Utility Agreement(s).

- Section D: (PWUA date: 10/14/2004 )
- The term of the surcharge was established to continue until the project cost of \$175,000 as outlined in the Policy has been reached.
- Section D will build approximately 3,100 feet of sewer main from Winter's Run terminus to Village of McLean.
- The surcharge charge to be paid by each user, who is identified in this Policy and is required to pay shall be as follows:
  - A residential dwelling unit shall pay \$90.00 per unit
  - A nonresidential connection shall pay \$90.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
- All individual users shall pay the surcharge charge at the time all other hook-up charges are paid. All future development projects shall pay the surcharge charge in a lump sum for all lots to be developed under the applicable Public Works Utility Agreement(s).
- Country Walk Pumping Station: (PWUA date: 10/2/1992)
- The term of the recoupment was established to continue until the project cost of \$590,000 as outlined in the Policy has been reached.
- This work includes conversion of the Country Walk Pumping Station, force main and gravity connection to Village of McLean and a gravity sewer line from the Bel Air South Pumping Station.
- The recoupment charge to be paid by each user, other than the Developer's property, who is identified in this Policy and is required to pay shall be as follows:
  - A residential dwelling unit shall pay \$480.00 per unit
  - A nonresidential connection shall pay \$480.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
- All individual users shall pay the recoupment charge at the time all other hook-up charges are paid. All future development projects shall pay the recoupment charge in a lump sum for all lots to be developed under the applicable Public Works Utility Agreement(s).

The Winter's Run Interceptor is shown on the drawing following this description. The following proposed subdivisions shall utilize this interceptor:

- |    |                        |                       |
|----|------------------------|-----------------------|
| 1. | Constant Friendship    | (approx. 1,000 units) |
| 2. | Village of McLean      | (approx. 1,000 units) |
| 3. | Swanke Property        | (approx. 200 units)   |
| 4. | Violet McLean Property | (approx. 200 units)   |
| 5. | Country Walk           | (approx. 563 units)   |
| 6. | Proposed Future School | (approx. 30 units)    |

The Country Walk (565 units) and Violet McLean (200 units and approximately 200 units of Village of McLean shall be served through the Country Walk Pumping Station located on Village of McLean's Property. This location is required to allow Village of McLean's 200 units to be served by the pumping station by gravity flow (i.e. without a second pumping station). The station shall be built by Country Walk. The Country Walk pumping station shall also provide for the abandonment of the Bel Air South pumping station and shall provide capacity for the following subdivisions:

- |    |                          |             |
|----|--------------------------|-------------|
| 1. | Gardens of Bel Air South | (452 units) |
| 2. | Evergreen Farms          | (160 units) |
| 3. | White Property           | ( 33 units) |
| 4. | Valley View              | ( 44 units) |

The size of the interceptor, various other sewer lines and the Country Walk Pumping Station shall be for the units estimated above in accordance with Harford County Design Guidelines.

The facilities shall be entirely developer financed with the exception of some County contribution for the abandonment of the Bel Air South Pumping Station.

The estimated costs of the various facilities are as follows:

- |    |  |  |
|----|--|--|
| 1. | Section A, Winter's Run Interceptor from existing terminus at South Branch to North Branch - \$660, 000. |  |
| 2. | Section B, Winter's Run Interceptor from North Branch to Singer Road - \$735,000.                        |  |
| 3. | Section C, Winter's Run Interceptor from Singer Road to terminus - \$230,000.                            |  |
| 4. | Section D, sewer line from Winter's Run Terminus to Village of McLean - \$175,000.                       |  |
| 5. | Country Walk Pumping Station   |  |
|    | a.   | Pumping Station (including conversion) \$305,000               |
|    | b.   | Force Main and Gravity connection to Village of McLean 100,000 |
|    | c.   | Gravity Sewer Line from Bel Air South <u>225,000</u>           |
|    |  | \$630,000  |
|    |  | County contribution for Bel Air South <u>-40,000</u>           |
|    |  | \$590,000  |

Various recoupments/surcharges shall be established for the various facilities as follows:

- Section A shall have 3232 units connected. Therefore, recoupment/surcharge is \$660,000 - 3232 equals \$205 per unit.
- Section B shall have 2232 units connected. Therefore, recoupment/surcharge is \$735,000 - 2232 equals \$330 per unit.
- Section C shall have 2032 units connected. Therefore, recoupment/surcharge is \$115.
- Section D shall have 2032 units connected. Therefore, recoupment/surcharge is \$90 per unit

5. Country Walk Pumping Station shall have 1232 units connected. Therefore, recoupment/surcharge is \$590,000 - 1232 equals \$480 per unit.

The Country Walk development shall be allowed a pump-over through Bel Air South to the Bynum Run Interceptor until the Winter's Run Interceptor is constructed. Any costs associated with the temporary pump over (i.e. temporary force main) shall be borne by the developer with no recoupment. Additionally, the developer shall escrow \$130,000 to construct the force main and gravity sewer (\$100,000) and convert the pumps (\$30,000). The conversion shall be accomplished by the Country Walk Developer.

Country Walk shall then be allowed to proceed with development before construction of the Winter's Run Interceptor. They shall pay Winter's Run surcharges for each portion or section of the development for all lots within that section. Upon completion of the Winter's Run Interceptor, the Country Walk Developer shall immediately pay for its entire contribution to the Winter's Run Interceptor and shall convert the pumping station to the Winter's Run Interceptor.

Other developments (i.e. portion of Village of McLean, Swanke Tract, Violet McLean Tract, Valley View, Evergreen Farm and White Property) shall pay their entire development surcharges/recoupment at time of connection.

Anticipated surcharge/recoupment to be paid by each developer is shown on the table following this description.

Decisions by different developers shall determine the sequence of construction and funding arrangement. In general, the following guidelines for surcharges/recoupments shall be used:

1. A developer or combination of developers shall up front construction of one more of the various facilities.
2. Whenever any other development first connects to Harford County sewer, they shall pay their full development surcharge/recoupment, i.e. surcharge/recoupment for all lots. The exception is Country Walk which shall pay the surcharge for lots in any section and pays full surcharge for Winter's Run immediately after it is completed.
3. The surcharges/recoupments are best and final estimates and shall be used for Public Works Agreements with all developments. No adjustments shall be made for actual costs either above or below estimated costs. Also, no adjustment shall be made for inflation over the years to follow.
4. The surcharges/recoupments shall be established into the Rules and Regulations of the Division of Water and Sewer.
5. Any developer shall pay the surcharge/recoupment for actual units connected. The units in this policy statement for the various developments are estimates only.





FACILITY AND COST	UNITS SERVED	SURCHARGE RECOUPMENT	CONSTANT FRIENDSHIP 1000 UNITS	VILLAGE OF MCLEAN 1000 UNITS	SWANKE PROPERTY 200 UNITS	VIOLET MCLEAN 200 UNITS	COUNTRY WALK 565 UNITS	FUTURE SCHOOL 30 UNITS	EVERGREEN FARM 160 UNITS	WHITE PROPERTY 33 UNITS	VALLEY VIEW 44 UNITS
SECTION A 3450 FT. WINTER'S RUN INTERCEPTOR \$660,000	3232	\$205	\$205,000	\$205,000	\$41,000	\$41,000	\$115,825	\$6,150	\$32,800	\$6,755	\$9,020
SECTION B 3850 FT. WINTER'S RUN INTERCEPTOR \$735,000	2232	\$330	\$0	\$330,000	\$66,000	\$66,000	\$186,450	\$9,900	\$52,800	\$10,830	\$14,520
SECTION C 1200 FT. WINTER'S RUN INTERCEPTOR \$230,000	2032	\$115	\$0	\$115,000	\$0	\$23,000	\$64,975	\$3,450	\$18,400	\$3,735	\$5,050
SECTION D 3100 FT. TO VILLAGE OF MCLEAN \$175,000	2032	\$90	\$0	\$90,000	\$0	\$18,000	\$50,850	\$2,700	\$14,400	\$2,970	\$3,960
COUNTRY WALK PUMPING STATION INCLUDING FORCE MAIN & GRAVITY LINE FROM BEL AIR SOUTH \$630,000-\$40,000 = \$590,000	1232	\$480	\$0	(200 UNITS) \$96,000	\$0	\$96,000	\$271,200	\$14,400	\$76,800	\$15,840	\$21,120
	TOTAL COST		\$205,000	\$836,000	\$107,00	\$244,000	\$689,300	\$36,600	\$195,200	\$40,130	\$53,670
	TOTAL SURCHARGE RECOUPMENT				\$535/Unit	\$1220/Unit	\$740/Unit	\$1220/Unit	\$1220/Unit	\$1220/Unit	\$1220/Unit

7. Cranberry Run Offsite Sewer Extension Recoupment Project 9680 (CR2)

- (PWUA date: 4/29/1991)
- The term of the recoupment was established to continue until \$217,515.00 or approximately 59% of the project cost has been recovered.
- This sewer extension was installed to serve The Clorox project and the surrounding drainage area excluding those bordering the Aberdeen City limits.
- The recoupment charge to be paid by each user, excluding the properties owned by the Clorox Company, who desires to be served by the sewer facilities constructed as described in the PWUA shall be as follows:
  - A residential dwelling unit shall pay \$255.00 per unit
  - A nonresidential connection shall pay \$255.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
- The recoupment charge shall be collected at the time all other hook-up charges are paid.

8. Harford Estates Pumping Station Recoupment Project 9549 (HE)

- (PWUA date: 2/4/1992)
- The term of the recoupment was established to continue until \$527,773.00 or approximately 50% of the project cost has been recovered as determined by the cost affidavit. In addition, the developer shall receive up to a maximum of two-thirds of the actual cost for design and construction of a soundproofing system for the pumping station, said two-thirds not to exceed \$40,000.00.
- The developer of the residential community known as Durham Manor was required to abandon and replace the existing facilities with a new and more efficient pumping station for which the drainage area was Harford Estates, Forest Lakes, and Durham Manor located off of Bernadette Drive and Cabin Branch Creek.
- The recoupment charge to be paid by each user, excluding the Development of Durham Manor, who desires to be served by the sewer pump station constructed as described in the PWUA shall be as follows:
  - A residential dwelling unit shall pay \$858.00 per unit
  - A nonresidential connection shall pay \$858.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
- The recoupment charge shall be collected at the time all other hook-up charges are paid.

9. Forest Lakes Offsite Water Extension Recoupment Project 9743 (FL)

- (PWUA date: 4/14/1992)
- The term of the recoupment was established to continue until \$30,576.00 or approximately 39% of the project cost has been recovered.
- This project provides a water line along Rock spring Road (Maryland Route 24) and provides availability of water service to more than 400 units other than the developer's project.
- The recoupment charge to be paid by each user, excluding the Development of Forest Lakes, who desires to be served by the water facilities shall be as follows:
  - A residential dwelling unit shall pay \$108.00 per unit
  - A nonresidential connection shall pay \$108.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
- The recoupment charge shall be collected at the time all other hook-up charges are paid.

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10. Joppa Magnolia Sewer Surcharge Project 6400 (JM)

- (established 11/16/1992)
- This surcharge was established by legislation, Harford County Code Section 256-45.3, for every sewer connection which utilizes facilities constructed by Sewer Capital Project 6400.
- For purposes of determining whether the surcharge shall apply, a property shall be deemed to utilize facilities constructed by Sewer Capital Project 6400 if it is part of or in total, one of the shaded properties depicted on Exhibit A.
- The surcharge to be paid by each user who desires to be served by Sewer Capital Project 6400 shall be as follows:
  - A residential dwelling unit shall pay \$3,325.00 per unit
  - A nonresidential connection shall pay \$6,000.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
- The surcharge shall be collected at the time all other hook-up charges are paid.

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11. Franz Property Water Extension Recoupment (FP)

- (PWUA date: 10/2/1996)
- The term of the recoupment was established to continue until 50% of the project cost has been recovered as determined by the cost affidavit.
- The Owners of 294 Wakely Terrace entered into a Public Works Utility Agreement (PWUA) with the County to extend a public water main to serve a small portion of Wakely Terrace.
- The recoupment charge to be paid by the owner of Parcel 221, if said property connects to the line constructed under the PWUA, is \$5,500.00.
- The recoupment charge shall be collected at the time all other hook-up charges are paid.

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12. Church Creek Sewage Pumping Station Upgrade Policy (CC)

- (originally established 1987, revised 2/1/1997, revised 4/8/2008)
- The existing Church Creek Sewage Pump Station shall be replaced with a new 15.5 mgd pumping station as a County capital project. A new replacement 36-inch gravity sewer between the pumping station and Route 40 will also be included under this policy as well as approximately 1,500 lf of replacement forcemain. A sewer line replacement project parallel to Route 40, from Manhole 10 to Manhole 19 (Contract No. 3003), as well as approximately 2,800 lf of a future parallel forcemain along Stockhams Lane will not be included under this surcharge, for which a future capital budget will be developed.
- The surcharge to be paid by each user who desires to be served by the Church Creek Sewage Pump Station shall be as follows:
  - A residential dwelling unit shall pay \$889 per unit.
  - A non-residential connection shall pay \$889 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
- The surcharge shall be collected at the time all other hook-up charges are paid.

This policy supersedes the previously adopted Church Creek Sewage Pump Station Upgrade Policy which became effective February 1, 1997. The purpose of this revision is to account for two changes. First, the projected number of equivalent dwelling units (EDU's) has increased since Land Use Plan densities were used in comparison to current zoning densities from the 1997 policy. This change in the projected number of EDU's within the drainage area increased the capacity of the proposed pumping station. Secondly, this policy reflects current project costs. As of the effective date of this policy, the County expects to be awarding the construction contract within six months, depending on the progress of easement acquisition. The proposed improvements to be funded under this policy include the provision of additional capacity to the sewage collection system between the sewage pump station and the intersection of Mitchell Lane and U.S. Route 40, a new sewage pumping station to replace the existing pump station, and approximately 1,500 lf of force main replacement.

In accordance with the Adequate Public Facilities section of the County Code, the capacity of the above facilities shall be upgraded to accommodate future development within the Church Creek Pump Station service area identified in Exhibit A, in accordance with the 2004 Land Use Plan. The existing 5.5 mgd sewage pumping station shall be replaced with a new 15.5 mgd pumping station as a County capital project. Funding shall be provided by the surcharge and County funds. The County funds are based on a proportionate share of the replacement costs of a 4.32 mgd pumping station to the total 15.5 mgd station costs as shown on Exhibit B.

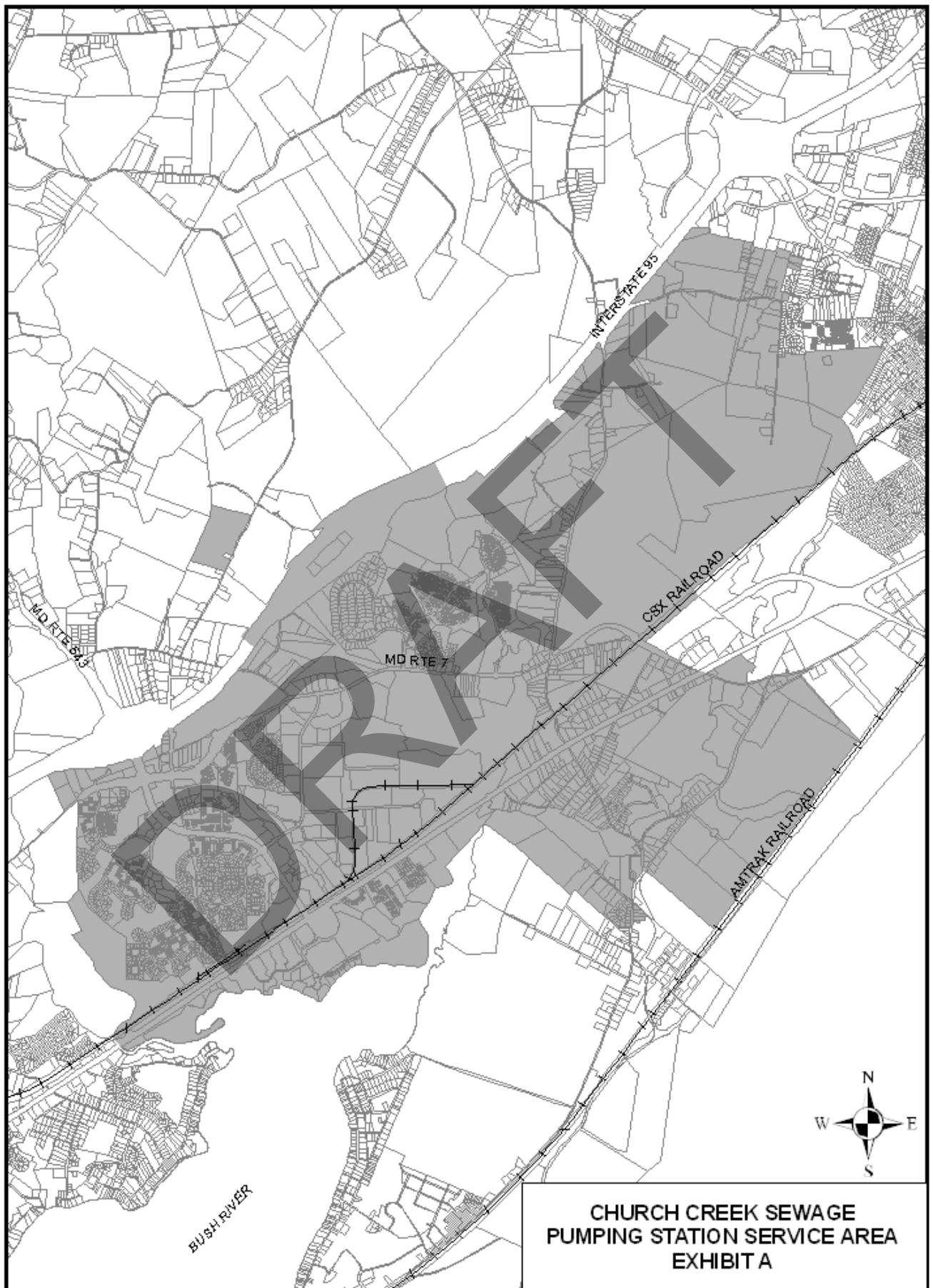
At the time of the adoption of the 1987 and 1997 policies, the capacity of the Church Creek Pump Station was 4.32 mgd. It was the intent of the 1997 policy to recoup the costs associated with the additional capacity required for ultimate growth within the development envelope. It should be noted that in the late 1990's the County performed a minor upgrade to the Church Creek Pump Station to expand its capacity to 5.5 mgd. This upgrade was funded by the County's system development fees in an effort to allow more time for the accrual of surcharges to fund and initiate the design of the proposed project. Exhibit B presents the calculation of the surcharge which reflects the difference in project costs between a 4.32 mgd and a 15.5 mgd pumping station.

It is the intent of this policy to have all of the remaining potential connections that will utilize the Church Creek Sewage Pumping Station contribute an equal share of the cost of the improvements based on a dollar amount per EDU. Apartments, condominiums and trailer/mobile homes shall be considered as one equivalent dwelling unit. For the purposes of determining the surcharge for this policy, the remaining potential connections is comprised of the total number of EDU's with approved Concept Plans, Preliminary Plans and Site Plans (as of 01/21/08) and fifty (50) percent of all other potential connections within the Church Creek Pump Station service area as calculated from the densities presented in the 2004 Land Use Plan.

Any connections made to the sewer system after the effective date of this policy whose sewage will flow into the Church Creek Pump Station will be required to pay the revised surcharge as described herein. The surcharge shall be paid on a unit-by-unit basis at the time all other hook-up charges are paid.

This surcharge will remain in effect until all of the recoupable money, as shown in Exhibit B, is collected by the County.

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**CHURCH CREEK SEWAGE PUMP STATION UPGRADE POLICY - EXHIBIT B**  
**CALCULATION OF SURCHARGE**

1997 Pump Station Capacity	4.32 mgd
Required Ultimate Capacity	15.5 mgd

2008 Cost of a 4.32 mgd Pump Station

Design	\$350,000
Administration and Inspection	\$280,000
Construction	<u>\$2,900,000</u>
Subtotal	\$3,530,000
10% Contingency	<u>\$353,000</u>
Total	\$3,883,000

2008 Cost of a 15.5 mgd Pump Station

Design	\$860,000
Administration and Inspection	\$350,000
Construction	<u>\$8,000,000</u>
Subtotal	\$9,210,000
10% Contingency	<u>\$921,000</u>
Total	\$10,131,000

Difference in Costs of Pump Stations	\$6,248,000
Less Surcharges Collected	<u>\$752,071</u>
Amount to be Financed	\$5,495,929

Bond Interest Rate	4.25%
Term of Bond, yrs	20
Bond Variant Factor	1.5044

Total Cost (Amount to be Recouped)	\$8,268,076
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Breakdown of EDU's

Potential Additional EDU's within Drainage Area Per 2004 Land Use Plan:	17,130
Less EDU's with Approved Preliminary Plans and Site Plans:	<u>1,461</u>
Net Difference	15,669

Basis of EDU's for Surcharge

EDU's with Approved Preliminary and Site Plans	1,461
50% of Remaining Potential EDU's within Drainage Area	<u>7,835</u>
Total	9,296

Surcharge Calculation

Total Cost	\$8,268,076
EDU's	9,296
Surcharge	\$889

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13. Plumtree Collector Sewer Policy (PC)

- (established 12/1/1997, revised 10/01)
- Approximately 1,200 feet of existing 18-inch diameter sewer will be replaced with 21-inch diameter sewer by means of pipe bursting. Additionally, approximately 500 feet of existing 18-inch diameter sewer will be paralleled with 21-inch diameter sewer.
- The surcharge to be paid by each user who desires to be served by the sewer facilities constructed as described in the Policy shall be as follows:
  - A residential dwelling unit shall pay \$2,320.00 per unit
  - A nonresidential connection shall pay \$2,320.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
  - Except for the development known as “Valley Oaks West” which shall pay a recoupment charge of \$1,600.00 per residential unit.
- The surcharge shall be collected at the time all other hook-up charges are paid.
- Properties within the Fallston Sanitary Subdistrict and any existing properties within the current limits of the Town of Bel Air, as October 2001, are not subject to this policy.

The following Plumtree Collector Sewer Policy revises the previous policy dated August 2001 and December 1997. The purpose of this revision is to change the policy from a project funded, designed and built by the development community to a project funded by the development community and designed and built by Harford County as a capital project.

Analysis of the drainage area that is served by the Plumtree Collector Sewer has determined that the properties which will generate sewage and which will flow through the collector sewer will cause a portion of the collector sewer to be over its rated capacity. Therefore, it has been determined the most feasible alternative is to construct a combination of pipe-bursting and parallel sewer to provide the additional capacity necessary to serve those properties whose sewage will flow through the collector sewer. The purpose of this policy is to identify the extent of the improvements, to determine when they are required, to determine the costs associated with the improvements and the method of recovering the costs.

The existing collector sewer that is projected to be over capacity is between manholes numbered 2 through 9 as identified in the Sewer System Capacity Analysis Program (SSCAP). Approximately 1,200 feet of existing 18-inch diameter sewer will be replaced with 21-inch diameter sewer by means of pipe bursting. Additionally, approximately 500 feet of existing 18-inch diameter sewer will be paralleled with 21-inch diameter sewer. Exhibit C shows the location of the existing sewer. Exhibit A identifies major undeveloped properties whose sewage will flow through the Plumtree Collector Sewer. These properties were evaluated for the purpose of determining a surcharge amount. Any property whose sewage will flow through this portion of the collector sewer will be responsible for the surcharge associated with this policy. Properties within the Fallston Sanitary Subdistrict and any existing properties within the current limits of the Town of Bel Air, as of the effective date of this policy, are not subject to this policy. Any additional properties which are added to the Fallston Sanitary Subdistrict after the effective date of this policy will be subject to the surcharge. If the Sullivan Property (Parcel 247, Tax I.D. No. 03064565) or Cameron Properties (Parcels 103 and 117, Tax I.D. Nos. 03033503 and 03033481) or any portions thereof as shown in Exhibit A annex

into the limits of the Town of Bel Air after the effective date of this policy, and the sewage generation will flow through the Plumtree Collector Sewer, then these properties or portions thereof will also be responsible for the surcharge amount set forth in this policy.

The design and construction of the parallel sewer and pipe bursting will be performed by Harford County. As of the date of this policy, Harford County has determined that the existing sewer can accept approximately 540 additional equivalent units before the sewer reaches its capacity. Therefore, Harford County intends to construct the proposed improvements when 440 additional equivalent units have connected.

The estimated project costs and development of the associated recoupment is presented in Exhibit B. The developer of the Valley Oaks West subdivision will contribute towards the easement acquisition and design costs. Additionally, all lots within the Valley Oaks West subdivision shall be responsible for a \$1,600 surcharge in accordance with the Public Works Utility Agreement. All other connections which flow through the Plumtree Collector Sewer, other than the Valley Oaks West subdivision, shall pay the \$2,320 surcharge amount per equivalent unit. All surcharge fees collected as part of the Plumtree Collector Sewer Policy shall be utilized by the Harford County Division of Water and Sewer to fund the improvements to the sewer system. Design and construction of the improvements will be performed by Harford County as a capital improvement project subject to the approval of the Harford County Council.

Furthermore, it is the purpose of this policy to have the potential connections whose sewage will flow through the collector sewer, contribute their proportionate share of the project costs based upon the number of equivalent flow units generated by the development of the properties. Apartments, condominiums and trailer/mobile homes shall be considered as one equivalent flow unit for the purpose of paying the recoupment established by this policy.



HARFORD COUNTY GOVERNMENT  
DIVISION OF WATER AND SEWER  
101 SOUTH MAIN STREET  
BEL AIR, MD. 21014



## EXHIBIT B CALCULATION OF SURCHARGE

### PROJECT COST ESTIMATE

	Unit	Quantity	Unit Price	Total
<b>Part 1 - Redesign</b>				
Pipe Bursting Plans and Specs	LS	1	\$50,000.00	\$50,000.00
Revise Record Plats	EA	2	\$2,000.00	\$4,000.00
<b>Part 2 - Easement Acquisition</b>				
Right of Way Agent	EA	14	\$1,500.00	\$21,000.00
<b>Part 3 - Project Management</b>				
Project Manager (Contract Management of Design and Construction, and Procurement)	LS	1	\$55,000.00	\$55,000.00
<b>Part 4 - Construction</b>				
Traffic Control	LS	1	\$5,000.00	\$5,000.00
21" HDPE Gravity Sewer	LF	1160	\$120.00	\$139,200.00
4' Dia. Manholes	VLF	40	\$150.00	\$6,000.00
Pipe Bursting	LF	1160	\$225.00	\$261,000.00
By-Pass Pumping	LF	1160	\$15.00	\$17,400.00
21" PVC Gravity sewer	LF	530	\$50.00	\$26,500.00
Doghouse MH in E. Ring Factory	EA	1	\$4,000.00	\$4,000.00
8" Gravity Sewer	LF	80	\$70.00	\$5,600.00
Lawn Restoration	LS	1	\$20,000.00	\$20,000.00
			Subtotal	\$484,700.00
			Mobilization	\$14,541.00
			Subtotal	\$499,241.00
<b>Part 5 - Inspection</b>				
Inspections	LS	1	\$24,962.05	\$24,962.05
			Subtotal	
			Project Subtotal	\$654,203.05
			20% Contingency	<u>\$130,840.61</u>
			Subtotal	\$785,043.66
			Multiplier to inflate all costs at 4% for 10 years	1.48
			Inflated Costs	\$1,161,865
<b>Part 6 - Easement Compensation</b>				
			Project Total	<b>\$1,261,865</b>
			Less Valley Oaks West Contribution (per PWUA)	\$ 100,000
			Less Amount of Recouped Funds To-date	\$ 33,600
			Less Amount Yet to be recouped from Valley Oaks West (73 x \$1600)	\$ 116,800
			<b>Total Recoupable Amount</b>	<b>\$1,011,465</b>

For the purpose of establishing a surcharge amount, the following properties are assumed to connect to public sewer within the next 10 years:

Property	No. Eq. Units
East Valley Oaks, P. 6	57
Magness Property, P. 4	12
Richardson Property, P. 5	42
Magness Property, P. 3, lots 1&2	9
Kanaras Property	43
Fox Bow Addition, P. 139	4
Cameron Property, P. 117& 103	240
Sullivan Property, P. 247	29
Total	436

**\$1,011,465 /436 eq. Units = \$2,320 per equivalent unit**



HARFORD COUNTY, MD  
DEPARTMENT OF PUBLIC WORKS  
DIVISION OF WATER AND SEWER

EXHIBIT 'C'

PLUMTREE COLLECTOR SEWER POLICY

DISK12 plum2.out.D02

14. Ah-ha Collector Sewer Relief Policy (AH)

- (established 4/2000)
- The section of sewer with inadequate capacity is approximately 1,950 linear feet beginning at the Winter's Run Pumping Station and extending northward to manhole number 6 near the West Shore Townhouse Community as shown on Contract Number 5015. It is located within an environmentally sensitive area.
- The surcharge to be paid by each user who will contribute sewage flow through the existing inadequate sewer lines or the replacement sewer shall be as follows:
  - A residential dwelling unit shall pay \$1,517.00 per unit.
  - A nonresidential connection shall pay \$1,517.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
- The surcharge shall be collected at the time all other hook-up charges are paid.
- Properties owned by Art Builders in accordance with the Harford County Council Resolution 1-77 adopted January 4, 1977, are not subject to this policy.

Using the criteria established in the Adequate Public Facilities Ordinance of the Harford County Code, it has been determined that a portion of the Ah-ha Collector Sewer does not have adequate capacity to handle the anticipated sewage flows which will be generated by the build-out of the sewage drainage area. Therefore, this policy has been written to establish surcharge/recoupment fees to cover the projected cost of a Harford County managed construction project, which will provide the appropriate improvements to achieve the required relief. The section of sewer with inadequate capacity is approximately 1,950 linear feet beginning at the Winter's Run Pumping Station and extending northward to manhole number 6 near the West Shore Townhouse Community as shown on Contract Number 5015. It is located within an environmentally sensitive area. An engineering study was performed to determine the best method of accomplishing an ultimate sewer capacity solution. After evaluating several alternatives, it was concluded that pipe bursting would be the preferred method of construction when considering both the cost and environmental impact factors. For the purpose of this policy, the cost estimate to determine the surcharge amount is based upon the recommended alternative in the engineering report. Prior to construction, the County will evaluate different alternatives to determine if the recommended solution is still applicable.

It is the intent of this policy to have the potential connections contribute their proportionate share of the construction costs of the capacity relief project based upon the number of equivalent flow units generated by the development of the properties. Apartments, condominiums and trailer/mobile homes shall be considered as one equivalent flow unit for the purpose of paying the surcharge/recoupment amount established by this policy. Exhibit A shows the general limits of the surcharge/recoupment area of this policy. It is the intent of this policy to have any new units connecting to the sewer system which flow through the existing inadequate sewer lines contribute their proportionate share of the project except for new connections made to the sewer system by Art Builders in accordance with the Harford County Council Resolution 1-77 adopted January 4, 1977. Except as noted above, any connections made to the sewer system whose sewage will flow through the replacement sewer shall be responsible for paying the surcharge/recoupment amount as stated in this policy at the time all other hook-up charges are paid to the County. The cost of the above described project, as well as the calculation of the surcharge/recoupment amount can be found in Exhibit B.



## EXHIBIT B

### Calculation of Estimated Construction Costs

Work Description	Quantity	Unit	Unit Cost	Price
Pipe Bursting	1,950	LF	\$308.00	\$600,600.00
Bypass Pumping	1	LS	\$170,000.00	\$170,000.00
Land Acquisition	1	LS	\$100,000.00	\$100,000.00
Rehab. Exist. Manholes	6	EA	\$9,200.00	\$55,200.00
Concrete Encase Crossings	60	CY	\$500.00	\$30,000.00
<b>Subtotal</b>				<b>\$955,800.00</b>
20% Contingencies				\$191,160.00
Engineering/Easement Plats/Soil Borings				\$70,000.00
County Project Management Cost				\$25,000.00
<b>Total</b>				<b>\$1,241,960.00</b>
Inflation factor, 3% for 10 years =				1.344
Project Cost with inflation =				\$1,669,194.00
Assume 50% of the project cost is collected in 10 years				\$834,597.00
Remaining amount to be financed				\$834,597.00
Debt Service Factor =				x1.743691*
Project cost to be financed with Debt Service =				\$1,455,279.00
<b>TOTAL PROJECT COST</b>				<b>\$2,289,876.00</b>

\*Based on 6% over 20 years

### Calculation of Surcharge Amount

Number of equivalent units benefited = 1,509\*\*

\$2,289,876.00 ) 1,509 eq. units = \$1,517.48 use \$1,517/eq. Unit

\*\*All of the properties within the bold outline shown on Exhibit A are benefited by the sewer construction outlined in this policy. However, for the purpose of calculating the surcharge/recoupment amount, only the units in the dark gray shaded area were used.

15. Joppa-Magnolia Sewer Policy (EI3, FB1A, FB1B, FB1C, FB2A1, FB2A2, FB2B)

- Policy established 6/3/2003 (amended 5/14/2010, amended 1/1/2025)
- It is the intent of this policy to have all of the remaining potential connections that will eventually have sewage flowing through these sections of sewer facilities constructed as a result of this policy contribute an equal share of the cost of the improvements based upon a dollar amount for each equivalent flow unit.
- The term of the recoupment agreements shall be twenty (20) years from the date that the project is declared operational in writing by the County or until the recoupment project cost has been recovered and forwarded to the developer by Harford County, whichever is first.
- The recoupment charge amount shall be paid for each section or operational break of a subdivision in a lump sum payment prior to receiving operational approval of that section or operational break. With the exception of the charges for the Edgewood Interceptor Extension Phase III, subdivisions of 20 lots or less shall pay the recoupment charge on a lot by lot basis at the time all other hook-up charges are paid.

The purpose of the Joppa-Magnolia Sewer Policy is to develop a plan and associated funding mechanisms to extend a regional sewage collection system through the Joppa-Magnolia area of Harford County. The area is planned to be served by the extension of the Edgewood Interceptor Sewer approximately 4,050 feet westward from its existing ending point near the western property boundary of Old Castle Precast Inc.. A regional sewage pumping station located near Trimble Road at the Copenhaver Park will pump sewage from the Foster Branch drainage area into the proposed terminus of the aforementioned Edgewood Interceptor Sewer near the Magnolia Middle School. A collector sewer will extend northward along Foster Branch, providing service to all of the properties in the drainage area. The collector sewer will eventually be extended to Route 40, allowing the Pine Road Pumping Station to be abandoned. Exhibit A shows the general location of the existing and the proposed sewers, and the properties benefited by their construction. The design, permitting, easement acquisition and construction of the Edgewood Interceptor Sewer Extension Phase III as well as the Foster Branch Collector Sewer is intended to be performed by the developers of subdivisions within the Foster Branch drainage area. The design, permitting and construction of the Foster Branch Sewage Pumping Station and force main will be performed by Harford County. (Construction of the Edgewood Interceptor Sewer Extension Phase III was completed in 2008.)

Any project that is located within the sewer contract 6400 service area or is required to pay the fees associated with County capital project 6400 shall not pay the surcharges or recoupments created by this policy. The County shall determine which projects are located in the project 6400 service area. The general boundary of sewer project 6400 service area is shown as Exhibit B.

If the County determines that there is capacity remaining in the sewer system, residential subdivisions of five lots or less and commercial site plans with five equivalent units or less that are not within the contract 6400 service area whose sewage will flow into the contract 6400 service area will be permitted to connect into the sewer system. These connections shall pay the fees associated with the Joppa-Magnolia service area when they connect to the public sewer.

It is the intent of this policy to have all of the remaining potential connections that will eventually utilize the sewers constructed as a result of this policy contribute a proportionate share of the cost of the improvements based upon a dollar amount for each equivalent flow unit. Apartments, condominiums and trailer/mobile homes shall be considered as one equivalent flow unit for the purpose of paying the recoupments or surcharges established by this policy. The project costs are shown in Exhibits C through E and are fixed by this policy. The amount of contribution or recoupment available to reimburse the developer who constructs the required sewers is dependent upon the actual number of units connected.

A surcharge is an amount of money paid per equivalent flow unit for a project that is not yet completely financed or has not yet been constructed. A recoupment is defined as an amount of money paid per equivalent flow unit for a project that has already been financed or constructed by another party.

The required work has been broken down into four sewer projects as identified in Exhibit A. These four projects are described below:

Edgewood Interceptor Sewer Extension Phase III (completed in 2008)

- PWUA date: 2/8/2007
- Term of the recoupment was established to be 20 years or until the project cost of \$1,159,424.00 as outlined in the Agreement has been recovered, whichever is first.
- The Edgewood Interceptor Sewer Extension Phase III will consist of approximately 1,350' of 24" diameter pipe at 0.13% minimum slope and 2,700' of 15" diameter pipe at 1.7% minimum slope.
- The surcharge to be paid by each user which will eventually have sewage flowing through this section of sewer facilities constructed as described in the Policy shall be as follows:
  - A residential dwelling unit shall pay \$1,902.00 per unit
  - A nonresidential connection shall pay \$1,902.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.

The Edgewood Interceptor Sewer Extension Phase III will consist of approximately 1,350' of 24" diameter pipe at 0.13% minimum slope and 2,700' of 15" diameter pipe at 1.7% minimum slope. It is intended to be constructed by the first developer of any of the properties north of Trimble Road along Foster Branch with the exception of the Stancill/Oak Grove subdivision. The developer who constructs this sewer is entitled to receive a recoupment of the estimated project cost, as stated in Exhibit C, minus his proportionate share of the cost of the project. The lots that are created by the person or entity that builds this sewer shall not be subject to the Edgewood Interceptor Sewer Extension Phase III recoupment charge. The term of the recoupment agreements shall be twenty (20) years or until the recoupable project cost has been recovered and forwarded to the developer by Harford County, whichever is first. Every unit (except for those who pay the project 6400 charges) which will eventually have sewage flowing through this section of sewer must either pay the surcharge or the recoupment charge for this sewer project unless already connected to the public sewer system prior to the effective date of this policy. The surcharge shall be paid on a lot by lot basis at the time all other hook-up charges are paid until the sewer extension is completed. After the sewer extension has been completed, the recoupment charge amount shall be paid for each section or operational break of a subdivision in a lump sum payment prior to issuance of

the first building permit in that section or operational break. The amount of the surcharge/recoupment is calculated in Exhibit C.

Foster Branch Sewage Pumping Station and Force Main (completed in 2010)

- This pumping station will be sized and located to provide service to the Foster Branch drainage area. Approximately 2,220 feet of 12" diameter force main will connect the pumping station to an existing dry section of force main that was constructed in Trimble Road, allowing it to discharge into the Edgewood Interceptor Sewer.
- This project has been constructed by Harford County as a capital project.
- There are no surcharges or recoupments associated with this project.

Foster Branch Collector Sewer Phase I

- Phase 1A
  - PWUA date: 7/15/2013, Operational date: 3/17/2014
  - Term of the recoupment was established to be 20 years from the date of Operational (3/17/2034) or until the project cost of \$97,152.00 as fixed by Policy has been recovered, whichever is first.
- Phase 1B
  - PWUA date: 1/18/2022, Operational date: 4/05/2023
  - Term of the recoupment was established to be 20 years from the date of Operational (4/05/2043) or until the project cost of \$1,314,113.00 as fixed by Policy has been recovered, whichever is first.
- Phase 1C
  - PWUA date: 1/18/2022, Operational date: 4/05/2023
  - Term of the recoupment was established to be 20 years from the date of Operational (4/05/2043) or until the project cost of \$299,152.00 as fixed by Policy has been recovered, whichever is first.
- The Foster Branch Collector Sewer Phase I project will provide gravity sewer service to the Foster Branch drainage area including the Stancill/Oak Grove subdivision.
- The sanitary sewers described by this policy may be constructed in multiple segments as shown on Exhibit A. Recoupment agreements will be executed with the developer(s) to recover the construction cost in accordance with this policy. The developer's lots shall not pay the surcharge/recoupment towards the phase(s) that he constructs.
- The recoupment to be paid by each user which will eventually have sewage flowing through the facilities constructed as part of Phase I of the Policy shall be as follows:

Phase 1A	\$140 per unit
Phase 1B	\$1,891 per unit
Phase 1C	\$430 per unit

  - A residential dwelling unit shall pay one charge per unit for each section of the sewer it utilizes.
  - Likewise, a nonresidential connection shall pay one charge per set of hook-up charges, calculated as described by PART 5 of the Rules & Regulations.

The amount of the surcharge/recoupment is calculated in Exhibit D.



- After each phase of the sewer extension has been completed, the recoupment charge amount shall be paid for each section or operational break of a subdivision in a lump sum payment prior to receiving operational approval of that section or operational break. Subdivisions of 20 lots or less shall pay the recoupment charge on a lot by lot basis at the time all other hook-up charges are paid.
- The term of the recoupment agreements shall be twenty (20) years from the date that the project is declared operational in writing by the County or until the recoupable project cost has been recovered and forwarded to the developer by Harford County, whichever is first.
- The Dembytown Sewer Petition area is within the boundaries of this policy. Any property that has paid the Dembytown Sewer Petition assessment (Contract No. 6384) shall be allowed one sewer connection without paying the Foster Branch Collector Sewer charges. Since the Dembytown Sewer Petition area is at capacity, any additional lots created shall pay the Foster Branch Collector Sewer charges.
- The developer of the Stancill/Oak Grove subdivision may construct a sewage pumping station to facilitate the development of the subdivision if Phase 1B of the Foster Branch Collector Sewer is not built or under construction. If the station is constructed, Phase 1C of the Foster Branch Collector Sewer shall be designed and constructed concurrently as a dry sewer. The developer shall be responsible for the abandonment of the sewage pumping station. Its abandonment shall be guaranteed in the following manner:

At the time the Public Works Utility Agreement for the Stancill/Oak Grove subdivision pumping station is executed, the developer shall post a cash bond for the work necessary to abandon the sewage pumping station and connect it to the downstream gravity sewer. The amount of the cash bond shall be \$50,000 and may be adjusted annually by the County until the work begins. The County shall hold these funds in an escrow account until the Foster Branch Collector Sewer Phase 1C has been constructed and declared operational in writing by the County, thereby allowing the previously described work to commence. At this time, the developer of the Stancill/Oak Grove subdivision shall perform the work secured by the cash bond. The developer shall have 60 days to begin the design work. The construction of the gravity sewer and the abandonment of the sewage pumping station shall occur immediately after approval of the utility plans and the appropriate permits have been obtained. If in the opinion of Harford County, either of these work items have not proceeded in accordance with this policy, the County may take the funds and complete the project. The construction of the sewage pumping station does not relieve the lots in Stancill/Oak Grove subdivision from paying the surcharge/recoupment fees created by this policy.

#### Foster Branch Collector Sewer Phase II

- Phase IIA (Section 1)
  - PWUA date: 2/15/2022, Operational date: 4/05/2023
  - Term of the recoupment was established to be 20 years from the date of Operational (4/05/2043) or until the project cost of \$637,976.00 as fixed by Policy has been recovered, whichever is first.
- Phase IIA (Section 2)
  - PWUA date: TBD, Operational date: TBD
  - Term of the recoupment was established to be 20 years from the date of Operational (TDB) or until the project cost of \$408,457.00 as fixed by Policy has been recovered, whichever is first.

- Phase IIB
  - PWUA date: TBD Operational date: TBD
  - Term of the surcharge was established to be 20 years from the date of Operational (TBD) or until the project cost of \$478,927.43 as fixed by Policy has been recovered, whichever is first.
- The Foster Branch Collector Sewer Phase II project will connect to Phase I and continue northward along Foster Branch towards the Pine Road Sewage Pumping Station providing capacity for development. The project also includes the abandonment of the Pine Road Sewage Pumping Station.
- The sanitary sewers described by this policy may be constructed in multiple segments as required by development. The maximum surcharge for the entire length of the Foster Branch Collector Sewer Phase II and for the abandonment of the Pine Road Sewage Pumping Station is \$3,921 per equivalent dwelling unit. The amount of the surcharge/recoupment is calculated in Exhibit E. The surcharge/recoupment amount will be broken down into smaller amounts according to the length and/or cost of the project constructed by each developer. The County shall determine the appropriate method of calculating the surcharge/recoupment for each segment. In no case shall the total surcharge amount for Phase II exceed \$3,921.00. The developer's lots shall not pay the surcharge/recoupment towards the phase(s) they construct.
- The Developer of the Stancill/Oak Grove subdivision shall construct Phase IIA of the Foster Branch Collector Sewer concurrent with the on-site sewers within the development. The Developer shall be eligible to receive a recoupment for the cost of the collector sewer in accordance with this policy.  
The surcharge/recoupment to be paid by each user which will eventually have sewage flowing through this section of sewer facilities constructed as described in the Policy shall be as follows:
 

Phase IIA (Section 1)	\$1,640 per unit
Phase IIA (Section 2)	\$1,050 per unit
Phase IIB	\$1,231 per unit

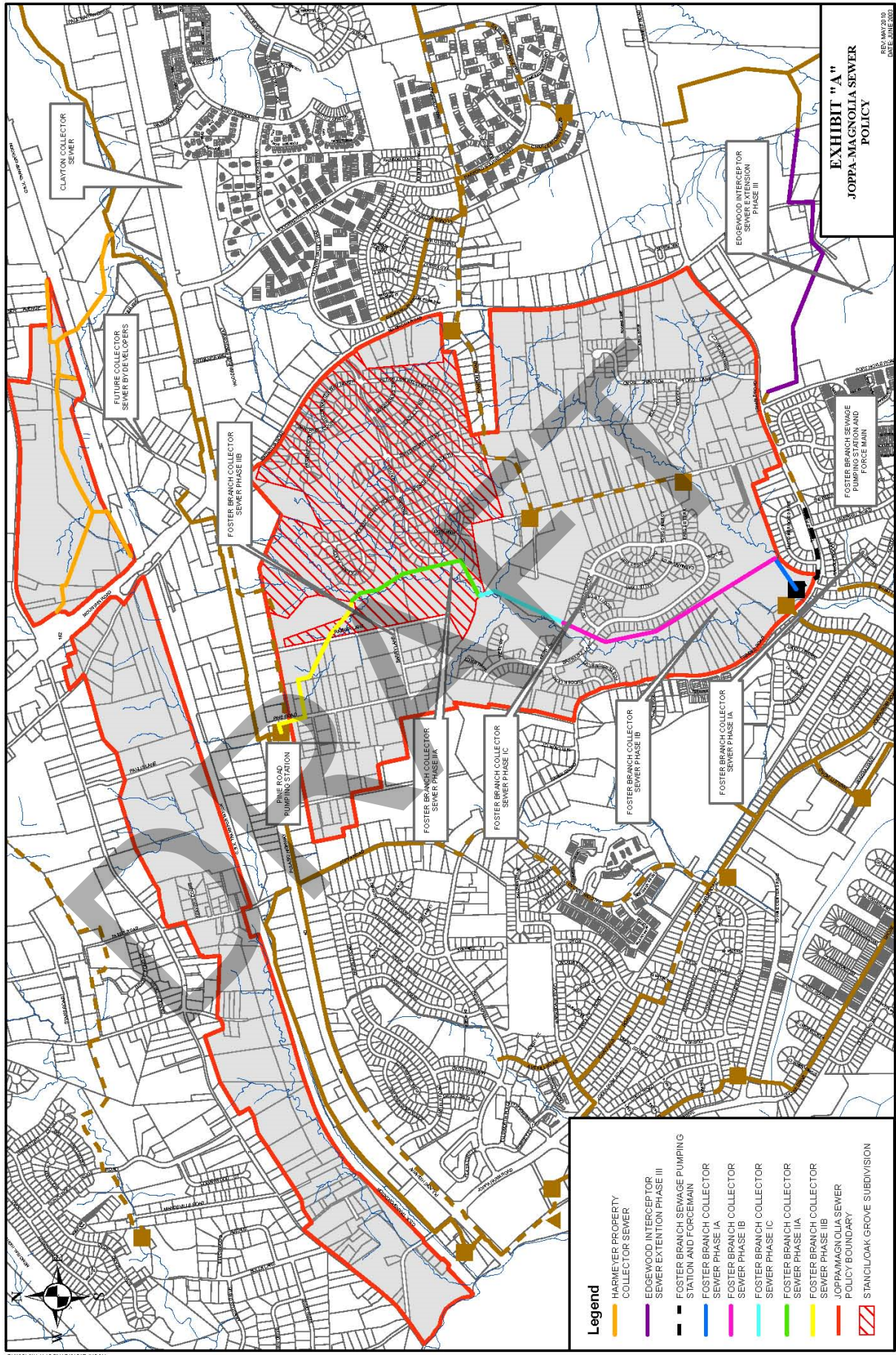
  - A residential dwelling unit shall pay one charge per unit for each section of the sewer it utilizes
  - Likewise, a nonresidential connection shall pay one charge per set of hook-up charges, calculated as described by PART 5 of the Rules & Regulations.
- After each phase of the sewer extension has been completed, the recoupment charge amount shall be paid for each section or operational break of a subdivision in a lump sum payment prior to issuance of the first building permit in that section or operational break. Subdivisions of 20 lots or less shall pay the surcharge/recoupment charge on a lot by lot basis at the time all other hook-up charges are paid.

Using the analysis criteria described in the Adequate Public Facilities Ordinance for determining adequate capacity, the Pine Road Sewage Pumping Station and the Clayton Collector Sewer do not have any capacity for new development. Therefore, as a condition of development of any properties north of the CSX railroad or east of Mountain Road with greater than five residential units or five equivalent commercial units, the design, permitting, easement acquisition and construction of any unbuilt portion of the Foster Branch Collector Sewer and the abandonment of the Pine Road Pumping Station will be

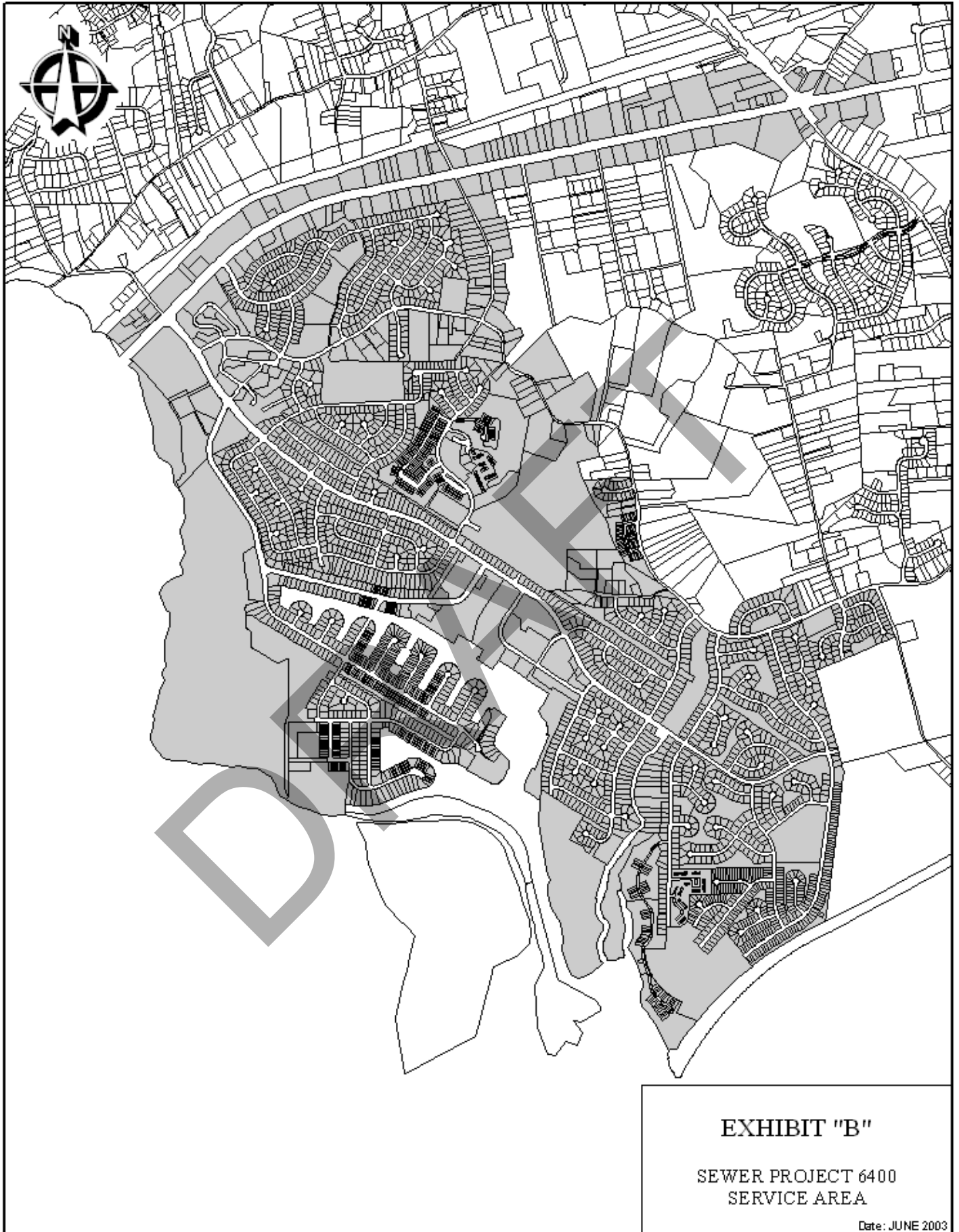
required. These projects shall be completed concurrent with on-site facilities which will serve the development.

The developer who constructs the sewer, shall be entitled to receive a recoupment of the estimated project cost, as stated in Exhibit E, minus his proportionate share of the cost of the project if sewage from his project will flow through this section of sewer. The lots that are created by the person or entity that builds this sewer shall not be subject to the recoupment charges for the phase(s) of sewer that he constructed. The term of the recoupment agreements shall be twenty (20) years or until the recoupable project cost has been recovered and forwarded to the developer by Harford County, whichever is first. Every unit which will eventually have sewage flowing through this section of sewer must either pay the surcharge or the recoupment charge for this sewer project. The surcharge shall be paid on a lot by lot basis at the time all other hook-up charges are paid until the sewer extension is completed. After the sewer extension has been completed, the recoupment charge amount shall be paid for each section or operational break of a subdivision in a lump sum payment prior to issuance of the first building permit in that section or operational break. The amount of the surcharge/recoupment is calculated in Exhibit E.









## EXHIBIT C

**EDGEWOOD INTERCEPTOR SEWER EXTENSION - Phase III**  
**Old Castle Property to Magnolia Middle School(1,350 LF 24" Sewer @ 0.13%**  
**and 2,700 LF 15" Sewer @ 1.7%)**

	Unit	Quantity	Unit Price	Total
<b>Part 1 - Design, Easement Acquisition and Project Management</b>	LS	1	\$217,400.00	\$217,400.00
<b>Part 2 - Construction</b>				
Traffic Control	LS	1	\$5,000.00	\$5,000.00
15" Sewer	LF	2700	\$60.00	\$162,000.00
24" Sewer	LF	1350	\$75.00	\$101,250.00
4' Dia. Manholes	VLF	190	\$150.00	\$28,500.00
5' Dia. Manholes	VLF	220	\$350.00	\$77,000.00
Miscellaneous Restoration	LS	1	\$35,000.00	\$35,000.00
Connect Magnolia Mid. School to Interceptor	LS	1	\$25,000.00	\$25,000.00
	Subtotal			\$433,750.00
	Mobilization			\$13,012.50
	Subtotal			\$446,762.50
<b>Part 3 - Inspection</b>				
Inspections @ 5%	LS	1	\$22,338.13	\$22,338.13
Subtotal				
	Project Subtotal			\$686,500.63
	20% Contingency			<u>\$137,300.13</u>
	<b>Project Total</b>			<b>\$823,800.75</b>
Bond Variant Factor at 5% for 20 years				<u>x1.6048</u>
<b>Total Project Cost</b>				<b>\$1,322,035</b>
100% Projected New Connections				1,390
<b>Surcharge/Recoupment per Equivalent Dwelling Unit(EDU) at 50% buildout</b>				<b>\$1,902</b>

## EXHIBIT D

### FOSTER BRANCH COLLECTOR SEWER PHASE I

Foster Branch PS to Stancill/Oak Grove Subdivision (5,600 LF 15 - 18" Sewer @ 0.5%)

	Unit	Quantity	Unit Price	Total
<b>Part 1 - Design, Easement Acquisition, and Project Management</b>				
	LS	1	\$304,400.00	\$304,400.00
<b>Part 2 - Construction</b>				
Traffic Control	LS	1	\$0.00	\$0.00
15" - 18" Sewer	LF	5600	\$70.00	\$392,000.00
4' Dia. Manholes	VLF	290	\$150.00	\$43,500.00
Miscellaneous Restoration	LS	1	\$40,000.00	\$40,000.00
	Subtotal			\$475,500.00
	Mobilization			\$14,265.00
	Subtotal			\$489,765.00
<b>Part 3 - Inspection</b>				
Inspections	LS	1	\$24,488.25	\$24,488.25
Subtotal				
	Project Subtotal			\$818,653.25
	20% Contingency			<u>\$163,730.65</u>
	<b>Project Total</b>			<b>\$982,383.90</b>

### Calculation of Surcharge:

Bond Variant Factor at 5% for 20 years	1.6048
<b>Total Recoupable Amount</b> $\$982,383.90 \times 1.6048$	<b>\$1,710,416.46</b>
100% Project New Connections	1,390
Projected Connections at 50% Buildout	695
<b>Cost per Equivalent Dwelling Unit (EDU) at 50% buildout</b>	<b>\$2,461.00</b>

### Breakdown of Cost per EDU for each part of Phase I

<u>Sewer Section</u>	<u>Length</u>	<u>% of total length *</u>	<u>Recoupable Cost **</u>	<u>Charge per EDU***</u>
Phase 1A	461	5.68	\$97,152.00	\$140.00
Phase 1B	3,054	76.83	\$1,314,113.00	\$1,891.00
Phase 1C	2,085	17.49	\$299,152.00	\$430.00

\*Based upon estimate of probable cost by Comer Const. dated 6/4/09.

\*\*Based on total project cost of \$1,710,416.46.

\*\*\*Units created by the developer that constructs the phase shall not pay this charge.

\*\*\*\*This is the maximum dollar amount per unit that can be collected for this phase.

## EXHIBIT E

### FOSTER BRANCH COLLECTOR SEWER PHASE II

Stancill/OakGrove Subdivision to Pine Road PS(3,050 LF 12" Sewer @1.4%)

	Unit	Quantity	Unit Price	Total
<b>Part 1 - Design, Easement Acquisition, and Project Management</b>	LS	1	\$210,200.00	\$210,200.00
<b>Part 2 - Construction</b>				
Traffic Control	LS	1	\$5,000.00	\$5,000.00
12" Sewer	LF	3050	\$60.00	\$183,000.00
Abandon Pine Road PS	LS	1	\$70,000.00	\$70,000.00
4' Dia. Manholes	VLF	150	\$150.00	\$22,500.00
Miscellaneous Restoration	LS	1	\$20,000.00	\$20,000.00
Subtotal				\$300,500.00
Mobilization				\$9,015.00
Subtotal				\$309,515.00
<b>Part 5 - Inspection</b>				
Inspections @5%	LS	1	\$15,475.75	\$15,475.75
Subtotal				
Project Subtotal				\$535,190.75
20% Contingency				<u>\$107,038.15</u>
<b>Project Total</b>				<b>\$642,228.90</b>

Assume Project will be constructed in 10 years

Inflated Project Costs at Est. Time of Construction (4% @ 10 years)

1.48

**Total Inflated Project Cost**

**\$950,498.77**

Bond Variant Factor at 5% for 20 years

x1.6048

**Total Project Cost**

**\$1,525,360.43**

Cumulative Projected Flow

1.63 mgd

100% Projected New Connections

778

**Surcharge/Recoupment per Equivalent Dwelling Unit at 50% buildout**

**\$3,921**

**Breakdown of Cost per EDU for each part of Phase II**

<u>Sewer Section</u>	<u>Length ****</u>	<u>% of total length</u>	<u>Recoupable Cost **</u>	<u>Charge per EDU***</u>
Phase IIA (Section 1)	1,337	43.83	\$637,976.00	\$1,640.00
Phase IIA (Section 2)	856	28.07	\$408,457.00	\$1,050.00
Phase IIB *	857	28.10	\$478,927.43	\$1,231.00

\* Includes the abandonment of the Pine Road PS (\$70,000)

\*\* Based on Total Project Cost of \$1,525,360.43 set by this Policy.

\*\*\* Units created by the developer that constructs the phase shall not pay this charge.

\*\*\*\* Cost per LF = \$1,525,360.43 - \$70,000 = \$1,455,360.43 ÷ 3,050 LF = \$477.17 per LF



16. Bear Cabin Branch Sewage Pumping Station Policy (BCB)

- PWUA date: 10/18/2010, Amendment: 2/25/2011
- Term of the recoupment was established to be 20 years or until the project cost of \$1,990,170.00 as outlined in the Policy has been recovered, whichever is first.
- (Policy established 10/5/2006)
- It is the intent of this policy to have all of the remaining potential connections that will eventually have sewage flowing through these sections of sewer facilities constructed as a result of this policy contribute an equal share of the cost of the improvements based upon a dollar amount for each equivalent flow unit.
- The term of the recoupment agreements shall be twenty (20) years or until the recoupment project cost has been recovered and forwarded to the developer by Harford County, whichever is first.
- The recoupment charge amount shall be paid for each section or operational break of a subdivision in a lump sum payment prior to issuance of the first building permit in that section or operational break.

Introduction

There are several parcels located within the Bear Cabin Branch drainage area that have development potential, however, due to the lack of capacity in the County sewage collection system, these properties cannot subdivide until the adequacy limitations are resolved. These properties are located within close proximity to several existing sewage pumping stations that have no remaining capacity in them. Therefore, construction of a new regional sewage pumping station will be required to allow development of any additional parcels. The new regional pumping station, here after known as the Bear Cabin Branch Sewage Pumping Station (BCBSPS), will allow for the abandonment of three existing sewage pump stations that are currently at capacity. These stations are Parliament Ridge, Cedarwood and Harford Estates. The remaining undeveloped parcels would need to utilize either the Parliament Ridge or Cedarwood pumping stations; therefore, it shall be the developer's responsibility to provide the capacity for these stations in the new regional station. The Harford Estates pumping station is not needed for these parcels to subdivide, however, the new station shall be capable of handling the Harford Estates flows and the County will be responsible for funding the increase in size of the station to handle those flows.

Due to the location of the BCBSPS, it is intended that the developer of tax map 40 parcel 41, also known as the Blake property, will be responsible for the design and construction of the Bear Cabin Branch Sewage Pumping Station. The service area for the new regional sewage pumping station is shown in Exhibit A. Construction of the regional pumping station will also allow sewer service to be provided for the remaining un-served properties that are within the Bear Cabin Branch sewer shed as shown on the exhibit. These properties are highlighted in pink and brown on Exhibit A.

Purpose

The purpose of the Bear Cabin Branch Sewage Pumping Station Policy is to outline a scope of work for the project, to assign responsibility for each of the work items identified and to establish a recoupment amount for all new connections that will flow to the BCBSPS. The project consists of a new 3.4 mgd regional sewage pumping station, a 16 inch diameter force main and an 18 inch gravity sewer between the proposed pumping station and the existing gravity sewer line near the intersection of Red Pump Road and

Route 24. There is also approximately 1300 linear feet of 12 inch diameter gravity sewer which must be constructed parallel to an existing sewer near the southbound Route 24 ramp to the U.S. Route 1 Bypass. This 12 inch gravity sewer parallel is necessary to provide adequate sewer capacity for the remaining properties in the drainage area. It shall be designed and constructed by the developer of the Blake property. Harford County will not be responsible for any portion of the cost of the parallel sewer line.

It is also the intent of this policy to identify the responsible parties for the abandonment of the three existing pump stations. The developer of the properties identified as Area 1 on Exhibit A shall abandon the Parliament Ridge Sewage Pumping Station as part of the utility work for the development. The abandonment of the Cedarwood Sewage Pumping Station shall be performed by the developer of the properties identified as Area 2 on Exhibit A. Harford County will be responsible for the abandonment of the Harford Estates Pump Station.

### Recoupment

The development that constructs the Bear Cabin Branch Sewage Pump Station is entitled to receive a recoupment. A recoupment is an amount of money paid per equivalent flow unit to a developer who constructs excess capacity, at the County request, in a facility for the express purpose of serving additional future customers beyond the developer's subdivision. Exhibit B shows the estimated cost of the project for the purpose of establishing the percentage breakdown of the costs between the County and the Developer. The methodology for calculating the recoupment amount is also shown in Exhibit B. The amount of contribution or recoupment available to reimburse the developer who constructs the required sewers is dependent upon the actual number of units connected. Properties shown in green, yellow or blue shall not pay the recoupment. Additionally, any lots created within Tax Map 40 Parcel 41 shall not pay the recoupment. Any other properties whose sewage will flow through the pumping station as well as those shown in brown shall pay the recoupment. Properties that are required to pay a recoupment shall pay the entire recoupment amount for all lots that are created in a lump sum payment prior to receiving operational approval of the utilities for their project. Lot by lot payment of the recoupment fees will not be allowed.

Each apartment, condominium and trailer/mobile home shall be considered as one equivalent flow unit for the purpose of paying the recoupments established by this policy. The term of the recoupment agreement shall be twenty (20) years from the date of execution of the Public Works Utility Agreement or until the recoupment from the applicable number of equivalent units for each section has been recovered and forwarded to the developer by Harford County, whichever is first.

The project costs, as shown on Exhibit B, are subject to a one time adjustment to account for the actual design and construction costs as specified in the County Contribution section. All costs for the pumping station and force main are to be kept separate and apart from any other work within the development. The County has the right to audit the Developer's, Engineer's and Contractor's accounts for the pumping station and force main projects. All invoices concerning the pumping station and force main shall be certified by a Certified Public Accountant for accuracy. The final paid invoice shall be submitted to the County within 90 days of operational approval. The computation of the final amount of the project will be calculated at that time. After 90 days, no other costs or invoices will be paid by the County.

### Special Requirements

Since the funding of this project will be partially provided by the Division of Water and Sewer, Harford County will write the Engineering Scope of Services and pre-qualify prospective engineers and construction contractors for the pumping station project prior to the solicitation of cost proposals from design engineers and construction bids from the contractors. Harford County and the developer of the Blake property will mutually agree on the final selection of the Design Engineer, Contractor and bid prices. A minimum of three quotes shall be obtained by the developer for the design and construction of the pumping station.

The developer of the Blake property shall design the sanitary sewers which serve the property in a manner that will allow the abandonment of the Harford Estates, Parliament Ridge and Cedarwood pumping stations. The Blake Property shall construct its gravity sewers to the closest point of all three existing sewer pump stations. This closest point must eliminate the need to construct sewer extensions within the lots of the Blake Property subdivision. A study shall be performed by the Developer's Engineer and provided to Harford County presenting the alignments of the sewers required to abandon the aforementioned pumping stations and verifying that the sewer depths are sufficient to allow their abandonment. The developer must then provide sufficient permanent easement along with a construction easement to the terminus of its property at the time of the recordation of the plat for the subdivision.

There is a section of dry sewer that crosses Red Pump Road in the vicinity of the Parliament Ridge Sewage Pumping Station. The sewers that serve the Blake Property shall be designed and constructed so that the connection to the dry sewer is completed with the development of the subdivision. Prior to beginning the design of the pumping station, the developer's engineer shall submit alternative pump station locations with cost estimates reflecting construction costs for review and approval by Harford County. This evaluation is necessary because of the existence of several possible pump station locations, some of which may substantially reduce or increase the construction costs. These costs shall reflect the necessary depth of gravity sewer, depth of the pumping station, and pumping station access. The final pumping station location, depth and cost estimate shall be acceptable to Harford County and the developer before proceeding with the design.

### County Contributions

In addition to any recoupment collected, Harford County shall be responsible for reimbursing the developer who constructs the Bear Cabin Branch Sewage Pumping Station for the capacity that is being provided to allow the abandonment of the Harford Estates Sewage Pumping Station. The Division of Water and Sewer will also be reimbursing the developer for 15.5% of the actual cost of the on-site 16-inch force main (Item 3 on Exhibit B) resulting from the addition of the Harford Estates Pumping Station drainage area flow. Additionally, the Division of Water and Sewer will reimburse the developer for the actual cost of the incremental difference of pipe material needed for the larger diameter sewer line through the Blake Property subdivision from the vicinity of the existing Harford Estates pumping station to the new Bear Cabin Branch pumping station. The developer shall have the contractor submit actual invoices from the sewer pipe supplier for the costs of an 8-inch sewer verses the size installed to determine the difference in material costs.

After the project has been completed and declared operational, the project costs for items 1, 3 and 4 shown in Exhibit B will be adjusted to reflect the actual design costs, the actual construction costs and actual inspection costs. The aforementioned cost items will be adjusted either upwards or downwards in accordance with cost affidavits supplied by the engineers and contractors. Harford County reimbursement to the developer is contingent on the approval of the Harford County Council for sufficient appropriation and funding authority. Harford County will request additional appropriation and funds during the Fiscal Year 2007-2008 budget sessions. If, after the project costs have been adjusted as noted above, and the adjusted County contribution exceeds the appropriations, additional appropriations will be requested for the following fiscal year budget with reimbursement following funding allocation.

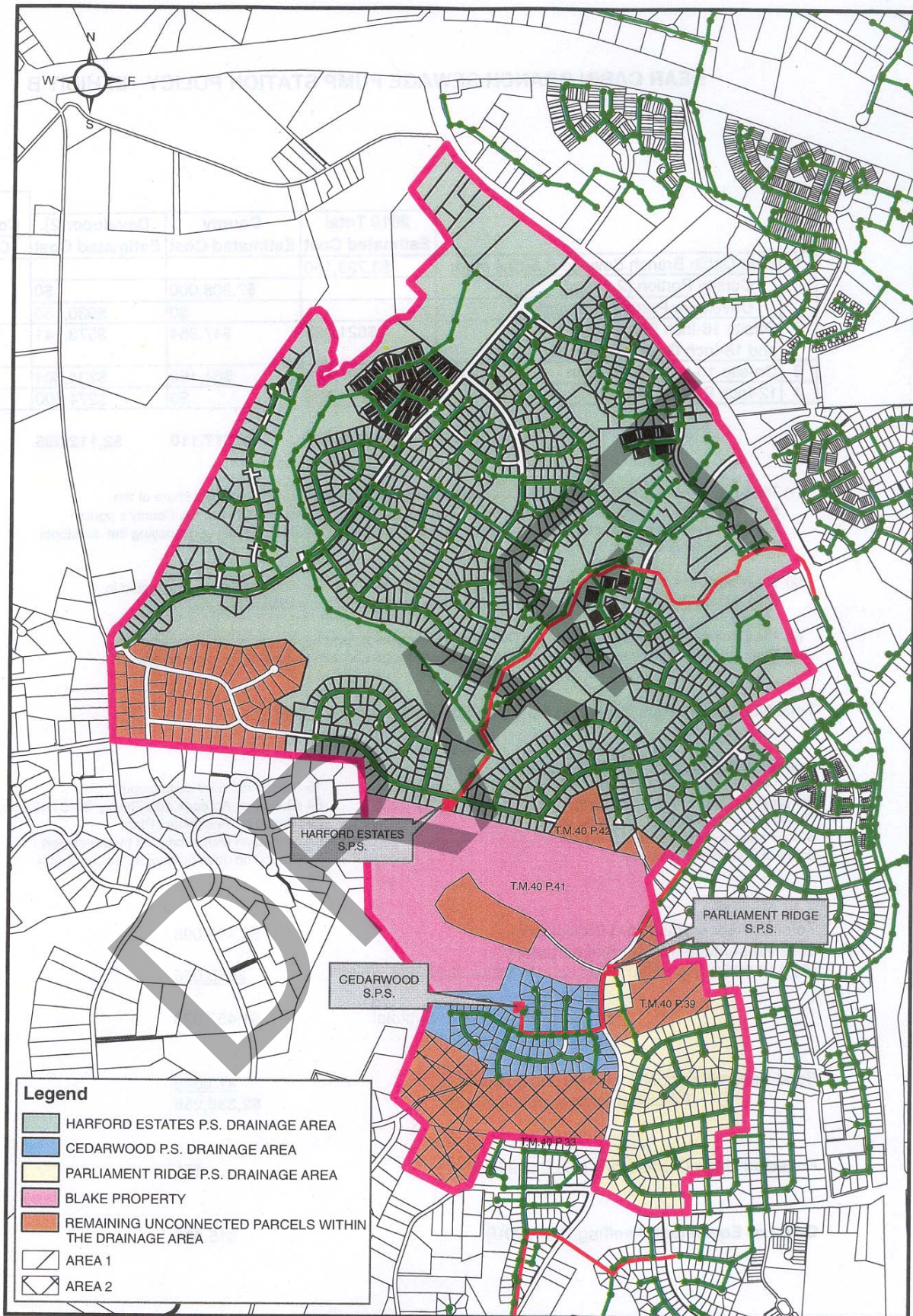
As the design and construction of the pump station progresses, the developer shall submit detailed invoices to the County for review and approval. The County shall be responsible for 75.1% of the cost of the design and construction of the pumping station (Item 1 on Exhibit B). Harford County will reimburse the developer for the County's responsible share of the costs minus the \$573,141 that the county has already expended on the developer's behalf for the construction of the 16 inch force main and 18 inch gravity sewer in Red Pump Road. Reimbursement of the developer will not occur until a Public Works Utility Agreement is fully executed and funding is approved by the Harford County Council.

The County has already funded and constructed an offsite 16 inch force main and an 18 inch gravity sewer for this project in advance of the Red Pump Road Improvement project. This part of the project was undertaken early to save money on the cost of construction work and to avoid costly repairs of the new road.

#### Timing/Permit Approvals

Since the development of any new subdivisions in Exhibit A are contingent upon the completion of the BCBSPS, additional units within the drainage area may not be permitted to connect into the Cedarwood or the Parliament Ridge sewage pumping stations. No undeveloped lots and/or parcels of property, or any on site sewer contracts shall be allowed to be declared operational, nor allowed to connect to a public sewer system until the BCBSPS has been declared operational. In addition, no building permits will be issued in the drainage area until the County is confident that the BCBSPS will become operational within three (3) months of the request. Model homes may receive a building permit when, in the opinion of Harford County, the pump station is within five (5) months of becoming operational. In either case, all required bonds must be posted by the developer prior to the issuance of any building permits. Absolutely no occupancy permits will be issued until the station and all the gravity lines are operational, both to the station and downstream of the station. Pump outs will not be allowed.





# **BEAR CABIN BRANCH SEWAGE PUMPING STATION SERVICE AREA** **EXHIBIT "A"**

SEPTEMBER 27, 2006



# BEAR CABIN BRANCH SEWAGE PUMP STATION POLICY - EXHIBIT B

ALL COSTS FINALED 11.1.12

					Percent Project Cost Responsibility (3)	
		<del>2010</del> 2012 Total <del>Estimated</del> Final Cost	County <del>Estimated</del> Final Cost	Developer (2) <del>Estimated</del> Final Cost	County	Developer
1	Bear Cabin Branch Sewage P.S. (3.4 mgd)	<del>\$3,738,150</del> \$3,171,628			75.1	24.9, plus \$13739 delay expense
	County Portion (2.4 mgd)		<del>\$2,808,000</del> \$2,371,574			
	Developer Portion (1.0 mgd)			<del>\$930,150</del> \$800,054		
2	Offsite 16-inch Force Main and 18-inch Gravity Sewer (1)	\$621,095	\$47,954	\$573,141	Fixed Costs	
3	On-site 16-inch Force Main	<del>\$295,460</del>	<del>\$61,156</del>	<del>\$324,204</del>	15.5	84.5
		\$208,634	\$32,338	\$176,296		
4	12-inch Parallel Sewer	<del>\$274,500</del>		<del>\$274,500</del>	0.0	100.0
		\$365,655	0	\$365,655		
Total		\$5,029,205	\$2,917,110	\$2,112,095		
FINALED 11.1.12		\$4,367,012	\$2,451,866	\$1,915,146		

(1) The costs for Item 2 are fixed since the project has already been completed. The County's share of the Invoices submitted from the developer for Items 1 and 3 shall be waived until \$573,141 of the County's portion of the Invoices has been accrued. After achieving this accrued amount, the County will begin paying the developer its share of Items 1 and 3.

(2) These costs are not intended to include a section of dry gravity sewer that Harford County constructed in 2004, across Red Pump Road for the future abandonment of the Parliament Ridge pumping station

(3) The percentage cost share between the County and Developer is fixed by this policy. The costs for line items 1, 3 and 4 will be adjusted according to the actual design and construction costs of the project.

Total Number of Properties within the Pump Station Service Area ~~345~~ 366

## Projected Likely Connections within 20 years

Red Pump Condominiums (Tax Map 40, Parcel 42)

15 (Based on townhouse layout)

Graybeal Property (Tax Map 40, Parcel 33)

84 (Based on Acreage and Zoning @ 3.5 DU/Acre)

Tucker Property (Tax Map 40, Parcel 39)

~~22~~ 24 (Based on Preliminary Plan)

Blake Property (Tax Map 40, Parcel 41)

~~107~~ 129 (Based on plan submitted by Developer)

Board of Education Properties

~~30~~ 27 (Based on development as a school site)

~~258~~ 279

Total Developer Estimated Project Cost

~~\$2,112,095~~

Less Proportionate share Blake Property

\$1,915,146

~~(\$2,112,095 ÷ 345 units) x 107 units in Blake Property~~

~~\$655,056~~

(\$1,915,146 ÷ 366 units) x 129 units in Blake Property

\$675,010

Subtotal

~~\$1,457,039~~

Projection subtotal

\$1,240,136

Bond Variant Factor at 5% for 20 years (fixed)

x

1.6048

~~Potential Recoupable Amount~~

~~\$2,333,256~~

Final Potential Recoupable Amount

\$1,990,170

~~Projected Likely Connections less Blake Property~~

~~151~~

Projected Likely Connections less Blake Property

150

~~Cost per Equivalent Dwelling Unit (EDU)~~

~~\$15,435.00~~

FINAL Cost per Equivalent Dwelling Unit (EDU)

\$13,268

Present Worth Calculation for Graybeal Property

Original Estimated Payment

Upfront Cost

FINAL

Upfront Cost

Subtotal

\$1,457,039

Subtotal

\$1,240,136

~~Projected Likely Connections less Blake~~

Property

~~151~~

Projected Likely Connections less Blake Property

150

~~Present Worth Cost per Equivalent Dwelling~~

Unit (EDU)

~~\$9,649~~

Present Worth Cost per Equivalent Dwelling Unit (EDU)

\$8,268

~~Graybeal Property EDU~~

~~x 84~~

Graybeal Property EDU

~~\$810,516~~

x 84

17. West Aberdeen Water and Sewer Policy

- (Policy established 05/15/2008)
- It is the intent of this policy to notify potential developers in this area that they will be required to construct the regional water and sewer facilities.

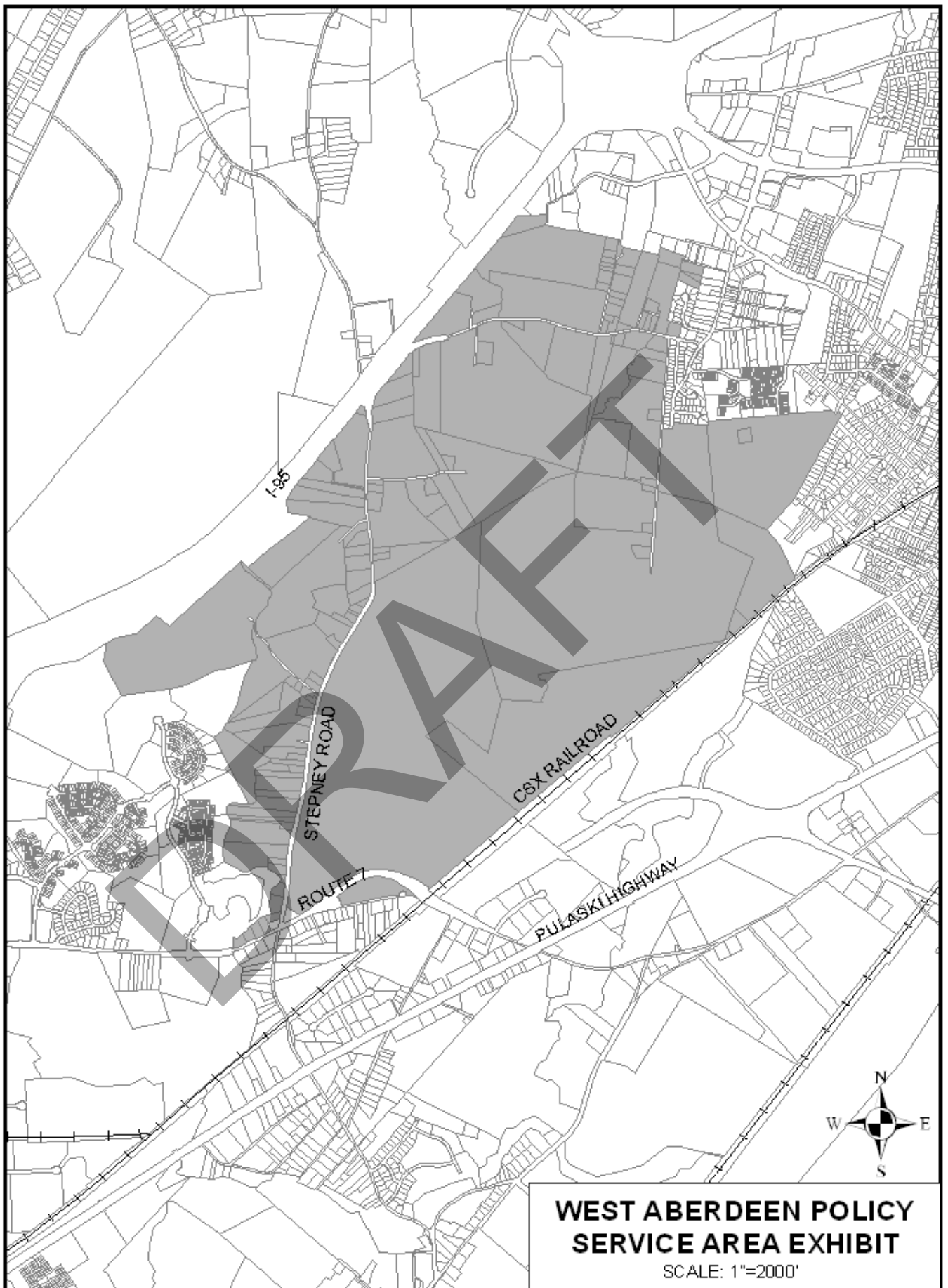
The West Aberdeen area of the county is generally bordered by Interstate 95, the City of Aberdeen, the CSX Railroad, Route 7 and the Hollywoods subdivision. It is shown on the exhibit following this page. The water and wastewater capacity for this area is planned into Abingdon Water Treatment Plant and the Sod Run Wastewater Treatment Plant. Sewage from this region will drain to the Gray's Run Collector Sewer which flows to the Church Creek Sewage Pumping Station. Harford County will be responsible for the upgrade of the Church Creek Sewage Pumping Station with funding in accordance with the policy which is already established in the Rules and Regulations of the Division of Water and Sewer.

The properties within the service area will be served by developer-constructed water and sewer facilities that must be designed to serve the entire service area. The general alignment of the sewer system is shown on the Service Area Map in the Harford County Water and Sewer Master Plan. A single sewage pumping station is planned to assist in providing sewer service to a portion of the area that cannot obtain gravity service otherwise. The size and final alignment of the sewer mains shall be reviewed and approved by the Division of Water and Sewer before any Preliminary Plans for development in the area may be approved.

Water service for the West Aberdeen area of the County will be provided by the Harford County water system. This area will be served by the county water system regardless of whether or not the properties are annexed into the City of Aberdeen. A portion of this region must be served by a regional water booster station with a hydro pneumatic tank. The remainder of the region shall have its water system configured so that redundant feed is provided into the region. Groups of more than 100 lots may not be created unless there is an acceptable plan to provide a redundant source of County water to the units.

Developers in this region will be required to construct the planned regional water and sewer facilities when they coincide with the facilities that are necessary to service their project. As plans are developed, Harford County will enter into recoupment/surcharge agreements with any developer who constructs a water or sewer facility that is larger than the minimum requirement to service only his development. These agreements will be adopted through modifications of these Rules and Regulations.

This policy is established in accordance with the Water and Sewer Master Plan. Any facility changes will also require revisions to the Master Plan.





18. Richardson's Legacy Phase 1 Sewer Recoupment Project 19542 (RL)
- (PWUA date: 11/01/2010)
  - Term of the recoupment was established to be 20 years or until the project cost of \$491,568.00 as outlined in the Agreement has been recovered, whichever is first.
  - The Developer was required to design and construct a portion of the on-site and off-site sewer facilities at a larger size to serve as an outfall sewer for a future County owned sewage pumping station.
  - The recoupment charge to be paid by each user, excluding those units developed in the Richardson's Legacy development, who desires to be served shall be as follows:
    - A residential dwelling unit shall pay \$1,254.00 per unit
    - A nonresidential connection shall pay \$1,254.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
  - The recoupment charge shall be collected at the time all other hook-up charges are paid for eligible properties not requiring a Public Works Utility Agreement. Properties which require a Public Works Utility Agreement to develop will be required to pay the total recoupment amount in a lump sum prior to the issuance of the first building permit for all lots in an approved section or operational break.

19. Ring Factory Sewage Pumping Station Policy- Projects 19250 and 19735 (RF)

- (Policy established 03/28/2011) (amended 09/2016)
- (PWUA Date: 7/15/2014)
- Term of the recoupment was established to be 20 years or until the project cost of \$458,352.00 as outlined in the Agreement has been recovered, whichever is first.

The purpose of this policy is to develop a plan and associated funding mechanisms to extend public sewer to an area southwest of the Town of Bel Air as shown in Exhibit A. The service area is within the boundary of the 2004 Land Use Plan and is anticipated to be served with public water and sewer facilities. The extension of public sewer consists of a new 1.3 mgd regional sewage pumping station and a 10 inch diameter force main that will discharge into a proposed 12 inch diameter gravity sewer in the Richardson's Legacy Subdivision.

The proposed pumping station will be constructed to serve the remaining properties within the service area and provide capacity for the eventual abandonment of the existing Fairwind Farms sewage pumping station by the County. In order to serve the entire service area with gravity sewer and only one sewage pumping station, the facility shall be located on Tax Map 56, parcel 294, also known as the Magness property. This pumping station will be designed and constructed concurrent with the first section of the subdivision of the Magness Property. Temporary sewage pumping stations or pressure sewers will not be allowed within the service area.

The developer that designs and constructs the Ring Factory Sewage Pumping Station is entitled to receive a recoupment in accordance with Chapter 256 of the Harford County Code. A recoupment is an amount of money paid per equivalent flow unit to a developer who constructs excess capacity, at the County's request, in a facility for the express purpose of serving additional future customers beyond the developer's subdivision. Exhibit B presents the estimated cost of the project for the purpose of establishing the percentage breakdown of the costs between the County and the Developer. The methodology for calculating the recoupment amount is also shown in Exhibit B. The amount of contribution or recoupment available to reimburse the developer who constructs the required facilities is dependent upon the actual number of units connected. Any property whose sewage will flow through the pumping station shall pay the recoupment. Any lots within the drainage area that obtain gravity sewer service without utilizing the pumping station shall not pay the recoupment charge. Additionally, lots created by the development associated with this project shall not pay the recoupment charge. Existing Harford County sewer customers shall not pay the recoupment. Any property that is subdivided is required to pay a recoupment and shall pay the entire recoupment amount for all lots that are created within the subdivision except for any lot that was an existing Harford County sewer customer prior to the subdivision. The payment shall be made in a lump sum prior to receiving operational approval of the first section of utilities for the project or prior to approval of the first building permit, whichever comes first. Lot by lot payment of the recoupment fees will not be allowed. All other connection fees shall be paid prior to approval of a building permit.

Each apartment, condominium and trailer/mobile home shall be considered as one equivalent flow unit for the purpose of paying the recoupment establish by this policy. The term of the recoupment agreement shall be twenty (20) years from the date of execution of the Public Works Utility Agreement or until the recoupment amount has been recovered and forwarded to the developer by Harford County, whichever is first.

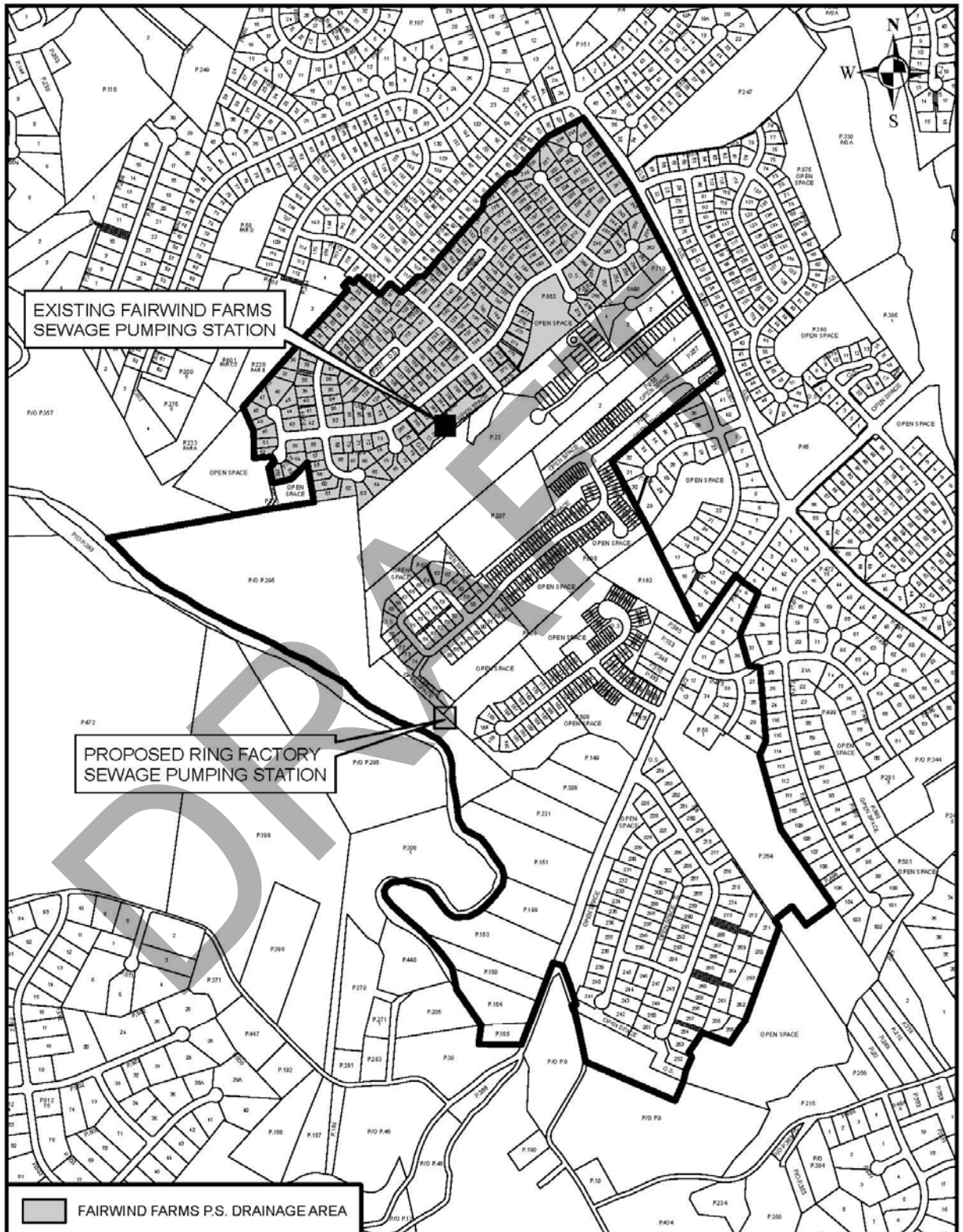
The proposed force main is planned to connect to a gravity sewer that will be constructed as part of the Richardson's Legacy subdivision. A separate recoupment agreement has been created to allow the person who constructs the gravity sewer to recover a portion of the construction cost. In the event that the aforementioned gravity sewer does not have a valid Public Works Utility Agreement for its construction, another party may design and construct the necessary gravity sewer in a configuration and location approved by the Division of Water and Sewer. The pumping station and force main will not be declared operational prior to the aforementioned gravity sewer being declared operational.

Subsequent to the adoption of the policy, the alignment of the force main was changed to accommodate the phasing of the development in which the station was being constructed. There is a separate recoupment for the outfall sewer to which the force main discharges. It is described in the Magness Overlook Offsite Gravity Sewer Recoupment policy.

The estimated project costs for the construction of the Ring Factory Sewage Pumping Station as shown on Exhibit B were subject to a one-time adjustment to account for the actual construction costs. After the project was completed and declared operational, the estimated project costs were adjusted to reflect the actual construction costs. Cost affidavits were supplied by the engineers and contractors for the aforementioned work items. The affidavits were submitted to the County by the developer within 90 days of operational approval. These documents were reviewed by the County and approved. The project cost was adjusted upwards as a result of the actual construction costs and the cost per equivalent dwelling unit was adjusted accordingly. No adjustments shall be made for any lots which have already paid the recoupment. The final project costs and recoupment calculations are shown on Exhibit C.

In addition to any recoupment collected, Harford County shall be responsible for reimbursing the developer who constructs the Ring Factory Sewage Pumping Station and force main for the capacity that is being provided to allow the abandonment of the Fairwind Farms Sewage Pumping Station. The percentage of the County's reimbursement is established by this policy. It is calculated in Exhibit B. The actual amount of the County's contribution was determined after the final project costs were calculated. Payment by the County to the Developer may only occur after a Public Works Utility Agreement is executed for the Fairwind Farms Sewage Pumping Station Bypass Sewer, the construction contract is signed and a performance bond is posted for the work. Harford County's reimbursement to the developer is contingent on the approval of the Harford County Council for sufficient appropriation and funding authority.

No undeveloped lots and/or parcels of property, or any on site sewer contracts whose sewage will flow into the Ring Factory Sewage Pumping Station shall be allowed to be declared operational or allowed to connect to a public sewer system until the subject pumping station has been declared operational. In addition, no building permits will be issued in the drainage area until the County is confident that the Ring Factory Sewage Pumping Station, its force main and the off-site gravity sewer will become operational within three (3) months of the request. Model homes may receive a building permit when, in the opinion of Harford County, the pump station is within five (5) months of becoming operational. In either case, all required bonds must be posted by the developer prior to the issuance of any building permits. Absolutely no occupancy permits will be issued until the station and all the gravity lines are operational, both to the station and downstream of the station. Pump outs will not be allowed.



**Ring Factory Sewage  
Pumping Station Service Area  
Exhibit "A" - Sheet 1 of 2**

**Ring Factory Sewage Pumping Station Service Area  
Exhibit "A" – Sheet 2 of 2**

<u>Parcel No.</u>	<u>Name</u>	<u>Acreage</u>	<u>Assumed Future Zoning</u>	<u>Eq. Units</u>
710 lot			R1	1
710 lot 5A			R1	1
710 lot 4			R1	1
710 lot 3			R1	1
710 lot 2			R1	1
710 lot 1			R1	1
22	Appletree Orchard	24.18	R1	*32
3 lot1	Padgett Property	1.28	R1	2
3 lot 2	Marshall Property	3.82	R1	4
257			R1	1
162	Morse Property	4.26	R1	3
(4,8,294 526,594,604)	Magness Exemption (Magness Overlook and Magness Farms)	124.7	R1 & R2	*301
207	O'Connell Property (TWS Tollgate)	7.38	R2	*21
345			R1	1
163			R1	1
348			R1	1
316			R1	1
333			R1	1
472 lots 1-13	Multiple Lots in Camelot		R1	13
473 lots 27-36	Multiple Lots in Camelot		R1	10
58 and p/o 264	O'Connell Property (Somerset Hill)	12.5	R1	*33
p/o 9	Crocker Property	2.57	R1	4
155			R1	1
154			R1	1
150			R1	1
153			R1	1
199	Frey Property	3.8	R1	2
151	Klein Property	6.7	R1	4
221	Rogers Property	4.17	R1	2
306	Gingher Property	3.42	R1	2
149	Mills Property	3.18	R1	3
p/o 295	Magness Property (Kathleen)	40	R1	72

Total Unserved Units in the Drainage Area      524  
\*Projected Connections in 20 Years      387

*Note: This sheet is from the original policy and is provided for reference purposes. It was unchanged after construction.*

**Ring Factory Sewage Pumping Station and Force Main  
Estimated Project Costs  
Exhibit "B" – Sheet 1 of 2**

Cost Estimate For Pumping Station Without Fairwind Farms Flows

Use Cokesbury Manor P.S. prices including 1235' of 6" f.m. costs from 2003 inflated to 2010 (4.16% for 7 years) plus 2115' of additional f.m. at \$61.87/ft. and an Air Release Valve (ARV).

$\$500,226 \times 1.33$  (infl. factor) = \$665,301       $\$61.87 \times 2115' = \$130,855$       \$10,000 for ARV

Inflate total to year 2015 (3% for 5 years) =  $\$665,301 + \$130,855 + \$10,000 =$   
 $\$806,156 \times 1.159 = \mathbf{\$934,335}$

Cost Estimate For Pumping Station With Fairwind Farms Flows

Use Reckord Road P.S. prices from 1997 inflated to 2010 using ENR Construction Cost Index (3.3% for 13 years) and add 3350' of 10" f.m. and ARV costs.

$\$641,642 \times 1.526$  (infl. factor) = \$979,146       $\$80.00 \times 3350' = \$268,000$       \$10,000 for ARV

Inflate total to year 2015 (3% for 5 years) =  $\$979,146 + \$268,000 + \$10,000 =$   
 $\$1,257,146 \times 1.159 = \mathbf{\$1,457,032}$

*Note: This sheet is from the original policy and is provided for reference purposes. It was unchanged after construction.*

**Ring Factory Regional Sewage Pumping Station and Force Main  
Estimated Project Costs  
Exhibit "B"– Sheet 2 of 2**

<u>Task</u>	<u>Units</u>	<u>Qty</u>	<u>Unit Price</u>	<u>Cost</u>
1.3 mgd Sewage Pumping Station (includes flow from Fairwind Farms SPS)				\$ 979,146.00
Force Main (10" Dia.)	LF	3350	\$ 80.00	\$ 268,000.00
Air Release Valve and Vault	EA	1	\$ 10,000.00	<u>\$ 10,000.00</u>
			Total Project Cost	\$1,257,146.00
			Inflate Costs to 2015 (3% for 5 years)	x1.159
			<b>Total Future Project Cost =</b>	<b>\$1,457,032.00</b>
0.657 mgd Sewage Pumping Station including 1235' of 6" dia. Force main (excludes flow from Fairwind Farms SPS)				\$ 665,301.00
Force Main (6" Dia.)	LF	2115	\$ 61.87	\$ 130,855.00
Air Release Valve & Vault	EA	1	\$ 10,000.00	<u>\$ 10,000.00</u>
			Total Project Cost	\$ 806,159.00
			Inflate Costs to 2015 (3% for 5 years)	x1.159
			<b>Total Future Project Cost =</b>	<b>\$934,335.00</b>
Estimated county cost equals difference in cost between the two projects				
			<b>\$1,457,032.00 - \$934,335.00 =</b>	<b>\$522,697.00</b>
Therefore the County percentage of cost =			<b>\$522,697 ÷ \$1,457,032</b>	<b>35.9%</b>
			<b>=</b>	

Estimated Cost Per Equivalent Dwelling Unit

Projected Connections in 20 Years = 392

Cost Per Equivalent Dwelling Unit = \$934,335 / 392 = \$2383.51

**Say \$2384**

Magness Property Developer Cost Responsibility = \$2384 x 300 =

\$715,200.00

Potential Recoupable Cost from Other Properties Served = \$2384 x 92 =

\$219,328.00

Note: The costs on this sheet are subject to change  
in accordance with the policy.

**Ring Factory Sewage Pumping Station and Force Main  
Final Project Costs and Recoupment Calculation  
Exhibit "C"**

Final Recoupable Cost of the Ring Factory Sewage Pumping Station and Force Main Contracts 19250 and 19735 =	\$3,160,457 <sup>1</sup>
Final Costs Eligible for County Reimbursement =	\$3,058,708 <sup>2</sup>
County Portion of the Project Cost (35.9% of the eligible project cost) =	-\$1,098,076

Calculation of Cost per Equivalent Dwelling Unit

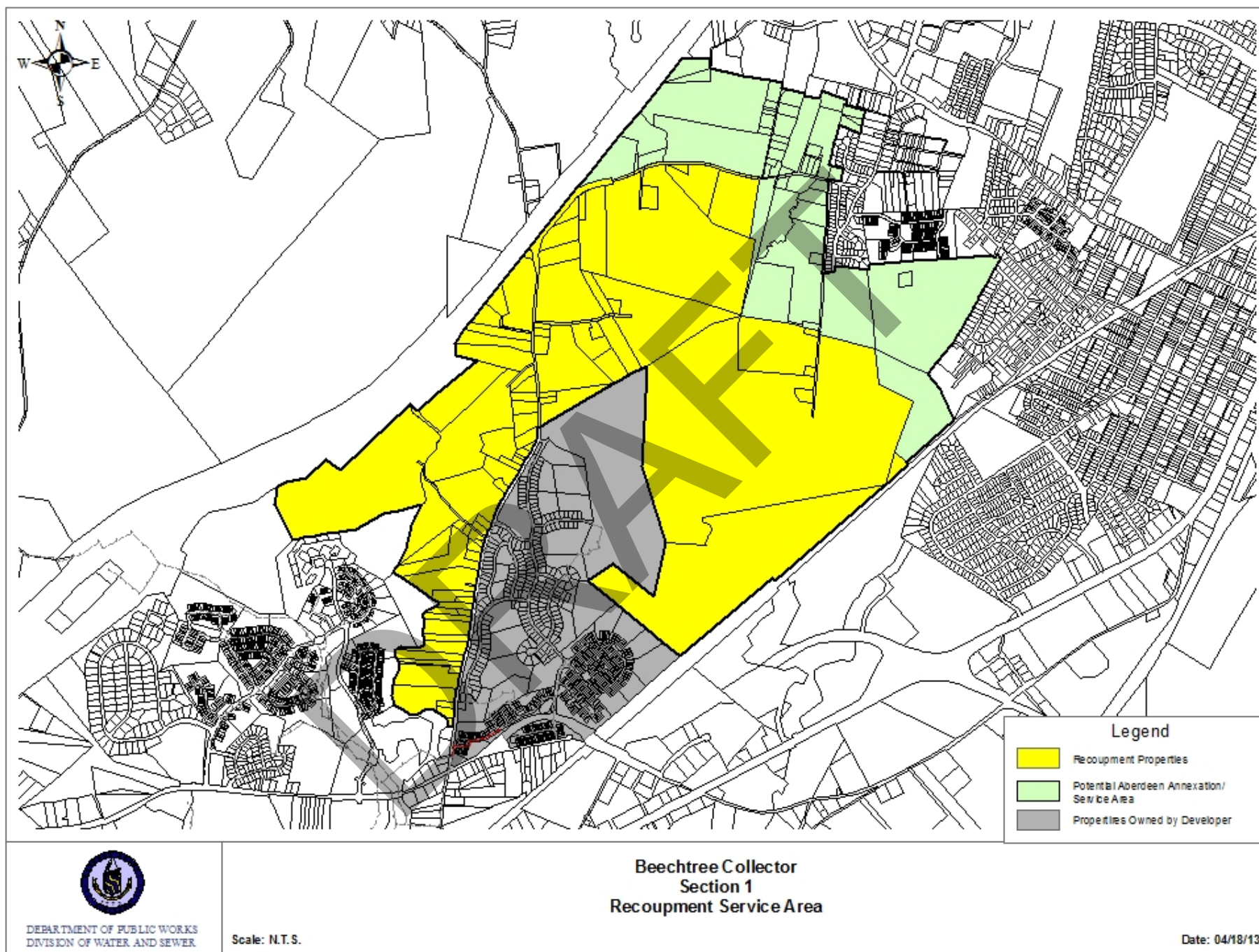
Recoupable Project Costs including the Developer's Share =	\$2,062,381
Projected connections in 20 years including the Developers =	387
Cost per Equivalent Dwelling Unit = $\$2,062,381 / 387 = \$5,329.15$	<b>Say \$5,329</b>
Magness Property Developer Cost Responsibility = $\$5,329 \times 301 =$	\$1,604,029
Potential Recoupable Cost to be paid by Other Properties Served = $\$2,062,381 - \$1,604,029 =$	<b>\$458,352</b>

Notes: 1. See the final cost summary in the project file for additional information.  
2. The difference between \$3,160,457 and \$3,058,708 are costs that are not reimbursable by the County, but are included in the recoupment calculation and may be recouped by the Developer. The costs are for the offsite gravity sewer in Contract 19735 and are described in the Magness Overlook Gravity Sewer Recoupment- (MO1).



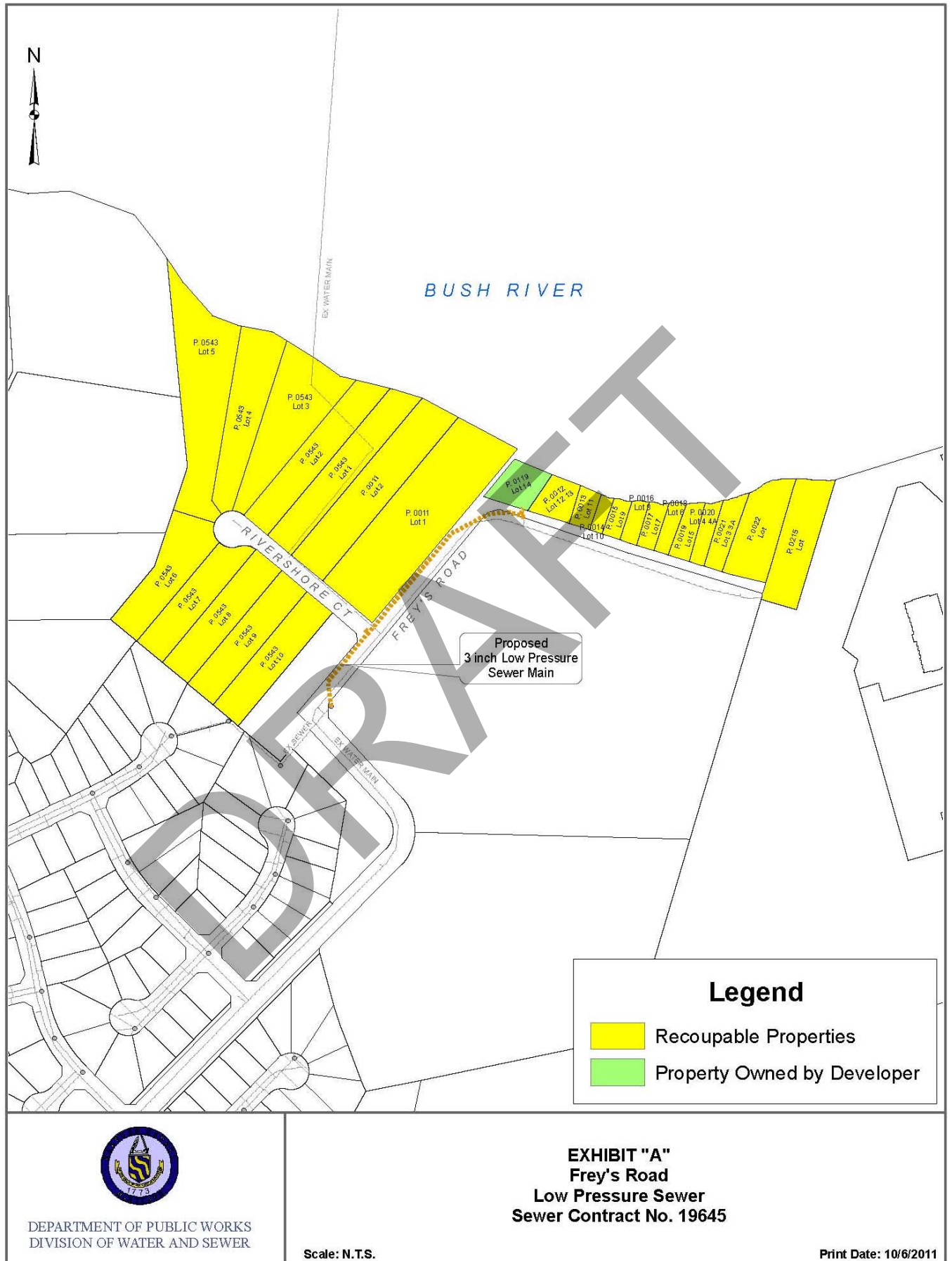
20. Beechtree Collector Sewer Section 1 Recoupment 19635 (BE)

- (PWUA date: 06/08/2010; Amended 04/03/12)
- Term of the recoupment was established to be 20 years or until the project cost of \$64,245.00 as outlined in the amended Agreement has been recovered, whichever is first. The cost is fixed by the amended Agreement.
- The Developer was required to design and construct a portion of the on-site gravity sewer mains at a larger size as required by the County.
- The recoupment charge to be paid by each user, excluding properties in the Beechtree Estates subdivision regardless of ownership at the time of connection, who desires to be served shall be as follows:
  - A residential dwelling unit shall pay \$92.00 per unit
  - A nonresidential connection shall pay \$92.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
- The recoupment charge shall be collected at the time all other hook-up charges are paid for eligible properties as shown on the following exhibit. Properties which require Public Works Utility Agreements to develop will be required to pay the total recoupment amount for the development in a lump sum prior to issuance of the first building permit of that development.



21. Frey's Road Low Pressure Sewer Recoupment Project 19645 (FR)
- (PWUA date: 04/12/2012, amended 1/1/2025)
  - Term of the recoupment was established to be 20 years or until the project cost of \$68,671.09 has been recovered, whichever is first.
  - The Developer was required to design and construct a low pressure sewer main at a larger size as required by the County.
  - The recoupment charge to be paid by each user, excluding the property owned by the Developer, who desires to be served shall be as follows:
    - A residential dwelling unit shall pay \$5,282.00 per unit
    - A nonresidential connection shall pay \$5,282.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
  - The recoupment charge shall be collected at the time all other hook-up charges are paid for eligible properties as shown on the following Exhibit A from the Agreement.

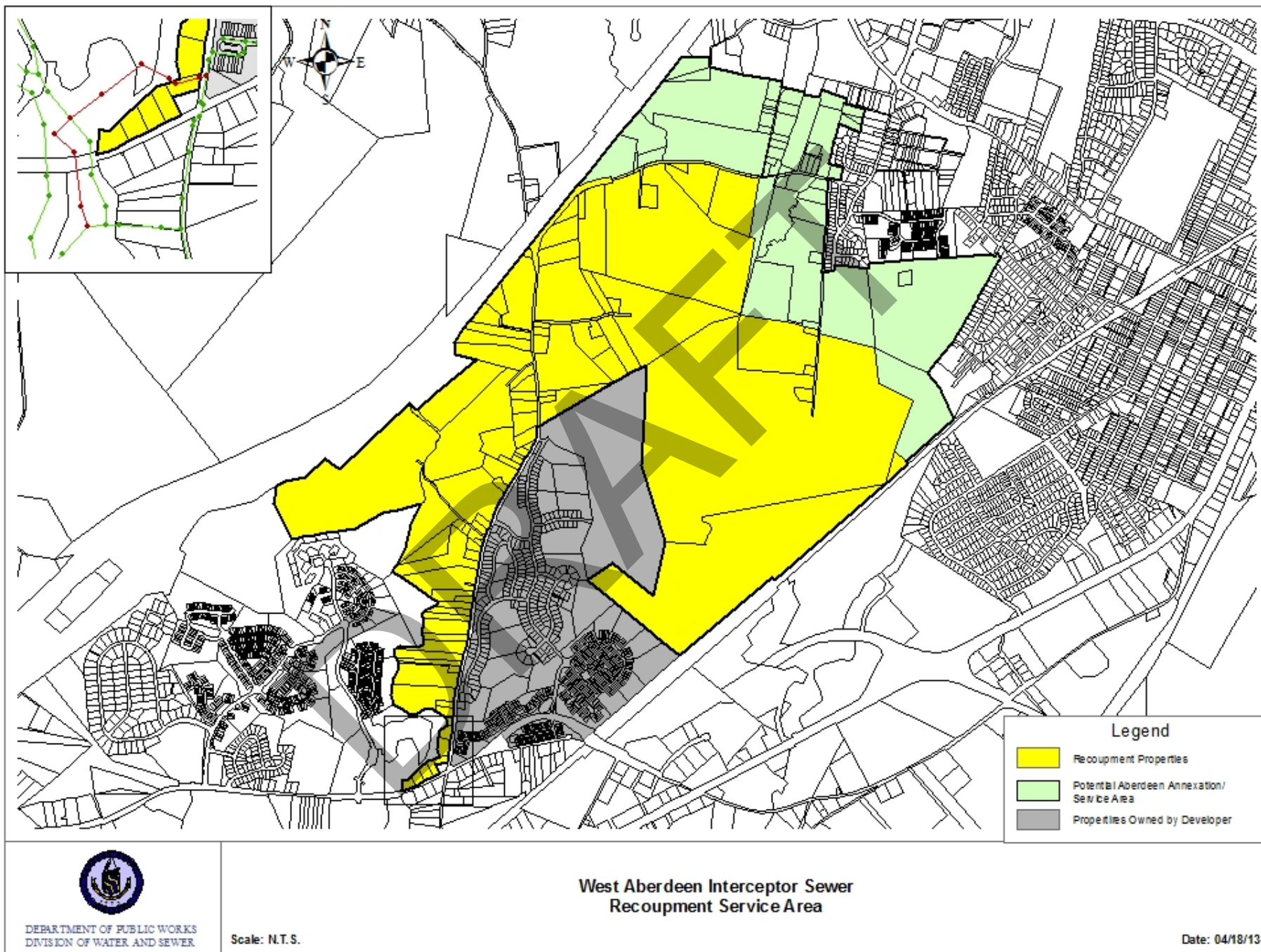
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22. West Aberdeen Interceptor Sewer Recoupment Project 19001 (WA4)

- (PWUA date: 04/26/2012)
- Term of the recoupment was established to be 20 years or until the project cost of \$445,891.00 as outlined in the Agreement has been recovered, whichever is first. The cost is fixed by the Agreement.
- The Developer is required to design and construct an interceptor sewer in accordance with the West Aberdeen Interceptor Sewer Policy. The construction is required prior to the issuance of the (243<sup>rd</sup>) building permit within the Beechtree development.
- The recoupment charge to be paid by each user, excluding those units developed in the Beechtree subdivision, who desires to be served shall be as follows:
  - A residential dwelling unit shall pay \$640.00 per unit
  - A nonresidential connection shall pay \$640.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
- The recoupment charge shall be collected at the time all other hook-up charges are paid for eligible properties not requiring a Public Works Utility Agreement as shown on the following exhibit. Properties which require Public Works Utility Agreements to develop will be required to pay the total recoupment amount for the development in a lump sum prior to issuance of the first building permit of that development.





23. Bynum Ridge Collector Sewer Policy (BRC1, BRC2)
- (Policy established 11/15/2013, amended 5/24/2017, amended 7/15/2019)
  - Phase 1:
    - (PWUA date: 5/30/2017, Addendums 3/6/2018, 3/18/2019)
    - Term of the recoupment was established to be 20 years or until the Developer's portion of the total project cost per the Policy has been recovered, whichever is first.
  - Phase 2:
    - Is a surcharge and is fixed by this Policy.

This policy was originally established on November 15, 2013 to address inadequate capacity in the Bynum Ridge Collector Sewer. Initially the project was to be constructed in two phases; however during the design of the project, the County decided that it would be best to construct the sewer as a single phase to minimize the disruption of the community. To facilitate this change, Harford County negotiated with the Developer to construct Phase Two concurrent with Phase One. The County will reimburse the Developer for one hundred percent of Phase Two. The recoupable portion of Phase Two will be returned to the County as a surcharge. This policy also establishes the surcharge.

Analysis of the drainage area that is served by the Bynum Ridge Collector Sewer has revealed that the remaining undeveloped or underdeveloped properties which will generate sewage and flow through the collector sewer will cause a portion of the collector sewer to be over its rated capacity. It has been determined that the most feasible alternative for providing additional capacity is to construct a replacement sewer to serve those properties whose sewage will flow through the collector sewer. The purpose of this policy is to identify the extent of the improvements and to determine the costs associated with the improvements and the method of recovering the costs.

The existing collector sewer that is projected to be over capacity is shown on Harford County Sewer Contract 6010. It consists of the first six runs of sewer which are located at the rear of lots 13 through 33 in the Bynum Ridge subdivision. Approximately 1,630 feet of existing 12-inch diameter sewer through the Bynum Ridge subdivision will be replaced with 15-inch diameter sewer. Exhibit "A" shows the location of the existing sewers which must be replaced. Exhibit "B" identifies the projected limits of the recoupment area for this policy. The properties in this area were evaluated for future development potential for the purpose of determining a recoupment amount.

The replacement sewer project will be broken down into two phases for the purpose of establishing the cost responsibilities for the Developer and Harford County. The design for the entire project will be performed as part of Phase One. The revised record plats containing the new easements required for both phases will also be prepared as part of Phase One. The replacement sewer in Phase One is anticipated to provide for an additional twenty years of growth in the drainage area. It will consist of approximately 835 feet of 15" diameter main. The surcharge/recoupment amount is calculated in Exhibit C. Phase Two consists of approximately 795 feet of 15" diameter main.

The existing sewer line was constructed of vitrified clay pipe in 1967. The expected useful life of this type of pipe is one hundred years. Video assessment of the pipe has shown that accelerated pipe decay has reduced the life of the pipe to eighty years. Due to the unforeseen pipe decay, the County is willing to contribute towards the replacement cost of a sewer line the same size in an amount proportionate to the life of the sewer that has been expended. This percentage has been estimated at 60%. The estimated project costs and development of the associated surcharge/recoupment for both phases is presented in Exhibit "C". The remaining 40% of the cost in Phase One shall be borne by a developer within the collector sewer service area. A portion of the private share of the costs shall be recoupable as detailed elsewhere in this policy. The remaining 40% share of the cost in Phase Two shall be recoupable by the County as a surcharge to the connection charges.

Drainage and Utility and Access easements are critical to this project moving forward. Construction drawings and record plats may not be approved until the appropriate easements have been obtained. The County will assist the developer who constructs the replacement sewer by contacting affected property owners to obtain any easements necessary to complete the project. The developer who designs the sewer shall identify the location of said easements and prepare the necessary documents. The County will not be held liable for the timeliness or inability to obtain the easements.

The developer that constructs the replacement sewer shall solicit a minimum of three (3) bids using an approved Harford County bid form for the Bynum Ridge Collector Sewer Replacement. The bids must be based on approved contract drawings and specifications which must be prepared by the developer desiring to perform the work. All bids must be submitted to Harford County in the original sealed envelope from the contractors. Bids shall be solicited only from contractors who have been approved by the Harford County Division of Water and Sewer to perform the work. Any subcontractor to the contractor involved in the construction must also be approved by the County. The lowest responsive and responsible contractor shall be agreed upon by all parties. The contractor may not assign the contract or subcontract the work in an amount greater than fifty percent of the project. A performance bond shall be required for the developer's portion of the project prior to beginning work on Phase One.

It is the purpose of this policy to have the undeveloped and underdeveloped properties whose sewage will flow through the portion of the collector sewer that is shown on Exhibit "A" contribute their proportionate share of the project costs based upon the number of equivalent dwelling units generated by the development of the properties. The developer that designs and constructs the Bynum Ridge Collector Sewer Replacement is entitled to receive a recoupment for Phase One in accordance with Chapter 256 of the Harford County Code. A recoupment is an amount of money per equivalent dwelling unit collected by the County and subsequently paid to the developer who constructs excess capacity, with the County's approval, in a facility for the express purpose of serving additional future customers beyond the developer's subdivision. Each apartment, condominium and trailer/mobile home shall be considered as one equivalent dwelling unit for the purpose of paying the recoupment/surcharge established by this policy.



Likewise, Harford County will collect a surcharge to recover a portion of the costs associated with the construction of Phase Two. The term of the recoupment agreement for Phase One shall be twenty (20) years from the date of the execution of a Public Works Utility Agreement for the work or until the recoupment amount has been recovered and forwarded to the developer by Harford County, whichever is first. The recoupment charge and the County surcharge instituted by this policy shall be collected at the time that all other hook-up charges are paid.

The developer must own property within the collector sewer drainage area. The developer may be a Limited Liability Company (LLC). The members of any LLC that constructs the sewer must own property in the sewer service area. Lots created by the developer who constructs Phase One of the replacement sewer shall not pay the recoupment charge. Since the County is reimbursing the developer for the entire cost of Phase Two, the Development shall be responsible for paying the surcharge for Phase Two. The property(ies) owned by the developer shall be identified in the Public Works Utility Agreement that will be executed to construct the replacement sewer. The amount of recoupment available to reimburse the developer who constructs the required facilities is dependent upon the actual number of units connected. Any lots within the drainage area that connect to the sewer system via gravity sewer service without utilizing the sewers constructed as a result of this policy shall not pay the recoupment charge. Additionally, existing Harford County sewer customers shall not pay the recoupment unless their property is further developed or additional fixture units are added, requiring additional hook-up charges to be assessed.

The estimated construction costs for the construction of both phases of the Bynum Ridge Collector Sewer as shown on Exhibit "C" are subject to a one-time adjustment to account for the actual construction costs. After the project has been completed and declared operational, the estimated itemized costs will be adjusted to reflect the actual construction costs. Cost affidavits based on the bid form shall be supplied by the developer that builds the sewer line for the costs related to construction. The affidavits shall be submitted to the County by the developer within 60 days of operational approval. These documents will be reviewed by the County and when approved, the project cost will be adjusted either upwards or downwards. The cost per equivalent dwelling unit will be adjusted accordingly. No adjustments shall be made for any properties which have already paid the recoupment.

In addition to any recoupment collected, Harford County shall be responsible for reimbursing the developer who constructs the Bynum Ridge Collector Sewer Replacement for 60% of certain portions of the Phase One project costs. The County is also responsible for reimbursing the developer for 100% of the Phase Two project costs expended by the developer. The percentage of the County's reimbursement is established by this policy. Exhibit "C" presents the estimated cost of the project for the purpose of determining the methodology for calculating the County's share of the project as well as the recoupment/surcharge amounts per equivalent unit.

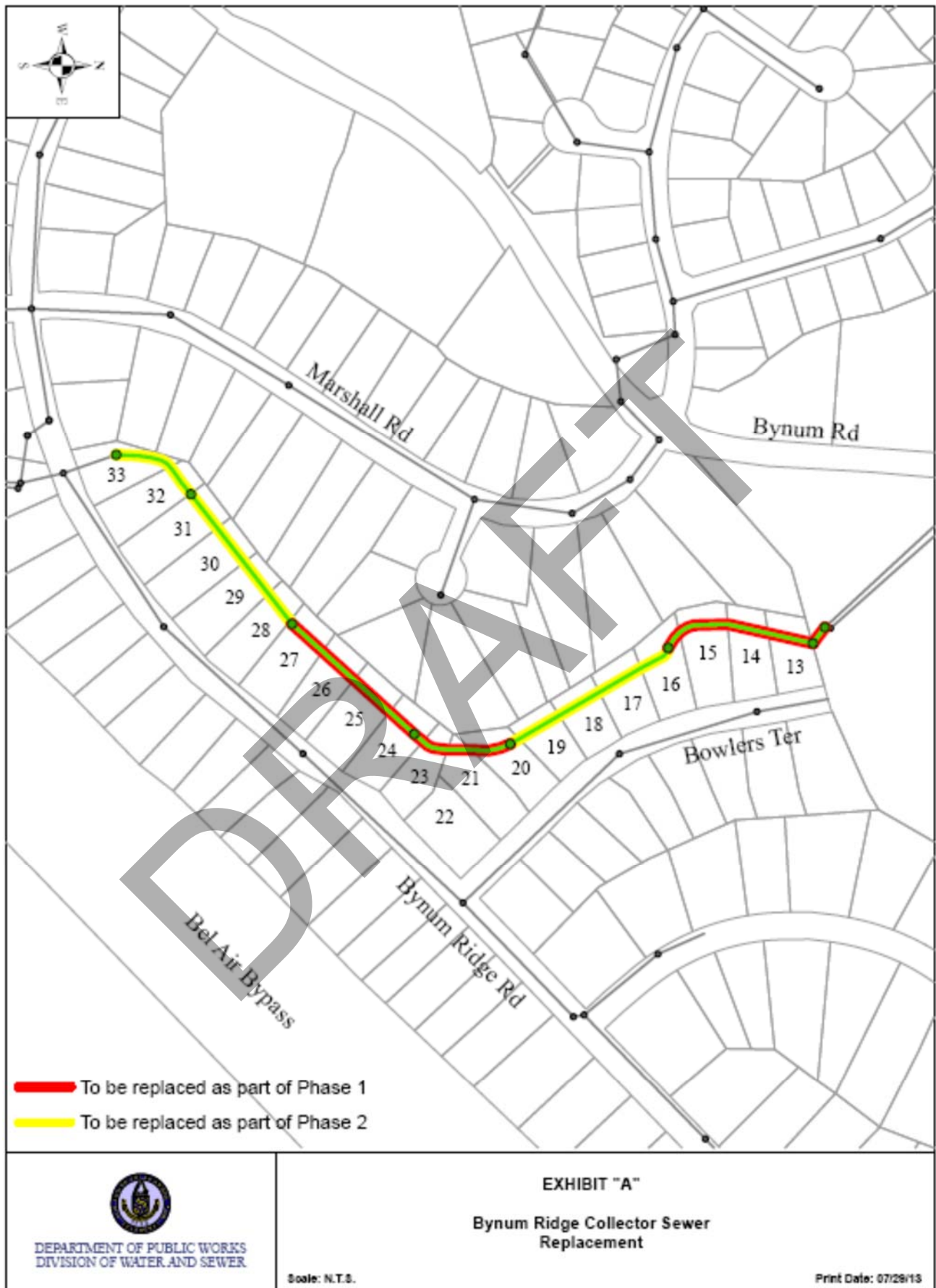
The actual amount of the County's contribution will be determined after the final project cost has been calculated. Payment by the County to the entity may only occur after the replacement sewer has been constructed and declared operational.

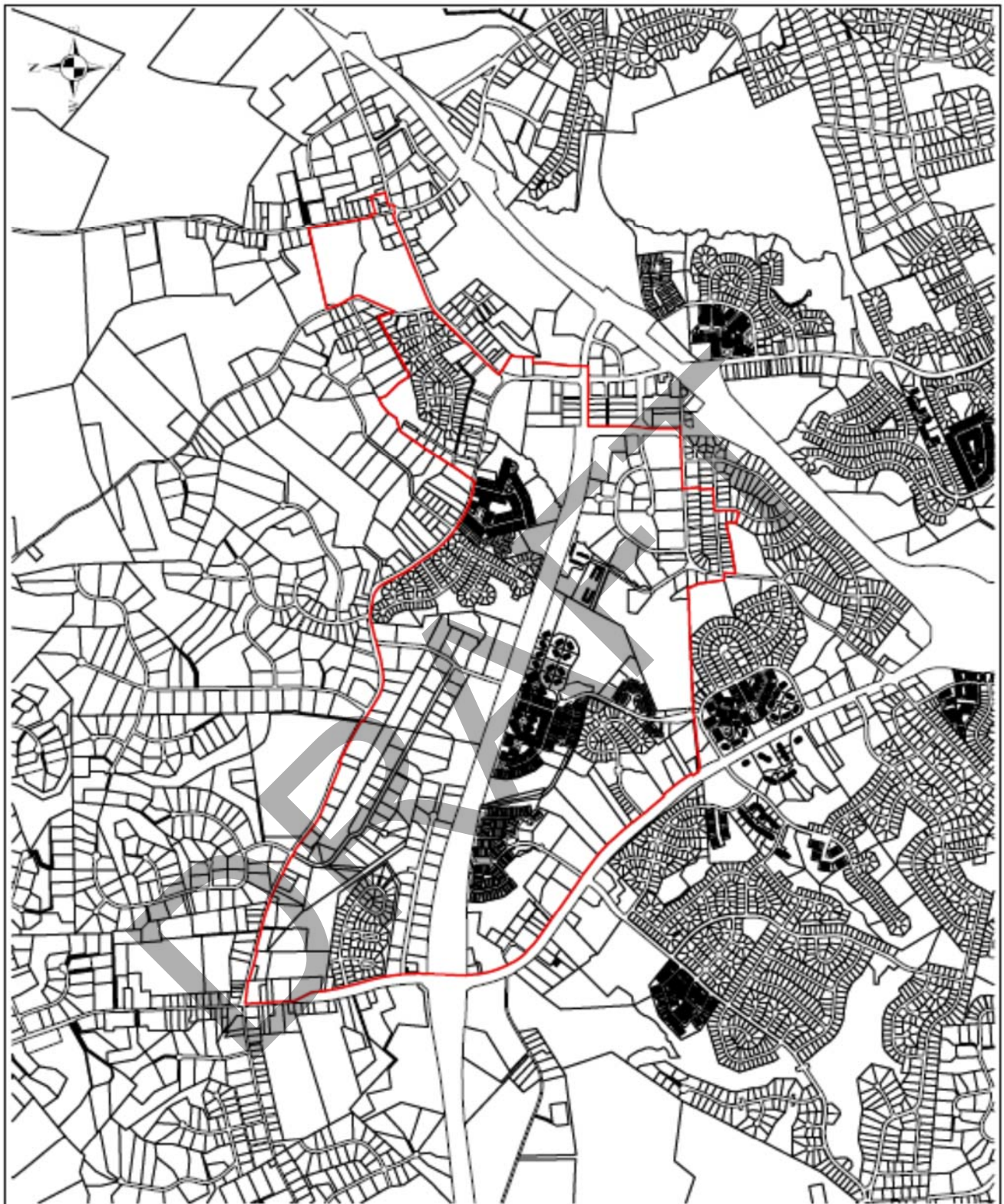
by the County. Harford County's reimbursement to the developer is contingent upon compliance with all laws governing the Harford County Department of Procurement and Treasury as well as the approval of the Harford County Council for sufficient appropriation and funding authority. If County funding for Phase Two is not available, then the Developer may proceed with only the construction of Phase One.

No undeveloped lots and/or parcels of property, or any public sewer contracts whose sewage will flow through the Bynum Ridge Collector Sewer Replacement shall be allowed to be declared operational or allowed to connect to a public sewer system until the subject sewer line has been declared operational.

Building permits will only be issued in the drainage area after the County is confident that the Bynum Ridge Collector Sewer Replacement is actively under construction and will become operational within one hundred twenty (120) days of the building permit approval unless the peak discharge rate from the property is not increased from current levels. Connection permits can be issued after the replacement sewer has been made operational. Pump outs will not be allowed.

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DEPARTMENT OF PUBLIC WORKS  
DIVISION OF WATER AND SEWER

#### EXHIBIT "B"

Recoupment Service Area Map of the  
Bynum Ridge Collector Sewer

Scale: 1" = 2000'

Print Date: 02/07/13



Recoupment Calculations for the Bynum Ridge Sewer Replacement (Ph 1)					
Exhibit "C"					
Description	Unit	Unit Cost	Quantity	Estimated Cost	Final Cost
Design and Engineer Services	LS	\$37,919.46	1	\$50,000.00	\$37,919.46
Engineer Post Bid Services		\$12,457.10	51.2%		\$6,378.04
Esmnt. Payments & Supplemental Agreement made by the County	LS	\$5,614.00	10	\$4,399.00	\$5,614.00
Supplemental Agreements by Dev.	LS	\$69,700.00	10	\$21,350.00	\$69,700.00
15" Sewer Replacement *	LS	\$494,851.00	51.2%	\$275,118.08	\$253,363.71
Lawn Restoration	LS	\$6,282.00	70%		\$4,397.40
Credit to Decrease Pipe size from 15" to 12" *	LS	-\$6,800.00	51.2%	-\$2,892.80	-\$3,481.60
Subtotal				\$347,974.28	\$373,891.01
Contingency		\$31,357.99	51.2%	\$69,594.86	\$16,055.29
Construction SubTotal				\$417,569.14	\$389,946.30
Maintenance Bond		not req'd	2.5%	\$10,439.23	\$0.00
Harford County Inspections		\$25,519.00	51.2%	\$27,141.99	\$13,065.73
Soils Inspections		\$13,384.13	51.2%		\$6,852.67
NPDES Monitoring		\$8,301.70	51.2%		\$4,250.47
MDE Permit		\$103.00	51.2%		\$52.74
Project Cost for 12" Replacement Sewer				\$455,150.36	\$414,167.91
County's Contribution**			60.0%	\$273,090.22	\$248,500.74
Developer's Share of 12" Sewer Construction			40.0%	\$186,235.84	\$165,667.16
Cost to Increase Sewer from 12" to 15"		\$6,800.00	51.2%	\$2,892.80	\$3,481.60
Subtotal of Developer's Costs				\$189,128.64	\$169,148.76
Performance Bond		\$3,964.00		\$4,728.22	\$3,964.00
Developers Contribution				\$193,856.86	\$173,112.76
Projected EDU's Remaining			420		
Anticipated connections in 20 years			115		
Cost per EDU				\$1,685.71	\$1,505.33
<b>Recoupment Amount Per EDU</b>			Use	<b>\$1,686.00</b>	<b>\$1,505.00</b>
Developer's Proportionate Share of the Cost = 25 EDU's x \$1505.00 =				\$42,150.00	\$37,625.00
Total Amount of Developer's Recoupment= Remaining EDU's (90) x \$1505.00 =				\$151,740.00	\$135,450.00
* 51.2% is the percentage of the length of Phase One to the overall project based upon the pipe lengths described in the policy					
** Does not include cost to upsize sewer					
7/9/2019					

Surcharge Calculations for the Bynum Ridge Sewer Replacement (Ph 2)					
Exhibit "C"					
Description	Unit	Unit Cost	Quantity	Estimated Cost	Final Cost
Engineer Post Bid Services	LS	\$12,457.10	48.8%		\$6,079.06
Easement Direct Payments	LS		9	\$3,057.00	\$3,021.00
Supplemental Agreements	LS	\$88,800.00	9	\$37,400.00	\$88,800.00
15" Sewer Replacement *	LS	\$494,851.00	48.8%	\$262,221.92	\$241,487.29
Lawn Restoration	LS	\$6,282.00	30.0%		\$1,884.60
PODS Containers	LS	\$2,154.00			\$2,154.00
Credit to Decrease Pipe size from 15" to 12" *	LS	-\$6,800.00	48.8%	-\$2,757.20	-\$3,318.40
Subtotal				\$299,921.72	\$340,107.55
Contingency		\$31,357.99	48.8%	\$59,984.34	\$15,302.70
Rock		\$6,855.00			\$6,855.00
Construction Total				\$359,906.06	\$362,265.25
Maintenance Bond		not req'd	2.5%	\$8,997.65	\$0.00
Harford County Inspections		\$25,519.00	48.8%	\$23,393.89	\$12,453.27
Soils Inspections		\$13,384.13	48.8%		\$6,531.46
NPDES Monitoring		\$8,301.70	48.8%		\$4,051.23
MDE Permit		\$103.00	48.8%		\$50.26
Project Cost for 12" Replacement Sewer				\$392,297.60	\$385,351.47
County's Contribution**			60.0%	\$235,378.56	\$231,210.88
County's Recoupable Share of 12" Sewer Construction			40.0%	\$156,919.04	\$154,140.59
Cost to Increase Sewer from 12" to 15"		\$6,800.00	48.8%	\$2,757.20	\$3,318.40
Total Amount of County Surcharge				\$159,676.24	\$157,458.99
Projected EDU's Remaining			420		
Anticipated connections in 40 years			230		
Cost per EDU				\$694.24	\$684.60
County Surcharge Per EDU			Use	\$694.00	\$685.00
* 48.8% is the percentage of the length of Phase Two to the overall project based upon the pipe lengths described in the policy					
** Does not include cost to upsize sewer					
					7/9/2019

24. Hickory Area Collector Sewer Policy (HAC)

- (Policy established 8/29/2018, amended 9/19/2019, amended 2/25/2020)

The sewer mains that are now identified as the Hickory Area Collector Sewer were originally constructed during the development of various subdivisions as growth occurred in the drainage basin. As such, the collector sewer consists of multiple Harford County sewer contracts. The collector sewer begins at the Bynum Run Interceptor at Southampton Road and continues in a northward direction through the Hampton Ridge, Vineyard Oaks and Wyndemede subdivisions. The sewer terminates in Hickory, near the intersection of Route 543 and the U.S. Route 1 Bypass.

The majority of the future sewage flow in the collector sewer is anticipated to be generated by the development of the properties proximate to the Route 543/U.S. Route 1 Bypass intersection. As a result of additional proposed development in this area, an Adequate Public Facilities analysis was performed on the collector sewer. This analysis has revealed that the remaining undeveloped or underdeveloped properties that will generate sewage and flow through the collector sewer will cause sections of the collector sewer to exceed their rated capacity. The service area for this policy is shown on Exhibit A. It has been determined that the most feasible alternative for providing additional capacity for the service area is to construct replacement sewers for those sections of sewer. The purpose of this policy is to identify the extent of the improvements and to identify the costs associated with the improvements, along with the method of recovering those costs.

This policy is unique because there are multiple sections of sewer main that must be replaced to address the requirements of the Adequate Public Facilities ordinance and these sections of sewer main will be constructed at different times as they are required. The replacement sewer project will be broken down into multiple contracts and constructed by the Division of Water and Sewer as County capital projects. Exhibits B1 and B2 show the alignment of the existing collector sewer and the location of the sewer sections identified for replacement. They will be constructed when necessary to provide capacity for development. Since each section of replacement sewer will be constructed when needed, the surcharge/recoupment for the sections will be distributed across all of the remaining undeveloped and underdeveloped parcels. The estimated project costs for each section and the development of the associated surcharge/recoupment amounts for the required improvements is presented in Exhibit C. This policy may be modified in the future to ensure that the County can recover the funds required to construct the improvements.

This policy solves the capacity restrictions of the collector sewer through construction of various sections via capital projects under control of the County, and provides a mechanism for funding the sections. Therefore, once the County formally adopts this policy, the collector sewer described in this policy shall be considered adequate when analyzing the parcels within the current service area (shown on Exhibit A) for compliance with the Adequate Public Facilities ordinance.

The undeveloped and underdeveloped properties within the service area whose sewage will flow through any portion of the collector sewer that is shown in Exhibits

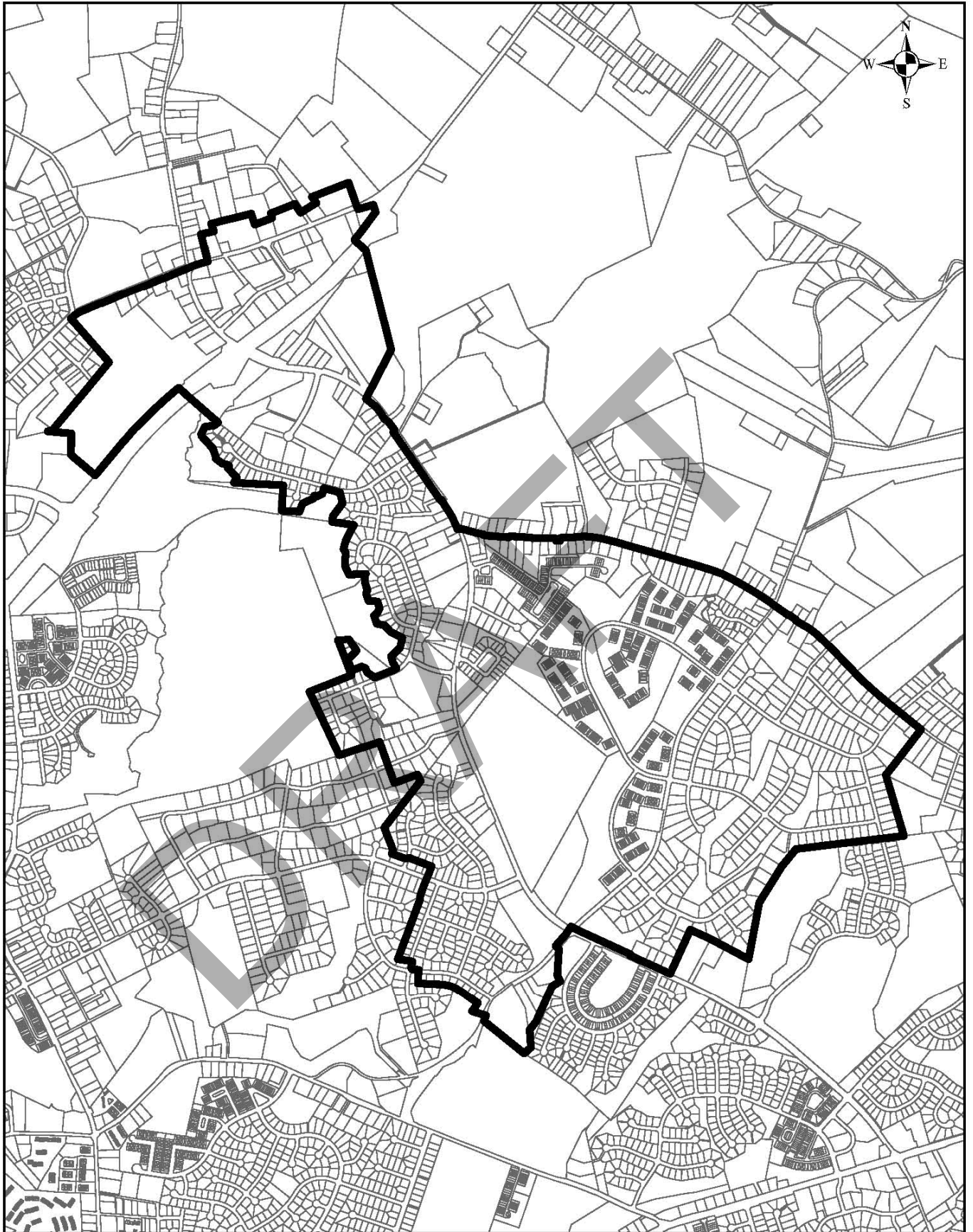
B1 and B2 shall pay the surcharge/recoupment shown on Exhibit C based upon the number of equivalent dwelling units generated by the development of the properties. If any parcel develops at a density significantly higher than projected by this policy, the surcharge will be adjusted using the larger number of equivalent dwelling units. The adjustment would occur after the County has approved the Preliminary or Site Plan for development of the parcel and before the connection charges are paid. To accomplish this change, the policy will be revised through the public hearing process as described in Section 807 of the County Charter, adjusting the surcharge accordingly.

The project costs are subject to adjustment after construction of a section to account for the actual costs of design, construction and financing. After each section has been constructed and declared operational, the estimated project costs will be adjusted to reflect the actual costs. The cost per equivalent dwelling unit will also be adjusted accordingly through the public hearing process. No additional surcharge/recoupment payments will be required from any properties for Equivalent Dwelling Units already paid. Likewise, if the per unit cost is decreased after a section is constructed, the County will not refund the difference between the cost already paid for any Equivalent Dwelling Unit and the new, lower cost. Existing Harford County sewer customers shall not pay the surcharge/recoupment charges unless their property is further developed or additional fixture units are added, requiring additional hook-up charges to be assessed.

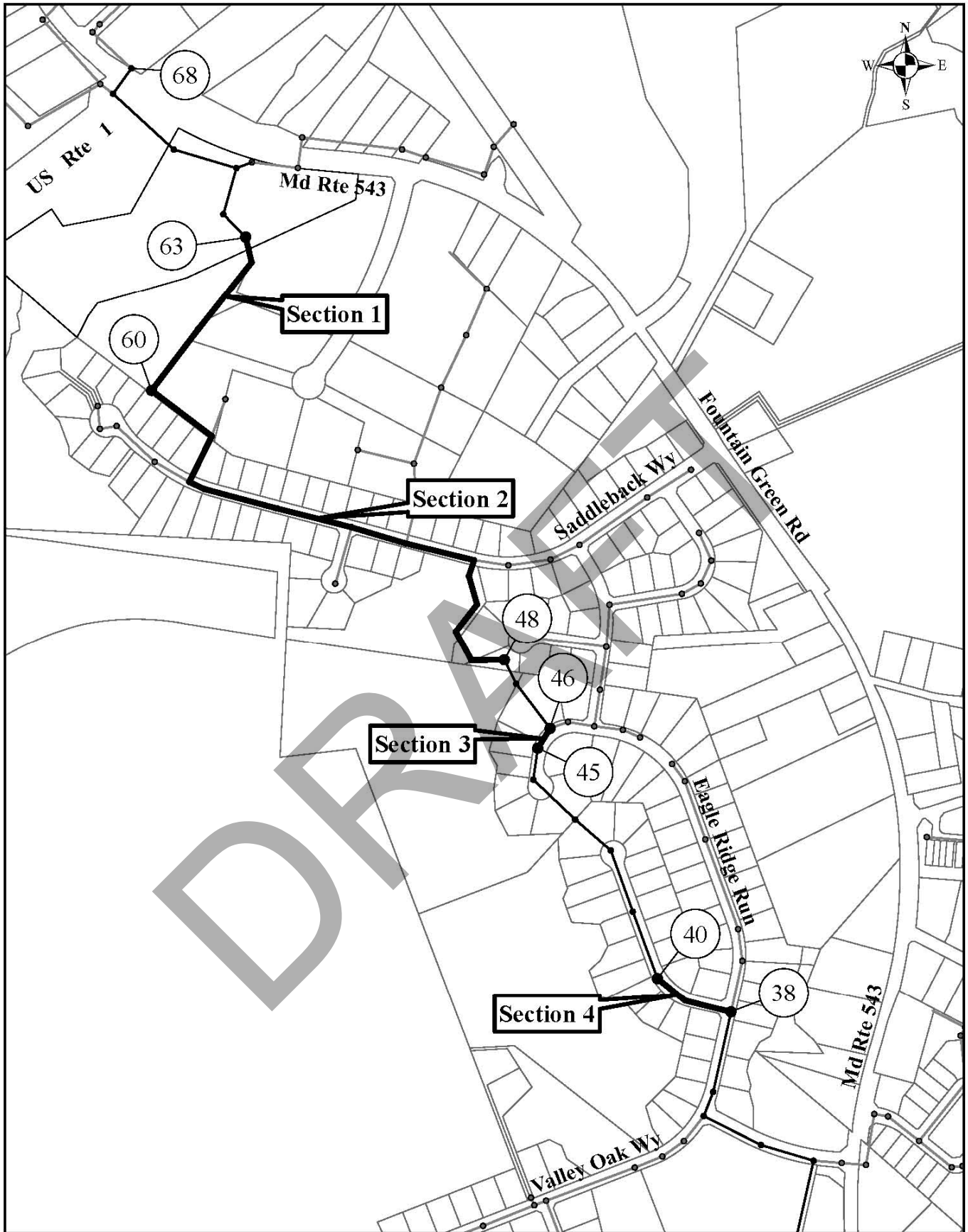
The surcharge/recoupment for the Hickory Area Collector Sewer is determined to be \$6,523 per Equivalent Dwelling Unit. This fee is currently based on calendar year 2018 construction cost. Since the actual section construction periods are undetermined at this time, the surcharge/recoupment will be adjusted annually to account for cost escalation. Each year a "cost index" will be applied to the surcharge/recoupment to account for the escalation. The index will be based on the annual percent change of the Construction Cost Index (CCI) as published in the "Engineering News-Record". The annual index will be based on the twelve-month average for each year. Starting in 2020 an annual cost escalation will be applied to the surcharge/recoupment based on the index for the previous year (2019 for the first escalation). Collection of the escalated surcharge/recoupment fee shall be applied at the beginning of the upcoming fiscal year starting July 1st (July 1st, 2020 for the first escalation). A surcharge is an amount of money paid per equivalent unit for a project that is not yet completely financed or has not yet been constructed. A recoupment is defined as an amount of money paid per equivalent unit for a project that has already been financed or constructed by another party.

Each apartment, condominium or mobile home shall be considered as one equivalent dwelling unit for paying the surcharge/recoupment established by this policy. Single-family homes and townhouses shall pay the surcharge/recoupment on a lot by lot basis. Apartments may pay the surcharge/recoupment building by building, using the number of units in each building to calculate the total amount due. The surcharge/ recoupment shall continue until the County has recovered the costs for every section of replacement sewer. The charges instituted by this policy shall be collected at the time that all other hook-up charges are paid. No additional surcharge/recoupment payments will be required for Equivalent Dwelling Units already paid.



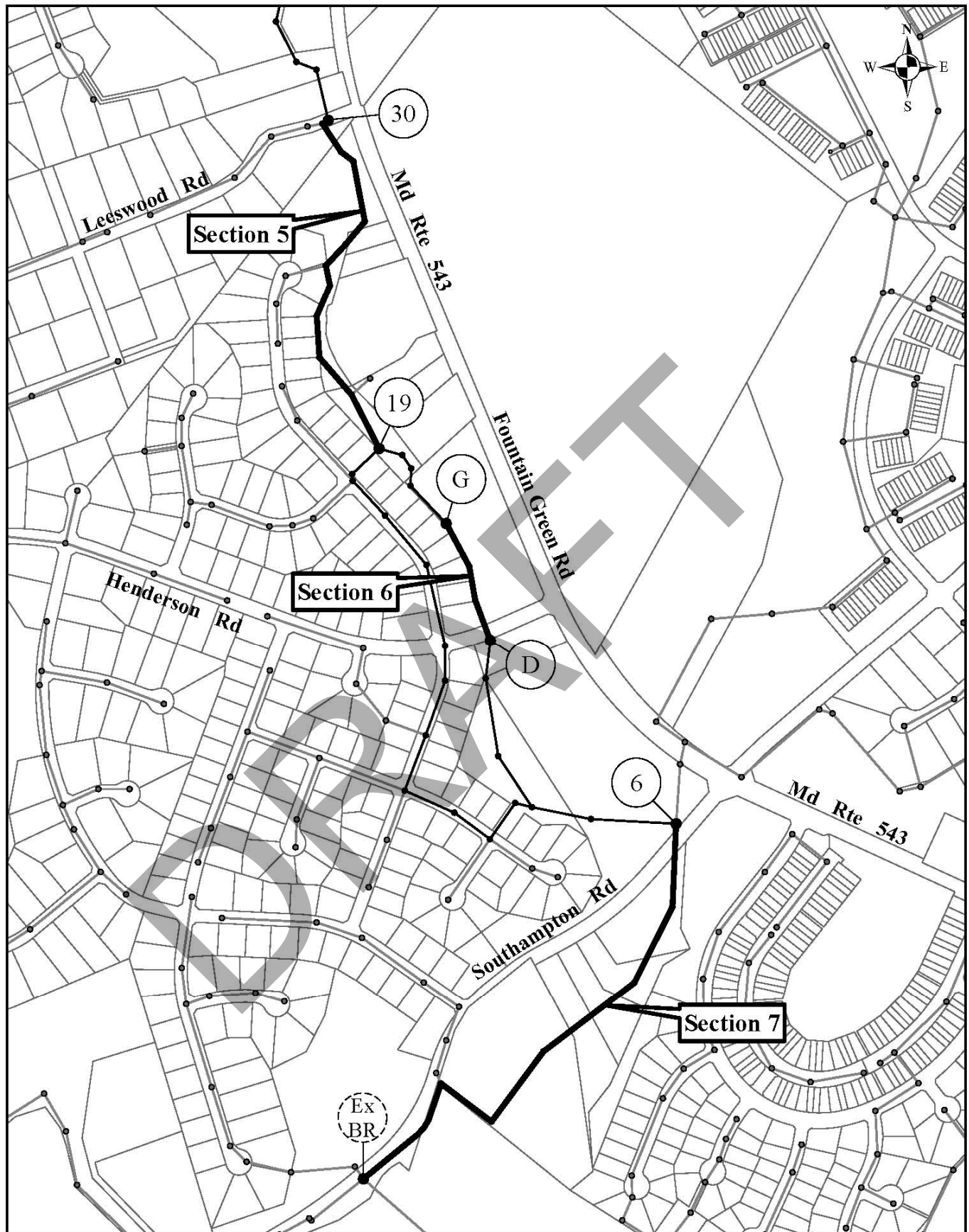


**Hickory Collector Sewer Service Area**  
**Exhibit A**



## Hickory Collector Sewer Exhibit B1

Amended 9/19/19



# Hickory Collector Sewer

## Exhibit B2

### Exhibit C

<b>Section 1 -</b>		
<b>MH 60 to MH 63</b>	<b>737 feet</b>	
Engineer's Estimate for the Project Cost of		
12" Replacement Sewer		\$451,300.00
<b>Section 2 -</b>		
<b>MH 48 to MH 60</b>	<b>2,224 feet</b>	
Engineer's Estimate for the Project Cost of		
12" Replacement Sewer		\$2,396,000.00
<b>Section 3 -</b>		
<b>MH 45 to MH 46</b>	<b>91 feet</b>	
Engineer's Estimate for the Project Cost of		
12" Replacement Sewer		\$243,000.00
<b>Section 4 -</b>		
<b>MH 38 to MH 40</b>	<b>324 feet</b>	
Engineer's Estimate for the Project Cost of		
12" Replacement Sewer		\$343,000.00
<b>Section 5 -</b>		
<b>MH 19 to MH 30</b>	<b>1473 feet</b>	
Engineer's Estimate for the Project Cost of		
12" Replacement Sewer		\$686,000.00
<b>Section 6 -</b>		
<b>MH D to MH G</b>	<b>485 feet</b>	
Engineer's Estimate for the Project Cost of		
12" Replacement Sewer		\$251,000.00
<b>Section 7 -</b>		
<b>Bynum Interceptor to MH 6</b>	<b>2158 feet</b>	
Engineer's Estimate for the Project Cost of 18"		
Replacement Sewer		\$1,057,000.00
<b>Total Project Cost for all sections =</b>		<b>\$5,427,300</b>
<b>Total Number of Future Connections</b>	<b>832</b>	
<b>Cost per Equivalent Dwelling Unit =</b>		<b>\$6,523.20</b>
	<b>Use</b>	<b>\$6,523</b>

Amended 2/25/2020

25. Reckord Road Pumping Station Policy (RRP)  
• (Policy established 7/15/2019)

In 2017, an engineer was hired by the Division of Water and Sewer to evaluate the capacity of the sanitary sewers in the Fallston commercial corridor. At the conclusion of the yearlong study, they finalized a report that provided recommendations for improving the sewer system to allow the buildout of the sewer service area. The report concluded that the elimination of the Fallston Sanitary Subdistrict (FSSD) and the addition of property into the sewer service area as part of Harford Next requires improvements to the Reckord Road Sewage Pumping Station to allow full buildout of the service area. The properties that were outside the FSSD and are affected by this policy are shown on Exhibit A.

The purpose of this policy is to establish a surcharge to recover the costs associated with constructing the improvements necessary to have the sewage pumping station comply with the Adequate Public Facilities Ordinance. A surcharge is an amount of money paid per equivalent unit for a project that is not yet completely financed or has not yet been constructed. Any properties that are highlighted on Exhibit A shall be responsible for paying their proportionate share of the cost of upgrading the Reckord Road Sewage Pumping Station. The improvements will be constructed by the County when necessary to provide capacity for development.

This policy solves the capacity restriction of the sewage pumping station through planned construction of improvements to the station. Therefore, once the County formally adopts this policy, the Reckord Road Sewage Pumping Station shall be considered adequate when analyzing the parcels within the service area (shown on Exhibit A) for compliance with the Adequate Public Facilities ordinance.

The estimated cost of the improvements to the Reckord Road Sewage Pumping Station is \$582,138. The breakdown of this cost can be found in Appendix Q of the Fallston Sanitary Subdistrict Sewer Capacity Study by Whitman Requardt and Associates dated March 2019. There are 224 projected connections from the properties shown on Exhibit A, resulting in a surcharge per equivalent unit of \$2,599. The highlighted properties shown on Exhibit A shall pay the surcharge based upon the number of equivalent dwelling units generated by the development of the properties.

This surcharge is based on calendar year 2018 construction costs. Since the time at which the construction will take place is undetermined, the surcharge will be adjusted annually to account for cost escalation. Each year a "cost index" will be applied to the surcharge to account for the escalation. The index will be based on the annual percent change of the Construction Cost Index (CCI) as published in the "Engineering News-Record". The annual index will be based on the twelve-month average for each year. Starting in 2020 an annual cost escalation will be applied to the surcharge based on the index for the previous year (2019 for the first escalation). Collection of the escalated surcharge fee shall be applied at the beginning of the upcoming fiscal year starting July 1st (July 1st, 2020 for the first escalation).

Each apartment, condominium or mobile home shall be considered as one equivalent dwelling unit for paying the surcharge established by this policy. Single-family homes and townhouses shall pay the surcharge on a lot by lot basis. Apartments shall pay the surcharge building by building, using the number of units in each building to calculate the total amount due. The surcharge shall continue until the County has recovered the cost for the improvements to the Reckord Road Sewage Pumping Station. The charges instituted by this policy shall be collected at the time that all other hook-up charges are paid.

DRAFT



## **Reckord Road Policy Exhibit A**

26. Fallston Commercial Corridor Parallel Sewer 19748 (FCC)

- (PWUA date: 5/12/2015)
- The term of the recoupment was established to be 20 years or until the project cost, less the Developers proportionate share, has been recovered, whichever is first.
- The properties identified as the developers are listed in the PWUA and are known as Aumar Village Lots 3, 4 & 5.
- The recoupment charge to be paid by each user identified on Exhibit "B" within the "Recoupment Service Area" of the PWUA, excluding the properties identified as the developer's that are listed above:
  - A residential dwelling unit shall pay \$590.00 per unit.
  - A nonresidential connection shall pay \$590.00 per number of sets of hook-up charges as calculated by PART 5 of the Rules & Regulations.
- The recoupment charge shall be collected at the time all other hook-up charges are paid.



