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Contract Districts

Johnson County Wastewater (JCW) offers this information to landowners and developers to help you better understand the procedures and options available, as well as to provide information on the costs of obtaining sanitary sewers to serve your property or development.





This brochure discusses only main sewer facilities, which includes those sewers which extend to within 1/4 mile of the top of the watershed. Main facilities may in some cases include pumping stations and force mains where JCW staff deems appropriate. Main sewers do not necessarily serve every parcel of land within a watershed, but provide the backbone of the sewer system. Branch lines which extend from these main sewers are called lateral sewers, and are paid for directly by the property owners.

Traditional Petition Process for Public Sewers

The traditional method for obtaining main sewers is to petition to add the described land to the Consolidated Main Sewer District (CMSD) of Johnson County. JCW administers the service area in the CMSD. Maps showing the current boundary of the CMSD are available from the JCW Engineering Division or on our website at www.jcw.org under Engineering Maps.

Contract Districts

When the traditional petitioning process does not have enough property owner interest, a contract district may be formed by a property owner within the study area. Before a contract district can be formed, an information meeting and postcard survey must have been held as described under the Petitioning Process, as described on Page 5. With the contract district, the property owner or developer must enter into a contract with the Board of County Commissioners agreeing to cost sharing with the CMSD. If the contract district is approved by the Board of County Commissioners, design and construction of the required main facilities can begin. The contract district will include construction of all facilities located on the property owner's land which would have been constructed by the CMSD under the traditional petitioning process. In addition, it will include all downstream facilities necessary to obtain sewer service as determined by the JCW Engineering staff.

Three cost sharing options are available

Option 1 - Developer-Managed Projects

The developer or landowner manages and funds the project. The developer's engineer will obtain competitive bids to select a construction contractor for the project. The CMSD will reimburse the developer with up to 90% of eligible costs without interest during the first five years after project completion, 80% for five to 10 years, 70% for 10 to 15 years, and no further reimbursement after 15 years.

Reimbursement is based on one half of the capital revenues received from properties within the boundaries of the contract district and of any additional properties which use the facilities constructed by the contract district. Those revenues include the annual capital charges, connection fees, and system development charges. Reimbursement occurs once a year, in April, for the preceding calendar year.

Option 2 - JCW-Managed Projects

JCW manages the project, and the developer or property owner pays 10% of the estimated project cost prior to the time that the contract district is formed. At the end of the project, costs are certified, and the 10% share will be adjusted by additional charge or refund as appropriate. The Board of County Commissioners and JCW reserve the right to deny Option 2 if projected revenues are not expected to pay a sufficient share of the 20 year debt service needed for the project.

Option 3 - Partnerships with Cities

A city may contract with JCW to form a partnership. JCW manages the project and the city prepays 50% of the estimated project cost. The city may receive up to 100% reimbursement of their 50% share without interest.

Reimbursement is one half of any capital revenues received from any properties using the facilities except the property in the original contract district area. The following table summarizes the various features of contract districts:

Comparison of Options

	Option 1	Option 2	Option 3
Information meeting and Postcard Survey Required as a Prerequisite?	Yes	Yes	Yes
Project Cost Paid:	100% by Developer	10% by Developer 90% by CMSD	50% by City 50% by CMSD
Subsequent Maximum Reimbursement:	To Developer ¹ 90% in first 5 yrs 80% 5 to 10 yrs 70% 10 to 15 yrs None after 15 yrs	None	To City ² Up to original investment
Engineer and Contractor Under Contract with:	Developer	JCW	JCW
Sewer Plans to be Approved by Wastewater and KDHE?	Yes	Yes	Yes
Would Property be Obligated as a "Yes" on a Subsequent Petition for Enlargement to CMSD?	Yes	Yes	Yes

NOTES:

1. Reimbursement from one-half of connection fees, system development charges and annual capital charges collected on developer's original property, and on properties which subsequently use developer-financed facilities, unless the subwatershed is petitioned into the CMSD, and paid to the indicated maximum without regard to...
2. Reimbursement from one half of connection and annual capital charges collected on property from those lines financed by the City/CMSD partnership. Reimbursement to be made from fees and charges collected on partnership.



The Petitioning Process Includes the Following Steps:

STEP 1

Any property owner who is interested in obtaining main sanitary sewer service may write to JCW's Engineering Division to schedule a sewer information meeting. Upon receipt of an adequate number of written requests, JCW will determine the study area which would be served by a proposed system of sewers, and will make a preliminary determination of the necessary sewerage facilities and costs to serve the study area. The study area boundaries are subject to change.

STEP 2

Property owners within the study area will be mailed notice of an information meeting about two weeks prior to the proposed meeting. The meetings are usually scheduled during evening hours for the convenience of property owners. At the information meeting, JCW staff will present the boundary and necessary sewerage facilities to serve the study area. They will also discuss time schedules and costs.

STEP 3

After the information meeting, all property owners are mailed materials concerning the study area with a pre-addressed postage paid postcard. The property owners are requested to return the postcard to JCW, indicating whether they would sign a petition to have their land included in the Consolidated Main Sewer District. Property owners are not bound by this postcard because it is only used for information so that JCW staff can determine the feasibility of proceeding with the petitioning process. Property owners are encouraged to return their postcard whether or not they would sign a petition.

STEP 4

After the postcard survey, JCW staff meets with the property owner(s) who sent the letter(s) in Step 1. At this time, staff may discuss alternate petition boundaries which may serve the petitioner's needs better than the original study area.

STEP 5

If property owners are interested in circulating a petition after JCW has determined

The Petitioning Process (continued):

STEP 6

If JCW determines that the petition is valid, they will request that the Board of County Commissioners conduct a public hearing to consider including the petition area in the CMSD.

STEP 7

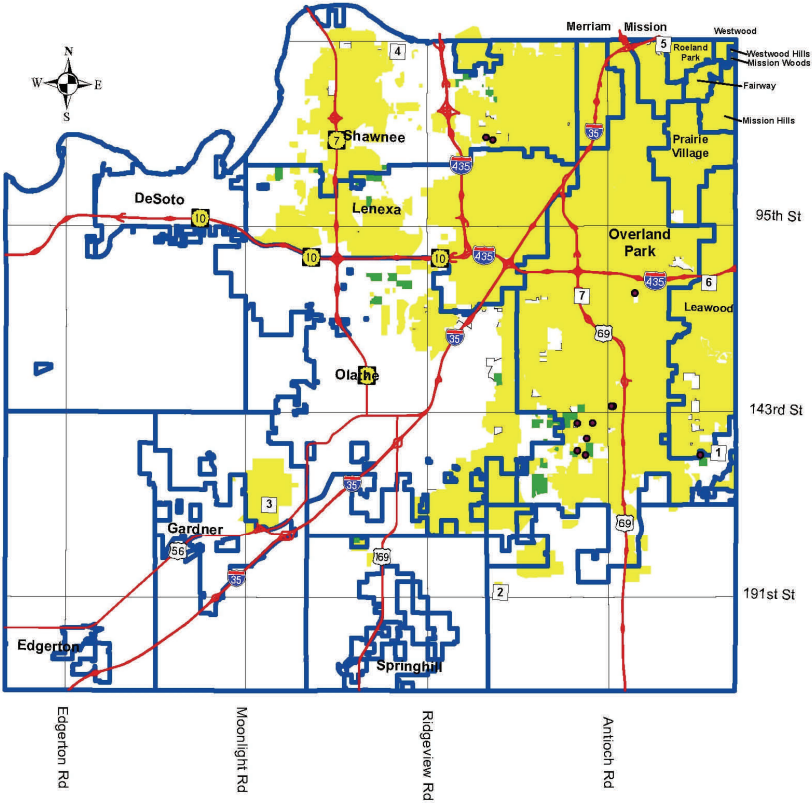
Property owners within the petitioned area will be mailed notice of the public hearing on the petition two weeks in advance. Also, a notice is published in a local newspaper at least 10 days before the hearing, informing property owners of the scheduled public hearing. Public hearings are usually scheduled during evening hours for the convenience of property owners.

At the hearing, various aspects of the proposed CMSD enlargement will be discussed, and property owners will have an opportunity to make comments. Following the hearing (approximately three weeks later) the Board of County Commissioners will determine whether or not the petitioned area should be included in the CMSD. Such approval would include authorization of design and construction of the associated sewer facilities.

If the Board approves the enlargement, JCW will manage the project, and the cost of the project will be paid by the CMSD. On the November tax bill of the calendar year in which the enlargement area is approved by the Board, all properties within the enlargement area will be subject to an annual capital charge at rates determined each year by the Board. Certain property owners who did not sign the petition may apply for and may be eligible for deferment of the capital charges.

The capital charges are paid to the CMSD, and help the CMSD fund capital projects including the one petitioned. Additional revenues are collected by the CMSD at the time a permit is issued for a building to connect to the sanitary sewer system. Permits will not be issued until the necessary sewerage facilities have been completed.

Map of JCW Service Area



Legend

- River Main Plant
- River No. 4 Plant
- CAC Plant
- Creek Regional Plant
- Murch K. Nelson Treatment Complex (Mission and Turkey Creek Plants)
- Hawk Plant
- Middle Basin Plant
- City Boundaries
- Contract District Service Area
- JCW Service Area

Questions?

For more information concerning Consolidated Main Sewer District or Contract Districts, please contact us at (913) 715-8500 and ask for our Planning Group



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