



Old Town Area Sewage Issues Informational Meeting – May 29, 2018

Frequently Asked Questions (FAQ)

Will homes with two or more lots get 2 assessments?

In Temple View residents that combined lots prior to a cutoff date, were charged 1 benefit unit. We anticipate this to be the case with the Old Town area. In this neighborhood, a cutoff date will be set before we calculate tentative assessments. If the combined lot is re-subdivided in the future, the extra lot(s) will be charged the full value of the assessment including interest.

If a vacant lot is sold (or split) will the vacant lot be charged immediately, or only when a house is built?

Vacant lots will be assessed from the get go as one benefit unit. A connection will be constructed to the right-of-way line for any future home. The assessment will run with the property and the sale of the lot will have no effect. The capacity fee due in full at time of connection is approximately \$5,800 and does increase from time to time.

Is there any financial aid available from the Department of Agriculture or other federal state or local agencies?

If the neighborhood median family income is sufficiently low, the Department of Agriculture – Rural Development may be able to give grant and loan money for the project. The residents will need to comply with an income survey performed by an independent agency (possibly the County Planning Commission). There are a lot of administrative costs associated with the USDA procedures.

Can the design for lighting and sidewalks be incorporated into the overall plan, leaving opportunity for aesthetic improvement after the installations. Is it possible to add these features into the design phase?

Plans can be prepared that will enable future lighting. Plans to incorporate future sidewalks may require additional surveying to enable drainage to work.

Do people have to connect to the sewer if it goes past their property?

Yes, regardless of LCGHD rules, Section 1042.08 requires everyone to connect (Ordinance 12-O-70 passed January 24, 2013).

On a corner lot with an unsewered side street, if the front of the house is on the side street, does the house have to connect?

Yes, Section 1042.08 does not allow for exceptions.

What happens if LCDU does not get 75% participation in the project?

If the sewer alternative is chosen, they will be constructed anyway; however, if LCDU does not assess the cost, the homeowners will not benefit from the lower interest rates that LCDU can get. The 75% requirement is only for LCDU to hire the engineer and proceed with the design drawings and tentative assessments.

Will the roads be repaved as part of this project cost?

The trenches in the roadways would be repaired as part of the project; however, resurfacing would be dependent on the availability of other City funds.

On foreclosures, where does LCDU stand in line for collection of assessments? Does the buyer have to make up the lost revenue?

The assessment would stay with the property as a lien until paid.