

RESOLUTION NO. 16 - 26

RESOLUTION EXPANDING THE MYSTIC HARBOUR SANITARY SERVICE AREA TO PROVIDE SEWER SERVICE TO THE FRONTIER TOWN CAMPGROUND

WHEREAS, the County Commissioners of Worcester County, Maryland (County Commissioners) established the Mystic Harbour Sanitary Service Area in which all public water and sewer facilities within the designated service area boundaries are owned and operated by the County Commissioners; and

WHEREAS, the County Commissioners have received a petition filed by Hugh Cropper, IV, attorney, on behalf of Sun Communities, LLC for expansion of the Mystic Harbour Sanitary Service Area to include the Frontier Town Campground property located at 8428 Stephen Decatur Highway (MD Route 611) north and east of its intersection with Assateague Road (MD Route 376) in Berlin, Maryland, as delineated on the attached map. The sanitary service area expansion includes the following parcel: Worcester County Tax Map 33, Parcel 94, Tax Account I.D. # 10-020018, located south of the current boundary of the Mystic Harbour Sanitary Service Area; and

WHEREAS, Sun Communities, LLC has proposed that the sanitary services for the expanded area be provided by the purchase of one hundred sixty-six (166) equivalent dwelling units (EDUs) of wastewater treatment capacity from the Mystic Harbour Sanitary Service Area to serve the existing five hundred eighty-four (584) lot campground, which capacity was previously planned for this property under County Commissioners' Resolution No. 14-24, adopted on November 18, 2014, which approved the Comprehensive Water and Sewerage Plan amendment to add Frontier Town Campground to the Mystic Harbour Service Area. While the plan approval called for a total of 160 EDUs, it was determined that an additional 6 EDUs of capacity was necessary to serve this development; and

WHEREAS, the cost of the Construction of the sewer infrastructure and connection of Frontier Town Campground will be the sole responsibility of the property owner served by the facilities; and

WHEREAS, the County Commissioners held a duly advertised public hearing on November 15, 2016, to consider this petition for expansion of the Mystic Harbour Sanitary Service Area to include the Frontier Town Campground property.

WHEREAS, as a result of their investigation and evaluation of the proposal in accordance with the provisions of Section PW 5-305 (Sanitary service areas, sub-areas and amendments) of the Code of Public Local Laws of Worcester County, Maryland the Commissioners have determined that the proposed expansion of the service area is desirable and in the best interests of the comfort, convenience, health, safety and general welfare of the people who will be served by the facility as well as the best interests of public health, safety and welfare of the residents of the County in general, and that the facilities do not appear to be unduly detrimental to the environment of the County, and that the construction, operation, and design of the facilities are in accordance with all required permits and applicable standards, and are feasible from both an engineering and economic standpoint.

NOW, THEREFORE, BE IT RESOLVED by the County Commissioners of Worcester County, Maryland that:


1. The Mystic Harbour Sanitary Service Area is hereby expanded to include the Frontier Town Campground property located at 8428 Stephen Decatur Highway (MD Route 611) north and east of its intersection with Assateague Road (MD Route 376) in Berlin, Maryland, as delineated on the attached map. The sanitary service area expansion includes the following parcel: Worcester County Tax Map 33, Parcel 94, Tax Account I.D. # 10-020018, located south of the current boundary of the Mystic Harbour Sanitary Service Area, which will be allocated one hundred sixty-six (166) equivalent dwelling units (EDUs) of wastewater treatment capacity from the

Mystic Harbour Sanitary Service Area to serve the existing five hundred eighty-four (584) lot campground.

2. The expansion of the existing Mystic Harbour Sanitary Service Area is approved for the land described herein to provide public sewer service to accommodate the sanitary needs of the Frontier Town Campground property as described herein.
3. The public sewer EDU payment is \$1,242,344, which will provide a total of 166 EDU's of sewer service, and this cost represents the equity contribution to the County at a charge of \$7,484 per EDU. An additional \$1,000 per EDU will be collected for Future Capital Improvement (FCI) fees at the time the plumbing permit is pulled for the connection project.
4. The owner will enter into a Public Works Agreement to construct a regional pump station, sized pursuant to project needs and County requirements, and related sewer main installation for connection to Mystic Harbour's sewer collection system, as required, to specify the conditions of the construction and connection of these sanitary facilities and will also make application to the Enterprise Fund Controller for payment of connection charges.
5. Once constructed, the sewer infrastructure in the County and State Right-of-Way will be turned over to the County after acceptance by the Department of Public Works, and thereafter owned and operated by the County.

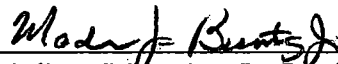
PASSED AND ADOPTED this 15th day of November, 2016.

ATTEST:

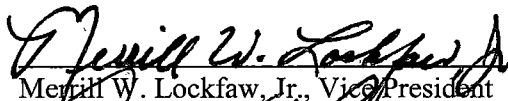


Harold L. Higgins
Chief Administrative Officer

WORCESTER COUNTY COMMISSIONERS



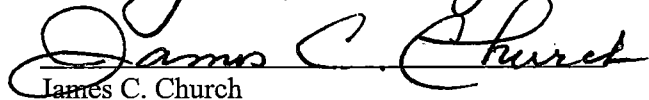
Madison J. Bunting, Jr., President



Merrill W. Lockfaw, Jr., Vice President



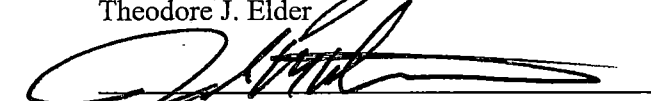
Anthony W. Bertino, Jr.



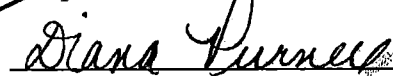
James C. Church



Theodore J. Elder



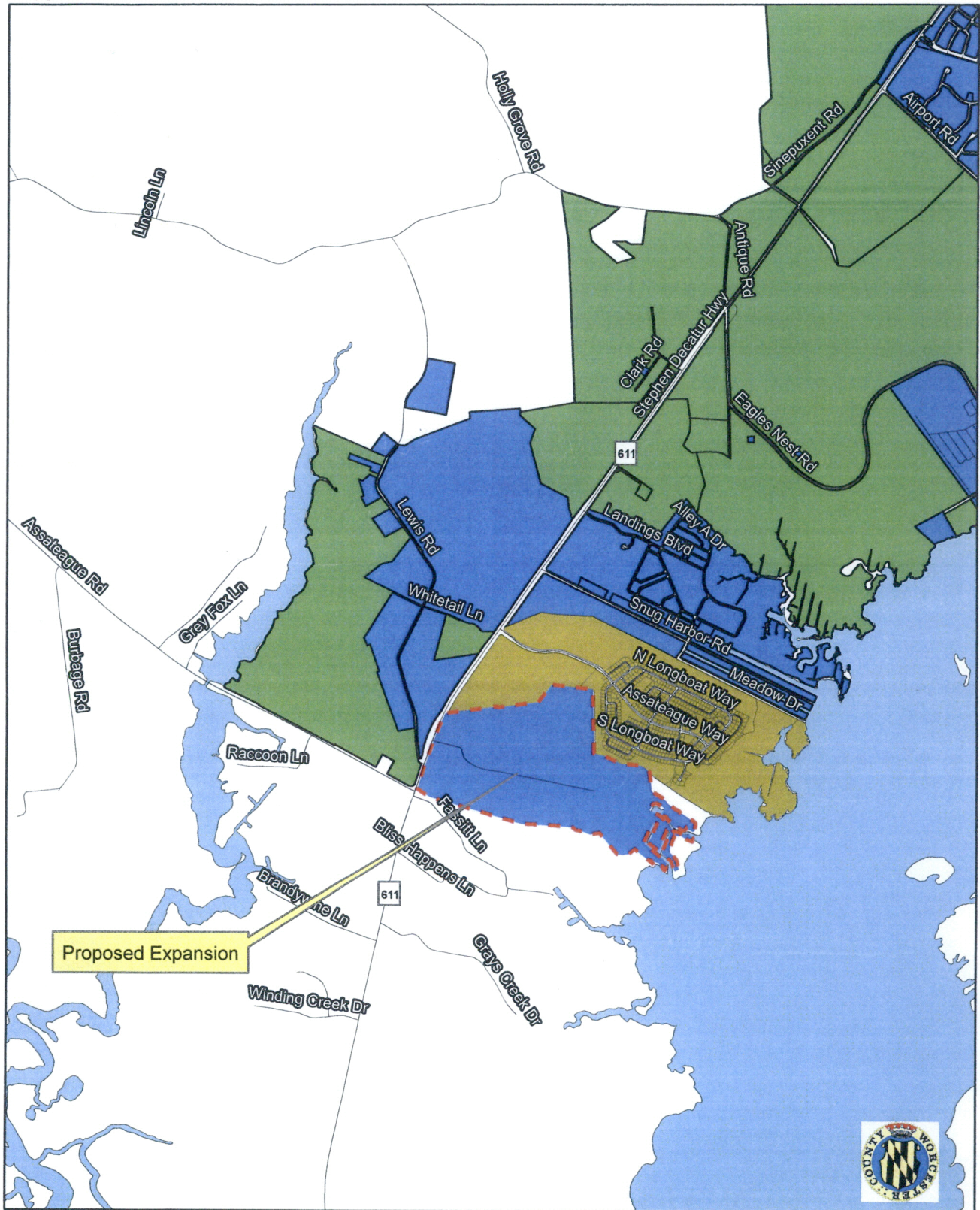
Joseph M. Mitrecic



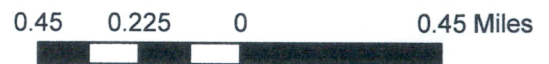
Diana Purnell

Proposed Sanitary Service Area Addition

Frontier Town
Application SSA-2016-1



Assateague Pointe Service Area, S-1
Mystic Harbour Sewer Service Area
 S1
 S3
 Proposed Addition to Mystic Sanitary Area



Prepared by Worcester County Department of Environmental Programs, September 22, 2014.
 Reprinted September 14, 2016.
 Source: 1994 Comprehensive Water and Sewerage Plan,
 Worcester County, 1994 (as amended).