

	Option 1	Option 2	Option 3
Information meeting and Post-card Survey required as a pre-requisite?	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 <ul style="list-style-type: none"> • 90% in first 5 years • 80% 5 to 10 years • 70% 10 to 15 years • None after 15 years 	None	To City ² Up to original investment
Engineer and Contractor under contract with:	Developer	JCW	JCW
Sewer plans to be approved by JCW 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 50 percent of connection fees and annual capital charges collected on the developer’s original property, and on properties which subsequently use developer-financed facilities, unless the subwatershed is petitioned into the CMSD, at which time reimbursement would be paid to the indicated maximum without regard to the revenue received.
2. Reimbursement from 50 percent of connection fees and annual capital charges collected on properties which later extend sewer lines from those lines financed by the City/CMSD partnership. No reimbursement would be made from fees and charges collected on the original property financed by the partnership.



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Joining the Johnson County Wastewater Contract Districts



Johnson County Wastewater (JCW) offers this information regarding the costs and process for creating a Contract District within Johnson County.



The following information addresses publicly-financed main sewer facilities only, including those sewers which extend to within 1/4 mile of the top of the watershed. Publicly-financed main sewers do not serve every parcel of land within a watershed, but provide the backbone of the sewer system. Branch lines which extend from these publicly-financed main sewers are called lateral sewers, and are paid for by the property owners.

Traditional Petition Process for Public Sewers

The traditional method for joining JCW's Service Area is to petition to add the described land to the Consolidated Main Sewer District (CMSD) of Johnson County. JCW administers the service area of the CMSD. Maps showing the current boundary of the CMSD are available from the JCW Engineering Division or at <http://www.jocogov.org/dept/wastewater/engineering/overview/maps>

at [Consolidated Main Sewer District Map](#). The Traditional Petition Process for Public Sewers is more fully described in the brochure titled [Joining the Johnson County Wastewater Service Area](#). The traditional method for joining JCW's Service Area is the preferred method.

Contract Districts

Should the traditional petitioning process not generate enough property owner interest, a contract district may be formed by a property owner within the study area. Before a contract district may be formed, an information meeting and postcard survey must be held as described under the Petitioning Process in the brochure titled [Joining the Johnson County Wastewater Service Area](#). In forming a contract district, the property owner or developer must enter into a contract with the Johnson County Board of 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 may begin. The contract district will include construction of the same 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 construction of all downstream facilities necessary to obtain sewer service as determined by JCW's New Development Engineering staff.

The capital and user charges as described in the brochure titled [Joining the Johnson County Wastewater Service Area](#) apply to all land in contract districts.

(See chart on back page) Option 1 - Developer-Managed Projects: The developer or property owner 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 up to 90 percent of eligible costs without interest during the first five years after project completion, up to 80 percent for five to 10 years, up to 70 percent for 10 to 15 years, and no further reimbursement after 15 years.

Reimbursement is based on 50 percent of the capital revenues received from properties within the boundaries of the contract district and from any additional properties which use the facilities constructed by the contract district. Those revenues include the capital charges and connection fees. Reimbursement is issued annually, in April, for the preceding calendar year.

Option 2 - JCW-Managed Projects: JCW manages the project, and the developer or property owner pays 10 percent 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 percent 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 percent of the estimated project cost. The city may receive up to 100 percent reimbursement of its 50 percent share without interest. Reimbursement is 50 percent of any capital revenues received from any properties using the facilities, except the property in the original contract district area.