

Applied charges

If the Board approves the enlargement, JCW staff will manage the project, and the cost of the project will be paid by the CMSD. For enlargements approved prior to Aug. 25, of any given year, inclusion of the annual capital charges will begin on that year's November tax bill. Districts enlarged after Aug. 25 will be assessed capital charges in the following tax year. All properties within the enlargement area will be subject to the annual capital charge at rates determined each year by the Board. Owners of agricultural or properties with an occupied residence 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 petitioned project. 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.

A user charge based on water use and sewage strength is charged for buildings connected to JCW sewers. The user charge is billed bi-monthly for homes and monthly for commercial buildings. Once properties are connected, the capital charge will move from the tax bill to the user charge bill and charges on the tax bill will cease.

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 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. (For more information, see brochure [Joining the Johnson County Wastewater Contract Districts.](#))

Questions?

For more information concerning JCW's Service Area or Contract Districts, please contact JCW at (913) 715-8500 and ask for the New Development Engineering staff.



Joining the Johnson County Wastewater Service Area

During construction



Restored following construction



Main Number: (913) 715-8500
Fax Number: (913) 715-8501
www.jcw.org
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Johnson County Wastewater (JCW) offers this information regarding the costs and process for bringing properties into the Johnson County Wastewater Service Area.

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 directly by the property owners.

Joining the JCW Service Area

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 District Sewer Map](#).

Steps in the Traditional Petition Process:

STEP 1: Any property owner interested in joining the Johnson County Service Area may submit a request for an information meeting (available at <http://www.jocogov.org/dept/wastewater/about-us/public-meetings>) to JCW's New Development Engineering staff in order to request a sewer information meeting.

Upon receipt of three meeting 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.

STEP 2: Property owners within the study area will be mailed the notice of an information meeting approximately two weeks prior to the scheduled meeting. The meetings are typically held during evening hours for the convenience of property owners.

At the information meeting, JCW's New Development Engineering staff will present the proposed boundary and necessary sewerage facilities to serve the study area. They will also discuss project schedules and costs.

STEP 3: Following the information meeting, materials concerning the study area, including a pre-addressed postage paid postcard, will be mailed to all property owners in the proposed study area. The property owners are encouraged to return the postcard to JCW indicating whether or not they would sign a petition to have their land included in the service area.

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.

STEP 4: Following the postcard survey, JCW staff will share the survey results with all of the property owners within the study area and notify them as to whether or not a petition will be prepared.

STEP 5: If property owners are interested in circulating a petition after JCW has determined that an enlargement of the CMSD is feasible, JCW staff will prepare a petition for use by the property owners in obtaining signatures. The petition is valid for a two-year period from the date the petition is released.

When the owners of at least 51 percent of the included land area have signed the petition, petitioners may submit the petition to JCW for review.

STEP 6: If JCW staff determines that the petition is valid, they will request that the Johnson County Board of 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 approximately two weeks in advance. A notice is also published in a local newspaper at least 10 days before the hearing, informing property owners of the scheduled public hearing. Public hearings are typically held 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.

STEP 8: Following the hearing, (approximately three weeks later) the Johnson County Board of Commissioners will determine whether or not the petitioned area should be included in the CMSD. Such approval will include authorization of design and construction of the associated sewer facilities.



*Protecting our environment * Serving our customers * Enhancing our communities*