



TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS

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Dear Property Owner;

Good News! The County has obtained all permits for this phase (Phase 1) of this project and has signed contracts for the work to begin to bring sewer service to your areas as outlined in Resolution 250. This phase of the project entails installing 18.8 miles of sewer force mains and 610 valves along property lines that will allow us to connect your property to sewer in Phase II of the project.

We have held preconstruction meetings with the two contractors who will be completing the work. Spring & Associates, Inc. (Spring & Associates) will be installing the force mains and a valve at each property line in the area from Railroad Avenue in St. Michaels, into Church Neck, Oakwood Park, and Mount Pleasant (Phase C). Spring & Associates will also be installing the force main from Mt. Pleasant Landing Circle, under Broad Creek, and onto Scott Lane in Bozman (Phase B). Schummer, Inc. will be installing the force mains and valves at each property from Scott Lane in Bozman, through Bozman and into Neavitt (Phase A).

As an aside, Easton Utilities is currently installing fiber optic cable in the Bozman/Neavitt area. Although this is not our project, we will be following closely behind them.

At this time, the County's contractors are in the process of ordering materials and supplies for the sewer extension project in your area and we anticipate that you will see the work begin in the next month or so. Miss Utility will be using red and orange flags to mark the existing electric, cable and phone lines; the County's contractors will then use green flags or stakes to mark the location for the new sewer force main. We understand that it can be a nuisance to mow around the flags and stakes; however, please do not disturb the flags or stakes as the work will be delayed if an area has to be flagged or staked a second time.

The force mains will be directionally drilled, not trenched in an open cut; therefore, sections of pipe will be visible above ground along the route. Eventually these pipes will be fused together as the project moves forward.

The second step of this phase of the project will be to install a valve inside your property line from the force main. A stake marking the proposed location of the valve will be placed in your yard. This valve will ultimately be used to connect your house to the sewer system and should be placed at a location that has the most direct route to your existing septic tank(s), as your new STEP tank will need to be installed close to where your drain lines extend from your house.

This phase of the project is anticipated to take 6-9 month on the St. Michaels side of the project and roughly a year to complete on the Bozman/Neavitt side of the project. Connections will begin after the installation of the force mains and valves on each property.

As we have noted in the past, the County has secured grant and loan funding through the Maryland Department of the Environment (MDE) to extend sewer to areas in the Church Neck, Oakwood Park, and Mount Pleasant area of St. Michaels, and Bozman and Neavitt as defined in Resolution 250. The funding was allocated by MDE through the Bay Restoration Fund (BRF) and the Water Quality Revolving Loan Fund (WQRLF).

During construction of the sewer lines, valves will be installed at each property line. BRF grant funding will be utilized to assist property owners in connecting to the County sewer system using a Septic Tank Effluent Pump (STEP) System that connects to the valve installed at each property line. MDE advised Talbot County that property owners earning \$300,000 per year or less will be eligible for a \$25,000.00 grant to assist with connection to the sewer system; property owners earning over \$300,000.00 and properties owned through an LLC will receive a grant of \$12,500.00 to assist with connection to the sewer system. Businesses are eligible to receive 50% grant funding through the BRF, with small businesses eligible for a 75% grant through the BRF, after securing approval from the State. In reviewing project funding with MDE, property owners will be eligible to secure BRF funding to assist with connecting to sewer for a period of twelve (12) months. **Property owners choosing not to connect to the sewer system within the allotted twelve (12) months will not be guaranteed any grant funding in the future to assist with connection.** Vacant properties are not eligible for BRF grant funding. You should have received an Income Survey Form to assist in determining whether you may qualify for grant funding. If you have not already submitted an Income Survey Form, and would like to do so, please contact Jean Weisman, Talbot County Sanitary District Administrator, at jweisman@talbotcountymd.gov before August 5, 2024.

Property owners securing sewer service from the County found the following benefits:

1. Improvement to the water quality of the Choptank River and its tributaries;
2. Increased home value and marketability of homes;
3. No Sanitary District restrictions with regard to adding habitable space such as an addition that includes bedrooms;
4. No future liability for a septic system failure;
5. The designated area for a sewage disposal area will no longer be required on the plat for the property; and
6. Talbot County will be responsible for the maintenance and any repairs of your STEP system from the curb through the tank. The County will also be responsible for pumping out the tank when necessary.

The following table lists the anticipated costs for property owners having an unimproved property, property owners with an improved property earning \$300,000.00 per year or less, and property owners earning over \$300,000.00 per year, based on the gross net income listed on the property owner's most recent tax return. Once we are able to bid out Phase II (the connection phase), we will have firm costs for your specific property.

If you have any questions, please contact Jean Weisman at 410-770-8170.

Thank you.



Ray Clarke, P.E.
County Engineer

Table 1 – Estimated Costs

Description of Cost	Property Owners of Vacant/Unimproved Property	Property Owners Making Less Than \$300,000 Per Year	Property Owners Making More Than \$300,000 Per Year and properties in an LLC ⁴
Capital Charge - If there is federal grant funding remaining after the force main installation, it will be used to help off-set Capital Charges	\$12,000.00	\$12,000.00	\$12,000.00
Septic Tank Effluent Pump (STEP) System & Installation	\$12,850.00	\$12,850.00	\$12,850.00
Force Main (pipe on property (200 feet X \$25/foot) ¹	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Electrical Connection/Miscellaneous Costs ²	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Total Costs	\$ 34,850.00	\$ 34,850.00	\$ 34,850.00
BRF Grant Funding	\$ 0.00	-\$ 25,000.00	-\$ 12,500.00
Property Owner Costs	\$34,850.00	\$ 9,850.00 ^{3,5}	\$ 22,350.00 ⁵

1 – Actual Costs will depend upon the actual length of pipe

2 – This cost will vary and property owners will be charged the actual cost

3 – Talbot County is working to secure additional funding for low-to-moderate income households

4 – Businesses and properties listed in an LLC found to be a small business are eligible for a 75% BRF grant

5 – Talbot County is seeking possible financial assistance in the form of loans