

Facilities Extensions Policy

Definitions

Term	Definition
Apportionment of Construction	The costs of sanitary sewers and appurtenances assigned against the land
Costs	in the benefited area (Assessment Zone) as determined according to the JSA's ordinance and policy.
Apportionment Warrant	A lien superior to all liens except liens for state, county, city, school, and road taxes and liens prior in time for other public improvements shall exist against the respective lots or tracts of land for the costs of the sanitary sewers, appurtenances and property service connections plus interest thereon at the rate of six percent (6%) per annum.
Assessment Zone	A platted subdivision consisting of residential or other sewer generating facilities. The platted area shall be substantially filled with structures served by individual sanitary systems (septic tank and drain field) or community treatment plant and collection system not under the administration and control of the JSA.
Average Residential Flow	The average daily design residential flow is 400 gallons per day.
Capacity Fee	A fee established as a one time charge for new wastewater customers as a way to recover part or all of the cost of additional system capacity constructed for their use. It is calculated based on the value of the utility's capacity and the amount or capacity needed by the new customer.
Collector System	A network of sewer lines, pumping stations and other structures collecting wastewater from building service lines within a specified area and forming a sub-system within the JSA collection system.
Core/Trunk System	Fundamental system components, which include interceptors, regional pumping stations and treatment facilities.
Developer	Any person, company, corporation or agency acting to construct infrastructure.
Effective Date of Service	Upon issuance of a Sanitary Sewer Connection Permit, charges for usage will begin immediately and be reflected during the next billing cycle after the date of the permit in accordance with the applicable water agency's billing policy.
ERU	Equivalent Residential Unit, determined by the JSA as the daily design flow of 400 gallons per day.
Final Written Acceptance	Formal correspondence accepting the newly constructed facilities for ownership, operation and maintenance, exclusive of the warranty period provided.
Interceptor	A sewer that receives flow from a number of transverse sewers or outlets and conducts such water to a point for treatment or disposal.

Kentucky Department of Natural Resources, Division Of Water	State regulating agency responsible for environmental safety and protection. Contact information: 14 Reilly Road, Frankfort, KY 40601 Phone: (502) 564-3410
Lateral	A sewer line from the right-of-way or easement line to the main.
Lateral Connection Fee	A fee charged for new service that requires the construction of a lateral connection to the property line, where none exists.
Minimum Specifications	As defined by the JSA Technical Specifications.
Record Drawings	Final as-built drawings certified by the engineer whose stamp appears on the plans that the measurements, depths, materials and facilities shown on the plans are true and correct and constructed in accordance with the JSA's minimum specifications.
Sanitary Sewer Permit	A permit required for all activity associated with JSA service including: sewer disconnection, sewer reconnection and new service connection.
Tap-on Fee	A connection fee charged to recover the costs of providing core facilities and appurtenances.
Usage Fees	Fee charged to recover the costs associated with collecting and treating wastewater. Charges for usage will commence upon issuance of a Sanitary Sewer Connection Permit.
Warranty	A covenant binding the developer to guarantee the integrity of construction materials and workmanship for the one year period following certification of a project by the design engineer.

Independent Development

A. Requirements – Extensions and additions of wastewater facilities to the JSA system may be made by developers who are responsible for all elements, including but not limited to, planning, financing, engineering, permitting, construction, record drawings, and warranties, in accordance with the JSA's specifications and described in the signed agreement with the JSA.

B. Pre-Construction Approval

1. JSA Approval – A developer may make extensions and additions of wastewater facilities to the JSA system only after such proposed construction has written approval from the JSA. During the engineering review, the JSA shall determine if sizing, placement, and other features are consistent with the JSA's plan for growth and development of the wastewater system.
2. Plan Modifications – If the JSA determines that sizing, placement, or other features are inconsistent with the JSA's plan for growth and development, the JSA shall require that the facilities be altered to conform to the system's requirements. Major design features affecting proposed system capacity may be subject to a cost sharing agreement between the JSA and the independent developer.
3. Regulatory Approval – All proposed wastewater facility construction is regulated by the Kentucky Department of Natural Resources, Division of Water and is subject to their review and approval. Submittals to the Kentucky Division of Water shall be made following written approval by the JSA.
4. Permanent Easements – Permanent sanitary sewer and/or utility easements are required along the front, back and sides of all lots and property lines and shown by recorded plat.

C. Ownership, Operation, & Maintenance - Upon completion of extensions and additions of wastewater facilities to the JSA system, the JSA will assume operation following final written acceptance by the JSA. The JSA will assume maintenance responsibilities upon the expiration of the required warranty period.

D. All independent development shall be subject to tap-on fees, capacity fees, and usage fees.

III. JSA Development

A. Core/Trunk Facilities – The JSA will provide certain basic components of the wastewater system and these components comprise the “core” or “trunk” system. These facilities will be constructed and/or improved according to the Capital Improvements Plan (CIP).

IV. Assessment Area Development

A. General Information

JSA uses a variety of methods to determine whether or not they are going to proceed with the construction of wastewater facilities in an area. Those methods include, but are not limited to, the following:

- 1) Submission of a petition from the neighborhood desiring service. Areas that have 75% or more of the property owners in favor of service receive priority consideration.
- 2) Available funds including Grant funds (i.e., “Community Development Block Grants”, etc.).
- 3) Existing and/or potential environmental issues.
- 4) Proximity to existing JSA service.
- 5) Cost to provide service.
- 6) Long-term planning for service to expanded areas.

Water providers such as Paducah Water and Hendron Water Districts bill for JSA sewer service; therefore, your monthly water bill will include applicable JSA sewer service costs and fees.

An “Equivalent Residential Unit” (ERU) is based on an estimated water use by a single-family residential property.

B. Tap Fees associated with Assessments

Tap fees relate to the costs to provide sewer service to a general area thru JSA core facilities such as major interceptors, collectors, lift stations, force mains, etc. Tap fees are levied on all properties that receive service, directly or indirectly through JSA owned and maintained facilities. The current tap fee is \$1,950 per ERU.

C. Capacity Fees associated with Assessments

“Capacity” relates to the cost to provide the necessary capacity in the upgraded, or existing system (i.e., treatment plants, lift stations, sewer pipes, etc.). Capacity fees are designed to recover the costs to replace the capacity that is used by a new customer. The current Capacity Fee for each ERU is \$350.

D. Assessments

When JSA constructs wastewater facilities (i.e., sewers, etc.) in a specifically defined area/subdivision, all costs related to the construction of the associated facilities are divided equally among the existing and anticipated “Equivalent Residential Units” (ERUs) within the area. Costs to provide service include legal fees for property and/or easement acquisition, engineering costs, construction costs, and other related project costs.

When JSA discusses area sewers in a neighborhood meeting, prior to construction, JSA does not specifically know the exact cost to provide service to the neighborhood, until the project is complete. All costs given are estimates only! However, \$5,000 would be a minimum based on today’s construction costs.

When the project is complete, each property owner will be notified by JSA through a public notification in the newspaper, as well as by letter. The letter will contain the ERU costs for the project area, and will also state the time frame allowed for mandated connection. This notification letter states the date that associated “Apportionment Warrants” (property liens) will be placed on the property deed, unless payment in full of the Assessment amount is paid to JSA prior to that date. All properties will have one year from the specified date to connect to JSA’s system.

Liens will be released once payment in full has been made to JSA.

E. Lateral Installation

It is the responsibility of the property owner to secure a licensed plumber to install the lateral connection from the house to the tap that is extended to each specific property. The licensed plumber must apply for a Connection Permit from JSA prior to the installation of the lateral connection. All costs related to the installation shall be the responsibility of the property owner.

F. Mandatory Connection

Once JSA service becomes available to an assessment area, then connection to the JSA system is mandated, and each property owner shall be subject to all applicable JSA assessment, fees, and/or charges. Failure to connect to the public system, within the designated time frame, shall constitute further enforcement action.

V. General Fees

A. Tap-on Fees

Tap-on fees will be charged according to the Schedule of Rates and Charges.

B. Capacity Fees

Capacity Fees will be charged according to the Schedule of Rates and Charges.

Replacement Service – Tap-on fees and capacity fees will be calculated on the difference in ERU’s between the prior and upgraded development. At no time shall a refund be payable as a result of a decrease in ERU’s.

C. Lateral Connection Fee

A fee will be charged for a new service that requires the JSA to construct a lateral connection to the property line where none exists.

Adopted 10/27/05