

**RESOLUTION NO. 20 - 10**

**RESOLUTION APPROVING THE CREATION OF THE  
GUM POINT ROAD AREA SANITARY SERVICE AREA**

WHEREAS, the County Commissioners of Worcester County, Maryland (County Commissioners) adopted Resolution No. 05-9 on April 5, 2005 which added the Greater Ocean Pines Sanitary Service Area to the *Comprehensive Water and Sewerage Plan for Worcester County*, a part of which included the Gum Point Road Area Sanitary Service Area; and

WHEREAS, on February 4, 2020, following a commitment of Gum Point Road property owner Steven Hershey to contribute \$50,000 towards the cost of constructing sewer infrastructure to serve his property on Gum Point Road, the County Commissioners directed staff to investigate the feasibility of creating a sanitary service area to provide public sewer facilities to the Gum Point Road Area east of Racetrack Road (MD Route 589); and

WHEREAS, staff has evaluated the proposal and prepared a report to the Worcester County Commissioners recommending the establishment of a sanitary service area to provide for public sewer service along all of Gum Point Road from its intersection with Racetrack Road (MD Route 589) east to its terminus; and

WHEREAS, the County Commissioners held a duly advertised public hearing on May 19, 2020, to obtain public comment on the creation of the proposed sanitary service area; and

WHEREAS, after evaluating both the staff report and public comments received, the County Commissioners have determined that the establishment of a sanitary service area to serve the Gum Point Road Area is desirable for the comfort, convenience, health, safety and welfare of the people that will be served by the facilities; is feasible for construction and operation of the facilities from an economic and engineering standpoint; is in the best interest of the public health, safety and welfare of the residents of Worcester County; will not be unduly detrimental to the environment of the County; the design and operation of the facilities will be in accordance with all required permits and applicable standards; and the creation of this sanitary service area is desirable in accordance with the criteria established in the Water and Sewers Title of the Public Works Article of the Code of Public Local Laws of Worcester County, Maryland.


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

1. Contingent upon the contribution of \$50,000 by Steven Hershey towards the cost of constructing the necessary sewer infrastructure, the Gum Point Road Area Sanitary Service Area is hereby created and shall comprise all of the real property located on both sides of Gum Point Road from its intersection with Racetrack Road (MD Route 589) east to its terminus, in the Third Tax District of Worcester County, Maryland, and more specifically identified on the map attached hereto.

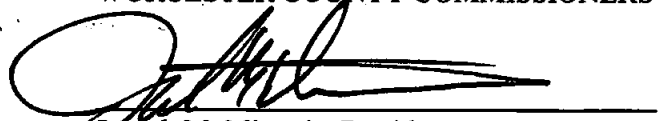
2. The Gum Point Road Area Sanitary Service Area is created for the land described herein to provide a wastewater collection system with connection to corresponding infrastructure in the Ocean Pines Sanitary Service Area. Service to be provided by contract for ninety-seven (97) equivalent dwelling units (EDU's) of sewer at a rate of 300 gallons per EDU, from the existing Ocean Pines Sanitary Service Area. Construction of the proposed facilities is expected to begin in 2020 with completion within one hundred twenty (120) days from commencement of construction.
3. Connection to the wastewater collection system will generally be voluntary, except where triggered by a qualifying event including but not limited to: failure of the existing onsite sewage system; issuance of a building permit that requires the approval of the Department of Environmental Programs for the renovation, expansion, or construction on the property and accompanied by a determination from Environmental Programs that the existing onsite sewage system is not failed or failing, but needs to be upgraded to accommodate increased wastewater flows due, for example to an increase in the number of bedrooms or other factors; prior to subdivision of an existing lot; a well failure where the regulatory setback distance of 100 feet to the existing sewage area cannot be met for the new water supply system; a determination by Environmental Programs that an existing onsite sewage disposal system is or could become prejudicial to public health or the environment; a determination by the County Commissioners of Worcester County, Maryland that such connections is necessary for the health, safety and general welfare of the citizens of the County; or as required by State law or regulation.
4. Ratepayers within the Gum Point Road Sanitary Service Area will pay the equity contribution as established by the County Commissioners to the Ocean Pines Sanitary Service Area upon connection to the facilities and will thereafter pay user charges as established annually for the Ocean Pines Sanitary Service Area.
5. The estimated construction cost for the Gum Point Road Area Sewer Extension Project is \$268,000.00 (two hundred sixty-eight thousand and 00/100 dollars). Construction funding is to be borrowed from the County General Fund and repaid by the individual property owners served by the sewer facilities at an estimated cost of \$16,886 (sixteen thousand eight hundred eighty-six and 00/100 dollars) per EDU which includes reimbursement of the County construction costs (\$2,763 per EDU), the equity contribution cost to the Ocean Pines Sanitary Service Area (\$11,785 per EDU), Future Capital Improvement (FCI) cost (\$600 per EDU) and sewer service connection cost (\$1,738 per EDU). The above estimates reflect FY21 costs which will vary in future years. In addition, each property owner will be responsible for purchasing and installing a grinder pump at an estimated cost of \$5,000 and other hook-up costs (electrical, plumbing and septic abandonment) to connect to the system.

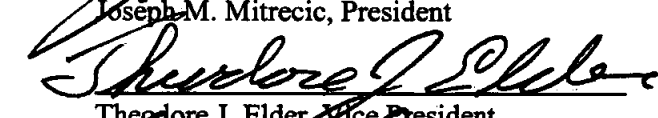
PASSED AND ADOPTED this 2<sup>nd</sup> day of June, 2020.

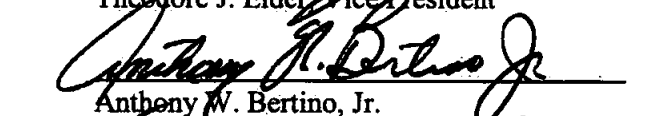
ATTEST:

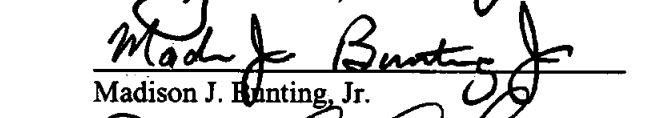
  
Harold L. Higgins  
Chief Administrative Officer

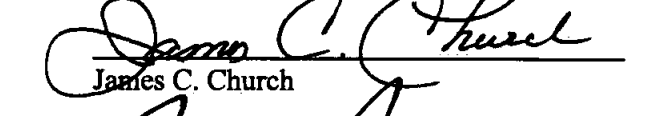
COUNTY COMMISSIONERS OF  
WORCESTER COUNTY COMMISSIONERS

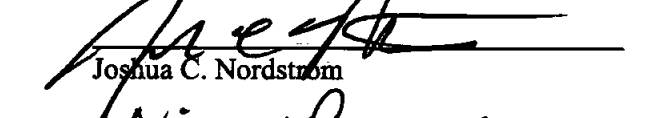
  
Joseph M. Mitrecic, President


  
Theodore J. Elder, Vice President

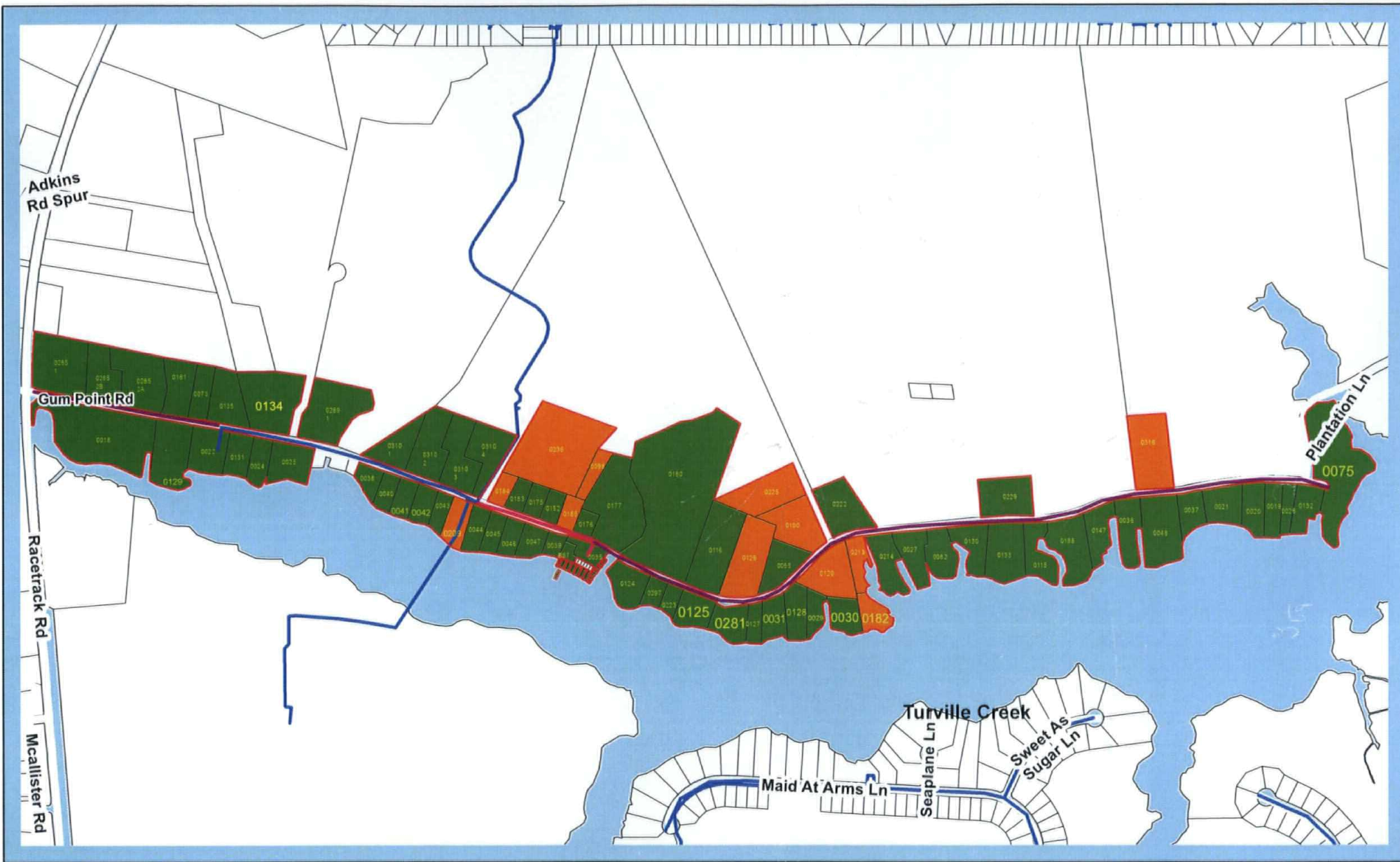
  
Anthony W. Bertino, Jr.

  
Madison J. Hunting, Jr.

  
James C. Church

  
Joshua C. Nordstrom

  
Diana Purnell



- Sewer Lines-6,941 Feet
- Planned Sewer Line-765 Feet
- Proposed Sewer Line-4,328 Feet
- Proposed Sanitary Service Area

**Vacant Property**

- No
- Yes

**Worcester County Maryland**  
**Proposed Gum Point Road Sanitary Area Properties**

Map generated by the Dept. of  
 Environmental Programs  
 February 5, 2020  
 1 inch = 725 feet

