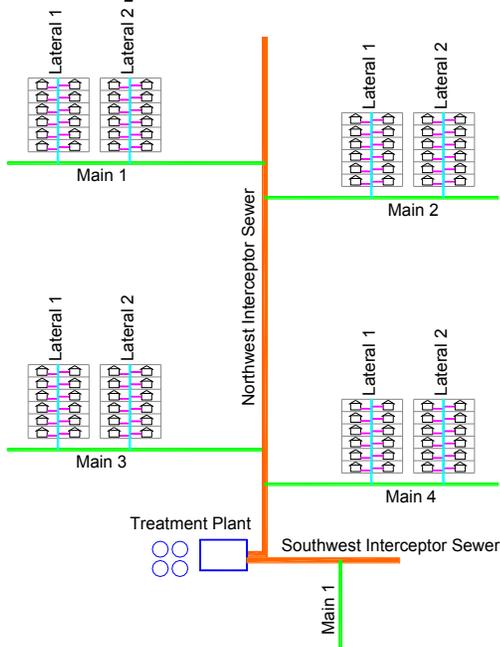


Sanitary Sewer Mains



What makes up a sewer system?

When water from sinks, tubs, toilets, washing machines, and dishwashers drains from your home into a sanitary sewer, it may travel a long way before reaching a sewage treatment plant. It will first run into your *private service line* that connects to an 8" public *lateral sewer system* at your property line. The lateral system runs down your block or through your neighborhood and is collected along with flow from other lateral sewer systems in a larger sewer *main*. Several sewer mains then tie into a common *interceptor sewer*, and finally, multiple interceptor sewers reach one of the City's sewage *treatment plants*.



What can be assessed to me?

Construction of treatment plants and interceptor sewers are funded entirely by the Water & Sewer Department. The construction cost of public lateral lines is assessed entirely to the property owners. Sewer mains are split – 50% is paid for by the Water & Sewer Department, and 50% is assessed to the neighborhoods within the sewer main's *service area*.

Who determines the service area for the main sewer?

The City Engineer's Office determines the service area of the sewer main. Design parameters generally include boundaries such as highways and creeks as well as natural drainage basins. Everyone's property falls within the service area of an existing or proposed sewer main.

If I pay a sewer main assessment, can I hook up to sewer?

No, not necessarily. Building structures may not connect directly to a main. The main may not even be very close. Building service lines connect to lateral sewer lines. Lateral sewers must be petitioned for separately, and are a separate assessment. If you are interested in a petition for a lateral sewer, call the City Engineer's Office at 268-4501.

I'm not interested in City sewer, why should I pay for a main assessment?

All property within the City limits has paid, or will be responsible for paying

for a sewer main at some point. Property within the City limits is automatically included in the petition boundary. There are deferral programs available for those who never intend to develop and for those who fall under certain income guidelines. Deferral programs are discussed at the end of this document.

My property is outside the City Limits, why would I want to be assessed now?

If you are not included in a sewer main petition, you will have to pay a *Fee in Lieu of Assessment for a sewer main* at the time you connect your individual residence or business to City sewer, or if you decide to subdivide and develop your land. This fee is a one-time lump-sum fee, and cannot be financed over 15 or 20 years. The fee in lieu of assessment for a sewer main is currently \$0.05 per square foot of property ownership. The assessment associated with sewer main petitions is generally less than the fee. Additionally, an assessment may be financed over 15 or 20 years, and you may qualify for one of the deferral programs.

Why is this happening now?

Extension of sewer mains is essential for maintaining an orderly sewer system as land is developed.

Sometimes, there is a developer interested in developing a tract of land that falls within the same drainage basin as your property. The City requires the developer to serve the new subdivision with sewer, and that usually requires the construction of the sewer main. In other instances, the EPA or

Health Department may find groundwater contamination from large areas of septic systems, thereby requiring the area to be served by sewer mains and laterals.

How much will the assessment be?

The sewer main assessment varies with the size of the project and the size of the service area. The average assessment rate is \$0.05 per square foot of land ownership.

How do I pay for the assessment?

When the project is complete and the final cost is calculated, statements will be mailed to each property owner. At that time, you may either pay cash for the assessment or let it automatically be in the City's next bond sale, financed over 15 or 20 years at a relatively low interest rate. The following November, the first assessment will be on your tax statement listed as a special tax and will be due along with your property tax. You may come in at any time during the 15 or 20 years to pay off the assessment and save the remaining interest.

What if I can't afford the assessment?

The City has a deferral program for property owners who fall within certain income guidelines. If you qualify, the assessment will be deferred and you will not have to pay the specials. The assessment will stay with the property, however, and will have to be paid by the next owner. An application for

deferral is not made until the project is constructed and statements are mailed. To apply for deferral, call the Department of Finance, Debt Management Office at 268-4526.

What is agricultural deferral?

Agricultural deferral is available for lots larger than 2.5 acres that are not platted, and that have been annexed (you may request annexation to qualify). Under agricultural deferral, the assessment may be deferred for up to 15 years, at which time, if the property is still not developed, it may be deferred for an additional 10 years. After that, the assessment will begin its 15-year payoff period.

What if I have more questions?

You may contact the City Engineer's Office at 268-4501.

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