

June 8, 2017
Lewes Public Library

Public meeting of the citizens of Savannah Place, Donovan Smith MHP and Swaanendael Acres.

The meeting began with the project description.

The Lewes Board of Public Works (BPW) is going to build a sewer system to collect the waste water from all the homes in Savannah Place. We are also proposing to build a lift station to serve the Donovan Smith mobile home park. The BPW will be constructing for Savannah Place a new sewer line from each individual home all the way to a public system. Donovan Smith MHP will only have a lift station built to convey sewerage from their privately-owned holding tanks for the community to the public sewer system. Individual homes in Donovan Smith MHP will not be touched. The consideration for Swaanendael Acres was to mirror the Savannah Place project and bring service to each individual home. The participation of each of the three communities changes the cost per household.

Evaluation of Project Costs

POSSIBLE SCENARIOS- ENGINEER ESTIMATES ONLY-NOT A GUARENTEE OF FINAL PROJECT COST

Savannah Place/Swaanendael/Donovan's Mobile Home Community

**Lewes Board of Public Works/City of Lewes
January 31, 2017**

Project Scope	Cost specific to community(s)	Shared Cost	Total Cost	EDU's	Cost per EDU	Annual Payment	Monthly Payment 2%/30 years
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Savannah Place	\$1,812,040	0	\$1,812,040	35	\$51,773	\$2,311.64	\$191.36
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Savannah Place and Swaanendael							
Savannah Place	\$1,134,749	\$227,112	\$1,361,860	35	\$38,910	\$1,737.34	\$143.82
Swaanendael	\$1,908,119	\$480,179	\$2,388,298	74	\$32,274	\$1,441.04	\$119.29

Savannah Place and Donovan's MHP							
Savannah Place		150,031	\$1,284,780	35	\$36,708	\$1,639.01	\$135.68
Donovan's MHP	\$1,134,749 \$537,709	557,259	\$1,094,969	130	\$8,423	\$376.08	\$31.13

Savannah Place/Swaanendael and Donovan's MHP							
Savannah Place	\$1,134,749	\$106,507	\$1,241,256	35	\$35,464	\$1,583.48	\$131.08
Swaanendael	\$1,908,119	\$225,186	\$2,133,305	74	\$28,828	\$1,287.19	\$106.55
Donovan's MHP	\$537,709	\$395,597	\$933,307	130	\$7,179	\$320.55	\$26.53

Cost per EDU is the same as cost per home. Note that these are possible scenarios, and that the dollar amounts are the engineers estimate of cost. They do not reflect any Federal or State grant money which would offset some of the cost. We have tried to look at and consider all contingencies, meaning that these prices are able to cover the worst-case scenarios. We believe that with due diligence and effort on our part, these numbers will not be exceeded.

Lewes BPW has secured a state loan for this project. It is a 30 year loan at 2% interest. This will be passed on directly to the participants of this project. There is also a possibility of grant money from the State if the project qualifies. The qualification is looking at the average income of the communities compared to the states low income standards. The state has set as a requirement for the possible grant that the BPW must collect income documentation in a manner acceptable to them. Income Survey Forms (see end of memo) were passed out with the request that people complete them and provide the information as directed in the paperwork. We emphasize that the information **will be kept confidential**, and will not be used for any purpose other than that expressed. There is no guarantee that this effort will result in a grant, but we are cautiously optimistic. We have asked that the salary survey information be turned into the BPW office within 45 days of this meeting (by mid-July).

The BPW had done some straw poling of citizens in Swaanendael Acres. Our conclusion was that that project did not have enough support from the citizens of Swaanendael Acres to move forward. There were members of Swaanendael Acres in the audience who

expressed the desire to more fully present this project to all the members of Swaanendael Acres to determine their interest. For Swaanendael Acres to be included in the project, they would have to be annexed into the City of Lewes. The BPW is willing to assist this effort if we are asked to do so. The BPW has given the citizens of Swaanendael Acres 60 days in which to make their determination of the total interest (By August 8th). If at the end of 60 days not enough interest has been identified, the project will move forward with Swaanendael Acres excluded from the project.

One of the main concerns expressed in the previous meeting and in this meeting again was whether the debt associated with this project could be passed on to future homeowners from the current homeowners. Another way of stating this is – is the loan transferable to a future home buyer? The BPW attorney answers this way...

"The Board of Public Works for the City of Lewes (the BPW) will be assessing property owners in the Savanna Place, Donovan Smith, and Swaanendael Acres (If Swaanendael Acres is included in the project) communities for the utility improvements and associated road repair. Homeowners will be obligated to pay these assessments when billed. The BPW will be offering a payment plan option to help ease the burden of the assessments for interested homeowners. However, please note that the BPW will be recording a Notice of lien for any property where assessments are not paid in full when billed. This lien will remain in place until the assessment is paid in full."

If you have further questions regarding this project, please contact us at 302-645-6228.

INCOME SURVEY FORM

COMMUNITY _____

DATE _____

We are conducting an income survey to gather information for a proposed low-interest loan request to the Department of Natural Resource and Environmental Control (DNREC), Environmental Finance Office, to finance possible sewer extensions to the communities of Savannah Place; Donovan Smith Park, and Swaanendael Acres. The total amount of your household income is needed to qualify for possible additional loan subsidies to help reduce estimated residential user rates for the proposed project. It is important that you answer as accurately as possible the question in this survey and provide necessary supporting documentation for your survey response. **The Board of Public Works of The City of Lewes (BPW) will only provide general income statistics to DNREC relative to the number of survey respondents, average household income, and median household income, aggregated for the proposed project. The information will be safeguarded and used only for the purpose of this survey.**

1. Do you own or rent the home? _____
2. How many persons live in your home? _____
If there is more than 1 person in the home, each family member that receives income as defined below must complete an income survey form.
3. **Income definition “Total amount of income earned and unearned from all sources” (including wages; pensions; social security payments; income from investments and securities; rental income; federal and state social payments; unemployment benefits; insurance payments, annuities; inheritance payments, etc.)**
4. Total Income Received from all Sources: \$ _____
5. Supporting documentation needed; **DO NOT** include your **name or social security number** on any supporting document provided, **only provide one page of a document that shows your income**. The first page of your most recent federal return may be the **best document** to provide if you filed a tax return. Ensure to **“black-out” your name, social security number, address and any other information that can be used for identification.**

City of Lewes, Board of Public Works – Interviewer:

Print Full _____

Sign Full Name: _____

Position Title: _____