

## SHREWSBURY BOROUGH

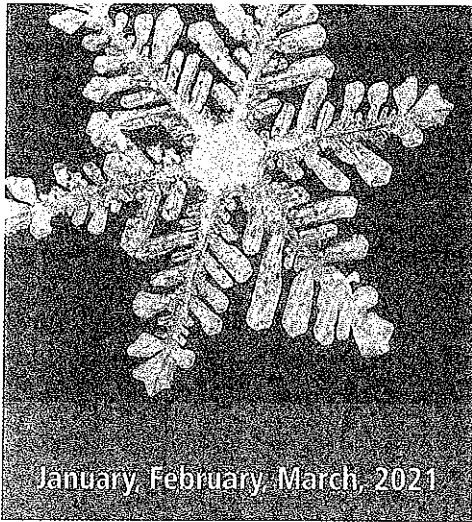
### SEWER CAPACITY AND FUTURE RESERVATIONS

You are receiving this letter because you own property or a business within Shrewsbury Borough and may potentially have need for sewer capacity either now or in the future. The available sewer capacity the Borough has remaining is nearing a critical point, and there is no near-term plan to expand our capacity. Enclosed is the excerpt from the current newsletter, as well as a “Frequently Asked Questions” information sheet, to help you understand the Sewer Reservation Ordinance and Borough policies. Please read these two documents carefully as they will aid you in understanding how the sewer capacity reservation system could impact the future use of your property.

The revision to the Sewer Reservation Ordinance is still in draft form, and a public meeting has been set for Wednesday, February 17 at 7:00 p.m. at the municipal building. For those who do not wish to physically attend, a Zoom Meeting option will be available – see our website ([www.shrewsburyborough.org](http://www.shrewsburyborough.org)) for details closer to the meeting or call (717) 235-4371 or e-mail Cindy Bosley ([cbosley@shrewsburyborough.org](mailto:cbosley@shrewsburyborough.org)). This meeting is your opportunity to ask the Council questions about the Ordinance, provide comments and seek to understand your options.

Decisions made now may have long-term consequences, so your attendance and understanding of the Ordinance are very important. The Council has had many long discussions about this Ordinance and plans for the future. We invite you now to do your part to keep open your plans for the future development or use of your property. When the sewer capacity is gone, you will be glad you planned ahead. If you choose not to take action and have not reserved sewer capacity for the future, your options may be gone as well.

**Buck Buchanan**  
**Council President**



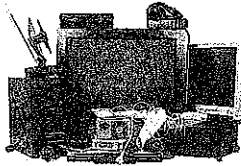
January, February, March, 2021

# ShrewsBury Borough

## NEWSLETTER

### ELECTRONIC RECYCLING SUSPENDED

The York County Solid Waste Authority has suspended its electronic recycling until further notice due to the Covid-19 pandemic and the need to reduce person-to-person contact.



Please hold onto your electronic devices until the Authority re-opens the program.

### LEAF COLLECTION CONTINUES

You may continue to place two extra bags of trash out until January 31. The two extra bags are for leaves only.



### A FEW WORDS FROM BUCK BUCHANAN, COUNCIL PRESIDENT

#### SEWER EDUs

Sewer Capacity is an issue that must now be addressed. Shrewsbury Council made long term decisions back in the 1988-1990 time period on what capacity would be needed out to the year 2015. Obviously, we have passed that target date, and the amount of sewer capacity that remains (as defined by equivalent dwelling units or EDUs) is running very low. Projections made years ago were based upon an engineering study of "what if" such and such a farm/property were to be developed into residential properties. At that time, the Borough allocated some of the sewer capacity to properties for future use. However, that sewer capacity was not committed to those properties nor is it guaranteed to remain there. In fact, the Borough has been challenged by individuals seeking sewer capacity because it was not specifically reserved for certain properties. Based on previous public meetings, there are some citizens that believe that those EDUs are "committed" to such properties, but that is simply not the case. Our Borough Engineer has just updated the projections of how much capacity might be necessary to build out underdeveloped and undeveloped properties in the Borough, based upon current ordinances and land development plans. With the existing demands for EDUs in the outlying Townships served by the Shrewsbury Borough Municipal Authority, it is not practical to hold onto these EDUs for projected uses when the EDUs can be sold right now. The proceeds from the sale of those EDUs are needed to fund both the current and projected sewer plant and sewer system upgrades that are scheduled or necessary.

To educate our citizens that may want to develop property in the future, the Council will be holding a public meeting on February 17 at 7:00 p.m. to present all the facts and requirements about reservation of sewer capacity. A limited number will be able to physically attend this meeting, and others will be able to view it on line. Watch for a future notice on how to do so on line, and it will also be posted on our web site. As was stated well over a year ago, a financial commitment must soon be made to "Reserve an EDU" for future use. Those EDUs that are not reserved, will be offered for sale through the Shrewsbury Borough Municipal Authority. If you have any plan for future development of your property, or anticipate growth of a current business that might need additional sewer capacity, then this meeting is a must attend. Should you know anyone who falls in this category, whether or not they receive a Borough newsletter, please pass this message along to them. The situation is becoming one where action must be taken, as the Borough is not in a position to indefinitely hold onto sewer capacity for future development. Rather, property owners will need to solidify their options by making the appropriate purchase or financial commitment to reserve an EDU.

### FROM THE BILLING DEPARTMENT

Occasionally, the utility bills get lost in the mail. Call the Borough Office if you do not receive your utility bill by mid-month following the end of the quarter. For the quarter ending December 31, you should receive your bill by January 15. Not receiving your bill does not relieve you of paying the late fee.

**Shrewsbury Borough**  
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(continued on page 3)

### **Shrewsbury Borough 2021 Sewer Capacity Reservation or Purchase Ordinance Summary**

The Sewer Capacity Reservation or Purchase Ordinance applies to persons owning property within the Borough. The property may be currently undeveloped property or developed property that could have a different use in the future. Either of which may result in the property needing sewer capacity that might not be available in the future, preventing development or particular uses of the property. Reserving or purchasing sewer capacity for your property's future use is voluntary. A unit of measurement called an EDU or Equivalent Dwelling Unit has been established to determine out how much sewer capacity a property needs. One (1) EDU equals three hundred fifty (350) gallons of waste per day. One (1) EDU is required for each family housed in a residential dwelling that is or may be on your property or one (1) EDU is required for every three hundred fifty 350 gallons of waste per day your non-residential property does or may use. Usage is measured by water meter readings.

**2021 Tapping and Reservation Fee Costs.** In 2021 the cost: (a) to purchase sewer capacity for a property is a Tapping Fee of \$3,156.05 per EDU or Equivalent Dwelling Unit; or (b) to reserve sewer capacity for a property is a yearly fee of \$234.19 per EDU or Equivalent Dwelling Unit.

**Sewer Capacity Reservation.** After application, and Borough approval to reserve sewer capacity for your property you must sign a Reservation Agreement, which has a term of 5 years. At the end of the 5 years you can: (a) purchase the reserved capacity; (b) request another 5 year extension; or (c) request a cancellation. If you are granted an extension you must continue to pay the yearly reservation fee for the duration of the extension. The same options are available at the end of the second 5 year term as you had at the end of the first 5 year term, with the exception of an extension. If you do nothing at the end of either the first 5 years or second 5 years (if applicable) the capacity reservation will terminate, you will lose the capacity reserved and all reservation fees paid.

**Reservation Fee Payment.** Payment for reserving capacity must be made a year in advance. In mid 2021 you will be billed by the Borough for 2022 reservation fee(s). Beginning early 2022 you will be billed annually for the next calendar year of the reservation fee(s) unless you choose to cancel and return the reserved capacity or you have a need to purchase the reserved capacity due to development of your land. Failure to make timely payment of the annual reservation fee(s) will result in additional interest costs or in extreme cases denial of permits or liens on your property.

**Using Reserved Sewer Capacity.** Reserved capacity can be converted to purchased capacity at any time the property you reserved capacity for has a need to connect to the sewer system and begin using the reserved capacity. To use reserved capacity you must provide the Borough written notice of the need to connect to the sewer system and desire to purchase the reserved capacity. You may be required to pay additional monies to purchase the reserved capacity and connect. Seventy-five percent (75%) of the reservation fees paid will be applied to the then applicable Tapping Fee(s) for the needed capacity. If the applied reservation fees are equal to or greater than the then current applicable Tapping Fee(s) your Tapping Fee will be paid in full and no refund will be given. If the applied reservation fees are less than the then applicable Tapping Fee(s) you will be required to pay the difference between the Tapping Fee due and the applied reservation fees. You will also be responsible to pay any other costs or fees that are not included in the Tapping Fee.

**Canceling Reserved or Purchased Sewer Capacity.** You can choose to cancel all or part of your property's reserved or purchased sewer capacity at any time by providing the Borough written notice of your request. When canceling you will lose the sewer capacity you had reserved or purchased for your property. If you later need capacity for your property it may not be available. As long as you are in good standing with the Borough regarding payment of sewer capacity fees you will be reimbursed up to seventy-five percent (75%) of the reservation or Tapping Fees paid to the Borough for the canceled capacity. If you are not in good standing with the Borough regarding payment of sewer capacity fees you will not be reimbursed for the reservation or Tapping Fees paid to the Borough for the canceled capacity.