



**Board of Supervisors of Northampton County**  
**P.O. Box 66 • Eastville, Virginia 23347**

*Katherine H. Nunez*  
County Administrator

PHONE: 757-678-0440  
FAX: 757-678-0483

BOARD OF SUPERVISORS  
*Willie C. Randall, Chairman*  
*Laurence J. Trala, Vice Chairman*  
*Oliver H. Bennett*  
*Richard L. Hubbard*  
*Larry LeMond*

August 26, 2013

Dear Property Owner:

You are receiving this correspondence as a property owner in the proposed Southern Node Commercial Waste Water Tax District. A public hearing is scheduled for Monday, September 23, 2013, commencing at 7:00 p.m. in the Board Room of the County Administration Building, 16404 Courthouse Road, Eastville, Virginia, to determine if this proposed tax district should be created.

We are providing the following information for your review and preparation for said hearing:

- (1) Notice of Public Hearing
- (2) Proposed Ordinance to create the tax district
- (3) Map showing the proposed boundaries of the tax district
- (4) Proposed tax structure (based on the District being responsible for 75% of the annual debt service and the County General Fund being responsible for 25% of the annual debt service)

The Board of Supervisors, working in conjunction with the Eastern Shore of Virginia Public Service Authority, has been studying the issue of waste water needs throughout the County and, over the last two years, has narrowed its focus to the southern end of the County in and around Cheriton and Cape Charles. Several variations of a waste water project have been studied that included a full residential piece; however support and finances were not sufficient to move that project forward. During our study, support was expressed from certain commercial property owners that led to this proposal of a smaller waste water project focused on properties zoned commercial, industrial, or other commercial-friendly zoning. In addition, several funding scenarios were developed, ranging from 100% paid by the special tax district to 25% paid by the tax district. After review, the Public Service Authority and Board of Supervisors selected a shared model where the tax district would pay 75% and the County would pay 25%

At the Board of Supervisors' hearing, they will be considering the creation of a special tax district that would fund 75% of the annual debt service based upon the estimated construction cost of this project at \$1.817 million. This tax, if the district is created, would remain in

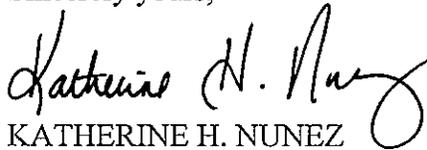
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existence for the life of the debt (20 years). Mandatory connections and annual operating costs have not been advanced for adoption by either the Board of Supervisors or the Public Service Authority as it would be premature before financing is secured on the capital expenses for such project.

We encourage you to attend the public hearing. In addition, an informal public information meeting will be held on Monday, September 16, 2013, commencing at 7:00 p.m. at the Cheriton Fire House, where you will have an opportunity to gain more information and be able to ask additional questions.

Please do not hesitate to contact my office or PSA Chairman Bob Panek if you have additional questions. I can be reached at 757-678-0440 ext. 515, and Mr. Panek's office number is 757-331-3259 ext. 19.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Katherine H. Nunez". The signature is fluid and cursive, with a large loop at the end.

KATHERINE H. NUNEZ  
County Administrator

## NOTICE OF PUBLIC HEARING

The Northampton County Board of Supervisors will conduct a public hearing at 7:00 p.m., Monday, September 23, 2013 in the Board Room of the County Administration Building, 16404 Courthouse Road, Eastville, Virginia, to receive public comment on the following ordinance:

AN ORDINANCE FOR THE CREATION OF THE  
“SOUTHERN NODE COMMERCIAL WASTE WATER TAX DISTRICT”

This proposed ordinance is available for review at the County Administrator's office, Eastville, Virginia, during normal business hours. Anyone interested in the above matter should attend the public hearing to express their views.

HANDICAPPED ASSISTANCE AVAILABLE: Call 757/678-0440

Katherine H. Nunez, County Administrator

**AN ORDINANCE FOR THE CREATION OF THE  
“SOUTHERN NODE COMMERCIAL WASTE WATER TAX DISTRICT”**

This ordinance is adopted pursuant to §15.2-2400, *et seq.*, of the Code of Virginia as amended.

Section 1. Name and Boundaries of Service District

The service district to be created hereunder shall be known as the “Southern Node Commercial Waste Water Tax District which shall encompass those parcels of real estate identified by the following Northampton County Tax Map Numbers:

<u>MAP_PIN</u>	<u>MAP_PIN</u>	<u>MAP_PIN</u>
84-10-1		
84-10-2	84-A-51	84G-1-A2
84-13-1	84-A-59A	84G-1-C2
84-13-2	84-A-62	84G-1-D2
84-24-1A	84-A-77	84G-1-D3
84-24-2	84-A-79	84G-1-D4
84-24-2A	84-A-80	84G-1-D6
84-2-A	84-A-80A	84G-1-E1
84-2-B2	84-A-80D	84G-1-F1
84-4-A	84-A-81	84G-1-F2
84-4-B	84-A-85	84G-1-G
84-4-C1	84-A-87	84G-A-3
84-4-D	84-A-88	91-7-A1
84-A-100	84-A-92B	91-7-A2
84-A-103	84-A-B	91-A-13
84-A-103A	84F-1-D	91-A-14A
84-A-144	84F-2-B1	91-A-16
84-A-144A	84F-2-B3	91-A-17
84-A-144B	84F-2-B4	91-A-18
84-A-145	84G-1-2	91-A-19
84-A-146	84G-1-4	91A-2-1B
84-A-147A	84G-1-5	91A-2-4
84-A-148	84G-1-6	91A-2-5
84-A-46		

## Section 2. Purpose of and Proposed Facilities and Services within the Service District

The purpose of the Southern Node Commercial Waste Water Tax District shall be to serve as a means by which the Northampton County Board of Supervisors can assess and collect taxes from owners of commercially used and commercially zoned property within the District, such owners being expected to directly benefit from the provision of modern waste water treatment in southern Northampton County. The revenue would be used to finance capital expenditures only as opposed to operating expenses. The service planned to be provided in the Service District is the treatment and disposal of waste water generated by properties within the Service District being used commercially and properties within the Service District zoned in such a way as to permit commercial use thereon. The facilities proposed for installation and use within the Service District are collection and distribution pipes, one or more pump stations and other items necessary and convenient for the collection and distribution of waste water.

## Section 3. Proposed Plan for the Service District

The Northampton County Board of Supervisors will transfer the revenues raised pursuant to this Ordinance to the Eastern Shore Public Service Authority, an entity authorized and mandated to provide the services described in Section 3, above.

## Section 4. Benefits Expected within the Service District

The facilities to be funded by the revenues raised pursuant to this ordinance will enable the establishment of new commercial entities and the expansion of existing commercial entities which would be unlikely to occur so long as the means of treating and disposing of waste water is largely limited to conventional septic tanks and drain fields. In addition, it is expected that public health will be enhanced by the modern treatment of waste water which will be made possible by the installation of the facilities identified in Section 2, above.

## Section 5. Severability

Should any section, paragraph, sentence, clause or phrase of this Ordinance be invalid or unconstitutional, such decision shall not affect the validity or constitutionality of the remainder of this Ordinance.

## Section 6. Effective Date

This Ordinance shall be effective immediately upon adoption.

Adopted this \_\_\_\_ day of \_\_\_\_\_, 2013.

**Northampton County Board of Supervisors**

By: \_\_\_\_\_  
Chairman

ATTEST:

\_\_\_\_\_  
County Administrator/Clerk

ANNUAL DEBT SERVICE PAYMENT FOR CIRCULATION  
 OF THE PROPOSED SOUTHERN COMMERCIAL  
 WASTEWATER DISTRICT OF (see debt schedule on right  
*side of page*): **\$123,721**

TOTAL ASSESSED VALUATION OF BASE DISTRICT:	<b>\$17,762,350</b>	SPECIAL TAX DISTRICT RATE AT 100%:	<b>\$ 0.70</b>
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1 PENNY ON GENERAL REAL ESTATE TAX GENERATES (based on adopted FY2014 County budget): **\$214,358**

ASSESSED VALUATION OF PROPERTY	75% SPECIAL TAX DISTRICT		TOTAL COST
	GENERAL TAX INCREASE TO PAY 25% OF ANNUAL DEBT SERVICE	SPECIAL TAX DISTRICT TO PAY 75% OF ANNUAL DEBT SERVICE	
\$25,000	\$0.0014	\$0.52	\$130.96
\$50,000	\$0.36	\$130.60	\$261.92
\$75,000	\$0.72	\$261.20	\$392.88
\$100,000	\$1.08	\$391.80	\$523.84
\$125,000	\$1.44	\$522.40	\$654.81
\$150,000	\$1.80	\$653.00	\$785.77
\$175,000	\$2.16	\$783.60	\$916.73
\$200,000	\$2.53	\$914.20	\$1,047.69
\$225,000	\$2.89	\$1,044.80	\$1,178.65
\$250,000	\$3.25	\$1,175.40	\$1,309.61
\$275,000	\$3.61	\$1,306.00	\$1,440.57
\$300,000	\$3.97	\$1,436.60	\$1,571.53
\$325,000	\$4.33	\$1,567.20	\$1,702.49
\$350,000	\$4.69	\$1,697.80	\$1,833.45
\$375,000	\$5.05	\$1,828.40	\$1,964.42
\$400,000	\$5.41	\$1,959.00	\$2,095.38
\$425,000	\$5.77	\$2,089.61	\$2,226.34
\$450,000	\$6.13	\$2,220.21	\$2,357.30
\$475,000	\$6.49	\$2,350.81	\$2,488.26
\$500,000	\$6.85	\$2,481.41	\$2,619.22
\$525,000	\$7.21	\$2,612.01	\$2,750.18
\$550,000	\$7.58	\$2,742.61	\$2,881.14
\$575,000	\$7.94	\$2,873.21	\$3,012.10
\$600,000	\$8.30	\$3,003.81	\$3,143.07
\$625,000	\$8.66	\$3,134.41	\$3,274.03
\$650,000	\$9.02	\$3,265.01	\$3,404.99
\$675,000	\$9.38	\$3,395.61	\$3,535.95
\$700,000	\$9.74	\$3,526.21	\$3,666.91
\$725,000	\$10.10	\$3,656.81	\$3,797.87
\$750,000	\$10.46	\$3,787.41	\$3,928.83
\$775,000	\$10.82	\$3,918.01	\$4,059.79
\$800,000	\$11.18	\$4,048.61	\$4,190.75
\$825,000	\$11.54	\$4,179.21	\$4,321.71
\$850,000	\$11.90	\$4,309.81	\$4,452.68
\$875,000	\$12.26	\$4,440.41	\$4,583.64
\$900,000	\$12.63	\$4,571.01	\$4,714.60
\$925,000	\$12.99	\$4,701.61	\$4,845.56
\$950,000	\$13.35	\$4,832.21	\$4,976.52
\$975,000	\$13.71	\$4,962.81	\$5,107.48
\$1,000,000	\$14.07	\$5,093.41	\$5,238.44
\$1,500,000	\$21.64	\$7,836.02	\$10,476.88
\$2,000,000	\$28.86	\$10,448.03	\$13,096.11
\$2,500,000	\$36.07	\$13,060.03	\$15,715.33
\$3,000,000	\$43.29	\$15,672.04	

BASE - SOUTHERN COMMERCIAL WASTEWATER DISTRICT

Estimated Cost of Project	\$1,817,726.00
Estimated Annual Interest rate	3.250%
Loan period in years	20
Base year of loan	2014

Year	Beginning Balance	Principal	Interest	Debt Service Annual Payment	Ending Balance
2014	\$1,722,944	\$65,616	\$58,104	\$123,721	\$1,657,328
2015	\$1,752,110	\$67,782	\$55,939	\$123,721	\$1,684,328
2016	\$1,684,328	\$70,017	\$53,704	\$123,721	\$1,614,311
2017	\$1,614,311	\$72,327	\$51,394	\$123,721	\$1,541,984
2018	\$1,541,984	\$74,713	\$49,008	\$123,721	\$1,467,272
2019	\$1,467,272	\$77,177	\$46,543	\$123,721	\$1,390,094
2020	\$1,390,094	\$79,723	\$43,997	\$123,721	\$1,310,371
2021	\$1,310,371	\$82,353	\$41,368	\$123,721	\$1,228,018
2022	\$1,228,018	\$85,070	\$38,651	\$123,721	\$1,142,948
2023	\$1,142,948	\$87,876	\$35,844	\$123,721	\$1,055,072
2024	\$1,055,072	\$90,775	\$32,946	\$123,721	\$964,297
2025	\$964,297	\$93,770	\$29,951	\$123,721	\$870,527
2026	\$870,527	\$96,863	\$26,858	\$123,721	\$773,664
2027	\$773,664	\$100,058	\$23,662	\$123,721	\$673,606
2028	\$673,606	\$103,359	\$20,362	\$123,721	\$570,247
2029	\$570,247	\$106,769	\$16,952	\$123,721	\$463,478
2030	\$463,478	\$110,291	\$13,430	\$123,721	\$353,187
2031	\$353,187	\$113,929	\$9,791	\$123,721	\$239,258
2032	\$239,258	\$117,688	\$6,033	\$123,721	\$121,570
2033	\$121,570	\$121,570	\$2,151	\$123,721	\$0
<b>TOTAL PAID</b>		<b>\$1,817,726</b>	<b>\$656,688</b>	<b>\$2,474,414</b>	

