

MEMORANDUM

WILLIAM DONALD SCHAEFER, Mayor
OFFICE OF THE MAYOR • CITY OF BALTIMORE
230 City Hall, Baltimore, Maryland 21202, (301) 396-3100



TO: Mayor William Donald Schaefer
FROM: Mark K. Joseph, Development Coordinator *MKJ*
DATE: November 20, 1973
RE: Fairfield Sewers - Benton Memo

The issue raised by Mr. Benton is no different than the original issue - is the cost of sewers worth it in a neighborhood which is zoned heavy industrial and seems to be dying anyway as the younger population moves away?

It is my impression that you met several months ago with the Fairfield community and the sixth district Councilmen, and promised that the sewers would be installed. I have made this commitment previously on behalf of the administration because we are not in a position to relocate the existing families.

It was my understanding that the issue of a lack of cost benefit was no longer the essential issue. Stop the sewer now, and we're back to where we started well over a year ago except that now the community is not only upset about broken promises from past administrations but this one too.

MKJoseph:smc

cc: Mr. Mark K. Joseph - File

I don't mean to give the impression that I think Charlie's concern is unwarranted. From a cost point of view he is 100% right. It's just that this community has been jerked around for years. MKJ

FAIRFIELD INTERCEPTOR SEWER
April 15, 1974

PRESENT: Mayor
Benton
Kuchta
Berkowitz
Hasfurther

Last year, the City promised to begin making improvements in the residential section of Fairfield. The first of these was to be sanitary services with construction to begin this spring. There are some serious questions now, however, on the advisability of spending money for approximately 120 homes. The average assessed value of the homes is \$125. It would cost \$1,000/home for the sewer hook-up. For the 17% homes with outhouses, it would cost \$3,000/home for hook-up and necessary improvements.

In all, it would cost \$2 - \$3 million for these initial sewer improvements, not to mention costs of street lighting, paving, etc. It was suggested that a more economical and beneficial move would be to buy the home owners out and relocate them. The area could be used solely for industrial expansion.

Mr. Benton estimated that the City would be spending approximately \$25,000/home for the sanitary sewer improvements.

Mr. Benton and Mr. Berkowitz agreed that the best move would be to relocate the people and change to industrial use. It was pointed out that the people would not take such a decision very easily.

Mr. Kuchta explained that the industries in the area are under pressure from the Environmental Protection Agency to improve industrial waste removal. If they know that the City is going to build the interceptor, they can just tie into it and not build their own.

One-half of the contract is for residential improvements. Mr. Benton pointed out that costs have risen 50% since the bids came in.

Another meeting will be held later in the week to make decisions. Mr. Kuchta is getting a map of the area. Mr. Benton will have assessments of all properties. Mr. Embry will be at the meeting with information on possible REAL loans.

LJB:jmp

FRANCIS W. KUCHTA, ACTING DIRECTOR

DEPARTMENT OF PUBLIC WORKS

SUBJECT: SANITARY CONTRACT NO. 555:
SANITARY INTERCEPTOR & SEWERS - FAIRFIELD

CITY of
BALTIMORE

MEMO



TO

MR. AMBROSE T. HARTMAN
LAW DEPARTMENT

DATE: APRIL 24, 1974

At today's Board of Estimates meeting we approved the award of sanitary contract number 555 for the installation of a sanitary interceptor and sewers in the Fairfield area. This project provides for the installation of lateral sewers in the beds of various streets in Fairfield. The residential properties located there have either septic tanks or out houses and upon the completion of the sanitary sewer installation are expected to tie into it.

There has been question raised about the ultimate cost to each property owner as they will have to employ a plumber to pick up the sanitary sewer connection at the property line. The plumber will have to excavate the front yard, lay pipes and make whatever internal pipe arrangements necessary. The cost of this to the property owner could range from \$1,000 to \$4,000 depending on whether they presently use a septic tank or an out house.

A question has also been raised as to whether the property owners would be compelled to tie in and use the sanitary system installed by the City as the property owner might determine that the cost to tie in would be too expensive or beyond his means to pay. When the City goes to the expense of installing the sanitary lateral sewers in the beds of the residential streets we would expect the property owners to tie into the sewer. If he would decide not to do so it would make the expenditure by the City for this purpose somewhat meaningless.

Please review this matter and advise me if the property owner is compelled to tie into the sanitary system after its installation.

If any additional information is needed for you to make this determination, please let me know and I will forward same to you.

Francis W. Kuchta

FWK/jpb

cc: Mayor William Donald Schaefer

Mr. Robert C. Embry, Jr.

Dr. Robert E. Farber

Mr. William E. Riley

Mr. William A. Hasfurther