

# NW CORNELL ROAD AT 107TH AVENUE SANITARY SEWER REIMBURSEMENT DISTRICT

## INFORMATION FOR PROPERTY OWNERS

February 2021

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# SLIDE PRESENTATION OVERVIEW

- Overview of sewer extension project
- Project Financing
  - Reimbursement District (RD)
- Sewer System Costs
- What happens next?



# WHY IS THE SEWER PROJECT HAPPENING?

- Coordinate with Washington County Cornell Road Widening Project
  - Current plan to begin construction Spring 2021
  - Presents opportunity to extend sewer lines now
    - ❖ Reduce costs by coordinating projects
    - ❖ Disrupt residents and traffic only once
- Health & Safety / Water Quality
  - Provide sewer to everyone in urbanized Washington County

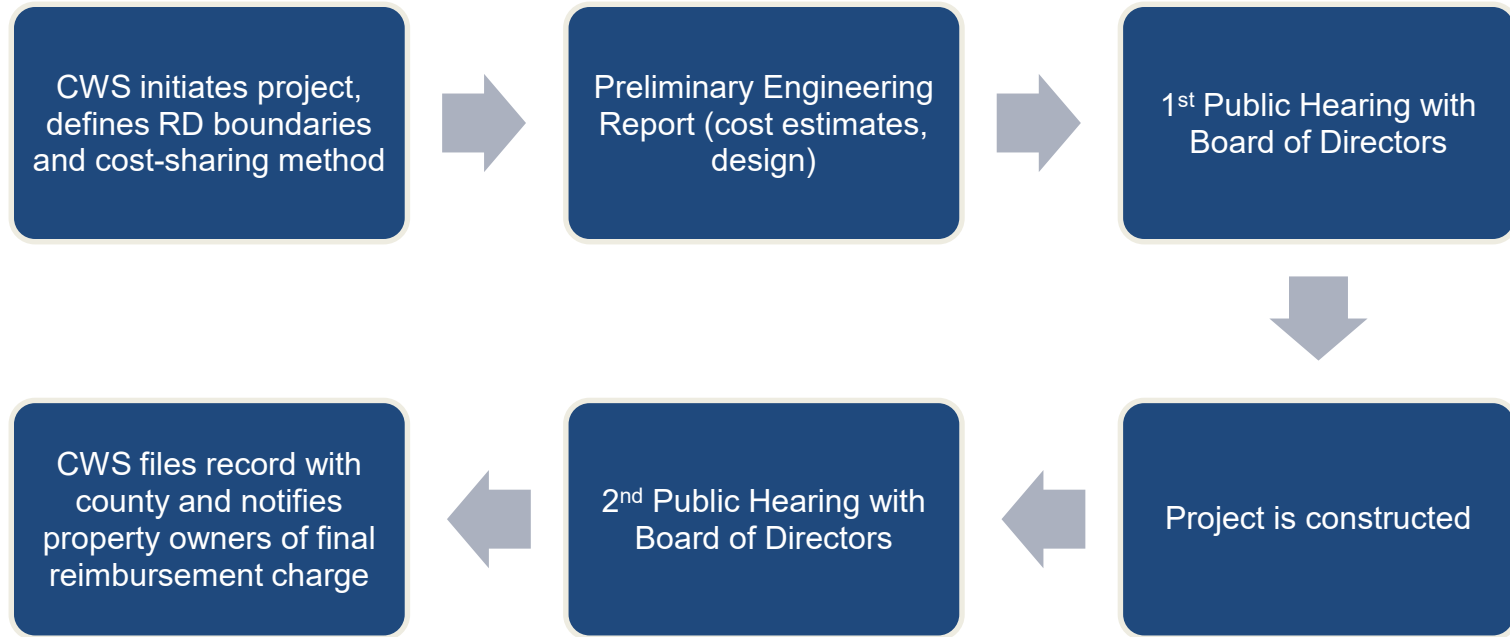




# CWS SEWER EXTENSION PROJECT



# SEWER PROJECT FINANCING REIMBURSEMENT DISTRICT (RD)



# KEY POINTS OF THE REIMBURSEMENT DISTRICT

Preliminary reimbursement charge is based on estimated project costs.  
Final reimbursement charge is based on actual project costs.

Financial incentive (10-15%) for connection within one year of sewer availability.

- Up to \$10,000 of private plumbing costs can be financed through CWS.

No required connection timeline. Property owners begin paying reimbursement charge at time of connection.

- Reimbursement charge remains associated with property until connection (or development activity) occurs and charge is paid off.
- Interest accrues on unpaid balance based on established interest rate.
- Long-term financing available through CWS.



# SEWER SYSTEM COSTS

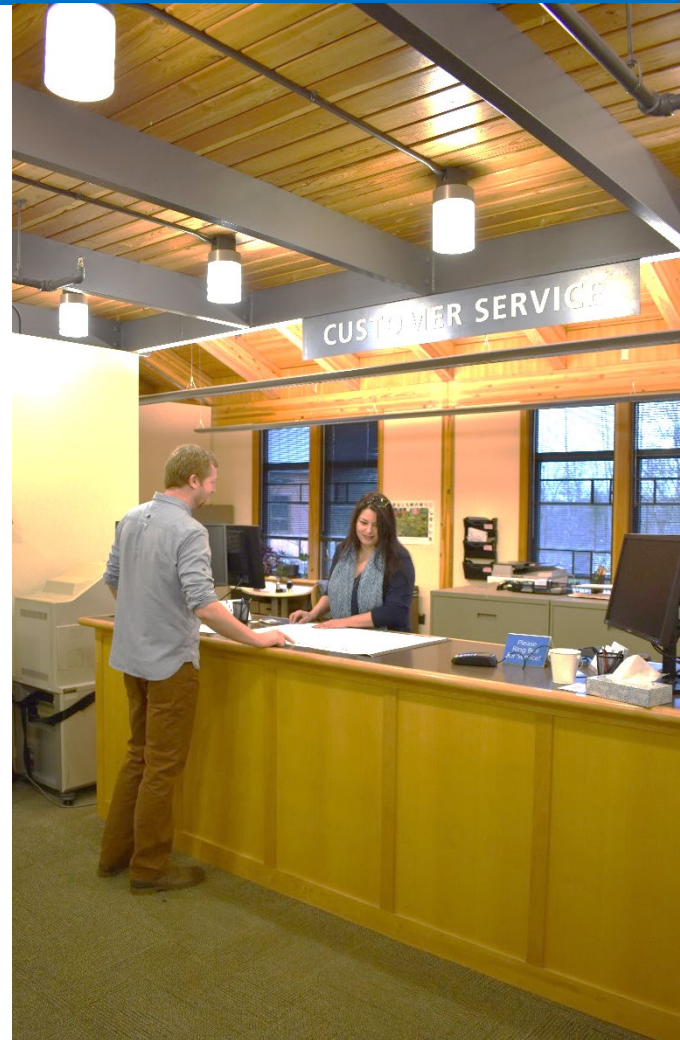
(Indicated costs are current as of January 2021. Actual costs may vary)

- Reimbursement Charge
  - Property owner share of costs for sewer main and lateral pipe to property line
- Private Plumbing Costs
  - Decommission septic system, connect plumbing to sewer lateral (\$5,000-\$10,000 depending upon lot improvements)
- System Development Charge
  - \$5800 (2021) – New user's share of treatment plant and interceptor sewer costs
- Associated Permit Fees
  - Permit fee \$75 (2021); erosion control fee may apply if installation of lateral creates disturbance over 1,000 square feet
  - Washington County plumbing permit fee (starts at approximately \$130)
- Bi-monthly User Rates
  - \$30.03/month + \$1.99 per hundred cubic feet (748 gallons)



# COST AND FINANCING INFORMATION

- Reimbursement charge and SDC fee can be financed when connection is made.
- Private plumbing costs (up to \$10,000) can be financed if connection is made within one year.
  - Upon proof of connection and costs
- An early connection incentive equal to an owner's share of CWS engineering and administrative costs will be waived if an owner connects within one year of sewer availability.
  - See estimate in the estimated reimbursement charge page
  - An undeveloped property is eligible for the incentive if it enters into a financing agreement within one year.





## COST AND FINANCING INFORMATION (CONTINUED)

- Document is recorded in Washington County Records
  - Discoverable in a title search so potential buyers are aware
  - If financed, the financing agreement becomes a lien on the property until paid in full. Semi-annual payments required. (Payoff is usually required upon property transfer.)
  - Interest accrues at project interest rate (0.92%) whether deferred or converted to a lien.
  - Once a lien, an additional 2.00% is applied to cover administrative costs.



# WHAT HAPPENS NEXT?

- Benefited owners provide comments to CWS staff (February 2021)
- CWS finalizes preliminary engineering report, cost estimates, and design (March 2021)
- CWS Board of Directors conducts public hearing on forming Reimbursement District and Preliminary Reimbursement Charges (March 16, 2021)



# WHAT HAPPENS NEXT?

- Construction (June – December 2021)
- After construction is complete, CWS finalizes actual costs, conducts the final public hearing and notifies owners of the availability to connect to the sewer. (Winter 2022)
- Resolution and Order is recorded with Washington County. (Winter 2022)





# THANK YOU



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