

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?

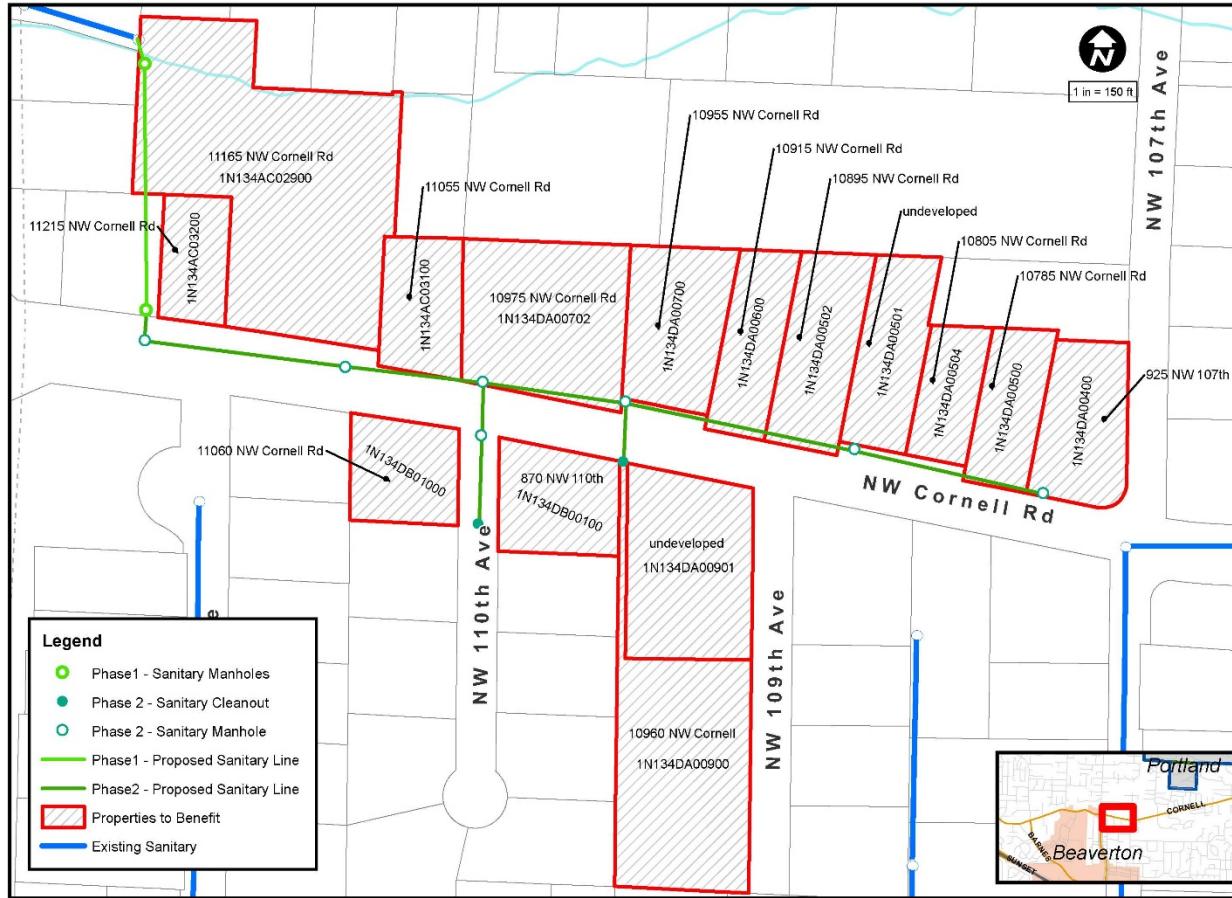


WHY IS THE SEWER PROJECT HAPPENING?

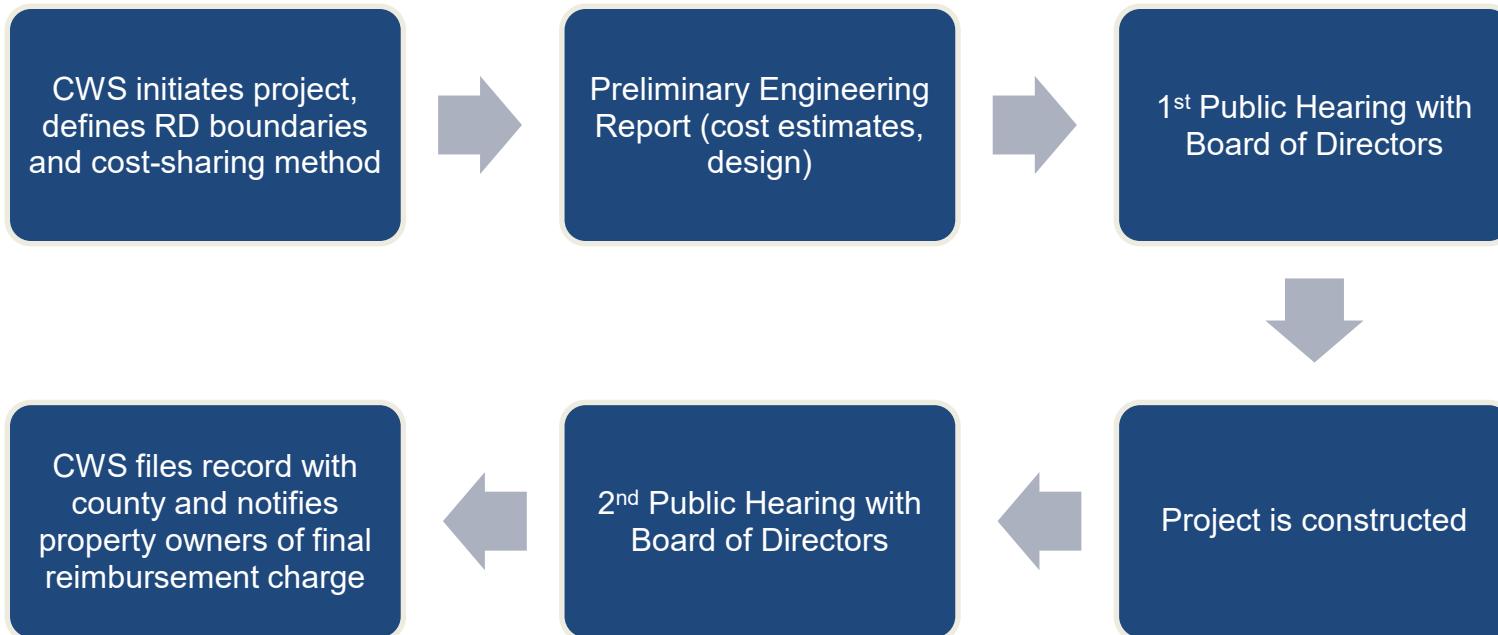
- Coordinate with Washington County Cornell Road Widening Project
 - Current plan to begin construction Spring 2021
 - Presents opportunity to extend sewer lines now
 - ❖ Reduce costs by coordinating projects
 - ❖ Disrupt residents and traffic only once
- Health & Safety / Water Quality
 - Provide sewer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