Louis Thompson
Area Sewer Project

MAY 8, 2023 PUBLIC MEETING
Meeting Agenda

- Sewer Project Description
- Project Benefits
- Utility Local Improvement District (ULID) Process
- Project Cost
- Connection Charges
- Project Schedule
- Connection Requirements
- No Sewer Installation
Meeting Attendees

**District Personnel**
- Jay Regenstreif
- Jackson Dove
- Kyle Wong
- Jay Krauss

**Board of Commissioners**
- Lloyd Warren
- Ryika Hooshangi
- Mary Shustov
- Tom Harman

**King County Health Dept.**
- Corrina Marote

**City of Sammamish**
- Avril Baty
- Jed Ireland

**Property Owners**
Project Description

City Louis Thompson Project

- Water Main Relocation Required
- Dictates the Project Schedule

Sewer Project – 2 Construction Phases

- Phase 1
  - Louis Thompson Road to Main Street
- Phase 2
  - Eden View, Eden Creek, SP 278021, & Tamarack 208th Ave, 210th Ave & 210th Pl NE

Louis Thompson Area Project

Project Cost = $5,525,000
Project Coverage = 86 Lots
Benefits of Sewer Project Now

**Septic Alternative**
- Sewer is Reliable
- Alleviate Concerns with Septic Failure
- Remove Septic Maintenance

**Property Use Flexibility**
- Remodels
- Rebuilds
- Potential for ADUs

**Project Cost Advantages**
- City Project Cost Sharing
- Economies of Scale with Larger Project
- Future Cost Increases Due to Improved Road
Utility Local Improvement District Basics

Public Process
- 2 Public Hearings
- Today’s Public Meeting is not one of the Public Hearings

ULID Project
- Covers a Specific Area
- Provides a Method to Distribute Project Costs

Finance with ULID Assessments
- Annual Assessment Payments
- 20-Year Term

Louis Thompson Area Project
Project Cost = $5,525,000
Project Coverage = 86 Lots
ULID By Resolution Process

Resolution of Intent to Form ULID → Preliminary Assessment Hearing → 10-Day Appeal Period

Final Assessment Hearing ↔ Construction

Resolution Ordering Improvements
ULID By Resolution Process - Detail

Resolution of Intent to Form ULID

Property Owners Receive Preliminary Assessment Notices

Preliminary Assessment Hearing

If Objections from 40% of Area are Received ULID is Stopped

10-Day Appeal Period Property Owner Objections

Property Owner Opportunity to Support and/or Formally Object
ULID By Resolution Process – Detail (cont)

1. Resolution Ordering Improvements
2. Project Design and Bid
3. Construction
4. Final Assessment Hearing
5. Property Owners Receive Final Assessment Notices
6. King County Assessor Initiates Assessments
Project Cost Estimate

Louis Thompson Area ULID

Project Cost = $5,525,000
Project Coverage = 86 Lots
Method to Distribute Project Cost

Total Project Cost = Sewer Local Facility Charge (LFC)

Divide Equally by Number of Properties
- Property Sewer LFC = Sewer LFC/# Properties

Property Sewer LFC Split into 2 Equal Parts
- ULID Assessment = 50% of Property Sewer LFC
- Remaining Sewer LFC = 50% of Property Sewer LFC
Method to Distribute Project Cost (cont.)

Total Project Cost = $5,525,000

Sewer Local Facility Charge (LFC)

Divide Equally by Number of Properties

- Property Sewer LFC = Sewer LFC/# Properties
- $5,525,000/86 Properties = $65,000

Property Sewer LFC Split into 2 Equal Parts

- ULID Assessment = $32,500
  - Assessed over 20 Years = $2,392/Year*
  - Remaining Sewer LFC = $32,500

*Assumes a 4% Interest Rate
All costs are provided as current year values. LFC & GFC will have an Excise Tax added at 1.75%
Sewer Connection Charges & Costs

Sewer General Facility Charge

Sewer Local Facility Charge
- Assessed Property Sewer LFC (50%)
- Remaining Sewer LFC

Side Sewer Permit
- Gravity
- Grinder Pump

Charges and Costs Paid to Others
Comprehensive Connection Costs

District Connection Charges

- GFC*: $3,064 Per ERU
- Estimated Property Sewer LFC*: ULID Assessment $32,500, Remaining LFC $32,500
- Side Sewer Permit: Gravity $300, Grinder $1,650

* Plus Excise Tax at 1.75%

Estimated District Connection Charges
- Gravity = $68,420
- Grinder = $69,975

All costs are provided as current year values.

Other Costs

- King County Capacity Charge: $72.50/Mo for 15 Years
- Side Sewer Install: Varies by Lot

Estimated Septic System Replacement Costs
- $35,000 - $45,000

M. Jackson, KC Health Dept.
## ULID Assessment Options

<table>
<thead>
<tr>
<th>Estimated Local Facility Charge</th>
<th>Total Sewer LFC = $65,000 /lot</th>
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</thead>
<tbody>
<tr>
<td>Remaining 50% Sewer LFC Option</td>
<td>Assessed 50% LFC = $32,500</td>
</tr>
<tr>
<td>Amount Assessed to Property Owner 20-Year Term*</td>
<td>Do Not Include Remaining Sewer LFC in Assessment</td>
</tr>
<tr>
<td>District Charges at Connection</td>
<td>Request Inclusion of Remaining 50% Sewer LFC in Assessment</td>
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</tbody>
</table>

- **50% Sewer LFC**
  - $32,500
  - $2,392/year

- **Remaining LFC**
  - $32,500 +
  - GFC = $3,064 +
  - Side Sewer Permit

- **100% Sewer LFC**
  - $65,000
  - $4,784/year

- **GFC**
  - $3,064 +
  - Side Sewer Permit

*Assumes a 4% interest rate
All costs are provided as current year values. LFC & GFC will have an excise tax added at 1.75%
Louis Thompson Area ULID Process

Estimated Schedule

Phase 1 Design Initiated
2/6/2023

Public Meeting
5/8/2023

Resolution of Intent to Form ULID
June 2023

Preliminary Assessment Hearing
July 2023

Phase 2 Design Initiated
October 2023

Phase 1 Bid
September 2023

Resolution Ordering Improvements
August 2023

10-Day Objection Period
July 2023

Phase 1 Construction
Nov 2023 - 2024

Phase 2 Bid
November 2024

Final Assessment Hearing
February 2025

Phase 2 Construction
Jan – Dec 2025

First Annual Assessment due April 2026

All Dates are Estimated
Draft Project Schedule

All Dates are Estimated

Preliminary Assessment Hearing

Public Meeting
Resolution of Intent for ULID

Preliminary Assessment Hearing

Resolution Ordering Improvements
Set Final Assessment Hearing
Final Assessment Hearing:

Appeal Period

Ph 1 Design + Permitting
Ph 1 Bidding
Ph 1 Construction

After Phase 1 Construction
And Phase 2 Bid

Ph 2 Design + Permitting
Ph 2 Bidding
Ph 2 Construction

All Dates are Estimated
Connection Requirements

- District Agreements for Future Connection to Sewer
- Private Agreements
- City Permit Requirements
- Health Department Requirements

Louis Thompson Area Sewer

7 Future Sewer Agreements
7 Existing Sewer Customers
Consequences of No Sewer Project

**Septic Systems**
- Septic System Maintenance Importance
- Septic Failures Require Septic Repair or Replacement $35,000 - $45,000 Est
- Sewer Extension May be Required

**Property Use Limitations**
- Improvements May Require Septic Upgrades
- Property and Lot Size May Limit Use of New Septic Systems
- Septic Drainfield Area Not Available for Other Uses

**Project Cost Increases**
- Sewer Only Project Cost Sharing Limited
- Smaller Projects Cost More Per Foot
- Higher Cost for Work in Improved Louis Thompson Road
Virtual Attendee Comments Directions.
• Use the raise hand feature, in the meetings control bar.
• If you are attending by phone, press *9 to raise your hand.

District Personnel
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