

Eastern Port Angeles Urban Growth Area Sewer Expansion Project

FREQUENTLY ASKED QUESTIONS

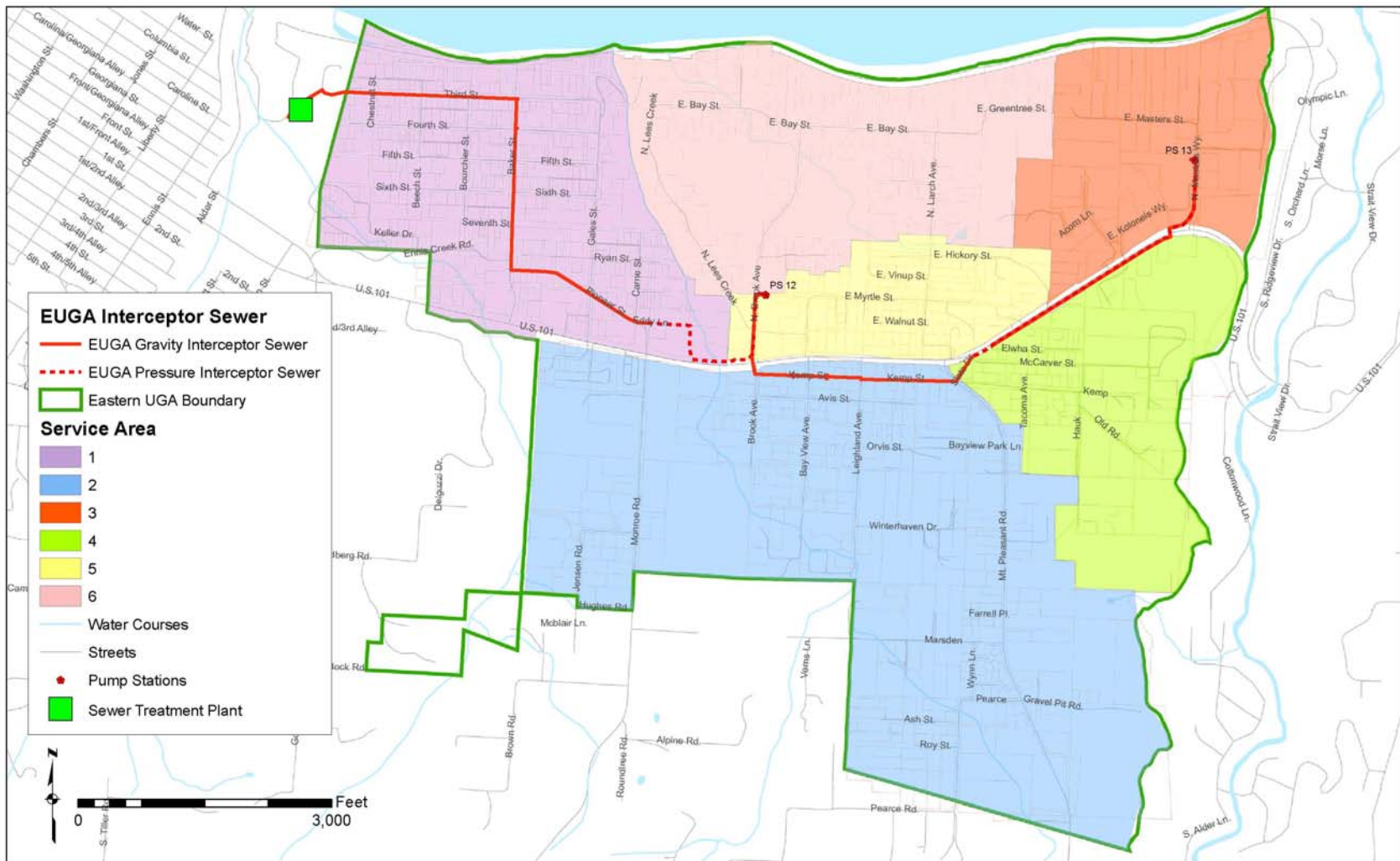
February 27, 2007

1. Where will the new sewer lines be located?

Segment	Roadway	Between	
1	Third Street	Chestnut Street	Baker Street
2	Baker Street	Third Street	Pioneer Street
3	Pioneer Street	Baker Street	Les Schwab Tire
4	Hwy 101, Northside	Les Schwab Tire	N. Brook Ave
5	N. Brook Ave	Hwy 101	Myrtle Street
6	E. Myrtle Street	N. Brook Ave	N. Latch Ave
7	Kemp Street	Brook Ave	Mt. Pleasant Road
8	Hwy 101, Southside	Mt. Pleasant Road	N. Masters Road
9	N. Masters Road	Hwy 101	Morse Homestead Road

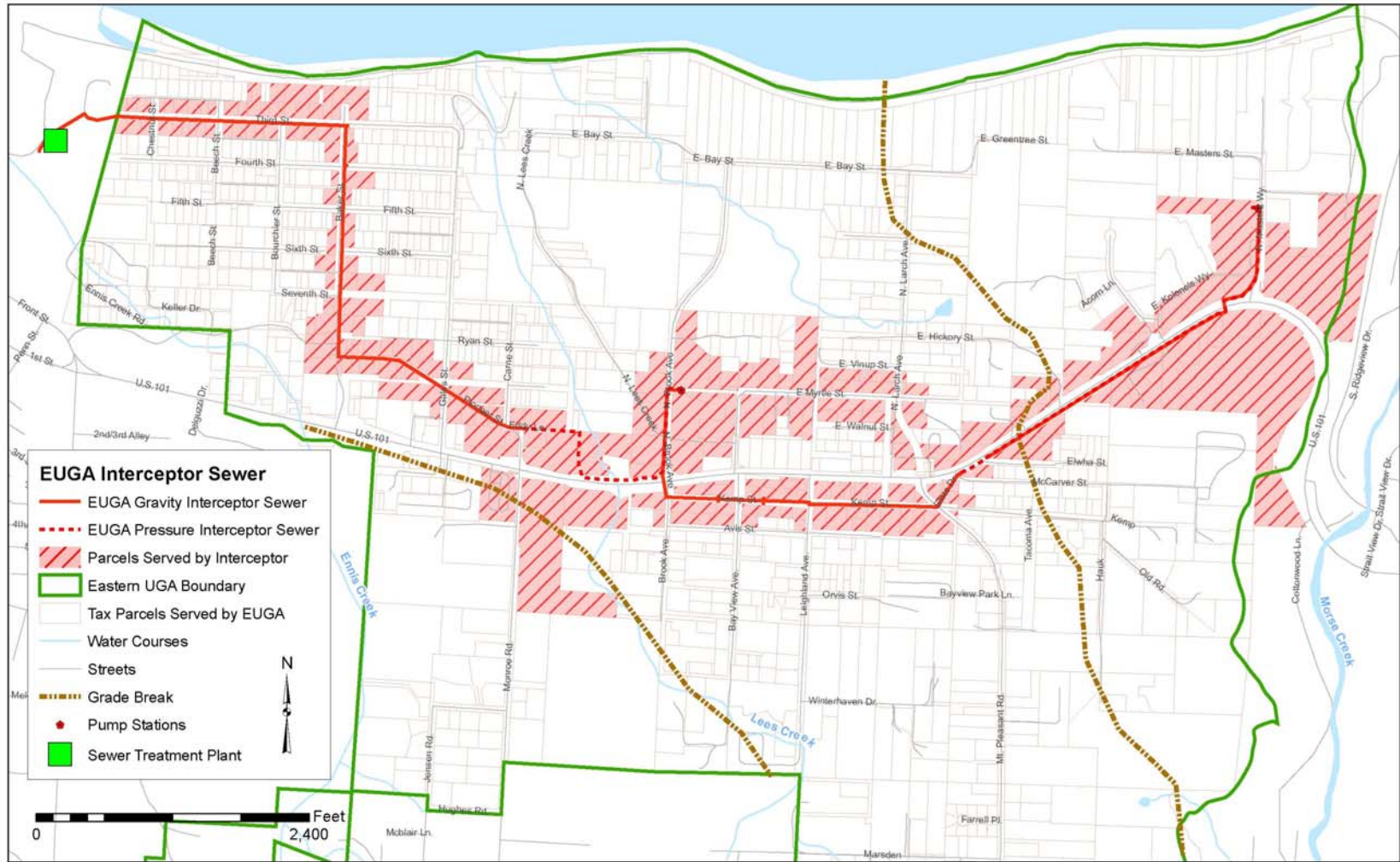
The drawings, on the next two pages, show the location of the new sewer lines and the parcels that can be served by the proposed new lines.

To view larger image sizes, please visit the City of Port Angeles website at:
www.cityofpa.us/EUGASewer.htm



BROWN AND CALDWELL

FIGURE 1
SEWER SERVICE AREAS FOR PROPOSED INTERCEPTOR AND COLLECTOR SEWERS



BROWN AND CALDWELL

FIGURE 2
SEWER SERVICE AREAS SERVED BY PROPOSED INTERCEPTOR

2. Is this a City or County project?

The Project is a joint cooperative project between the City of Port Angeles and Clallam County.

The Eastern Urban Growth Area of Port Angeles (EUGA) is the unincorporated area east of the Port Angeles City limits from DelGuzzie going east to Morse Creek. The City and County have agreed that providing some basic sewer infrastructure into the EUGA would provide economic and environmental health benefits to both City and County citizens and should be looked at as a cooperative project by both entities.

To implement this project, the City of Port Angeles and Clallam County have signed an “Interlocal Cooperation Agreement” for the construction, coordination, administration and operation of the sewer system expansion in the Eastern Urban Growth Area (EUGA) of Port Angeles. Under this agreement the County has agreed to fund construction of this initial sewer line extension project and the City of Port Angeles has agreed to allow the system extension to be connected into its wastewater treatment plant and to maintain and operate the system upon completion. This Interlocal Agreement is one of several agreements between the City of Port Angeles and the County pertaining to potential phased annexations and establishing pre-annexation and post annexation revenue sharing between the City and County.

The City will contract for the work, and will coordinate construction of the line extension. The project consists of a primary sewer line expansion into the major commercial area of the EUGA with two pump stations that will accommodate connection of additional sewer lines in the future. This main collector line is sized to handle the entire EUGA upon build out, although some additional pump stations may be necessary to connect all subsequent areas of the EUGA.

3. Why is this project being constructed? What are the benefits of the project?

Extension of the sewer system into the EUGA is beneficial for environmental, public health, and economic development reasons.

Extending the City sewer system into the EUGA has been considered for over 20 years. The City and County feel it is necessary to provide sewer service to ensure development both commercial and residential continues to remain viable option in the EUGA. Many existing septic systems in the EUGA have experienced operating issues, and at times have created health and environmental impacts.

There are areas within the EUGA in which soil conditions do not favor septic systems. There are other areas where limited lot sizes make locating septic systems difficult. Availability of sewer services, allows property owners to realize the full potential use of their property. Increasing pressures from environmental concerns along critical areas, rivers, or other drainages, make it wise to plan and provide sewer service to this area of the County. Those that have septic systems that might need to be replaced in the future will have another option with the provision of this project that was not available before.

Commercial and multiple residential property uses can also be maximized on each lot with the addition of sewer services, since large areas of the property are not required for septic systems.

This project, and the cooperative City and County agreements relating to it, provides long term benefits to both City and County citizens.

4. When will the sewer extension be constructed, and what is the expected completion date?

The collection system is scheduled to be placed into operation by November 1, 2007 with construction scheduled to start in mid-March.

5. Can individual properties be connected to the sewer system during construction?

Yes, if the City is notified that you desire a connection during construction of the project before the line is constructed in your area, and if the property is adjacent to the sewer main and connection fees are paid. Upon payment, a sewer service line will be installed from the sewer main to the property line. When the sewer is operational, the sewer from the home or business can be connected.

If a sewer service connection is requested after construction is completed in that area, then the actual cost to connect to the sewer main will likely increase to cover the actual cost of excavating in a paved road.

An exception to the above statement will occur in the US101 right-of-way, where sewer service line stub-outs will be installed during construction to each property abutting the sewer main. This needs to occur to minimize future encroachments into the right-of-way along the state highway.

6. Who can, and who must, connect to the new sewer lines?

Existing residences and businesses currently being served by septic systems that are performing adequately will not be required to connect to the new sewer system. Property owners only have to pay for the sewer construction if they connect to the sewer system.

Any property in the EUGA may connect to the new sewer system as long as the property owner is willing to pay all the costs of connection, including City and County fees, and obtains a sewer system connection permit from the City of Port Angeles and a Right of Way permit from the County if along a County Road.

New or expanding development will be required to connect to the sewer unless:

The lot is farther than 200 feet from the sewer system or a sewer lateral or the cost of connecting would be an economic hardship (i.e. cost of connection would be more than 125% of cost of an approved on-site septic system).

Existing development (commercial and residential) served by on-site septic systems which have failed and are in need of replacement will be required to connect to the sewer when:

- (a) The distance between the residence or other facility and an adequate public sewer is two hundred feet or less as measured along the usual or most feasible route of access; and
- (b) The sewer utility allows the sewer connection.

All lots within new land divisions will be required to be connected to the sewer system at the time of land division, except that short plats with all parcels greater than one half acre in size will not be required to connect.

7. How much will the project cost, and how is it being funded?

The project is estimated to cost \$5.9 million dollars including construction and all other allied costs including the design, sales taxes etc. The County is providing the funding for the project through allocation of funds from the County Opportunity Fund, and REET funds.

The Opportunity Fund is a County Fund which receives its revenues from a sales tax reimbursement returned to the County. It is designated to be used towards funding economic development projects and the EUGA sewer extension project ranked high on the opportunity fund list of projects. The Opportunity Fund Advisory Board, comprised of a cross section of County citizens, recommended this project to the County Commissioners for funding.

Additionally, the County Real Estate Excise Tax fund contributed \$500,000 to the project. These monies are derived from real estate excise tax paid when property in the County changes ownership. This funding may only be used for capital projects.

8. What are the connection costs expected to be? What are the monthly sewer service rates expected to be?

The following is a breakdown of the connection fees and monthly sewer service rates for the years 2007 and 2008.

2007 Utility / System User Eastern UGA Fees

Connection Fees

Residential initial fee: \$120.00

Multi family dwelling hook up \$ 120.00 + each additional unit \$8.00

Industrial/Commercial Fee:\$120.00

Plus

1st 100,000sf @ 1//2 cent

2nd 100,000sf @ 1/4 cent

Maximum fee: \$1,340.00

System Development Fee based on size of water meter

Water Meter Size	City		County
	2007	2008	2007
5/8"	\$1,000.00	\$1,125.00	\$3,000.00
3/4"	\$1,500.00	\$1,684.50	\$4,500.00
1"	\$2,500.00	\$2,812.50	\$7,500.00
1 1/2"	\$5,000.00	\$5,625.00	\$15,000.00
2"	\$8,000.00	\$9,000.00	\$24,000.00
4-8"	Contact City		

Developer Reimbursement Agreement flat fee: \$1,500.00

Residential Monthly Wastewater Service Rates

2007
\$46.10

2008
\$50.60

Commercial Wastewater Service Rates

2007: \$10.80 per month plus \$3.15 per 100 cubic feet for the amount of water metered

2008: \$11.85 per month plus \$3.50 per 100 cubic feet for the amount of water metered

9. How do connection costs compare to the cost of an individual septic system?

There are three kinds of costs associated with a septic system: the system design and permit costs, installation costs, the maintenance and repair costs.

The design and permit costs of an individual on-site septic system typically range from \$2,000 - \$2,500, depending on the size of home and the site conditions. The installation costs have a wide range depending on designs such as conventional gravity system versus alternative pump systems. The designs depend on the site and the type of treatment system necessary as determined by soil conditions. Installations costs range between \$5,000 for a conventional system and up to \$20,000 or more for an alternate system. Typically, installation costs are one-time costs that are amortized over a 20+ year period.

The annual operation, maintenance and repair costs occur over the life of the system. The annual costs of septic systems include the regular inspections (annually for alternate systems and every three years for conventional systems) and cleaning or pumping of the tank on a three to five year interval.

The typical annual inspection and maintenance costs of an individual septic systems range from \$150 - \$300. These costs do not include uncovering system components, repair/replacement costs of pumps or clogged drain field pipes. The typical total cost for individual systems over a 20-year period is \$6,300 - \$13,000 for conventional systems, or \$13,500 - \$32,000 for alternative treatment systems.

10. How will existing septic systems be decommissioned for those properties that connect to the new sewer system?

The Washington State Department of Health rules regarding septic systems (WAC 246-272A-0300 Abandonment) Persons permanently abandoning a septic tank, seepage pit, cesspool, or other sewage container shall:

- (a) Have the septage removed by an approved pumper;
- (b) Remove or destroy the lid; and
- (c) Fill the void with soil.

Record of the abandonment must be submitted to the Clallam County Environmental Health Department.

11. What is the permit process for getting connected to the new system?

It will be necessary for property owners to complete a permit application (see the attached fee schedule for information needed for the application) and submit it to the City of Port Angeles, Engineering Division Attn: Trena Funston, 321 East Fifth Street, Port Angeles, WA 98362 or you may bring it to City Hall. The total cost for connection to the sewer will then be calculated and that amount will be due upon issuance of the permit.

If you need assistance with completing your application, or to discuss site-specific questions, please contact City of Port Angeles Engineering Permitting, Trena Funston, at 417-4807 or tfunston@cityofpa.us.

If the property is located in the County and work needs to be performed in the County Road Right of Way (ROW) then the applicant is required to obtain a "Permit to work in the County Road ROW". This permit can be obtained by request at the County Road Department office in the Clallam County Courthouse. Most contractors are familiar with this permit requirement so if the individual is hiring a contractor to perform the work on their behalf they should check to make sure they are aware of this permit requirement. The fee for the permit varies depending on whether a road cut and or road crossing is involved or other specific needs under the permit. Check with the County Road department for specific fees and how it would relate to your specific project.

12. Will road closures and detours be necessary during construction?

Yes. The goal is to minimize disruption to traffic and businesses; however there will be periodic detours and lane closures during construction. The public, with an emphasis on adjacent property owners, whenever possible and practical, will be notified in advance of their occurrence so that alternate plans can be made. Street closures traffic restrictions will be posted on the City of Port Angeles' website, www.cityofpa.us.

Road crossing work on Hwy 101 in the vicinity of Brook Avenue and North Masters Road will be performed between 7 PM and 7 AM.

13. Who may be contacted for further information?

City of Port Angeles Contacts:

Construction Project Manager:
Mike Szatlocky, 417-4808 or mszatloc@cityofpa.us

Service Connections/Permits:
Trenia Funston, 417-4807 or tfunston@cityofpa.us

Clallam County Contacts:

Public Works Director: Craig Jacobs 417-2441
Utilities Manager: Bob Martin 417-2305
Engineering Manager: Joe Donisi 417-2404