



NE SEWER EXTENSION PROJECT CONTACTS

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Connection Cost

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NE Milwaukie Sewer Extension Project

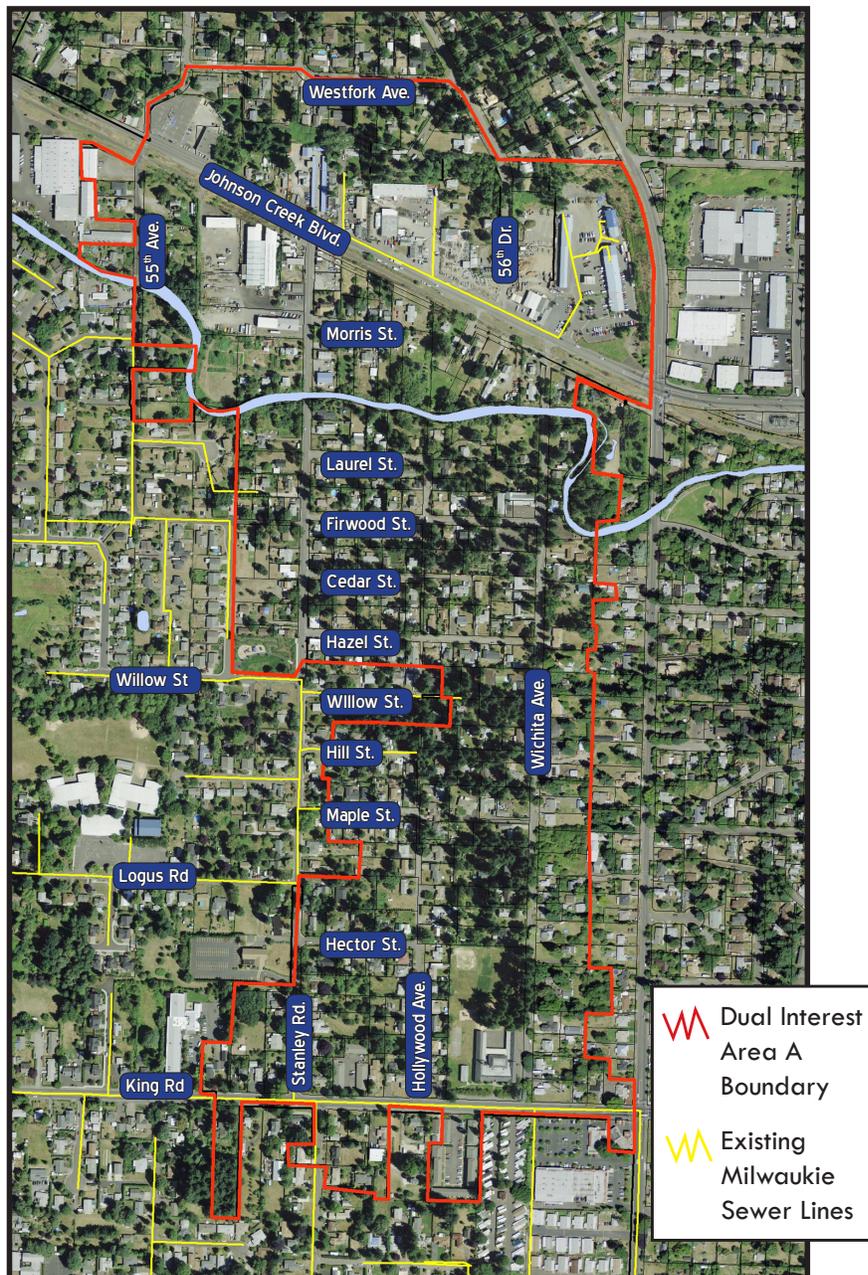


PROJECT INFORMATION AND ALL FORMS AVAILABLE ON NESE PAGE AT: WWW.CI.MILWAUKIE.OR.US

BASIC PROJECT INFORMATION:

- o The project extends the City's existing collection system by installing 15,000 feet of sewer main into your neighborhood.
- o Once completed, sewer service will be available to the 286 properties of this area.
- o Property owners connect to the system when they need or desire sewer service, or when existing septic systems or cesspools fail.
- o Annexation to the City will be required before connection.
- o The City has developed annexation and financial assistance programs to facilitate connections.
- o Paved streets in the project area will be re-paved with a 3" overlay. Gravel streets will be re-graveled.
- o Sidewalks, curbs, and stormwater improvements are not a part of this project.

Contact Information:
Grady Wheeler, Information Coordinator
Phone: 503.786.7503
Email: wheelerg@ci.milwaukie.or.us



Welcome to the...

NE Sewer Extension Project Open House

Please visit the tables addressing...

Engineering & Construction

- Where the sewer lines are being installed
- Where the laterals are located
- Construction & road improvement schedule

Annexation

- How to annex your property to Milwaukie
- Why you may need to annex your property to Milwaukie
- Tax assessment implications

Development

- Questions about what you can do with your property

Connection Cost

- How individual cost shares are calculated
- Individual estimated cost shares
- City discounts and financing

City Services

- Speak with City Councilors, City staff from the Police Department, Community Services, and Code Enforcement

Annexation Assistance Program

If you want to participate in the City’s Annexation Assistance Program and connect to sewer at the earliest possible date, you need to submit an Assisted Annexation Application on or before **August 6, 2010**.

Eligibility Requirements

1. You intend to keep the same or equivalent zoning designation upon annexation.
2. The use(s) on your property will “conform” to the City’s zoning code upon annexation.
3. All owners of the property and at least one-half of all registered voters residing at the property agree to annex by signing an annexation petition.

Owner Initiated Annexation vs. Annexation Assistance Program

ANNEXATION APPLICATION PROCESS	Owner-Initiated Annexation (available any time)	City-Assisted Annexation (May 2010 – Nov 2012)
Preapplication Conference	Required	Not Required
Preapplication Conference Fee	Per Fee Schedule	No Fee
Annexation Application	Property Owner Provides	Property Owner Provides
Annexation Application Fee	Per Fee Schedule	No Fee
Annexation Petition	Property Owner Provides	Property Owner Provides
Property Legal Description	Property Owner Provides	City Provides
County Certification Documents	Property Owner Provides	City Provides
Urban Service Districts List	Property Owner Provides	City Provides
Application Processing Schedule	Property Owner may apply at any time. City will process immediately.	Property Owner may apply at any time. City may defer processing by up to one year.

Connection Cost

Reimbursement District:

Total project cost includes design & engineering, easement acquisition costs & construction (no indirect, overhead, or City staff time included).

The reimbursement district cost share for an individual property is:

Main cost (\$6,000)

+ Lateral (Sewer Main to Property Line) cost (\$2,800 per lateral)

+ Area Cost (approx. \$.31 per sq. foot)

$$\text{Area Cost} = \frac{\text{Total project cost} - (\text{Lateral cost} * \text{total laterals}) - (\text{Main cost} * \text{served lots})}{\text{Buildable square feet in project area}}$$

CALCULATION EXAMPLE:

Lot Size (Sq. Ft.)	Main Cost	Lateral cost	Area cost	Reimbursement Dist. Cost Share
10,000	\$6,000	\$2,800	\$3,124	\$11,924

Discounts

- General Discount: 45% Reduction (all properties are eligible)
- North Clackamas Revitalization Area Discount: \$3,450 (NCRA only, 1 per developed lot)
- Limited Discount: \$3,450 (Only for properties annexed to City prior to the NCRA being established, 1 per developed lot)

DISCOUNT APPLICATION EXAMPLE:

Lot Size (Sq. Ft.)	Reimbursement Dist. Cost Share	General Discount	NCRA <u>OR</u> Limited discount	Total
10,000	\$11,924	-\$5,366	-\$3,450	\$3,108

Connection Cost Financing

- 0% interest financing available for 2 years
- 10-year installment plan
- Payments made through utility bill twice a year

Best Deal is Available Now

- Reimbursement District cost will have a nominal annual adjustment (likely 1-2% annual increase)
- NCRA benefit available in full indefinitely
- General and limited discounts are available in full for 2 years
 - After 2 years “General discount” is reduced to 33%
 - After 5 years “General discount” is reduced to 22%
 - After 10 years “General discount” is reduced to 11%
- Annexation within the first two years allows properties to “lock in” full general discount of 45%

System Development Charges

- Properties south of the Creek will pay Milwaukie SDC: \$893 for a single-family residence
- Properties north of the Creek will pay Portland SDC: \$3,520 for a single-family residence
- SDC financing is available from service providers

How To CONNECT ...

1. Annex to the City. Initiate the annexation process on your own at any time (the average annexation takes approximately 3 months from start to finish) or take advantage of the Annexation Assistance Program. To be a part of the first batch of annexations through the City's Annexation Assistance Program, submit your application by August 6, 2010.

2. Pay, or arrange for payment of, Reimbursement District and System Development Charges

Sign agreement with City regarding installment payment (requires a lien to guarantee payment) - OR - pay full Reimbursement District Cost Share and applicable System Development Charge (SDC).

3. Obtain a plumbing permit from the City at the Johnson Creek Boulevard facility (6101 SE Johnson Creek Blvd.)

The work can be done by a homeowner or a licensed contractor. If the work involves plumbing in or under the house, the work must be done by the homeowner or a licensed plumbing contractor. The Plumbing Permit is \$88.20.

Permits for lateral work may be submitted while annexation approval is still pending BUT will not be approved until annexation has been approved by the Secretary of State (Planning Department will notify applicant) and customer provides proof of Reimbursement District Charge and SDC payment.

Milwaukie's Building Official ,Tom Larsen, on finding a contractor ...

- Search for: SEWERS: RESIDENTIAL, MILWAUKIE, OR in an internet search or in the yellow pages.
- Get referrals from people you know who have had similar work done, get three bids, and check the contractor's record with the Oregon Construction Contractor's Board and the Better Business Bureau.
Phone: 503-378-4621; http://www.oregon.gov/CCB/consumer_help.shtml
- Most good contractors provide a packet along with their contract that provides copies of their licensing and bonding information as well as information about mechanics liens, etc.
- The contract should be clear regarding who will obtain the permits, who will call for locates, who will schedule inspections, and when payment is due.
- Be clear about what your expectation is for your yard when the work is done. In most cases, the contractor will level the ground back to original grade as well as they can and perhaps seed the area. If the homeowner expects something more than that, they should be clear up front and expect to pay more.

On Costs ...

The cost of building sewer laterals can vary widely. On the low end of the scale, a simple shallow gravity connection to a new house could be as little as \$500. Longer, deeper connections from existing houses to the public sewer can be as much as \$3,000 to \$5,000, including decommissioning a septic tank or cess pool.

4. Perform the work.

5. Schedule an inspection by calling the City's inspection line at (503) 786-7575. The new line has to be inspected prior to backfilling.

6. Abandon onsite system. To abandon the septic tank or cess pool, it must be pumped by a licensed pumper, filled with earth, sand, gravel or concrete and inspected by the plumbing inspector prior to backfilling. Most lateral contractors perform this work.

7. Complete the Septic Abandonment form available on City's forms page: <http://www.ci.milwaukie.or.us/departments/building/bldgforms/handouts/SepticAbandonment.pdf>), fax to WES at (503) 742-4565, and provide a copy to the City.

8. Schedule a final inspection by calling the City's inspection line at (503) 786-7575 once all work is complete.

SERVICE PROVIDERS & COMMON CITY OF MILWAUKIE PHONE NUMBERS

Service	Current Provider	Provider Post-Annexation
Gas	NW Natural	NW Natural
Phone (land line)	Qwest	Qwest
Cable	Comcast	Comcast
Garbage	Mel Deines	Mel Deines
Electricity	PGE	PGE
Water	ClackamasRiver Water	Clackamas River Water
Sewer	None	City of Milwaukie
Police	County Sherriff	City of Milwaukie
Fire	Clackamas Fire District No. 1	Clackamas Fire District No. 1
Parks	North Clackamas Parks District	North Clackamas Parks District

CITY OF MILWAUKIE NUMBERS

Code Enforcement (Overhanging trees in the street, obstruction of traffic signs): Tim Salyers, (503) 786-7409

City Council

Mayor Jeremy Ferguson, (503) 786-7510

Councilor Deborah Barnes, (503) 786-7513

Councilor Greg Chaimov, (503) 786-7511

Councilor Joe Loomis, (503) 786-7514

Councilor Susan Stone, (503) 786-7512

Community Development & Public Works Director, Kenny Asher, (503) 786-7654

Community Services Director, JoAnn Herrigel, (503) 786-7508

Planner of the Day (Zoning Questions, Land Use Questions), (503) 786-7630

Ledding Library, (503) 786-7579

Milwaukie Police Department (Enforcing traffic rules such as speeding, parking and abandoned vehicles Milwaukie), (503) 786-7500

Emergencies 9-1-1

Permits (Review and approval of modifications in the rights of way) Bonnie Lanz, (503) 786- 7613

Streets (Street sweeping, fixing potholes) Mike Clark, (503) 786-7617

Utility Billing, (503) 786-7525