

NE Milwaukie Sewer Extension



MILWAUKIE
Dogwood City of the West

The City of Milwaukie is moving forward with a project that will bring sewer services to you and your neighbors.

In the coming months, you'll be hearing more and more from the City as the project's details come into finer focus. Below is a map of the project area, with some basic facts about the project.

Please review this information, and if you have any questions, please contact City of Milwaukie Information Coordinator Grady Wheeler by phone at 503.786.7503, or by email at: wheelergr@ci.milwaukie.or.us

Project Information:

- o The project will extend 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 Wastewater collection lines to be installed over a one to two-year period, potentially beginning summer of 2009.
- o Property owners connect to the system only when they need or desire sewer service.
- o Sewer connection will be required when existing septic systems or cesspools fail.
- o Annexation to the City will be required upon connection.

Project Benefits:

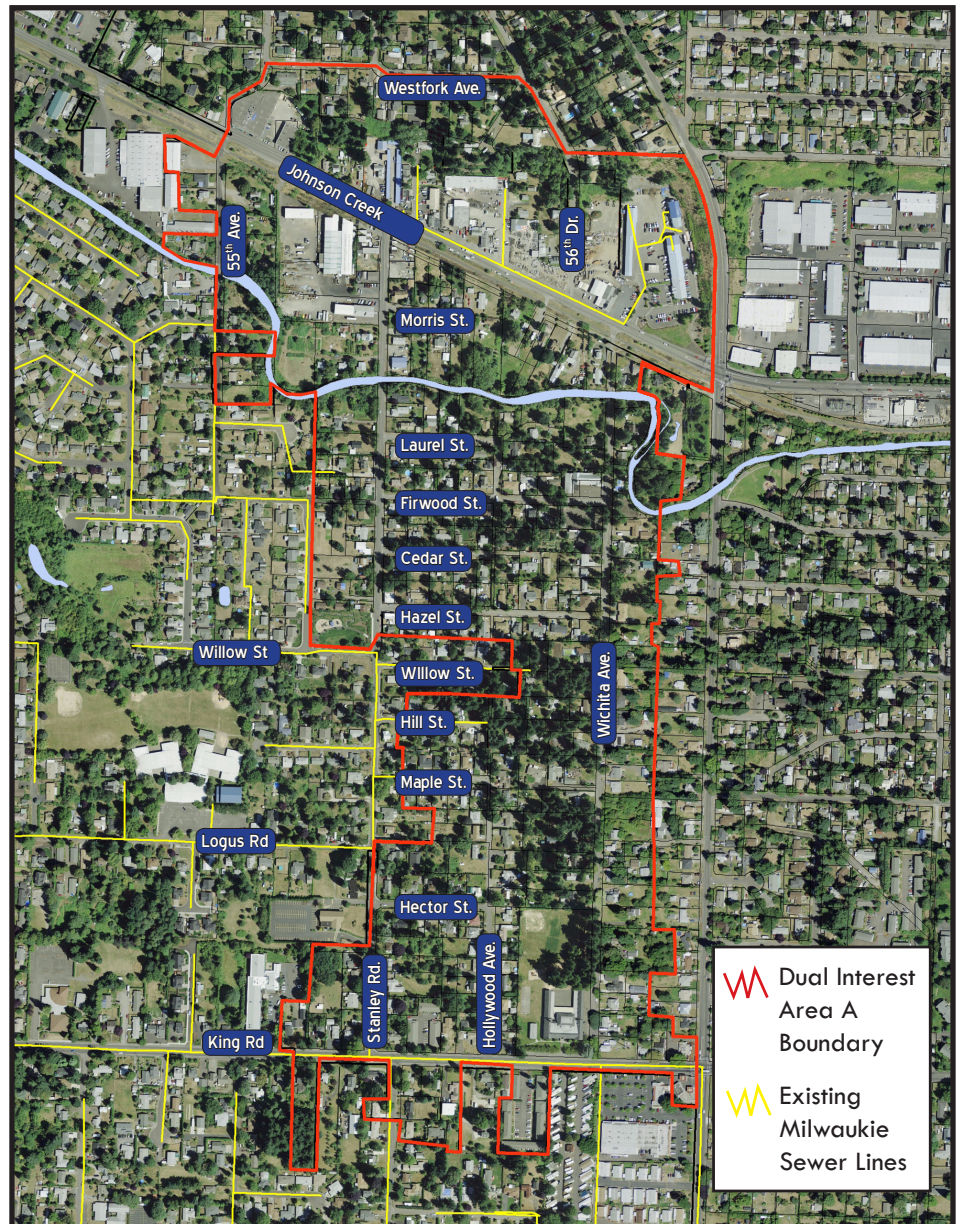
- o Redevelopment or the addition of bedrooms to residences is not allowed by the County on properties that are serviced by onsite systems like septic systems or cesspools.
- o Failing septic systems pollute local creeks and groundwater.
- o Sewer offers a higher capacity, more reliable system that does not require maintenance.
- o A home on sewer is valued higher than one that is on septic or cesspool.

Cost Information:

For a lot the size of 7,000 sq. ft., the project would cost between \$13,000 to \$25,000.

This cost covers fees, the capital share of the project, and the lateral connection cost.

Variables include: size of the lot, complication of the particular connection, and the distance from the sewer main. The City hopes to have specific cost estimates for individual properties by spring of next year.





May 8, 2009

Hello,

Since last year the City has been in touch with you and your neighbors about extending Milwaukie's sewer system to your neighborhood. City staff canvassed the area in December to share details of the effort and to establish the best ways staff can keep residents informed of this project's progress.

The City is still hoping to begin construction this year. Construction is projected to begin in September '09 and to run through July '10. Information about where construction will be staged, and what traffic and property impacts can be expected will be sure to follow.

A share of the overall project cost is one of several costs property owners will incur in order to hookup to the newly installed sewer system. Property owners will need to hire a private contractor to connect the home to the stub at the property line. In addition, the existing system, whether it be a septic tank or cess pool, has to be decommissioned. The City will provide some cost and vendor information for both of these items as we move forward.

Design has reached a point where we now have a better sense of the costs involved. With a better picture of the project's overall cost the City has been able to apply a preliminary cost-sharing methodology to arrive at individual cost estimates for each property in the area. The methodology is patterned after the one Clackamas County is using in the rest of the North Clackamas Revitalization Area, and is comprised of three components.

1. A fixed cost for each property for a portion of the sewer main. (\$6,000)
2. A fixed cost for each service "stub" from the main line to the property line. (\$1,750), and
3. A cost based on the square footage of each property. (46 cents per square foot)

The aim of this approach is to share costs as fairly as possible while taking into account the fact that property size does have a bearing on project cost.

To provide a general sense of what your project cost-share might be:

- A property with a buildable area (total square footage minus the area that lies in a flood plain) of 2,499 sq. ft. would be assessed \$8,911. 51.
- A property with a buildable area of 7,003 sq. ft. would be assessed \$11,004.
- A property with a buildable area of 15,682 sq. ft. would be assessed \$15,036.83.
- A property with a buildable area of 35,843 sq. ft. would be assessed \$24,404.

For the preliminary cost estimate for your property, please give me a call.

As the design is refined, so will the individual cost estimates. The City hopes to have its final design, and costs, by the end of June. The City is still having a discussion about finance options and hook-up incentives.

The City recognizes these costs add up to a sizable investment. The City has applied for federal stimulus money to reduce everyone's cost, and expects to learn whether or not the project will receive funding, and how much, by the beginning of July. We'll certainly keep you updated.

As a reminder, residents are not required to hook up once the system is completed, and residents will not be required to pay their share of project cost (which will be structured as a "reimbursement district") until the time of hookup. And finally, at the time of hookup, residents will be annexed to the City of Milwaukie.

Some of your neighbors have requested small meetings to discuss the project. We encourage more residents to do the same. Give me a call to set up an appointment or if you have more questions. If we don't hear from you, you can expect another letter and project update once the final design and costs are generated and as the City receives news regarding the stimulus funding.

Sincerely,

A handwritten signature in black ink, appearing to read "Grady Wheeler", with a stylized, cursive script.

Grady Wheeler
Information Coordinator
wheelerg@ci.milwaukie.or.us
(503) 786-7503



Dear Resident,

The design for the NE Milwaukie Sewer Extension Project is nearing completion, but before finishing, the City needs one more piece of information regarding your property.

By using the enclosed diagram of your property please show us where your existing onsite system is located, whether it be a cess pool, or a septic system. By doing so we can construct the stub that extends from the sewer pipe in the street to your property line in the most efficient location.

This stub is where the lateral from the home will connect to in order to hookup to the sewer system. Consideration should be given to what location would provide the best connection that would result in the fewest property impacts. If you do not know the location of you on site system please note this. If this is the case, the City will provide a lateral in a location that we feel best serves the property

You can expect another letter from the City in the next two weeks providing updated cost estimates and news as to whether or not this project has been awarded federal stimulus funding. If you have any questions, please call Milwaukie Information Coordinator, Grady Wheeler, at (503) 786-7503, or email him at wheelerg@ci.milwaukie.or.us.

If there are any other comments regarding the condition of your property you think would be helpful to the design, please make a note on the enclosed diagram.

Please return your information by July 27, 2009, so it can be incorporated into the final design.

Sincerely,

A handwritten signature in dark ink, appearing to read "Grady Wheeler", is written over a faint, circular, dotted-line stamp.

Grady Wheeler
City of Milwaukie
Information Coordinator



September 3, 2009

Dear Property Owner:

Since last winter, the City has been in contact with you and your neighbors regarding the effort to bring sewer service to your neighborhood. In our last letter we asked about your preference for locating the lateral stub in front of your property. We were pleased to hear back from more than 125 residents. We also indicated we'd be getting back to you with an update on the City's application for federal stimulus dollars for this project.

We're happy to report our project has received stimulus money in the form of a Clean Water State Revolving Fund loan from the American Recovery and Reinvestment Act of 2009. The \$4 million award includes loan forgiveness of \$2 million upon completion of the project, and an interest-free loan for the other \$2 million. This new financing saves the project \$1.5 million in interest costs alone. The City will pass through these cost savings to property owners, reducing the per property assessments by over 45 percent.

Residents have told staff that they would like the project to include street and storm water improvements. At a minimum, the project will include edge to edge paving of streets that can not be satisfactorily repaired with just a trench patch. With the stimulus funding in the equation, staff believes the project can include overlays of other streets as well, without significantly increasing the assessments. (The project will restore gravel streets in the area with additional gravel.) I have attached a map showing the streets that will be paved. Please contact me if you would like to discuss the paving plan.

Although exact costs for individual properties will be re-calculated after the entire project is completed, the City has finalized its assessment methodology. It is similar to the methodology that Clackamas County is using for the rest of the North Clackamas Revitalization Area (NCRA). The aim of the assessment methodology is to spread project costs as fairly as possible, taking into account the fact that individual property size differences do have a bearing on project costs and individual benefits.

The assessment methodology is as follows:

1. Each serviceable tax lot is assessed \$6,000, roughly proportionate to the cost of constructing the sewer main along a given frontage.
2. Each serviceable tax lot is assessed \$2,800 per lateral installed for that property.
3. Each tax lot is assessed an additional share of project costs based on the size of the property -- about \$0.575 per square foot of property.
4. Each assessment will be reduced by about 44% percent because of the stimulus funds.
5. Each assessment within the North Clackamas Revitalization Area will be reduced by NCRA discounts of \$3,450.

(These numbers are different from those shown in our May letter because street resurfacing, easement and permit costs have come in higher than our original projections.)

As an example, based on updated project costs, a 7,000 sq. ft. property (square footage is based on total area that lies outside the identified water quality resource areas, where development is discouraged) would be assessed as follows:

$$[(7,000 \text{ sq.ft.} \times \$0.575) + \$6,000 + \$2,800] \times 56\% - \$3,450 = \$3,400$$

Size of tax lot | Lot size factor | Frontage cost | Lateral cost | Stimulus discount | NCRA discounts = Assessment

In addition to the assessment fee described above, property owners will need to pay Milwaukie's \$893 connection fee (SDC) and \$100 annexation fee at the time of hookup. *(Collected SDC's pay for capital projects throughout the City. For example, previously collected SDC's are paying for the pump station required by the project. The pump station is almost half a million dollars, or about 10% of the total project cost.)* Property owners will also be responsible for paying for the lateral line from the home to the property line, and for decommissioning the old septic system or cesspool.

The City is considering offering a ten-year payment plan to residents that connect to the system within 24 months of project completion. The plan would be interest free.

Except in the case of a septic system or cesspool failure, the decision to connect is entirely up to the property owner. Property owners will only pay assessments if and when they elect to connect to the new system. Annexation to the City will be coordinated with the hook-up.

The City is in the process of annexing the streets in the area, which will enable any property owner in the district to connect and annex at the time of his or her choosing. Near the end of September, the Milwaukie Planning Department will be sending you a notice regarding the street annexations. This matter will go before City Council, and meeting information will be included in the notice.

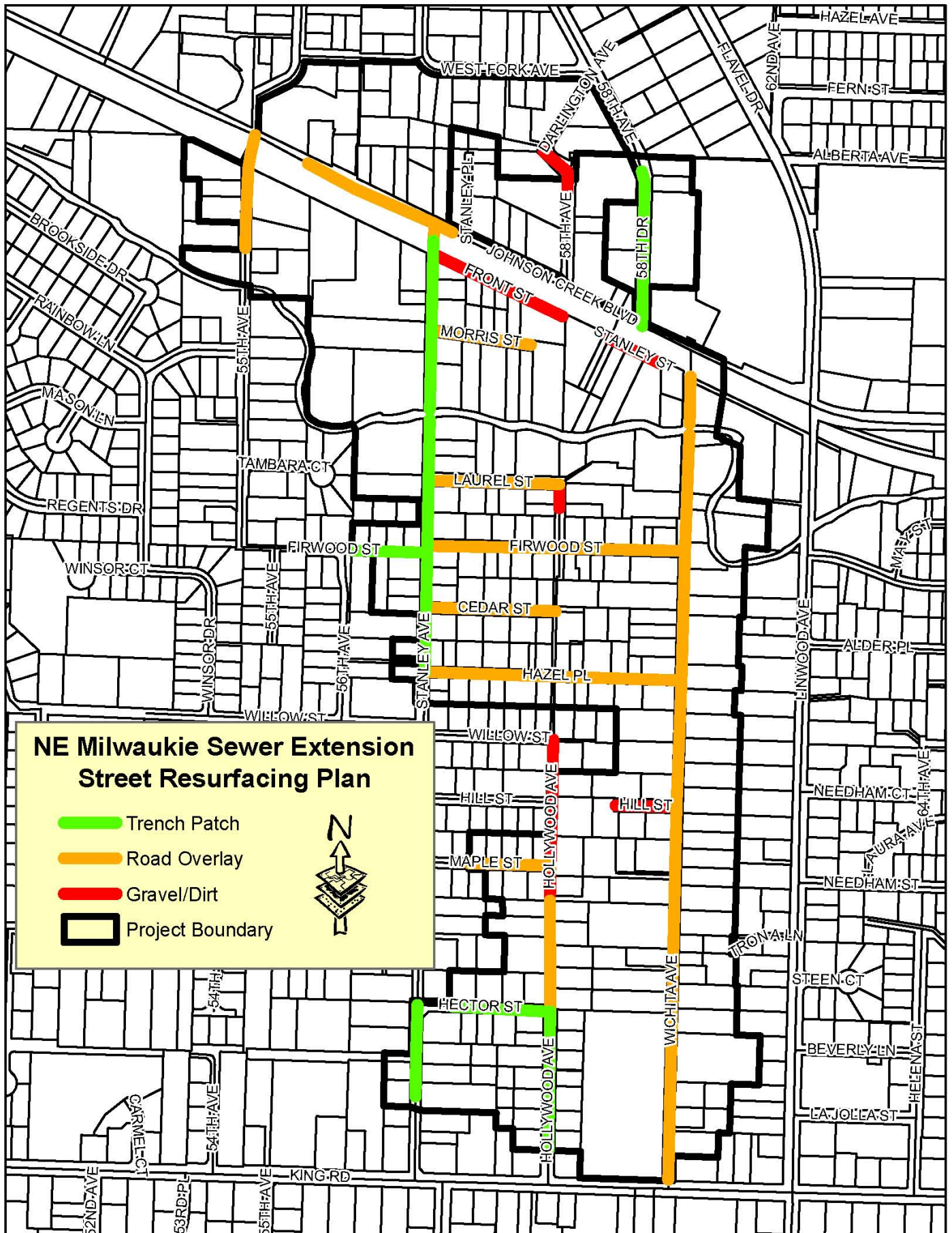
The project design is nearly complete. Construction will begin this fall and is expected to last about 10 months. In the coming months the City will also be sending more detailed information regarding when and where work will be taking place and what kind of traffic and construction impacts can be expected.

If you have any questions before then, please call me at (503) 786-7503.

Sincerely,



Grady Wheeler
City of Milwaukie
Information Coordinator





January 6, 2010

Dear Resident,

This week work began on the Northeast Sewer Extension Project (NESE) that will make sewer service available to approximately 260 properties just to the northeast of the City of Milwaukie's current boundary.

The NESE project area is roughly bounded by 55th Ave. and Stanley Ave. to the west, West Fork Ave. to the north, Wichita Ave. to the east and King Rd. to the south. Work will be split into two phases - south of Johnson Creek and north of Johnson Creek. Work south of the creek is taking place first, and will move from north to south and from west to east until about May. Work north of the creek will begin with the construction of the pump station at 55th and Johnson Creek Blvd. and move from west to east between May and October.

Work will be localized to a single block at a time (equipment may be staged on an adjacent block) and local access will be provided during construction. No road closures are anticipated at this time. The City's contractor, K & R Plumbing, will dig a trench within the existing roadway to install the sewer main and will cover the trench as they go. Once the sewer main installation is complete, the road work that is detailed in the Street Resurfacing Plan will take place. (A copy of this plan was sent out in the September mailing, if you'd like a copy, let me know.)

Work is expected to last about 10 months. Construction hours are from 8 a.m. to 5 p.m., Monday through Friday. If you have construction related concerns, please call Milwaukie Associate Engineer Jason Rice at (503) 786-7605. For after hour emergencies call (503) 804-3161 or (503) 804-7206.

In the coming months you will receive more information regarding the costs of connecting to the new sewer line, the City's financing options, and road annexation and jurisdiction actions recently taken by Milwaukie. Please remember that under the City's program property owners decide if and when to hook up, as long as current systems are operating properly.

As always, if you have questions about the NESE project, please give me a call at (503) 786-7503 or send me an email at wheelerg@ci.milwaukie.or.us.

Sincerely,

A handwritten signature in dark ink, appearing to read "Grady Wheeler", is written over a light gray circular stamp.

Grady Wheeler
City of Milwaukie
Information Coordinator



February 26, 2010

Dear Resident,

In January, the City of Milwaukie began the construction of a sewer extension project in your neighborhood. As part of this project, the City took two actions regarding the rights of way (i.e. streets) in your area.

1. The City obtained jurisdiction of most of the streets in this area from Clackamas County in December 2009. This means that the City of Milwaukie is now responsible for street maintenance. It also means that anyone who wants to do work in the street, such as installing a new driveway approach, must obtain a right of way permit from the City instead of from the County.
2. The City annexed the streets in this area in January 2010. Just to be clear, no private property was annexed. This means that the City is now responsible for enforcing traffic regulations and other regulations that apply to streets,

Anticipating that there may be some questions about these changes, we have attempted to provide answers below. If you have additional questions, please contact Grady Wheeler at (503) 786-7503 or send an email to him at wheelerg@ci.milwaukie.or.us.

What is a right of way (ROW)?

A right of way is the technical term for the property a street occupies. Rights of way include many different elements, such as vehicle travel lanes, parking lanes, bicycle lanes, sidewalks, and stormwater facilities. The rights of way in this area are generally considered "unimproved" as they do not contain many of these elements. As a result, the rights of way in this area are wider than you might think since most of them are wider than the existing street pavement or gravel. This is not uncommon and allows for future right of way improvements, such as sidewalks.

Who should I call now?

- Fixing pot holes in the street, Mike Clark, (503) 786-7617
- Street sweeping, Mike Clark, (503) 786-7617
- Review and approval of modifications in the rights of way, Bonnie Lanz, (503) 786- 7613
- Enforcing traffic rules such as speeding, parking and abandoned vehicles Milwaukie Police (non-emergency), (503) 786-7500
- Enforcement of City codes such as overhanging trees in the street and obstruction of traffic signs Tim Salyers, (503) 786-7409

Has emergency police service changed?

NO. If you have an emergency, you should call 911. Police service to your home and neighborhood will function as it always has. While Milwaukie Police may monitor speed and traffic enforcement in

your neighborhood, Clackamas County Sheriff's Department will still be the "first responders" for any problems you may have on your property.

Are permits required for working in the right of way?

YES. If you plan to do any work in the right of way, including the planting or removal of trees, please contact the City's Building Department at (503) 786-7613.

Are the City's street regulations very different than the County's?

NO. The City and the County have very similar kinds of street regulations. However, the City's approach to enforcing these regulations may be different than what you have experienced in the County. The City's code compliance staff will not be patrolling the streets in your neighborhood looking for code violations. Rather, they will respond to inquiries or complaints made by neighbors or safety and operations staff. Some typical code violations include: overhanging trees and vegetation, blocked vision at intersections, and the blocking of rights-of-way with recreational vehicles. For more information about the City's street regulations please contact Milwaukie's Code Compliance Coordinator Tim Salyers at (503) 786-7409.

Who will maintain the street lights?

Your street lights will continue to be maintained and operated by Clackamas County Service District No. 5 for Street Lights. Please report street light outage and other operational issues to (503) 742-4660.

Has my property been annexed?

NO. Only the streets were annexed to the City. Properties in this area will only be required to annex to the City when they need and/or want to connect to the new sewer system.

Construction Update:

The project's contractor, K & R Plumbing Construction, has added additional work crews. As a result, there have been more construction and traffic impacts in the area. Also, because of safety reasons, some streets have been closed to through traffic and detours have been set up. Local access has been, and will continue to be, maintained even during these closures. We apologize for these inconveniences.

If you have any construction questions or concerns:

- Jason Rice (City Engineering Department) at (503) 786-7605.

In the coming weeks the City will be sending out more information regarding financing options, septic and cesspool decommissioning contractor information, and additional construction updates. If you have any questions, please give me a call at (503) 786-7503 or email me at wheeler@ci.milwaukie.or.us.

Sincerely,



Grady Wheeler
City of Milwaukie
Information Coordinator



NE Milwaukie Sewer Extension Project

ANNEXATION ASSISTANCE & SEWER CONNECTION PROGRAM

The City of Milwaukie is offering annexation and sewer connection assistance to property owners in the NE Sewer Extension Project area for a limited period of time. The assistance program will help property owners with sewer connection costs by accepting “Reimbursement District” payments to the City on an installment basis with 0% interest. The City will also assist with the annexation process, which is required prior to sewer connection.

Connecting to sewer now will protect ground water and the health of the Johnson Creek watershed. In addition, it will protect property owners from the disruption of making an emergency connection in the case of a septic system failure.

Please review the information below to learn more about the program.

Sewer Connection Assistance

The largest single cost of connecting to sewer for most property owners will be their share of the overall capital project—the Reimbursement District charge. The City is offering installment payment of the Reimbursement District charge at zero interest.

Program Duration: November 2010 to November 2012

Property owners who connect after November 2012 will have to pay their Reimbursement District charge in one lump sum or secure private financing.

Eligibility: All property owners.

Terms: Semi-annual installment payments of Reimbursement District cost share at 0% interest over a ten year period.

In addition to receiving zero-percent financing, connecting early will allow property owners to lock in the lowest possible cost share—each year the base charge for the Reimbursement District will increase.

(System Development Charges will also be due upon connection. These are payable on an installment basis as well, per Oregon law. SDCs are also likely to increase over time. Connecting now will allow a property owner to “buy in” at the current price.)

? For more information, please contact Resource and Economic Development Specialist Alex Campbell by phone at (503) 786-7608, or by email at campbella@ci.milwaukie.or.us.

Annexation Assistance

Annexation is a somewhat complex and technical process that is required prior to sewer connection. The assistance program is designed to reduce the time and costs associated with most annexations.

Program Duration: May 2010 to November 2012

The City will process annexations through this program at least once a year, starting in November 2010. This first batch of assisted annexations roughly coincides with the completion of the sewer project.

Property owners who decide to annex after November 2012 will be responsible for providing all required annexation documents and fees.

Eligibility: All property owners who propose to keep the same or equivalent zoning designation upon annexation and who are using their property in a manner that is consistent with the zoning designation. This includes most properties in the area.

Property owners that need an emergency sewer connection, propose a zone change, or operate a nonconforming or illegal use on their property are not eligible for the assistance program. Property owners who are not eligible or who choose not to apply for assistance can initiate the annexation process at any time at their own expense.

Terms: No cost. Property owners must sign an annexation petition and provide basic information about voters, residents, utilities, and uses at the property. The City will provide all other required information and documents, including legal descriptions.

? For more information, please contact Senior Planner Susan Shanks by phone at (503) 786-7653, or by email at shankss@ci.milwaukie.or.us.

More information on this program, the forms to participate, and additional project information can be found on the City's website: www.cityofmilwaukie.org.