



August 5, 2016

Dear Woodcrest Residents and Property Owners,

The attached policy is being submitted to the City Council for adoption at its August 11th meeting. It is being sent to you for informational purposes. The policy is based on the outcome of discussions held on the project over the past several months.

On Exhibit A, the parcels bounded in the aqua color are planned for connection in 2016. The parcels bounded in fuscia will have forcemain available as part of service being provided to the pilot parcels. Some of these will be offered the option to be assessed for the forcemain with this project per the policy above. Some may be better served by future forcemain extensions. In those cases the forcemain assessment option will not be offered with this project. Affected owners will be contacted by the City for input on this decision.

The City is currently in the process of contracting the work for the pilot project. One round of quotes has been received; however, higher than expected pricing and the possibility of needing to serve more homes has us evaluating whether to seek revised quotes. The intent remains to complete the pilot project this 2016 construction season and to do all we can to break down the contracts in a way that allows pricing similar to estimates you were provided. The estimates were based on recent similar work, so we remain hopeful that workable costs can be reached. We've been in touch with the affected homeowners to keep them abreast of the issues and schedule.

Updates will be posted on the City's website in lieu of email due to feedback received on the success of the email effort. Check periodically for new information. Information for activity that affects your property directly will still be mailed to you.

Do not hesitate to contact either the City Engineer or the City Administrator with any questions.

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WOODCREST SANITARY SEWER POLICY

I. City Forcemain Improvement

To prepare the Woodcrest Development for City sanitary sewer service, the City will install a shared forcemain network (“sewer rough-in”) within the Woodcrest Development to be built in two stages:

Phase 1 - the Pilot Branch will be constructed in 2016 and will serve the homes identified in Exhibit A.

Phase 2 - the remainder of the network will be installed by the City under one contract on or before 2021. Construction of the improvement will be done in conjunction with another major City utility project, as determined by the City, in order to reduce installation costs through increased economies of scale. Phase 2 may be cancelled or modified by the City based on the results of the pilot project, Phase I. Sub-branches may be installed prior to and separately if a need is identified.

II. Connection Not Required

Where forcemain has been made available to a property within the Woodcrest Development, a property owner may request connection to City sewer, but the City will not compel a connection. A property owner may replace a failing SSTS if issued a permit by the County or take any other lawful methods to address a failing SSTS. Encroachments into perimeter drainage and utility easements are not allowed in connection with repair, replacement or expansion of an SSTS.

III. Forcemain Charge

The forcemain charge for each property benefitted by the forcemain improvement shall be based on the City’s cost for the entire network at the time of installation. No property will be charged unless the property owner chooses to pay the charge or connects to City sewer.

IV. Forcemain Charge Payment Options

Each property within the Woodcrest neighborhood will have the option of paying the forcemain charge at the time of the installation of the Phase of the project that benefits the owner’s property or paying the forcemain charge, with interest, at the time of connection as follows:

- A. Installation of Forcemain – Property owner will pay a “per unit” cost for the forcemain. The property owner may pay in full or enter into an Assessment Agreement for the forcemain charge. The Assessment Agreement will provide assessments over a maximum of 5 years at an interest rate set by the City Council. If the Property owner selects this option, the City will waive the Connection Fee

when the Property owner ultimately connects to city sewer. No other fees or costs are required until the Property owner elects to connect the property to city sewer.

- B. Connection to City Sewer – Property owner will pay the per unit cost of the forcemain at the time of connection. Property owner will be required to pay the Connection Fee in effect at the time of connection. No Connection Fee waiver will apply.

V. Notice and Request for Connection to City Sewer Service

Once forcemain is made available to the property, each property within Woodcrest will have the option to request connection to City sewer at any time.

Each year, the City will notify Woodcrest properties of the deadline to (i) request connection to City sewer; (ii) pay all fees and charges for connection or execute an Assessment Agreement for payment of all fees and charges upon terms set by the City Council; and (iii) provide any necessary easements for construction of improvements and access to the system for repairs and maintenance.

VI. Costs for Connection to City Sewer

Prior to connection to City Sewer, a property owner is required to pay:

- A. Forcemain charge and interest if not paid at installation of the forcemain;
- B. Connection Fee, if the forcemain charge was not paid at installation of the forcemain;
- C. MCES SAC fee;
- D. On site costs for the grinder station, accessories, installation, connections, associated work and overhead;

Waiver: The sanitary sewer Trunk Fee that is normally collected with sanitary sewer connections will be waived to reflect the restriction against shared grinders and to encourage elimination of substandard subsurface sewage treatment systems (“SSTS”) in the Woodcrest neighborhood.

VII. Payment Options

Property owners connecting to the City sewer system will have the option of paying all costs identified herein or entering into an Assessment Agreement under terms set by the City Council for payment of the costs identified in pursuant to Paragraph VI of this Policy.

VIII. Grinder Stations

The City will then install grinder stations for all properties that have made the request and complied with the requirements of Paragraph V of this Policy. Shared grinder stations and services lines are prohibited. The design for each Phase shall include a grinder station for each parcel or potential parcel. The design of each Phase will guide future placement of the grinder stations and is required to ensure the forcemain design is adequate to serve all parcels.

IX. Property Owner Responsibilities

The property owner is required to pay third party electrical costs to operate the grinder station in addition to City bills for usage of the system per the City's annual fee schedule and City Code.

X. Maintenance

Except as otherwise provided under this Policy or City Code, the City will be responsible for all maintenance and repair of grinder stations, service forcemains and shared forcemains. Property owners shall be responsible for all costs associated with deliberate or accidental misuse of the forcemain/grinder system, including but not limited to service calls outs and repair costs. Misuse includes, but is not limited to, allowing materials harmful to the pumping equipment or structures or that may clog piping into the homes drains or toilets, damaging the grinder station structure with vehicles or other improper loads, or tampering with plumbing or wiring associated with the system.

XI. Replacement

Shared forcemains and grinder stations will be considered lateral sewer for the purpose of computing assessments for replacement of sewer per the City Assessment Policy. The homeowner will be responsible for infrastructure between the home and grinder station.

XII. City Code

Users connected to the City sewer system shall comply with all applicable requirements of the City Code related to use of the City sewer system.

Exhibit A

